



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

**Subject:** Change of Zoning Issues Report

**Meeting Date:** January 23, 2017

**From:** Jessica Henry, Senior Planner

**Location:** North side of Wild Horse Creek Road and west of Long Road

**Petition:** P.Z. 11-2016 Wild Horse Bluffs (17439 and 17455 Wild Horse Creek Road)

### Summary

Hart Engineering, LLC, on behalf of Wild Horse Creek Partners, LLC, has submitted a request for a zoning map amendment from the “E-1AC” Estate District with a “WH” Wild Horse Creek Road Overlay District to the “E-1/2AC” Estate District with a “WH” Wild Horse Creek Road Overlay District designation to allow for an eight (8) unit, attached single-family home residential development. The subject site is located within the Wild Horse Creek Road Overlay District sub-area, and properties within this area are required to zone to the “WH” Wild Horse Creek Road Overlay District. While the underlying zoning request for this proposal is the “E-1/2AC” Estate District, there are additional requirements and allowances that are provided by the overlay district. A Public Hearing on this request was held on October 26, 2016. The Petitioner recently resubmitted a response and is before you now for issues.



Figure 1: Aerial Image of Subject Site

**Site History**

On October 15, 2007, the City of Chesterfield approved Ordinance 2394, which zoned the subject site from an “NU” Non-Urban District to an “E-1AC” Estate District with a “WH” Wild Horse Creek Road Overlay District. Because of the overlay designation, a Preliminary Plan was prepared and provided during the zoning process and the Site Development Plan was subsequently approved in March of 2015. Both the currently approved ordinance and Preliminary Plan restrict the development on this site to four (4) detached single family homes, and the property owner is seeking to change the permitted use to (8) attached single family homes. The majority of the site is currently vacant with one older accessory structure, a shed, located on the eastern end.

**Wild Horse Creek Road Overlay District Requirements**

The Wild Horse Creek Road Overlay District regulations are established in Ordinance 2816 which may be accessed via the following link:

<http://www.chesterfield.mo.us/webcontent/ordinances/2014/ord2816.pdf>

This proposal includes a lower minimum lot size than the ½ acre lot size required by the underlying “E-1/2AC” zoning. This lower lot size is permitted with the overlay district to encourage minimum grading, preservation of open space, natural amenities, and topography; and provide for community amenities. The proposed lots vary between 15,008 and 32,115 square feet, which meets the minimum lot size of 15,000 square feet set forth in the “WH” Wild Horse Creek Road Overlay District. A minimum of 30% Common Ground is required in the Wild Horse Creek Road Overlay District; the Petitioner is proposing 33%.

The “WH” Wild Horse Creek Road Overlay District permits for certain development criteria to be modified by a two-thirds vote by the City Council. The plan, as submitted, includes two requests for modification, outlined below. The first request for modification is due to the proposed use of attached units, which by nature includes a shared property line resulting in a zero foot side yard setback. The second request pertains to the lot setback requirement of the Wild Horse Creek Road Overlay District. The petitioner is requesting to provide a 50’ building setback in lieu of the 50’ lot setback. This modification was previously approved in conjunction with the current site specific governing ordinance and is reflected on the Site Development Plan that was approved in March of 2015. The Petitioner is simply requesting to maintain this previously approved modification.

**1) Structure Setbacks**

<u>Setback Location</u>	<u>Required</u>	<u>Modification Requested</u>
Side	15’	0’ on attached unit lot line

**2) Lot Setback**

<u>Setback Location</u>	<u>Required</u>	<u>Modification Requested</u>
Property line	50’ from ROW	50’ Structure setback in lieu of lot setback

**STAFF ANALYSIS**  
**Comprehensive Plan**

Figure 2 shows the limits of the Wild Horse Creek Road Sub Area in yellow and the subject site in red. The limits of the sub area are also the same limits that encompass the “WH” Overlay area.

