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Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

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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 4):** Record Plat 4 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.

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### **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 fourth (Record Plat 4) 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.

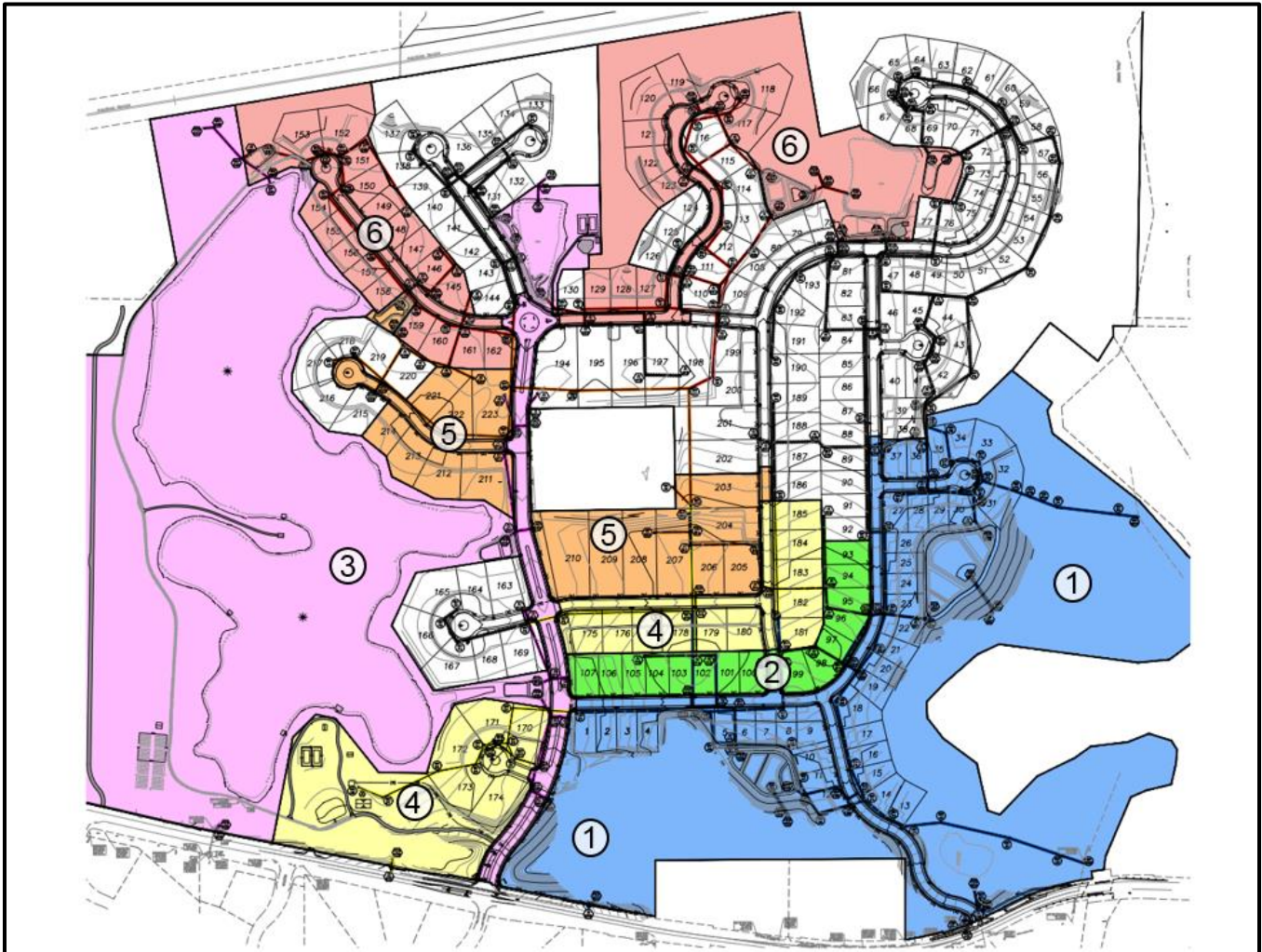


Figure 2: Plats and Associated Improvements

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 4**

Plat 4 includes 16 lots and is located on the southwestern and southcentral area of the development. This plat also includes some amenities close to the western entrance. 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 4 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 4 of the Fienup Farms development."
- 2) "I move to approve Record Plat 4 of the Fienup Farms development with the following conditions..."  
(Conditions may be added, eliminated, altered or modified)

