



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
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Planning Commission Staff Report

Project Type: Record Plat

Meeting Date: January 14, 2019

From: Mike Knight, Planner *JK*

Location: A 223 acre tract of land located north of Wild Horse Creek Road and east of Long Road.

Description: **Fienup Farms (Record Plat 2):** Record Plat 2 of the 6 Record Plats that create Phase 1 of the 223 acre development known as Fienup Farms located north of Wild Horse Creek Road and east of Long Road.

PROPOSAL SUMMARY

Wild Horse Residential, LLC has submitted a request for six Record Plats over the 223 acres zoned “PUD” Planned Unit Development located on the north side of Wild Horse Creek Road approximately 3,250 feet east of its intersection with Kehrs Mill Road and 4,400 feet west of its intersection with Baxter Road. The six Record Plats would establish 111 of the 223 total lots within the Fienup Farms development. This request is for the second (Record Plat 2) of the 6 Record Plats that create Phase 1 of the 223 acre development.

HISTORY OF SUBJECT SITE

The subject property was zoned “NU” Non-Urban District and “FPNU” Flood Plain Non-Urban District by St. Louis County prior to the incorporation of the City of Chesterfield.

On August 21, 2017, the City of Chesterfield approved Ordinances 2970 and 2971, which zoned the subject site from an “NU” Non-Urban District to an “E-1 AC” Estate District and “PUD” Planned Unit Development, respectively, as part of a two-step zoning process in order to obtain entitlements to develop this tract of land as a single-family residential subdivision. In conjunction with the “PUD” Planned Unit Development zoning request, a Preliminary Plan was prepared and approved during the zoning process.

On Monday, February 12, 2018, the Site Development Plan, Landscape Plan, Tree Preservation Plan, and Tree Stand Delineation for Fienup Farms were approved by the City of Chesterfield Planning Commission by a vote of 8-0.

On July 31, 2018, the City of Chesterfield approved the Improvement Plans for the development. The grading permit remains valid until the expiration of June 6, 2023. If work on this project will continue beyond that date, a permit extension request may be submitted.



Figure 1: Subject Site Aerial

STAFF ANALYSIS

A Record Plat is the instrument which dedicates lots, easements, and road right-of-way for future roads within a development or portion thereof. Once a plat is recorded, the new lots may be sold to individual owners. The Record Plats must substantially conform to the approved Site Development Plan.

The applicant is required to execute Subdivision Improvement Construction Deposit agreements and Subdivision Improvement Maintenance Deposit agreements, along with the associated sureties prior to the acceptance of the Record Plats. The deposits include the improvements and/or portion of improvements necessary to support the required items in each plat. The estimates should include but not be limited to streets, sidewalk, storm sewer, sanitary sewer, detention, grading, sediment and erosion control, monuments, streetlights, street signs, water mains, street trees, common ground

seeding/island sodding, retaining walls, fences, emergency access, barricades and end-of-pavement markers, temporary turn-around, and amenities (trails, playgrounds, restrooms, etc.).

Below in Figure 2 is an image that outlines all 6 plats included in Phase 1 along with the associated improvements for each plat. Table 1 below Figure 2 identifies each plat, provides the number of lots contained in each plat, followed by a brief description of that plat.