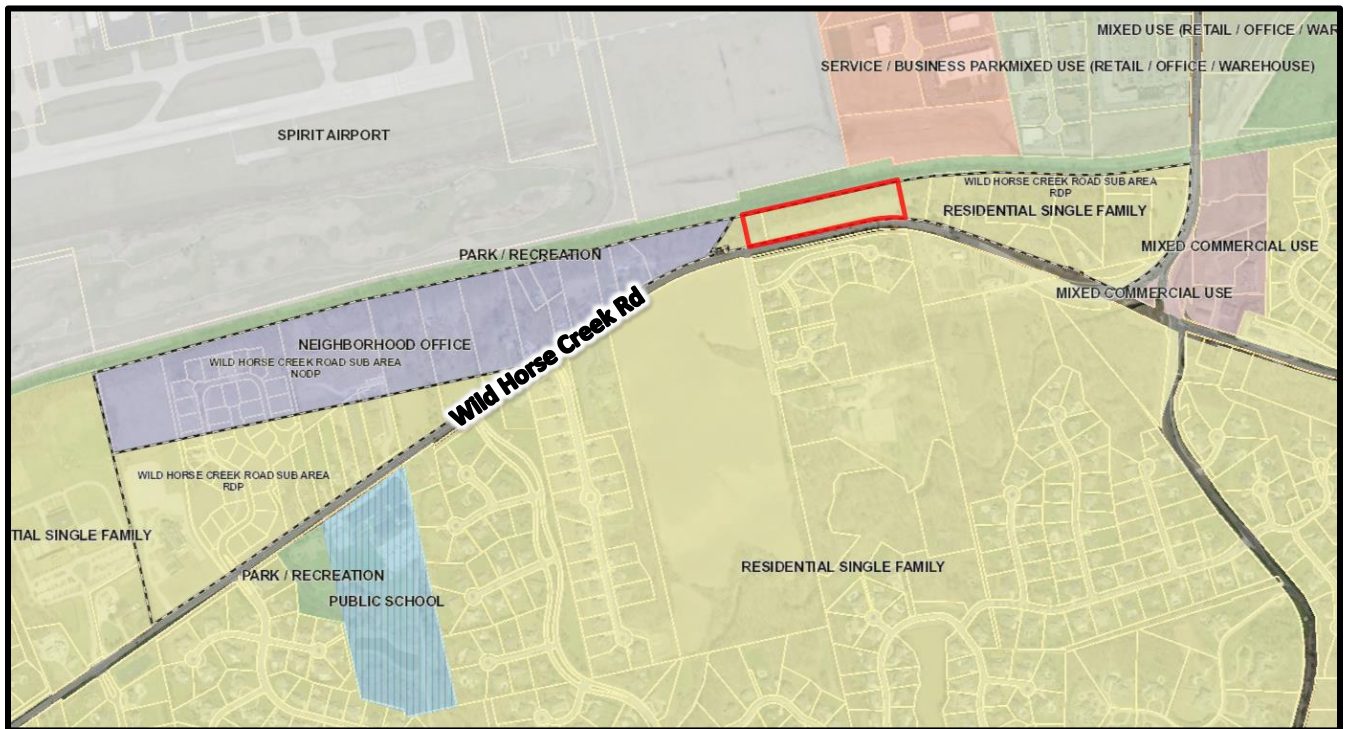


Figure 2: “WH” Wild Horse Creek Road Overlay District Sub-Area and Subject Site

The City’s Comprehensive Plan calls for restricted access of homes on arterial roads and for appropriate buffering along arterial roads in Policies 2.1.11 and 2.1.5 respectively. The proposed plan has complied with minimizing the direct access through utilizing two shared access drives rather than each unit or building having a dedicated drive. The plan also proposes a 30’ landscape buffer along Wild Horse Creek Road. This landscape buffer specifically addresses Policies 2.1.5 and 11.2 of the Comprehensive Plan which call for the development in the Wild Horse Creek Road Sub Area to be set back and screened from the road.

**Issues**

At the October 26, 2016 Public Hearing, several issues were identified by the Planning Commission and City Staff. The petitioner has included a formal response to each of these items which is attached to this report for review. These issues and additional information for the Planning Commission’s consideration are discussed on the following page.

**1. Compatibility of request with surrounding area**

The introduction of attached, single family dwelling units would be new for this area. The Petitioner has provided information about how the proposed development will be compatible and integrated into the surrounding area.

**2. Appropriateness of requested use and traffic impacts**

As discussed previously in this report, the proposed eight-lot development will be served through two shared accesses on Wild Horse Creek Road. The location of these drives is very similar to those provided on the currently approved Site Development Plan for a four-lot development. However, if this zoning request is approved, a new Site Development Plan would be required and the proposed driveway locations would be reviewed again to ensure compliance with both the City's and MoDOT's sight distance criteria and access management requirements.

**3. Provision of Community Amenities**

The Wild Horse Creek Road Overlay includes the following requirement:

- *Community amenities, such as a community center, nature preserve areas, park, lake, recreation areas, and other similar uses and amenities, are required for all residential development and shall be shown on any preliminary plan and/or site development plan.*

In order to fulfil this requirement, the Preliminary Plan has been revised to include a small overlook area within a nature preserve area on the northern bluffs portion of the site. The Petitioner is proposing to place two benches in this area. The proposed development is limited by the small site acreage and long, narrow shape of the property. These limitations are further exacerbated by the lack of depth of the proposed lots imposed by the bluffs along the northern portion of the property and the requirements pertaining to preservation of trees and the natural topography of the site. The provision of amenities is typically proportional to the size of a site, number of lots requested, and type of dwellings being proposed. Given the limitations of the subject site, along with the small number of units being requested, opportunities for the provision of amenities are significantly limited.

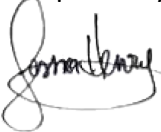
**4. Public Hearing Notice**

The Unified Development Code requires that Petitioners provide notice of the zoning request and Public Hearing date for said request to all adjacent property owners at least seven (7) calendar days prior to the Public Hearing date. The Petitioner has acknowledged that this requirement was not met due to a misunderstanding. Due to this misunderstanding of the requirement, it was not until the Public Hearing that Staff became aware that the proper procedure had not been followed. In order to rectify this, the Petitioner sent the required notice ahead of this issues meeting. Additionally, no vote will be taken at this issues meeting to allow members of the public the opportunity to fully participate in the public hearing process as set forth in the Unified Development Code.

**Request**

This meeting is for the discussion of issues concerning the rezoning to “E ½ Acre” with a “WH” Overlay, but no vote is requested for this item at this time. Attached to this report is a Draft Attachment A reflecting the request from the petitioner. The intent of this Issues Meeting is to receive feedback and direction on the Draft Attachment A, analysis of the zoning request, and to examine if any further issues need to be resolved prior to requesting a recommendation from the Planning Commission.

Respectfully submitted,



Jessica Henry, AICP  
Senior Planner

Attachments

1. Draft Attachment A
2. Petitioner Issues Response Letter
3. Preliminary Plan
4. Tree Stand Delineation

cc: Aimee Nassif, Planning and Development Services Director

## **ATTACHMENT A**

**All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.**

### **I. SPECIFIC CRITERIA**

#### **A. PERMITTED USES**

1. The uses allowed in this “E ½ AC” Estate District with a Wild Horse Creek Road “WH” Overlay District shall be:
  - a. Dwellings, Single Family Attached.

#### **B. DENSITY REQUIREMENTS**

The total number of single family residential units shall not exceed eight (8) units.

#### **C. SETBACKS**

1. Structure Setbacks

No building or structure, other than: a freestanding subdivision identification sign, light standards, or flag poles will be located within the following setbacks:

- a. All setbacks shall adhere to City Code.

#### **D. DEVELOPMENT STANDARDS**

1. Minimum lot size for this development shall be 15,000 sf.

#### **E. PARKING AND LOADING REQUIREMENTS**

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. No construction related parking shall be permitted within the Wild Horse Creek Road right of way. All construction related parking shall be confined to the development.

#### **F. LANDSCAPE AND TREE REQUIREMENTS**

1. The development shall adhere to Article 4 and the “WH” Overlay District sections of the City of Chesterfield Unified Development Code.