Attachments: Record Plat 4







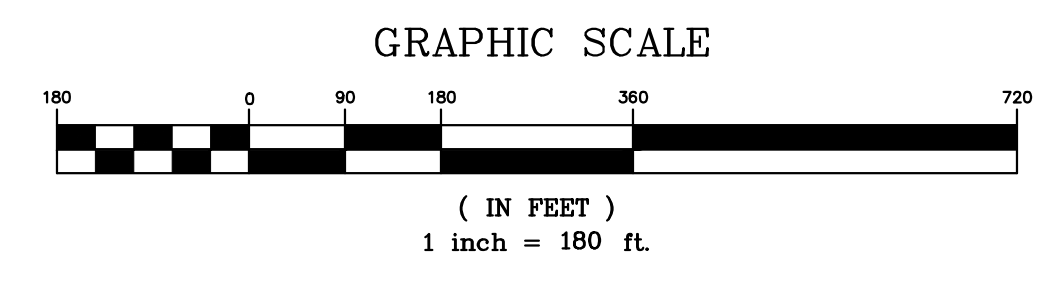
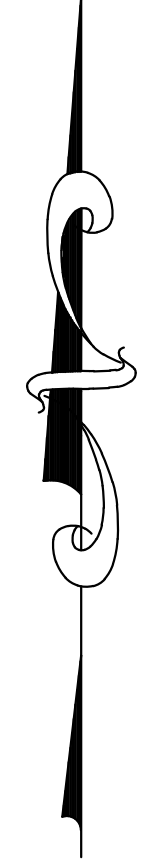
# FIENUP FARMS PLAT FOUR

A TRACT OF LAND BEING PART OF ADJUSTED TRACT "A" OF FIENUP TRACT - BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 366, PAGES 195-198, TOGETHER WITH PART OF A TRACT OF LAND LOCATED IN U.S. SURVEYS 125 AND 886, ALL LOCATED IN U.S. SURVEYS 125 AND 886, 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