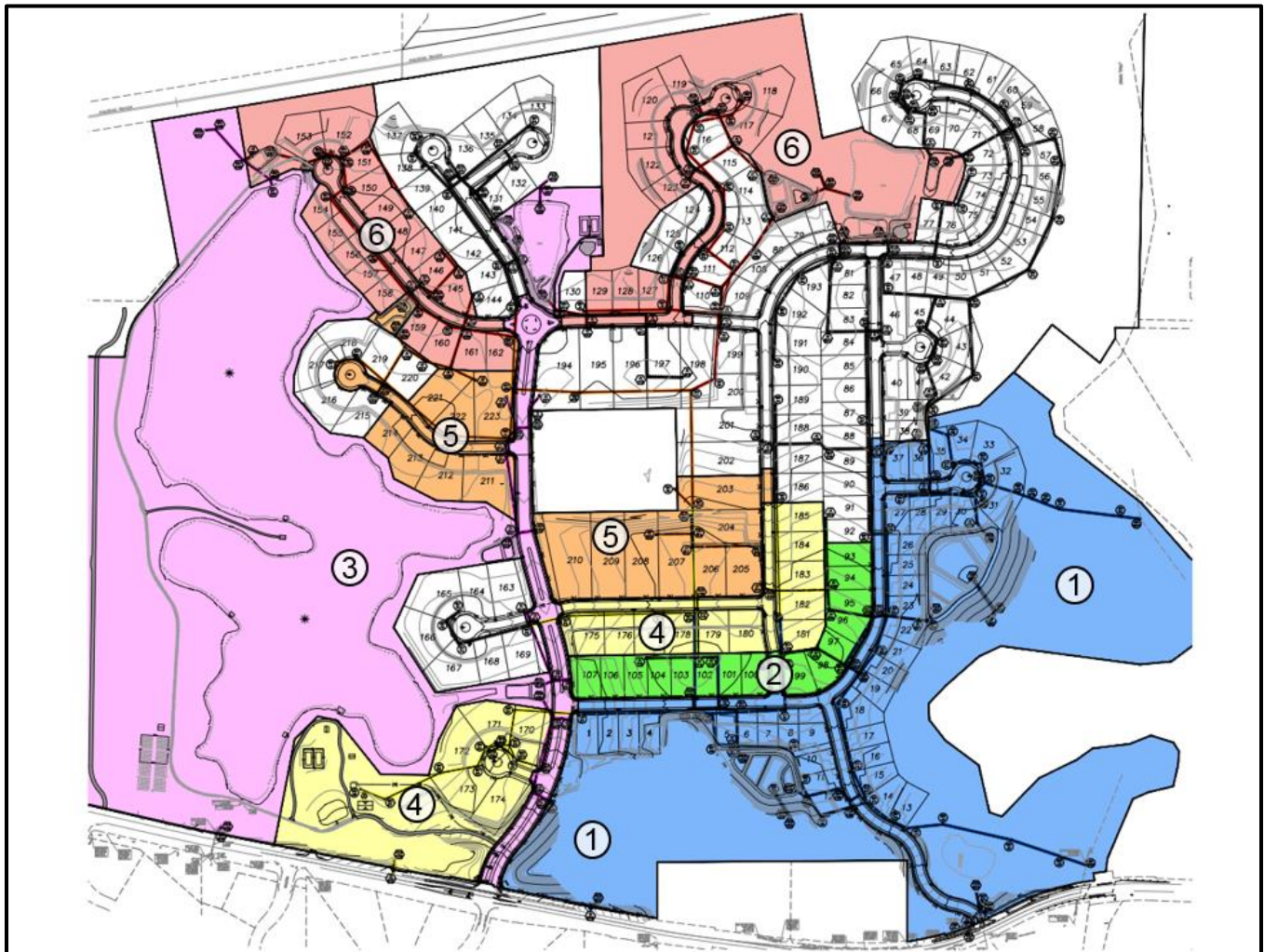


Figure 2: Plats and Associated Improvements

Record Plat	Lots	Description
Plat 1	37	Southeastern lots including east entrance
Plat 2	15	Directly north of Plat 1 with lots ranging from 15,300 - 18,634 SF
Plat 3	0	Includes Fienup Farms BLVD/west entrance, the entire lake, and western and northern amenities
Plat 4	16	Southwestern and southcentral lots including some amenities close to the west entrance
Plat 5	15	Primarily in the center of the site with the largest lots of phase 1 from 16,186 - 41,744 SF
Plat 6	28	Northern edge of phase 1 including amenities in the northeast

Table 1: Plat Description

In any case where the establishment of common land (including pedestrian walkways and cul-de-sac islands), private streets, street lighting, drainage facilities, such as detention basins and drainage pipe and ditches, or any other improvement that requires continuous maintenance, a trust indenture shall be recorded simultaneously with the record plat. The indenture shall provide for proper maintenance and supervision by the trustees who are selected to act in accordance with the terms of such indenture and the applicable provisions of this Unified Development Code. A trust indenture has been submitted and shall be recorded simultaneously with the record plats.

RECORD PLAT 2

Plat 2 contains 15 lots directly north of Record Plat 1. The lot sizes range from 15,300 square feet to 18,634 square feet.

STAFF RECOMMENDATION

Staff has reviewed the submittal and has found the application to be in conformance with the City of Chesterfield Unified Development Code. Staff recommends approval of Record Plat 2 of the Fienup Farms development.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) Record Plat 2 of the Fienup Farms development."
- 2) "I move to approve Record Plat 2 of the Fienup Farms development with the following conditions..."
(Conditions may be added, eliminated, altered or modified)