2. Landscape Buffers requirements:
  - a. A thirty (30) foot Landscape Buffer shall be required around the entire perimeter of the district.
  - b. The required Landscape Buffer shall be outside of any developed lot.
3. A minimum of thirty percent (30%) Common Ground shall be required for this district.

#### **G. SIGN REQUIREMENTS**

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or MoDOT, for sight distance considerations prior to installation or construction.

#### **H. LIGHT REQUIREMENTS**

Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

#### **I. ARCHITECTURAL**

The development shall adhere to the Architectural Review Standards and the "WH" Overlay District of the City of Chesterfield Code.

#### **J. ACCESS/ACCESS MANAGEMENT**

1. Access to the development to Wild Horse Creek Road shall be limited to no more than two (2) driveway approaches as shown on the Preliminary Site Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield and the Missouri Department of Transportation, as applicable.
2. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the agency in control of the right of way off which the access is proposed.

3. Provide cross access easements as needed to provide the adjacent parcels access to the proposed driveway entrances off Wild Horse Creek Road, as directed by the City of Chesterfield.

**K. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION**

1. No gates shall be permitted in this development.
2. Public improvements of the development shall be constructed prior to issuance of building permits exceeding 60%. Delays due to utility relocation and/or adjustment, for which the developer is responsible monetarily, shall not constitute a cause to issue permits in excess of 60%.
3. Additional right-of-way and road improvements shall be provided, as required by the Missouri Department of Transportation and the City of Chesterfield.
4. Provide a 5 foot wide sidewalk, conforming to ADA standards, along Wildhorse Creek Road. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way controlled by another agency, if permitted by that agency or on private property within a 6 foot wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.
5. Any work within the Missouri Department of Transportation's right of way will require a Missouri Department of Transportation permit.
6. All proposed work in the Missouri Department of Transportation's right of way must comply with the Missouri Department of Transportation standards, specifications, conform to the Missouri Department of Transportation's Access Management Guidelines with detailed construction plans being received and approved by the Missouri Department of Transportation.
7. The proposed driveway location is subject to meet the Missouri Department of Transportation's sight distance criteria and Access Management Engineering Policy.



## **L. TRAFFIC STUDY**

1. A traffic study may be required as directed by the City of Chesterfield and/or the Missouri Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.

## **M. POWER OF REVIEW**

Either Councilmember of the Ward where a development is proposed or the Mayor may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than twenty-four (24) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

## **N. STORM WATER**

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point(s) or an adequate piped system(s). Storm sewers discharging to the northwest along the bluff shall be extended to the toe of the slope unless; extraordinary measures are taken to protect the slope from erosion in the long term, as approved by the City of Chesterfield, Department of Public Works.
2. The adequacy and condition of the existing downstream system(s) shall be verified and upgraded if necessary as directed by the City of Chesterfield Department of Public Works. Be advised, for this specific development, the downstream channels and structures must be analyzed using the MSD standard 100-year, 20 minute storm.

3. Grading and storm water systems shall be designed so as to collect all surface water from all disturbed areas along the top of the slope draining to the north, and convey that surface water to an adequate discharge point. Extraordinary measures shall be employed to dissipate energy, attenuate flows, and protect slopes from degradation. No storm water shall be allowed to flow from an area which has been graded to the undisturbed slope.
4. Detention/retention and other storm water quantity and quality management measures are to be provided in each watershed as required by the City of Chesterfield and the Metropolitan St. Louis Sewer District. The storm water management facilities shall be operational prior to the issuance of building permits exceeding sixty (60%) of the approved dwelling units in this residential development. The location and types of storm water management facilities shall be identified on all Site Development Plans.
5. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as approved by the City of Chesterfield.
6. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
7. The project is located within the Caulks Creek Impact area and is subject to the Caulks Creek surcharge which is due prior to MSD plan approval.
8. Raingardens are proposed to manage the runoff originating from the new rooftop areas. Downspouts should be configured such that each lot's rooftop drainage is discharged within the projection of their own property boundary. In absence of an HOA maintained common ground or stormwater management easement, raingardens should be provided on an individual lot basis to manage each lot's own drainage and be maintained by the individual property owner each raingarden would serve.

9. The proposed conservation area is not mandated by MSD. The District would not claim rights to it or maintain it. However, MSD has no objection to the developer preserving this area. This area could be utilized as part of the site's water quality strategy if the grades of the contributory drainage area were less steep, or if the conservation area was extended closer to the proposed homes where shallower slopes (<5% grades) transition and direct runoff via sheet flow to it. This may not be possible for the site considering the existing topography and currently proposed use and layout of the site.
10. MoDOT approval is required prior to MSD issuing formal plan approval.

#### **O. SANITARY SEWER**

1. Sanitary sewers and pump stations shall be as approved by the Metropolitan St. Louis Sewer District and the City of Chesterfield.
2. The receiving sanitary sewer system(s) shall be evaluated to ensure adequate capacity and to ensure the project has no negative impacts to the existing system(s).
3. Each lot/dwelling unit shall have its own separate sanitary service lateral. The public sanitary sewer will need to be extended onto Lot 8 in order to further facilitate this.

#### **P. GEOTECHNICAL REPORT**

Prior to Site Development Plan approval, the developer shall provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the City of Chesterfield. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

#### **Q. MISCELLANEOUS**

1. All utilities shall be installed underground.

2. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.
3. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.
4. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the Missouri Department of Transportation and/or the City of Chesterfield. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
5. Spirit of St. Louis Airport's existing FAA Part 150 Airport Noise Compatibility Study recommends that housing developments are not compatible with airport operations if the noise level at the subject site is greater than 65 DNL. The proposed development lies just outside the 65 DNL noise contour. A notation shall be placed on all plans regarding this development that clearly states the project is approximately 2,000 feet away from Spirit's Runway 26L and therefore aircraft noise will be noticeable at the site on a daily basis.

## **II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS**

- A. The developer shall submit a Site Development Plan within eighteen (18) months of City Council approval of the change of zoning.