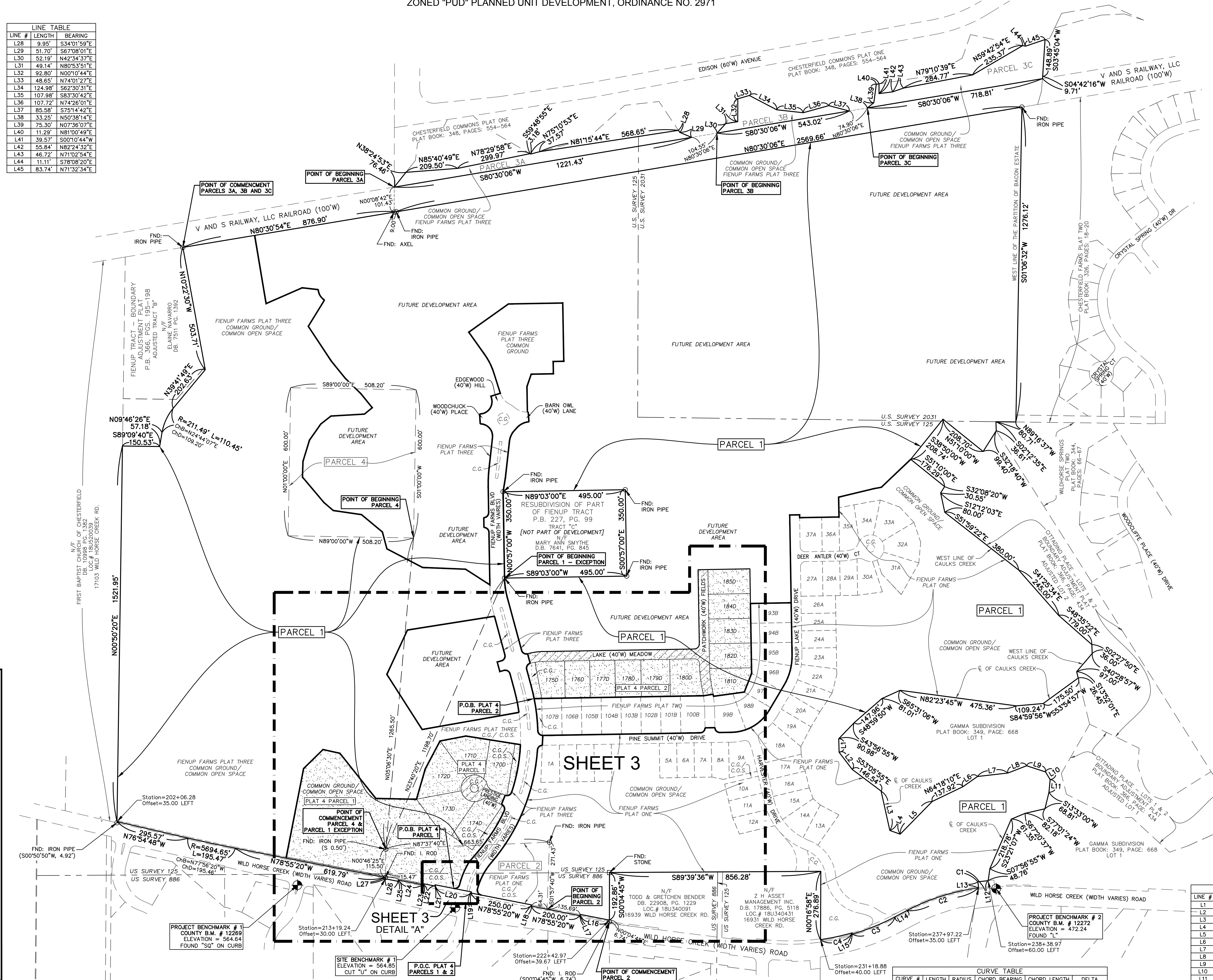
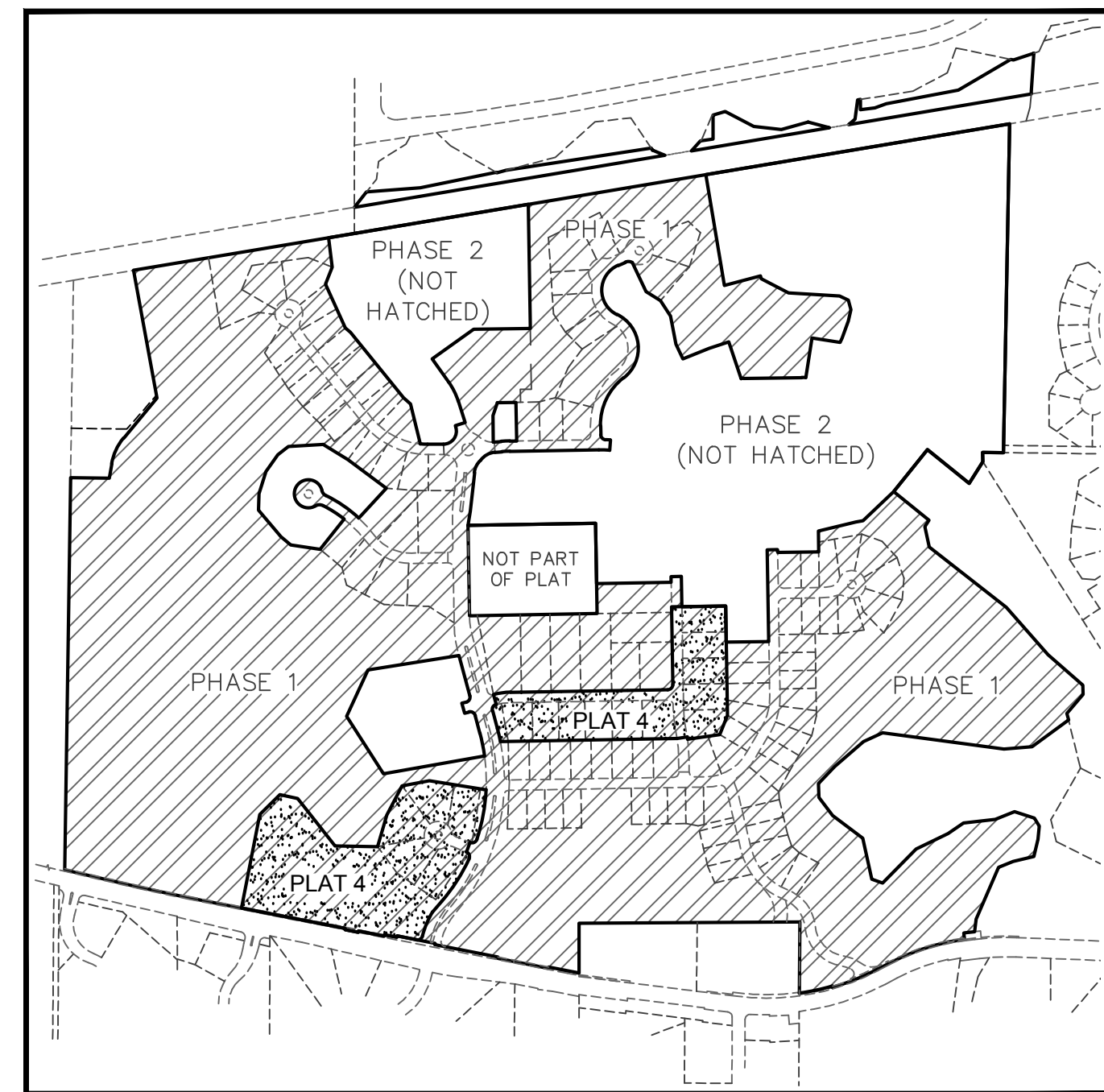
NOTE: SEE SHEET 3 FOR CORRESPONDING STATE PLANE COORDINATES AND ASSOCIATED REFERENCED LABELS.

STATE PLANE COORDINATES	NORTHING	EASTING
A	313102.487	241072.073
B	313107.078	241049.042
C	313105.583	241048.744
D	313108.562	241033.799
E	313107.068	241033.502
F	313113.026	241003.612
G	313111.531	241003.314
H	313114.664	240987.598
I	313116.212	240987.625
J	313140.628	240665.140
K	313251.219	240887.185
L	313274.581	240911.229
M	313269.865	240932.035
N	313213.934	240976.160
O	313212.762	241026.366
P	313250.197	241037.364
Q	313284.625	241055.710
R	313290.612	241087.772
S	313279.746	241154.990
T	313221.108	241143.928
U	313217.390	241135.880
V	313206.075	241131.343
W	313197.826	241134.591
X	313147.867	241102.137
Y	313135.169	241091.151
Z	313106.940	241079.169
AA	313336.621	241172.089
AB	313351.951	241168.546
AC	313372.708	241163.024
AD	313380.167	241167.352
AE	313391.946	241164.210
AF	313394.693	241184.236
AG	313397.142	241370.205
AH	313403.317	241376.220
AI	313495.078	241375.011
AJ	313495.920	241439.008
AK	313466.794	241440.709
AL	313443.765	241431.591
AM	313338.670	241393.512
AN	313341.183	241393.155
AO	313339.373	241381.099