Attachments: Record Plat 2

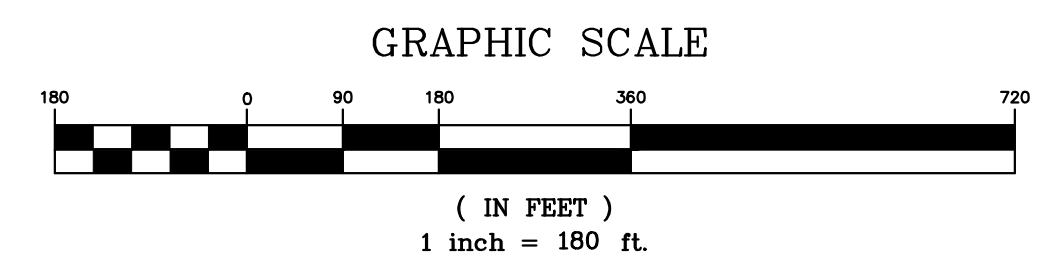
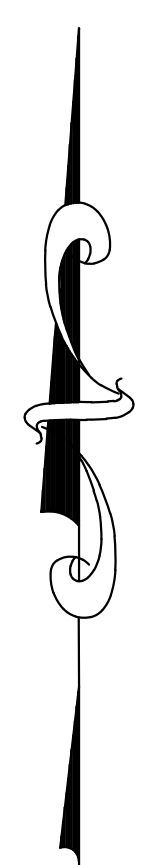
FIENUP FARMS PLAT TWO

A TRACT OF LAND BEING PART OF ADJUSTED TRACT "A" OF FIENUP TRACT - BOUNDARY ADJUSTMENT PLAT
 RECORDED IN PLAT BOOK 366, PAGES 195-198, LOCATED IN U.S. SURVEY 125,
 TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.
 ZONED "PUD" PLANNED UNIT DEVELOPMENT, ORDINANCE NO. 2971