- B.** In lieu of submitting a Site Development Plan, the petitioner may submit a Site Development Concept Plan and Site Development Section Plans for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.
- C.** Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- D.** Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E.** Where due cause is shown by the developer, the City Council may extend the period to submit a Site Development Concept Plan or Site Development Plan for eighteen (18) months.

### **III. COMMENCEMENT OF CONSTRUCTION**

- A.** Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.
- B.** Where due cause is shown by the developer, the City Council may extend the period to commence construction for not more than two (2) additional years.

### **IV. GENERAL CRITERIA**

#### **A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS**

The Site Development Plan shall include, but not be limited to, the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.

5. Provide open space percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.

19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

## **V. TRUST FUND CONTRIBUTION**

### **A. ROADS**

The developer shall contribute a Traffic Generation Assessment (TGA) to the Eatherton – Kehrs Mill Road Trust Fund (Trust Fund No. 552). This contribution shall not exceed an amount established by multiplying the required parking space by the following rate schedule:

<u>Type of Development</u>	<u>Required Contribution</u>
Single Family Dwelling	\$1,212.72/Parking Space

(Parking spaces as required by the site-specific ordinance or by Section 1003.165 of the St. Louis County).

If types of development proposed differ from those listed, rates shall be provided by the St. Louis County Department of Highways and Traffic.

If a portion of the improvements required herein are needed to provide for the safety of the traveling public, their completion as part of this development is mandatory.

Allowable credits for required roadway improvements will be awarded as directed by the St. Louis County Department of Highways and Traffic and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

As this development is located within a trust fund area established by St. Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development shall be retained in the appropriate trust fund.

Traffic Generation Assessments shall be paid prior to issuance of building permits. Payment shall be made to Treasurer, St. Louis County. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to the issuance of buildings permits for each phase of development. Funds shall be payable to Treasurer, Saint Louis County.

The amount of the required contribution, if not approved for construction by January 1, 2018 shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by St. Louis County Department of Highways and Traffic.

## **VI. RECORDING**

Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

## **VII. ENFORCEMENT**

- A.** The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B.** Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.



- C.** Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D.** Waiver of Notice of Violation per the City of Chesterfield Code.
- E.** This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

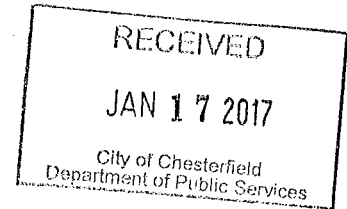
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HART ENGINEERING, LLC

January 10, 2017

Jessica Henry, AICP, Senior  
Planner  
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017



**RE: Wild Horse Bluffs – P.Z. 11-2016 Response Letter**

Ms. Henry,

Hart Engineering (or other owner representatives) have addressed the comments you have provided from the Public Hearing October 26, 2016. The responses are explained below each comment.

**Items from the meeting:**

1. Concerns regarding the compatibility of the requested attached single family use with the density and character of the surrounding area were raised. There are no attached single family homes along Wild Horse Creek Road currently. Please address how your request will maintain the continuity and character of the area.

*Please see the attached realtor's response.*

2. Provide information regarding the appropriateness of the requested use and impacts of the increased traffic on Wild Horse Creek Road.

*Please see the attached realtor's response for the first portion of this question.*

*The property currently has a site plan approved for four homes. The owner is requesting to allow four more homes, for a total of eight families. The City has required the owner to only have 2 entrances on this site, and MODOT has given preliminary approval for these 2 entrances. The owner is not asking for more entrance locations.*

3. The Preliminary Plan does not provide or delineate community amenities, as required by the Wild Horse Creek Overlay District: "Community amenities, such as a community center, nature preserve areas, park, lake, recreation areas, and other similar uses and amenities, are required for all residential development and shall be shown on any preliminary plan and/or site development plan."

*The plan has been revised to show a nature preserve area on the north portion of the property (the bluffs area), as well as a small seating area (including two benches) where*

*individuals could gather and view nature, which satisfies this requirement. The preserve area totals 1.4 acres out of the 4.89 acres total site.*

4. At the Public Hearing, it was asked if the Petitioner provided notice of this request to the adjacent property owners at least 7 days prior to the Public Hearing as required by the City's Unified Development Code (<http://ecode360.com/29481260>). The change of zoning application was signed indicating that the Petitioner met this requirement; please provide additional information pertaining to how this requirement was met.

*It was a misunderstanding of the petitioner, that the city's advertising, signs and newspaper notices satisfied this requirement. The petitioner will be sure to notify all adjacent property owners at least 7 days before the next public hearing and the city has decided not to vote on the re-zoning at that meeting, but to wait until the following meeting.*

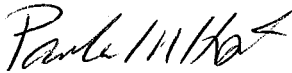
**Additional Item from the staff:**

1. As you are requesting a modification to the side yard setback on the shared property line of the attached units, the preliminary plan should include a note identifying the modification request that will be made to the City Council. Please note that this modification request requires a separate, super majority [two-thirds (2/3)] vote by the City Council for approval.

*This note has been added to the plan.*

Thank you for your time.