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	53.22'	N50°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'	N73°32'34"E



DEVELOPMENT PHASE DETAIL  
SCALE: 1 in = 600 ft



LINE #	LENGTH	BEARING
L16	120.54'	N78°55'20"W
L17	5.00'	S11°04'40"W
L18	5.00'	N11°04'40"E
L19	5.00'	N11°04'40"E
L20	150.00'	N78°55'20"W
L21	5.00'	S11°04'40"W
L22	50.00'	N78°55'20"W
L23	5.00'	S11°04'40"W
L24	100.00'	N78°55'20"W
L25	5.00'	S11°04'40"W
L26	52.58'	N78°55'20"W
L27	5.08'	N00°48'25"E

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1	9.60'	879.02'	S82°58'14"W	9.60'	0°02'15.4"
C2	307.57'	854.02'	S72°28'14"W	305.92'	0°20'38.06"
C3	188.15'	920.37'	S68°00'33"W	187.82'	0°11'42.45"
C4	131.75'	915.37'	S77°53'43"W	131.63'	0°08'14.48"

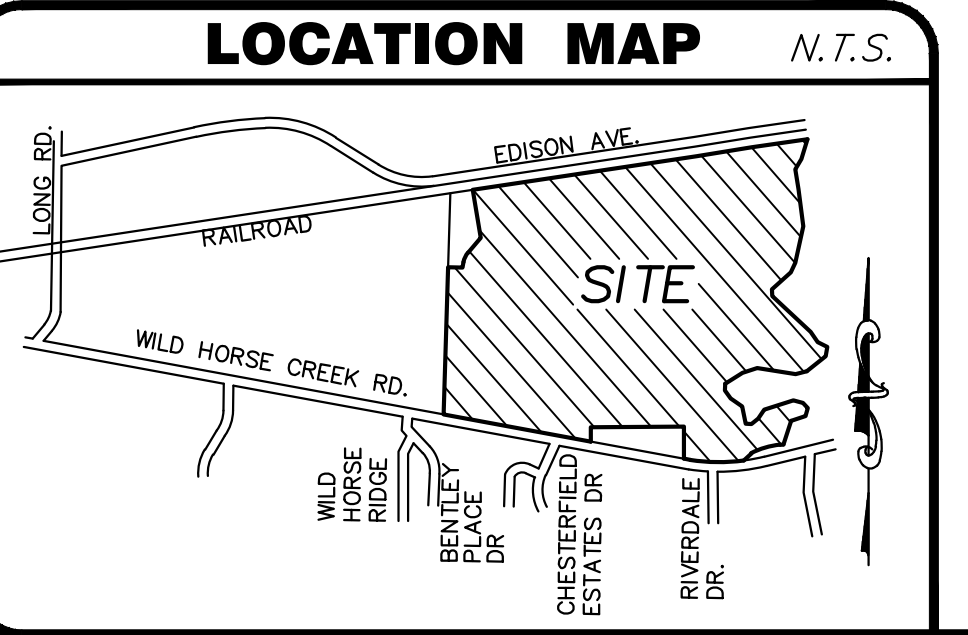
LINE #	LENGTH	BEARING
L1	56.83'	S01°35'57"E
L2	87.39'	S37°24'53"E
L3	163.27'	S12°31'43"E
L4	44.57'	S70°22'17"E
L5	185.44'	N44°26'07"E
L6	72.15'	N54°56'38"E
L7	123.88'	N83°32'31"E
L8	81.23'	N69°43'16"E
L9	80.37'	S72°03'00"E
L10	36.22'	S31°16'48"E
L11	51.85'	S05°05'09"W
L12	36.53'	S83°09'11"W
L13	25.00'	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) (5/8" 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.S. = COMMON OPEN SPACE
  - EMT. = EASEMENT
  - BLDG. = BUILDING
  - TEMP. = TEMPORARY
  - S.F. = SQUARE FEET

- HATCHING LEGEND:**
- PUBLIC RIGHT-OF-WAY = [Hatched pattern]
  - PLAT 4 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

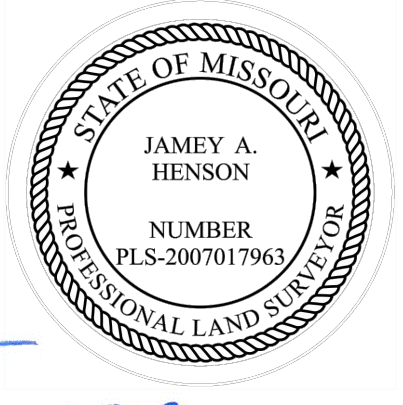
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CHECKED BY: JAH DATE: JAN. 8, 2019  
JOB NO.: 14-06-196 FIENUP FARMS PLAT FOUR



**SURVEYOR'S CERTIFICATE:**

SEE SHEET 1 OF 3 FOR CERTIFICATION.