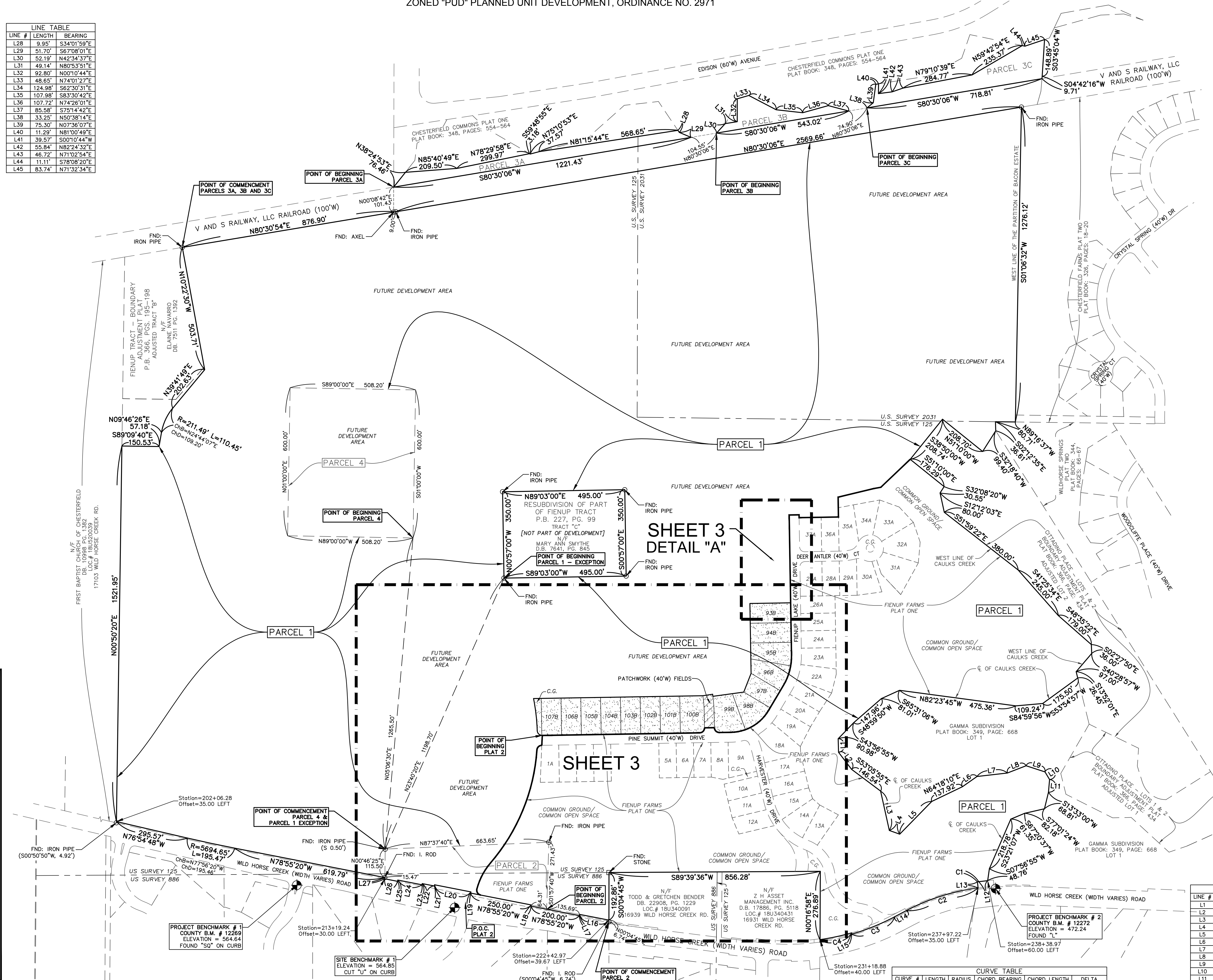
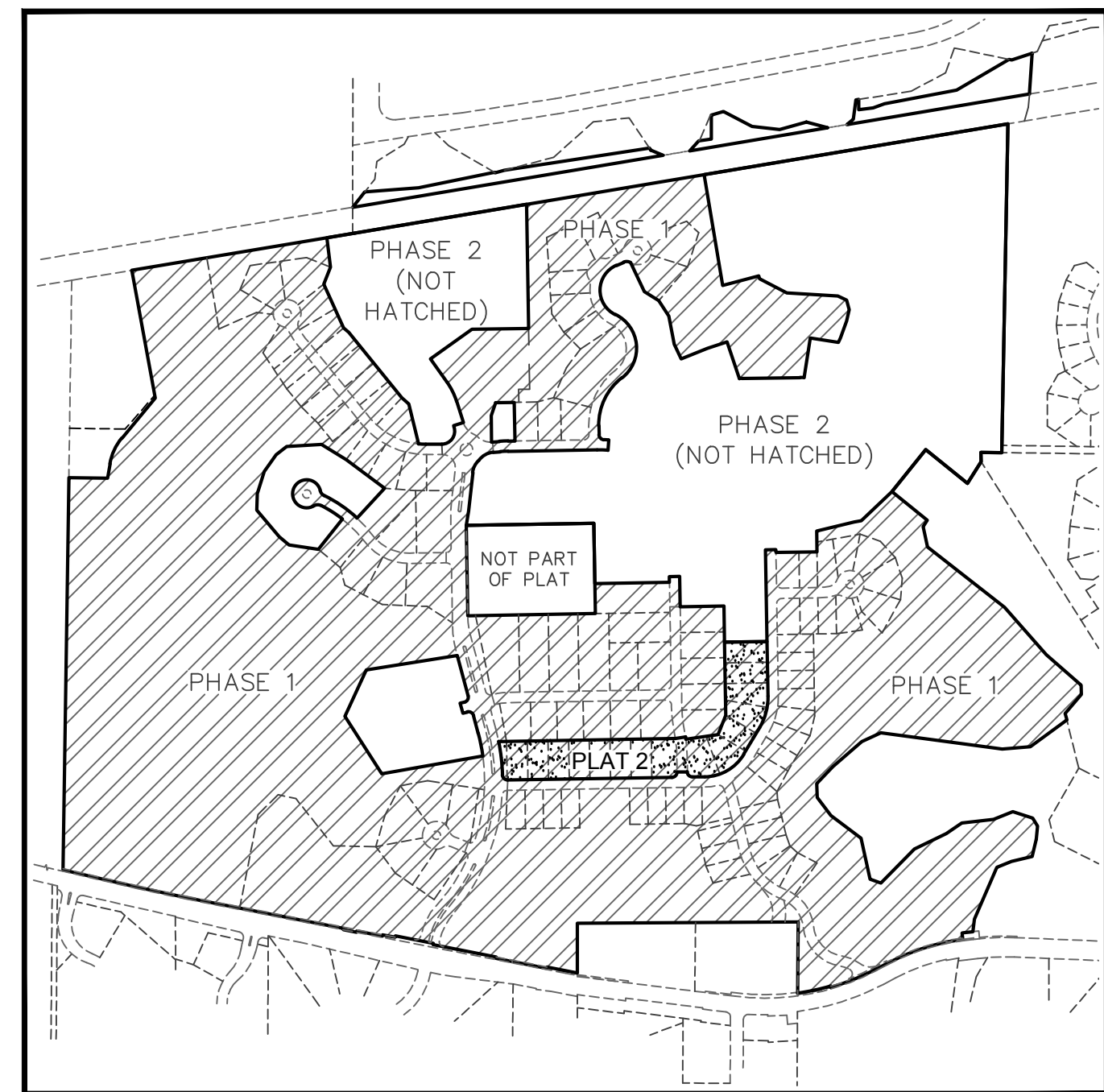
NOTE: SEE SHEET 3 FOR
 CORRESPONDING STATE PLANE
 CORNERS AND ASSOCIATED
 REFERENCED LABELS.