Sincerely,



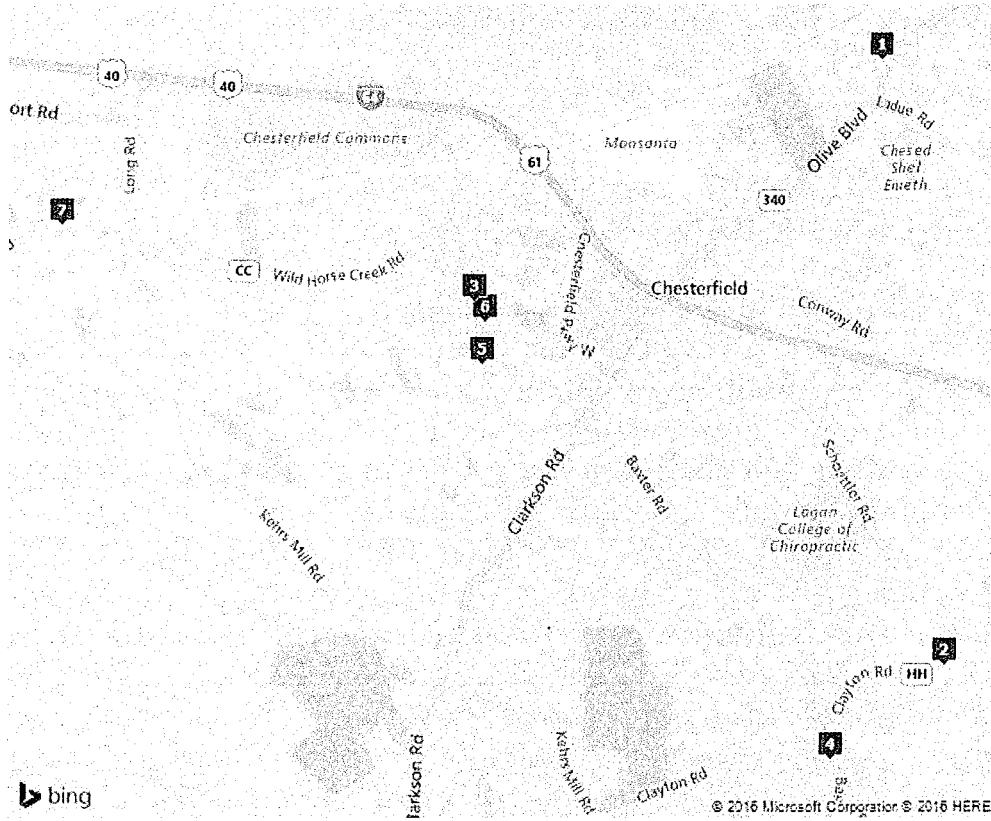
Paula M. Hart, PE, LEED AP  
Hart Engineering, LLC

Attached, please find a map outlining locations of similar style developments along with sample listings of these 'competitors' that represent what we envision for this land. The closest one offering this high end type of villa living is approximately 2 miles East at Wild Horse and Baxter (Stone Meadow). It is in a thriving community near the amphitheater & Central Park. It fits in well with the existing structures and residences in that area. I will also reference a development about 5 miles South East at Schoettler & Clayton roads called Rue De Gascony(Gascony). These high end villas have the elevated exteriors with stone/brick + upgraded garages. Soaring vaults inside along with custom finishes make these attached homes nicer than most that were existing in the area when they were built. The same will be said of the ones that we propose for Wild Horse Bluffs.

In the area this land is held, most existing homes are 10+ years old. Many have dated wood/crown/kitchens/baths. They need work to meet the needs of current day buyers at these price points. Days on market are low in Chesterfield as a whole. All these families that live along the Wild Horse Creek corridor have parents that will be downsizing. This small community that is being proposed not only will be tasteful – but it will serve a need for the community for villa style housing. A better need than if single family homes were to be marketed on this land.

Directly across the street from this proposed project lies Windridge estates. Their lots range from .50 – 1 acre. These proposed homes – although 'attached' will be very close to that density. If you look at other developments around town similar to this on busier streets – this is not an uncommon solution for land use.

## Cross Property Single Line (Map Print)



1	16070086	A Residential	126 Kendall Bluff Ct	Chesterfield	3,622	3	4 (3 1)	9	\$560,000	17	.091	2016-10-13
2	16065927	A Residential	14418 Rue De Gascony Ct	Chesterfield	2,215	3	3 (3 0)	0	\$689,900	34	.100	2016-09-22
3	16028971	S Residential	762 Stone Meadow Dr	Chesterfield	2,248	3	4 (3 1)	16	\$405,000	133	.090	2016-10-04
4	16006741	S Condo/Coop/Villa	310 Waverly Place	Chesterfield	1,851	3	3 (2 1)	14	\$385,000	69	.100	2016-07-08
5	15043645	S Condo/Coop/Villa	1478 Mumma Ct	Chesterfield	1,976	2	3 (3 0)	7	\$500,000	68	.172	2016-01-20
6	16030377	S Condo/Coop/Villa	743 Stonebluff Ct	Chesterfield	2,961	3	4 (3 1)	15	\$690,000	25	.120	2016-06-27
7	12063764	A Residential Lots	17439 Wild Horse Creek Rd	Chesterfield			(0 0)		\$700,000	1443	4.350	2016-01-02

All information herein has not been verified, is not guaranteed and is for the exclusive use of authorized users only.