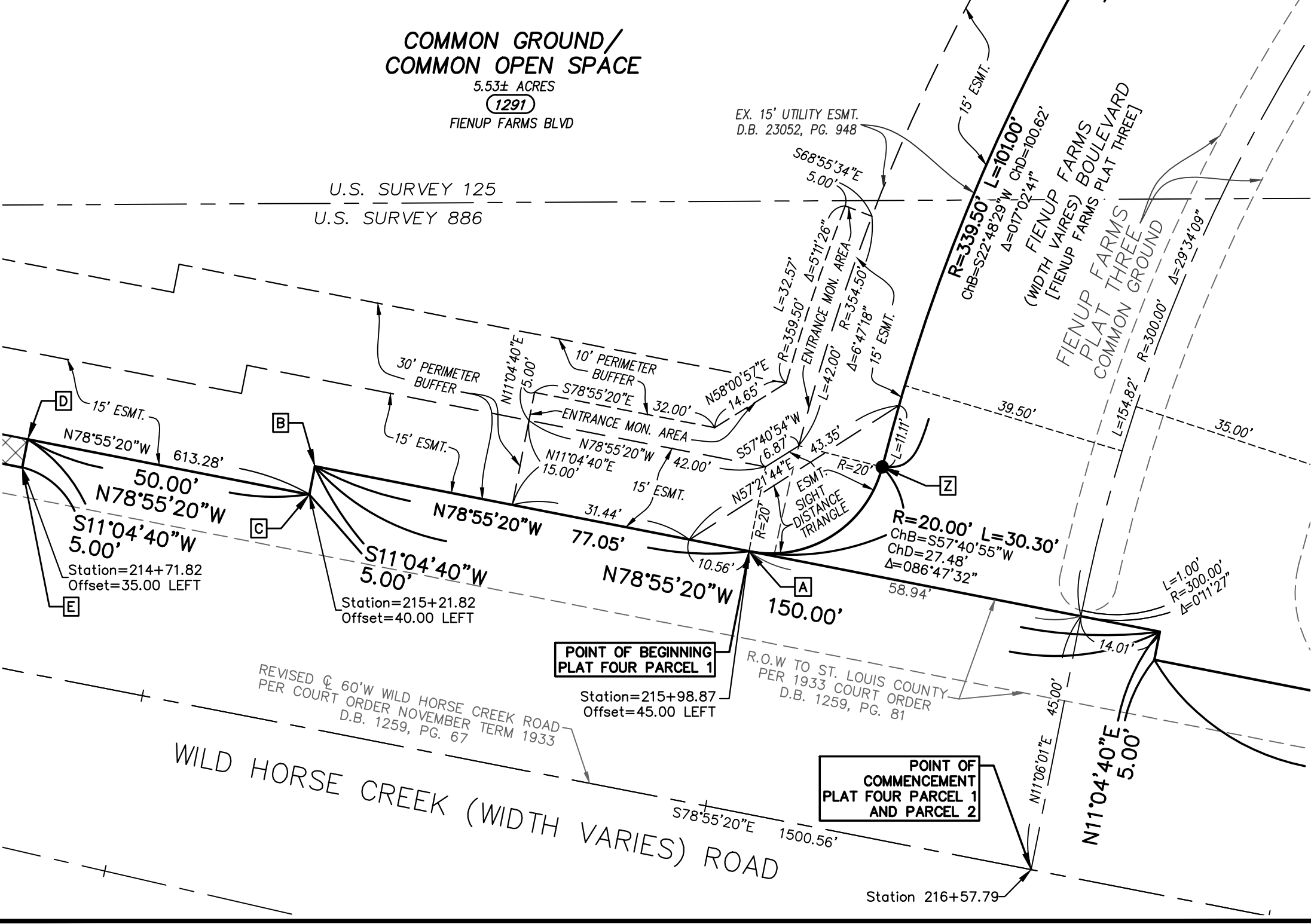
THE STERLING COMPANY  
MO REG. 307-0



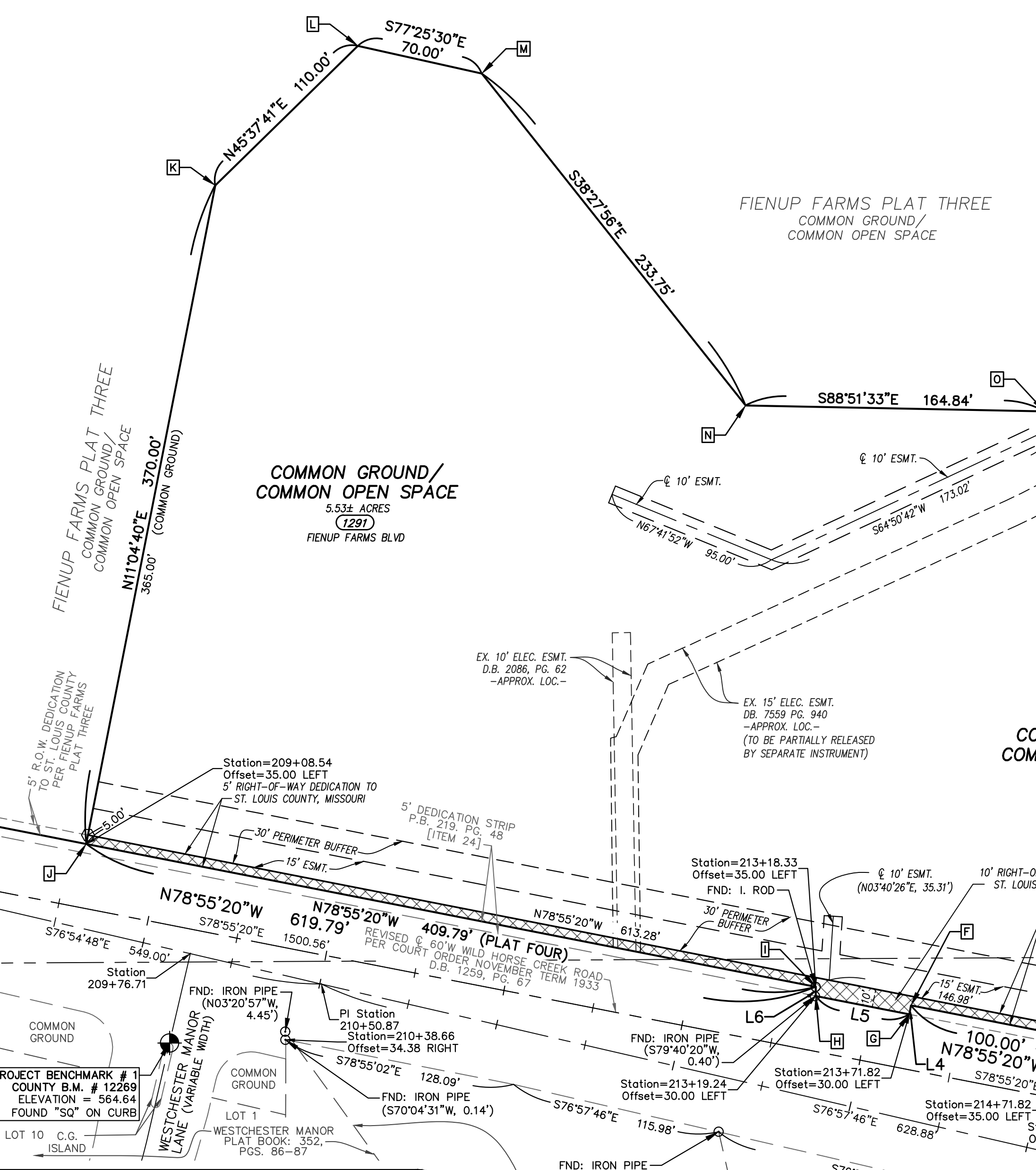
*James A. Henson*  
JAMES A. HENSON, P.L.S. - VICE PRESIDENT  
MO. REG. L.S. #200717963  
DATE: 1-8-19  
SHEET 2 OF 3