STATE PLANE COORDINATES	
NORTHING	EASTING
A	313291.040
B	313296.969
C	313336.621
D	313339.373
E	313341.183
F	313338.670
G	313343.765
H	313366.794
I	313453.149
J	313453.811
K	313389.068
L	313352.146
M	313320.789
N	313294.108
O	313293.919
P	313299.934
Q	313299.773
R	313293.598

LINE #	LENGTH	BEARING
L28	9.95'	S34°01'59"E
L29	51.70'	S67°08'01"E
L30	52.19'	N42°34'37"E
L31	49.14'	N80°53'51"E
L32	92.80'	N00°10'44"E
L33	48.65'	N74°01'27"E
L34	124.98'	S62°30'31"E
L35	107.98'	S83°30'42"E
L36	107.72'	N74°26'01"E
L37	85.58'	S75°14'42"E
L38	53.29'	N59°38'14"E
L39	75.30'	N07°36'07"E
L40	11.29'	N81°00'49"E
L41	39.57'	S00°10'44"W
L42	55.84'	N82°24'32"E
L43	46.72'	N71°02'54"E
L44	11.11'	S78°08'20"E
L45	83.74'	N71°32'34"E



DEVELOPMENT PHASE DETAIL
 SCALE: 1 in = 600 ft



LINE #	LENGTH	BEARING
L16	120.54'	N78°55'20"W
L17	5.00'	S110°44'00"W
L18	5.00'	N110°44'00"E
L19	5.00'	N110°44'00"E
L20	150.00'	N78°55'20"W
L21	5.00'	S110°44'00"W
L22	50.00'	N78°55'20"W
L23	5.00'	S110°44'00"W
L24	100.00'	N78°55'20"W
L25	5.00'	S110°44'00"W
L26	52.58'	N78°55'20"W
L27	5.08'	N00°46'25"E

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1	9.60'	879.02'	S82°58'14"W	6.60'	020°21'54"
C2	307.57'	854.02'	S72°28'14"W	305.92'	020°38'06"
C3	188.15'	920.37'	S68°00'33"W	187.82'	011°42'45"
C4	131.75'	915.37'	S77°53'43"W	131.63'	008°14'48"

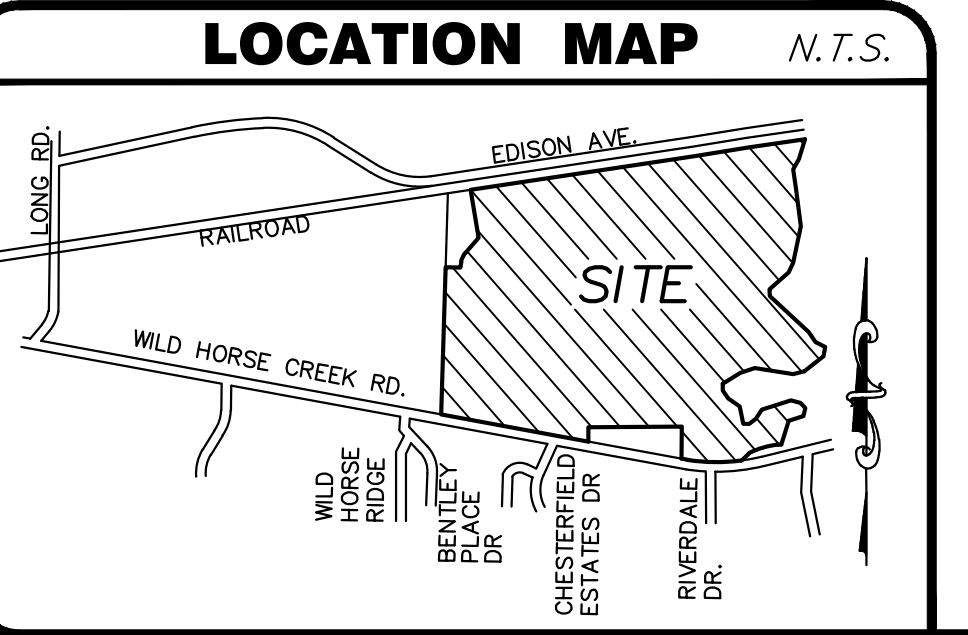
LINE #	LENGTH	BEARING
L1	54.83'	S01°35'57"E
L2	87.39'	S37°24'53"E
L3	163.27'	S12°31'43"E
L4	44.57'	S70°22'17"E
L5	185.44'	N44°28'07"E
L6	72.15'	N54°56'38"E
L7	123.88'	N83°32'31"E
L8	81.25'	N69°43'16"E
L9	80.37'	S72°03'00"E
L10	36.22'	S31°16'48"E
L11	51.83'	S05°05'09"W
L12	36.57'	S83°09'11"W
L13	25.00'	S07°12'43"E
L14	52.12'	S62°09'11"W
L15	5.22'	N00°30'40"E