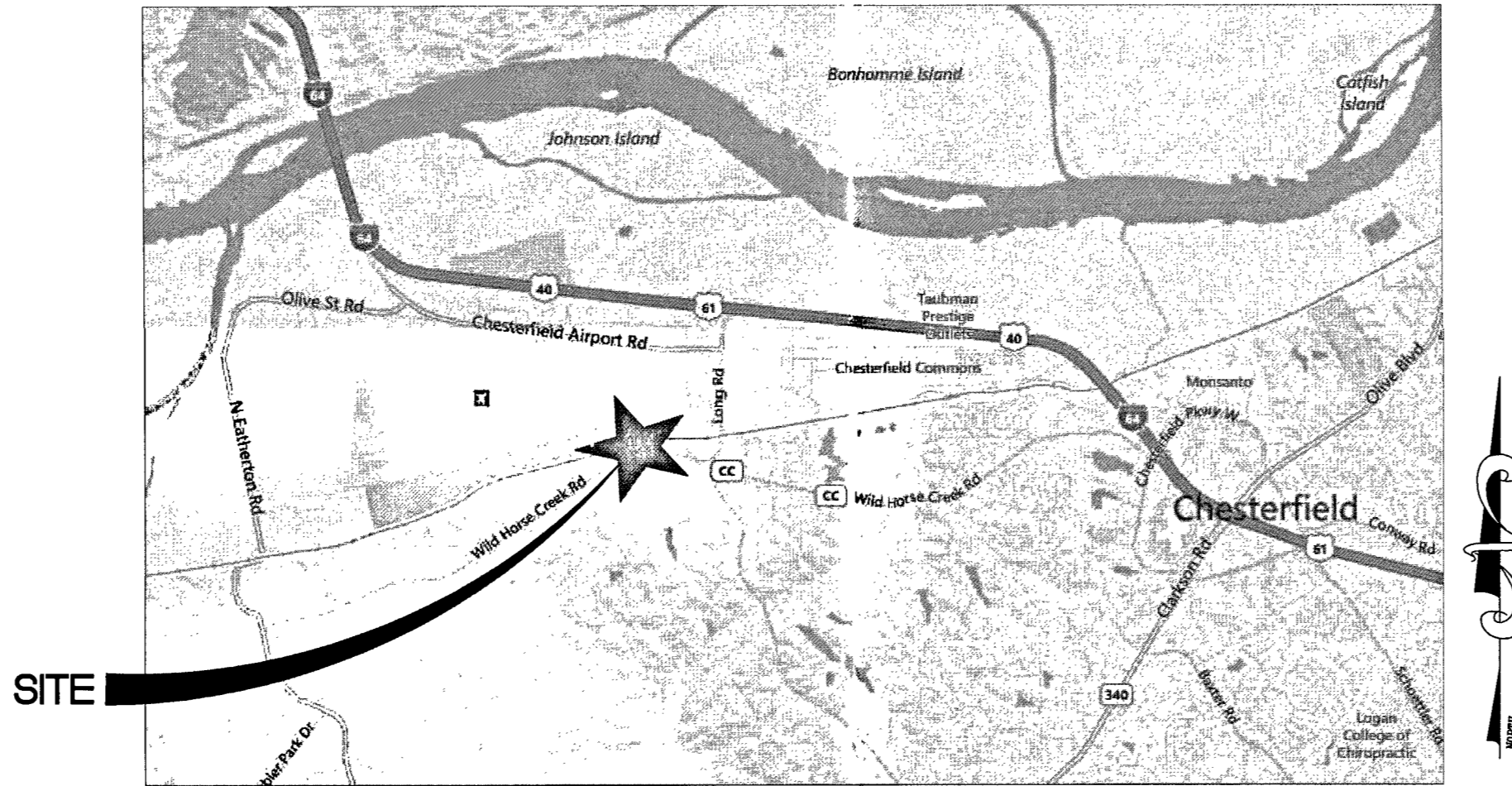
# PRELIMINARY DEVELOPMENT PLAN WILD HORSE BLUFFS

A TRACT OF LAND IN U.S. SURVEY 419 AND BEING  
PART OF LOT 20 OF THE SUBDIVISION OF R.H. STEVENS' FARM  
TOWNSHIP 45 NORTH, RANGE 3 EAST,  
CITY OF CHESTERFIELD  
ST. LOUIS COUNTY, MISSOURI 63005

### GENERAL NOTES:

- BOUNDARY SURVEY PROVIDED BY GATEWAY LAND SERVICES, INC. TOPOGRAPHIC INFORMATION PER AVAILABLE RECORDS
- SITE IS VACANT.
- GRADING AND STORMWATER DRAINAGE TO CONFORM TO THE STANDARDS OF MSD AND CITY OF CHESTERFIELD. SILTATION CONTROL SHALL BE IN PLACE PRIOR TO THE START OF GRADING. ALL STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE
- STORMWATER DETENTION IF REQUIRED TO BE PER MSD STANDARDS.
- SANITARY SEWER SERVICE TO MEET MSD STANDARDS.
- RIGHT-OF-WAY DEDICATION AND/OR EASEMENTS SHALL BE AS DIRECTED BY THE CITY OF CHESTERFIELD AND MISSOURI DEPARTMENT OF TRANSPORTATION.
- SIDEWALKS AND STREET LIGHTS SHALL BE PROVIDED AS DIRECTED BY THE CITY OF CHESTERFIELD.
- PER FEMA COMMUNITY PANEL NUMBER 29189C0145K AND 29189C0165K DATED 02/04/2015 THE SITE IS LOCATED IN ZONE "X", AN AREA DETERMINED AND DESIGNATED TO BE OUTSIDE THE 500-YEAR REGULATORY FLOODPLAIN
- ELECTRIC, TELEPHONE AND CATV SERVICE TO BE PROVIDED BY UNDERGROUND FACILITIES.
- ANY PUBLIC SEWERS AND UTILITIES TO BE COVERED BY EASEMENTS ON THE FINAL PLAT.
- WATER MAIN TO BE MIN. 8" DIAMETER.
- RETAINING WALLS TO BE CONSTRUCTED OF SEGMENTAL CONCRETE MASONRY UNITS.
- MINIMUM LOT SIZE IS 15,000 SQUARE FEET FOR THIS DEVELOPMENT AND CONFIGURATIONS SHOWN ON THIS PLAN ARE PRELIMINARY, SUBJECT TO RECORD PLAT APPROVAL.

### LOCATION MAP



### INDEX

- TITLE SHEET
- PLAN SHEET

### DESCRIPTION OF OVERALL TRACT SURVEYED:

A TRACT OF LAND IN U.S. SURVEY 419 AND BEING PART OF LOT 20 OF THE SUBDIVISION OF R. H. STEVENS' FARM RECORDED IN PLAT BOOK 7 PAGE 37 OF THE ST. LOUIS COUNTY MISSOURI FORMER CITY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF U.S. SURVEY 419 WITH THE NORTH LINE OF WILD HORSE CREEK ROAD BEING 70 FEET WIDE, SAID POINT ALSO BEING THE SOUTHEASTERN CORNER OF A TRACT OF LAND CONVEYED BY DEED TO DONALD BOWERS, RECORDED IN DEED BOOK 21399 PAGE 781; THENCE NORTHERLY ALONG THE EAST LINE OF SAID BOWERS TRACT, NORTH 11 DEGREES 45 MINUTES 49 SECONDS WEST A DISTANCE OF 206.53 FEET TO A POINT ON THE SOUTH LINE OF THE ST. LOUIS AND SOUTHWESTERN RAIL ROAD (FORMERLY CHICAGO ROCK ISLAND AND PACIFIC RAILROAD COMPANY), SAID POINT ALSO BEING THE NORTHEASTERN CORNER OF SAID BOWERS TRACT; THENCE EASTERLY ALONG SAID SOUTH LINE, NORTH 77 DEGREES 37 MINUTES 27 SECONDS EAST A DISTANCE OF 1007.13 FEET TO A POINT BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED BY DEED TO JAY A. & MARIANN K. TRUDEAU, RECORDED IN DEED BOOK 20831 PAGE 626; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID TRUDEAU TRACT, SOUTH 11 DEGREES 57 MINUTES 22 SECONDS EAST, A DISTANCE OF 247.74 FEET TO A POINT ON THE NORTH LINE OF SAID WILD HORSE CREEK ROAD; THENCE WESTERLY ALONG SAID NORTH LINE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 974.57 FEET, AN ARC LENGTH OF 273.78 FEET AND A CHORD BEARING OF SOUTH 85 DEGREES 46 MINUTES 41 SECONDS WEST TO ITS POINT OF TANGENCY; THENCE CONTINUING WESTERLY ALONG SAID NORTH LINE, SOUTH 77 DEGREES 49 MINUTES 09 SECONDS WEST A DISTANCE OF 737.41 FEET TO THE POINT OF BEGINNING, CONTAINING 213,157 SQUARE FEET OR 4.893 ACRES MORE OR LESS.