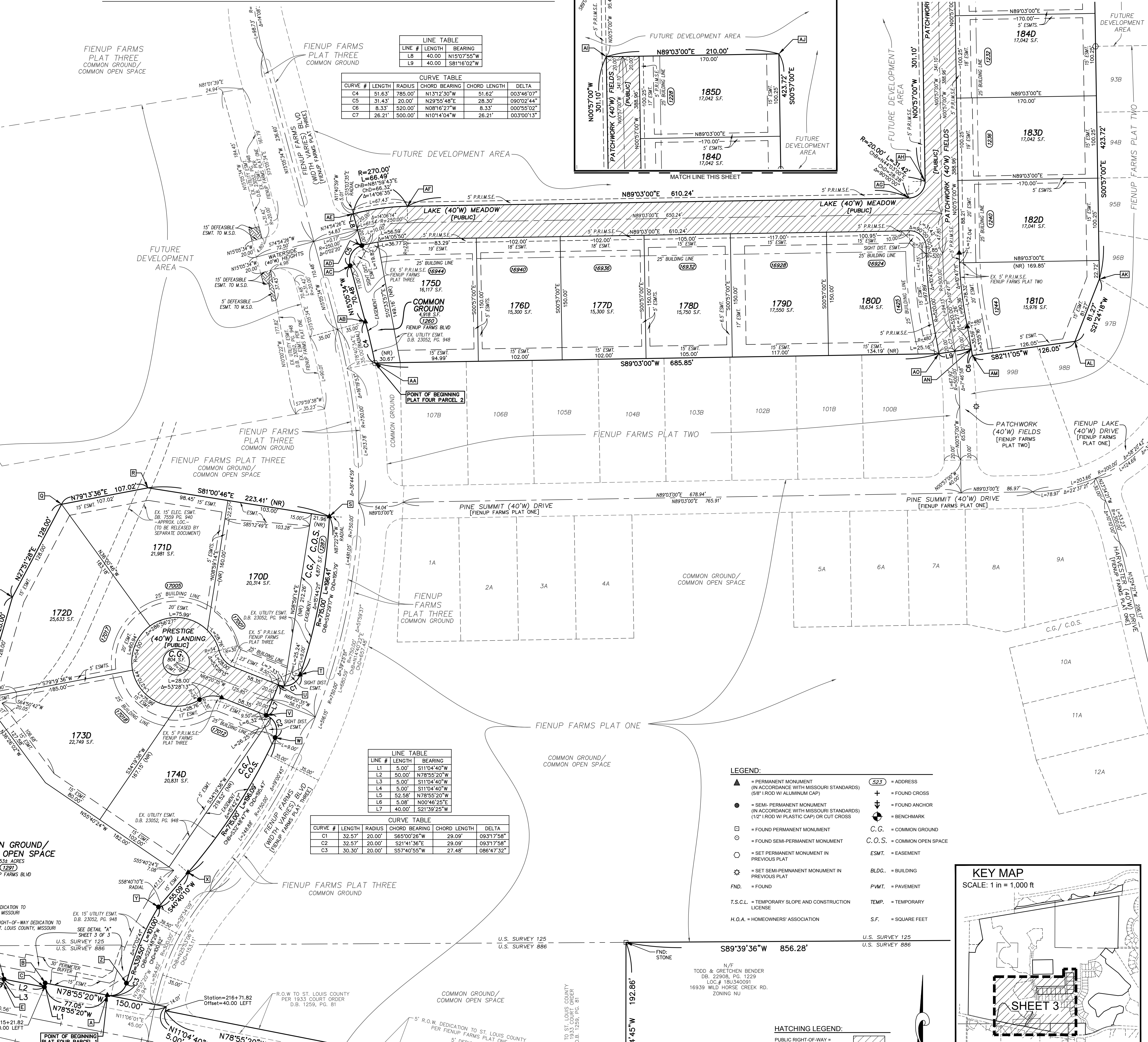
**DETAIL "A"**  
SCALE: 1 in = 20 ft



STATE PLANE COORDINATES		STATE PLANE COORDINATES		STATE PLANE COORDINATES	
NORTHING	EASTING	NORTHING	EASTING	NORTHING	EASTING
A	313102.487	241072.073	O	313212.762	241026.386
B	313107.078	241049.042	P	313250.197	241037.364
C	313105.583	241048.744	Q	313284.625	241055.710
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**FIENUP FARMS PLAT FOUR**