- LEGEND:**
- ▲ = PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS) (58" IRON W/ ALUMINUM CAP)
 - = SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS) (1/2" IRON W/ PLASTIC CAP) OR CUT CROSS
 - = FOUND PERMANENT MONUMENT
 - = FOUND SEMI-PERMANENT MONUMENT
 - FND. = FOUND
 - PVMT. = PAVEMENT
 - T.S.C.L. = TEMPORARY SLOPE AND CONSTRUCTION LICENSE
 - H.O.A. = HOMEOWNERS ASSOCIATION
 - 523 = ADDRESS
 - + = FOUND CROSS
 - ⊕ = FOUND ANCHOR
 - ⊙ = BENCHMARK
 - C.G. = COMMON GROUND
 - C.O. = COMMON OPEN SPACE
 - ESMT. = EASEMENT
 - BLDG. = BUILDING
 - TEMP. = TEMPORARY
 - S.F. = SQUARE FEET

- HATCHING LEGEND:**
- PUBLIC RIGHT-OF-WAY = [Hatched pattern]
 - PLAT 2 LIMITS = [Hatched pattern]
 - PHASE 1 LIMITS = [Hatched pattern]

THE STERLING CO.
 ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph. 314-487-0440 Fax 314-487-8944
 www.sterling-eng-sur.com

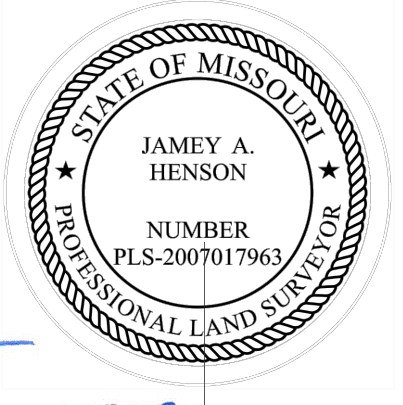
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CHECKED BY:	JAH	DATE: JAN. 8, 2019
JOB NO.:	14-06-196	FIENUP FARMS PLAT TWO



SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 3 FOR CERTIFICATION.