### PERTINENT DATA

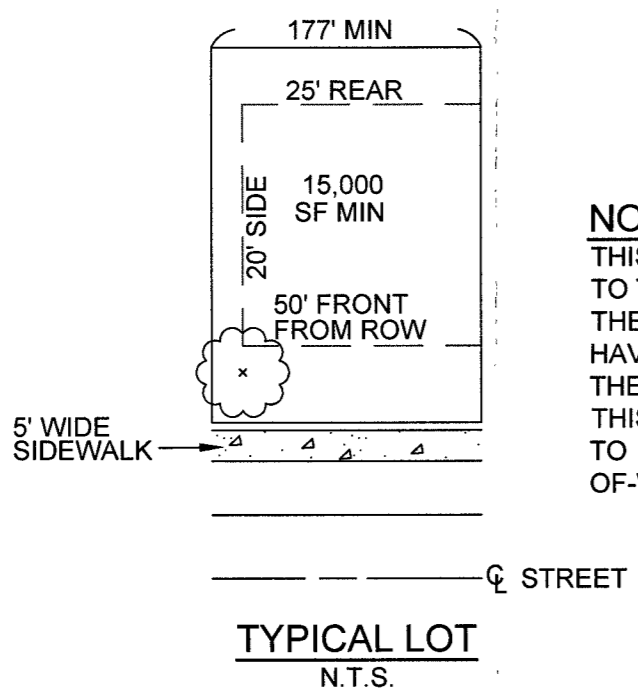
LOCATOR NUMBERS : 18V-64-0015 & 18V-63-0027  
 OWNER(S) : WILD HORSE PARTNERS, LLC  
 SITE ADDRESS : 17439 WILD HORSE CREEK RD. & 17455 WILD HORSE CREEK RD. CHESTERFIELD, MO 63005

SITE AREA : 4.89 ACRES = 100 %  
 COMMON GROUND : 1.61 ACRES = 33%  
 DISTURBED AREA : 3.28 ACRES = 67%  
 LOT AREA TOTAL : 142,776 SF (3.28 ACRES)  
 PRESENT USAGE : SINGLE FAMILY  
 EXISTING ZONING : E-1 & THE WILD HORSE CREEK ROAD OVERLAY  
 PROPOSED ZONING : E-1/2 & THE WILD HORSE CREEK ROAD OVERLAY  
 PROPOSED DEVELOPMENT : 8 LOT SUBDIVISION ATTACHED SINGLE FAMILY  
 EXISTING SETBACKS : FRONT YARD - 50 FT FROM RIGHT-OF-WAY  
 SIDE YARD - 20 FT  
 REAR YARD - 25 FT  
 DISTANCE BETWEEN STRUCTURES : 113 FT  
 SCHOOL DISTRICT : ROCKWOOD R-6 SCHOOL DISTRICT  
 WUNNENBERG PAGE NO./GRID : PG 20 GRID 18-II  
 WATERSHED : MO RIVER TRIBUTARY AREAS  
 UTILITIES : MISSOURI AMERICAN WATER COMPANY  
 AMEREN UE  
 METROPOLITAN ST. LOUIS SEWER DISTRICT  
 SBC  
 LACLEDE GAS COMPANY  
 MONARCH FIRE PROTECTION DISTRICT  
 FIRE DISTRICT : 1,800 L.F. WEST OF WILD HORSE CREEK ROAD AND KEHRS MILL ROAD INTERSECTION  
 NEAREST INTERSECTION : THIS DEVELOPMENT IS APPROXIMATELY 2,000 FEET AWAY FROM SPIRIT OF ST. LOUIS AIRPORT RUNWAY 26L. THERE WILL BE NOTICEABLE AIRCRAFT NOISE AT THIS SITE ON A DAILY BASIS.

SPIRIT OF ST. LOUIS AIRPORT

### LEGEND

DESCRIPTION	SYMBOL
EXISTING CONTOURS	--- 582 ---
PROPOSED CONTOURS	--- 582 ---
EXISTING TREE MASS	(Cloud symbol)
EXISTING TREE	(Circle symbol)
EXISTING SANITARY SEWER	--- 10" VCP ---
EXISTING STORM SEWER	--- 12" RCP ---
PROPOSED SANITARY SEWER	(Arrow symbol)
MANHOLE	(Circle with cross symbol)
PROPOSED TREELINE	(Dashed line symbol)
PROPOSED 5'W SIDEWALK	(Dashed line symbol)
PROPOSED PAVEMENT	(Dashed line symbol)
RETAINING WALL	(TW 528.00, BW 524.00 symbol)



NOTE:  
 THIS PLAN INCLUDES A MODIFICATION TO THE SIDE YARD SETBACK. ONE OF THE SIDE YARDS FOR EACH LOT WILL HAVE A ZERO FOOT SETBACK DUE TO THE HOMES BEING ATTACHED.  
 THIS PLAN INCLUDES A MODIFICATION TO THE LOT SETBACK FROM RIGHT-OF-WAY.