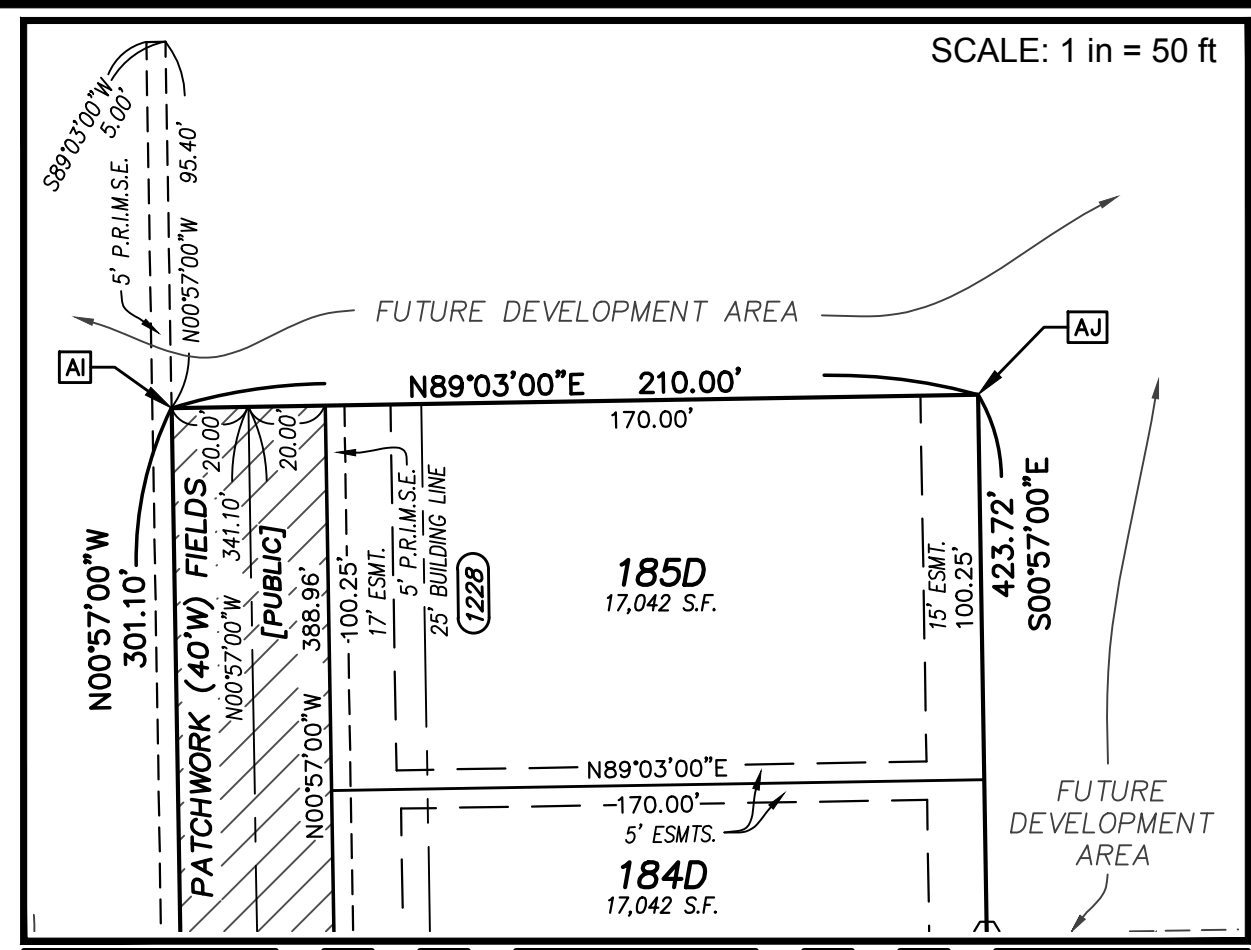


**LINE TABLE**

LINE #	LENGTH	BEARING
L8	40.00	N15°07'55"W
L9	40.00	S81°16'02"W

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C4	51.63	785.00	N13°12'30"W	51.62	003°46'07"
C5	31.43	20.00	N29°55'48"E	28.30	09°02'44"
C6	8.33	520.00	N08°16'27"W	8.33	00°53'02"
C7	26.21	500.00	N10°14'04"W	26.21	00°30'19"



SCALE: 1 in = 50 ft

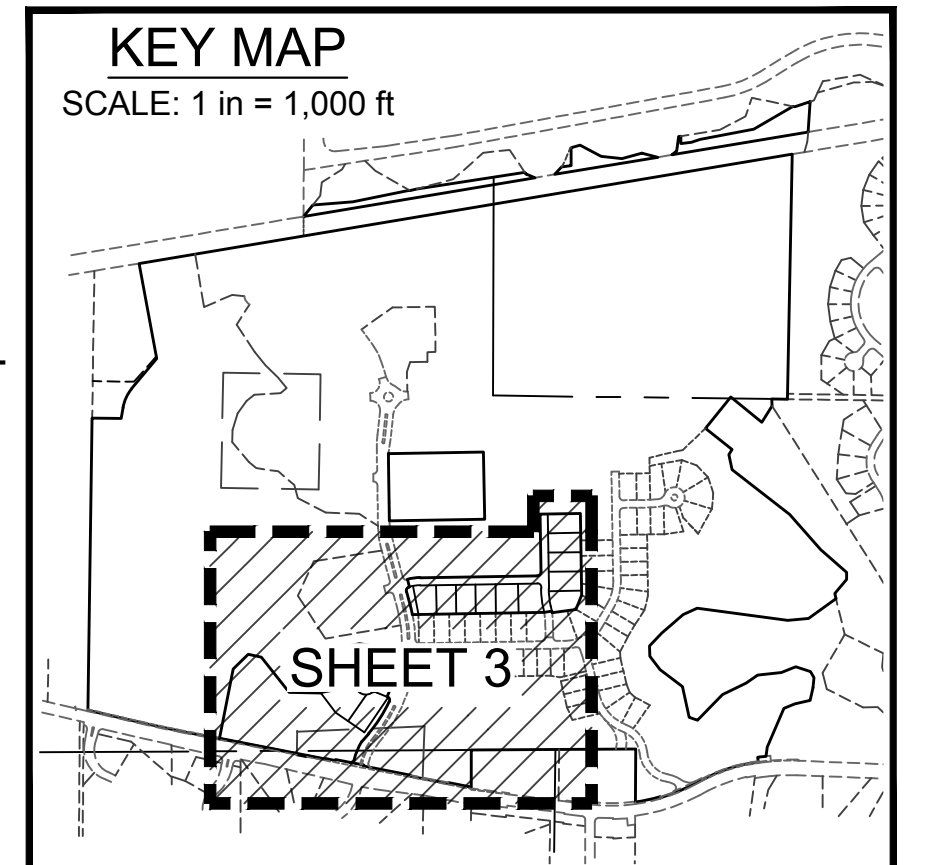
**LINE TABLE**

LINE #	LENGTH	BEARING
L1	5.00	S11°04'40"W
L2	50.00	N78°55'20"W
L3	5.00	S11°04'40"W
L4	5.00	S11°04'40"W
L5	52.58	N78°55'20"W
L6	5.08	N00°46'25"E
L7	40.00	S21°39'25"W

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1	32.57	20.00	S85°00'26"W	29.09	09°31'75"
C2	32.57	20.00	S21°41'36"E	29.09	08°31'58"
C3	30.30	20.00	S57°40'55"W	27.48	08°47'32"

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**SURVEYOR'S CERTIFICATE:**  
SEE SHEET 1 OF 3 FOR CERTIFICATION.  
THE STERLING COMPANY  
MO. REG. 180-307-0

**GRAPHIC SCALE**  
1 inch = 50 ft

**JAMES A. HENSON**  
PLS. #18-00001  
16939 WILD HORSE CREEK RD.  
ZONING NU

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

DATE: 1-8-19

**SHEET 3 OF 3**

**THE STERLING CO.**  
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5055 New Baumgartner Road  
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DRAWN BY:	GFS	MSD P# - 18MSD-00095
CHECKED BY:	JAH	DATE: JAN. 8, 2019
JOB NO.:	14-06-196	FIENUP FARMS PLAT FOUR