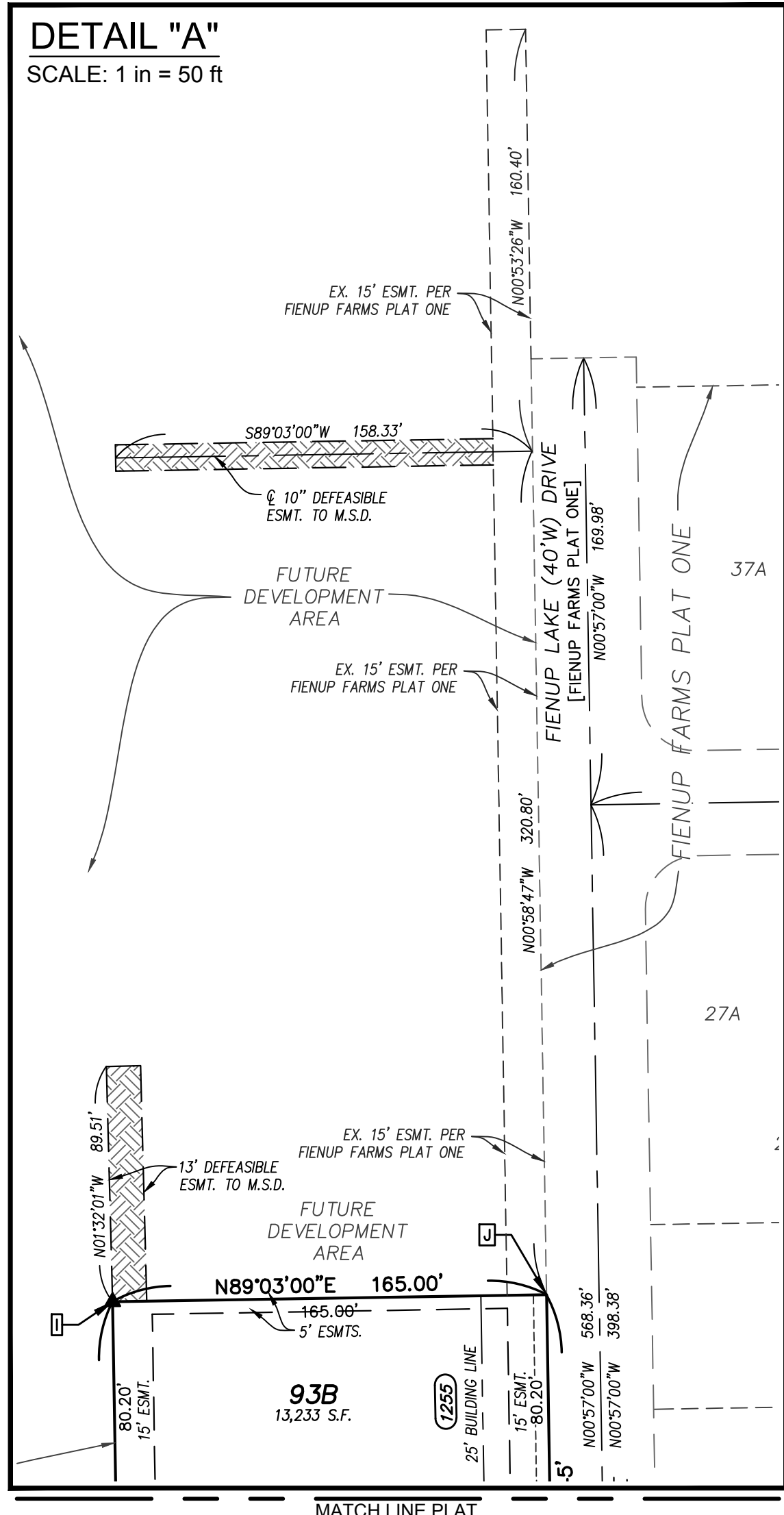
THE STERLING COMPANY
 MO REG. 307-D



J. Henson
 JAMES A. HENSON, P.L.S. - VICE PRESIDENT
 MO REG. L.S. #200707963

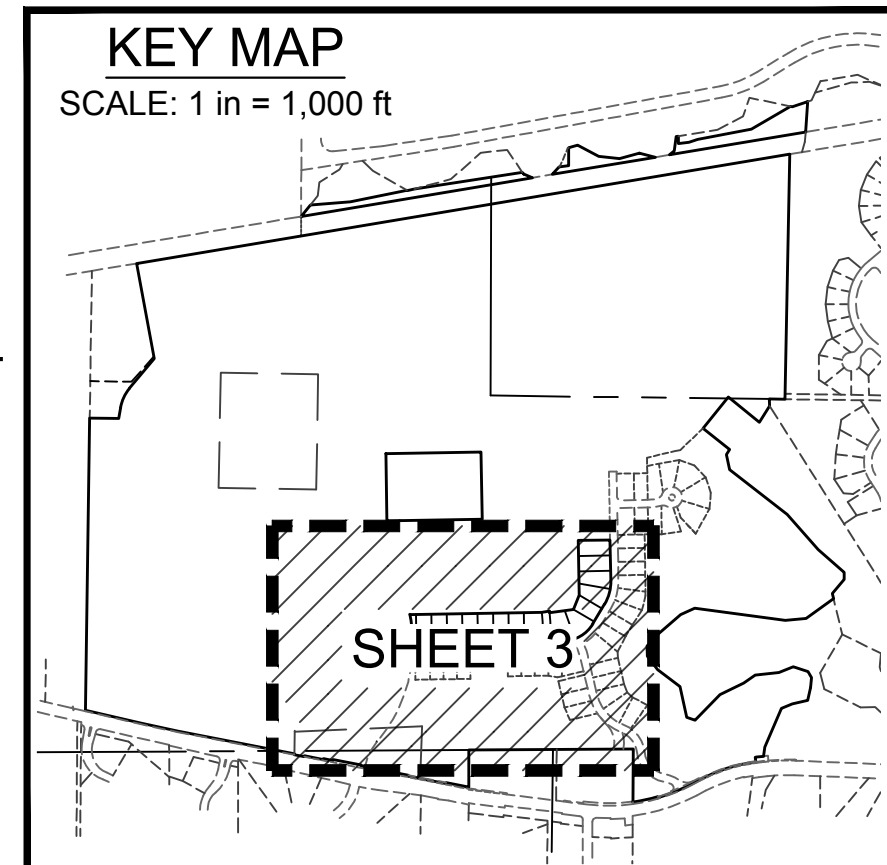
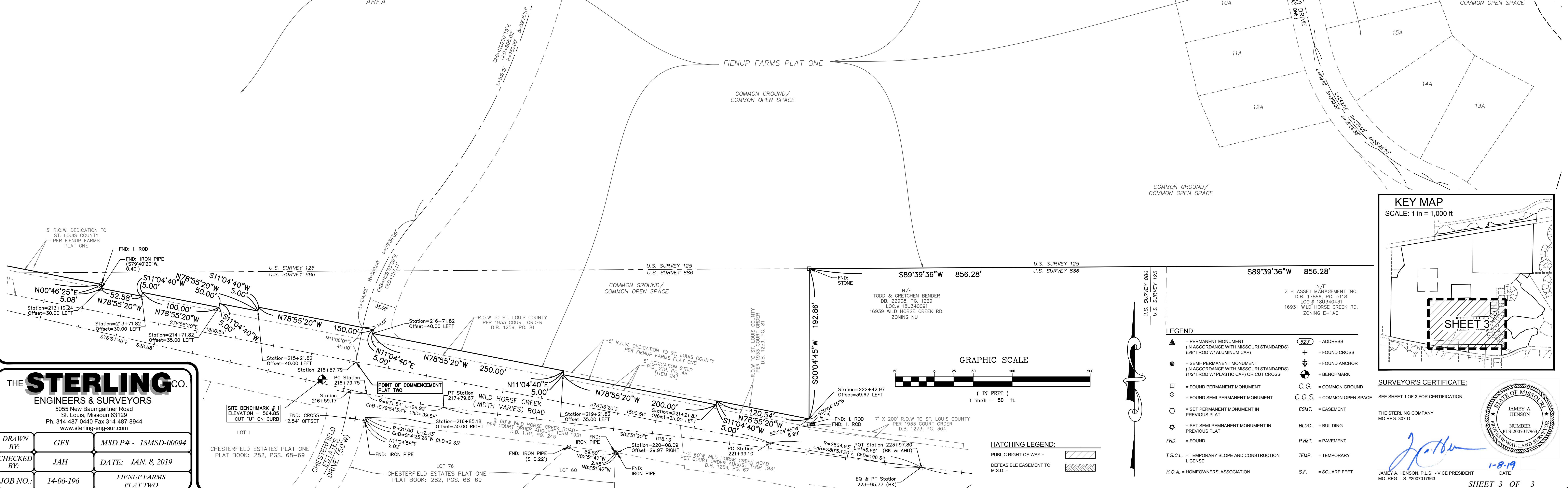
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A	313291.040	241182.672
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E	313341.183	241393.155
F	313338.670	241393.512
G	313343.765	241431.591
H	313366.794	241440.709
I	313453.149	241439.572
J	313453.811	241489.855
K	313389.068	241490.708
L	313352.146	241480.764
M	313320.789	241461.996
N	313294.108	241415.646
O	313293.919	241401.334
P	313299.934	241395.158
Q	313299.773	241382.968
R	313293.998	241376.954



LINE #	LENGTH	BEARING
L1	46.97	S89°03'00"W
L2	40.00	S89°03'00"W

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1	31.13'	20.00'	N46°21'15"W	28.08'	089°11'30"
C2	31.42'	20.00'	N45°57'00"W	28.28'	090°00'00"
C3	31.42'	20.00'	S44°03'00"W	28.28'	090°00'00"



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GRAPHIC SCALE
 (IN FEET)
 1 inch = 50 ft.

HATCHING LEGEND:
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 DEFEASIBLE EASEMENT TO M.S.D. = [Hatched Pattern]

SURVEYOR'S CERTIFICATE:
 SEE SHEET 1 OF 3 FOR CERTIFICATION.

THE STERLING COMPANY
 MO REG. 107-307-D

JAMEY A. HENSON
 NUMBER PLS-200707963
 MISSOURI PROFESSIONAL LAND SURVEYOR

JAMEY A. HENSON, P.L.S. - VICE PRESIDENT
 MO. REG. L.S. #200707963

DATE: 1-8-19

SHEET 3 OF 3

Drawing name: V:\1610158\Fienup\Drawings\Survey\1610158.dwg, Plotted on: Jan 08, 2019, 8:53am, Plotted by: gmann