MAX. LOT SIZE AS SHOWN ON PLAN: 32,115 S.F.  
 MIN. LOT SIZE AS SHOWN ON PLAN: 15,008 S.F.

### PRELIMINARY PLAN DISCLAIMER

THIS DRAWING/PLAT/PLAN HAS BEEN DEVELOPED USING RECORD OR AVAILABLE SURVEY, TOPOGRAPHIC, DRAINAGE, AND UTILITY INFORMATION. THE DESIGN OF THE SITE IMPROVEMENTS, INCLUDING FINAL GRADES, SEWERS, DRAINAGE, UTILITIES, AND PAVING IS STRICTLY PRELIMINARY HAVING BEEN BASED UPON SUCH INFORMATION. THE PROPOSED IMPROVEMENTS ARE SUBJECT TO REVISION DURING FINAL ENGINEERING DESIGN, AGENCY APPROVAL, AND REVIEW BY UTILITY COMPANIES. THIS DRAWING IS NOT FOR CONSTRUCTION.

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LOCATED PRIOR TO ANY GRADING AND/OR CONSTRUCTION OF IMPROVEMENTS.

### NOTICE TO CONTRACTOR

THE LOCATION OF ANY UNDERGROUND FACILITIES, STRUCTURES, UTILITIES, SEWERS AND DRAINAGE FACILITIES, PUBLIC OR PRIVATE, AS MAY BE SHOWN ON THE DRAWINGS MUST BE CONSIDERED APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THEIR EXACT LOCATION AND THE EXISTENCE OF ANY NOT SHOWN. THE RELATIONSHIP BETWEEN ANY PROPOSED WORK AND SUCH EXISTING FACILITIES, STRUCTURES, UTILITIES, SEWERS AND DRAINAGE FACILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ALL UNDERGROUND FACILITIES MUST BE LOCATED BOTH HORIZONTALLY AND VERTICALLY TO VERIFY ADEQUATE CLEARANCE/COVER/STRUCTURAL CAPABILITIES OR INTEGRITY VERSUS ANY PROPOSED GRADING, SEWERS AND/OR DRAINAGE FACILITIES, FOOTINGS, IMPROVEMENTS, ETC. PRIOR TO CONSTRUCTION. REPRESENTATIVES OF UTILITY COMPANIES, SEWER AND/OR WATER AUTHORITIES, INCLUDING LOCAL MUNICIPAL AGENCIES AS MAY HAVE JURISDICTION OVER SAME, SHALL BE ON SITE DURING SUCH TIMES THAT ANY WORK IS TAKING PLACE OVER, UNDER OR IN THE VICINITY OF ANY FACILITIES AS MAY BE SHOWN ON THE DRAWINGS OR OTHERWISE FOUND TO EXIST, AND CONTRACTOR SHALL GIVE ADVANCE NOTICE TO SUCH REPRESENTATIVES AS NEEDED TO COORDINATE THEIR EFFORTS IN THIS REGARD.

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN PREPARED FROM RECORD INFORMATION (DEEDS, SUBDIVISION PLATS, ASSESSOR PLATS, OUTBOUNDARY SURVEYS, HIGHWAY ROAD PLANS AND OTHER AVAILABLE INFORMATION) THIS PLAT DOES NOT REPRESENT AN ACTUAL BOUNDARY SURVEY BY THIS OFFICE.

LEE C. FERRENBAUCH, III DATE  
 PLS2310  
 GATEWAY LAND SERVICES, INC

RECEIVED  
 JAN 17 2017  
 City of Chesterfield  
 Department of Public Services

WILD HORSE BLUFFS  
 PRELIMINARY PLAN  
 CHESTERFIELD, MO

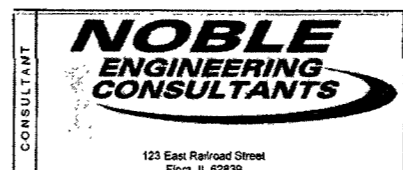
ISSUE DATE  
 8/9/2016  
 SCALE  
 AS SHOWN  
 Job Number  
 14014  
 Sheet Number

1

Call BEFORE you DIG  
 TOLL FREE  
 1-800-344-7483  
 MISSOURI ONE-CALL SYSTEM, INC.

CAUTION / HAZARD  
 EXISTING UNDERGROUND UTILITIES  
 AND OTHERS  
 CALL BEFORE EXCAVATING

AMERICAN WATER (WO)	: 1-800-253-6426
AMERICAN WATER (LI)	: 1-800-422-2782
CHARTER COMMUNICATIONS	: (888) 438-2427
AMEREN UE	: (314) 342-1000
LACLEDE GAS	: (314) 821-6960
AT&T	: 1-800-252-1133
M.S.D.	: (314) 768-6260
SPRINT NEXTEL	: 1-800-521-0579
GENERAL UTILITIES	: 1-800-DIG-RITE

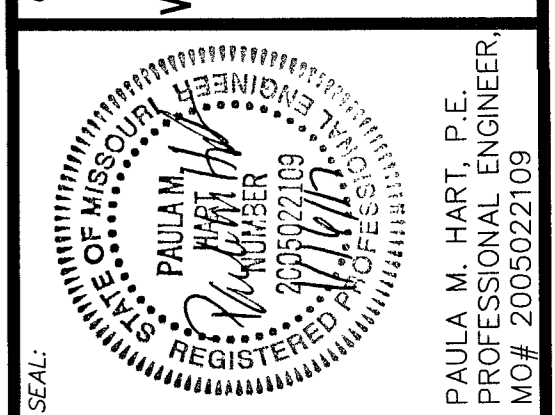


Noble Engineering Consultants has provided geotechnical services for the project proposed herein. A geotechnical investigation was conducted during August 26, 2014 for the development proposed herein. Our findings indicate that the earth-related aspects are suitable for the development proposed pursuant to the geotechnical recommendations set forth in our Geotechnical Study dated August 29, 2014.  
 Eric E. Seals, PE 10-01-2014

P-0030109-00  
 BASE MAP: 18V2

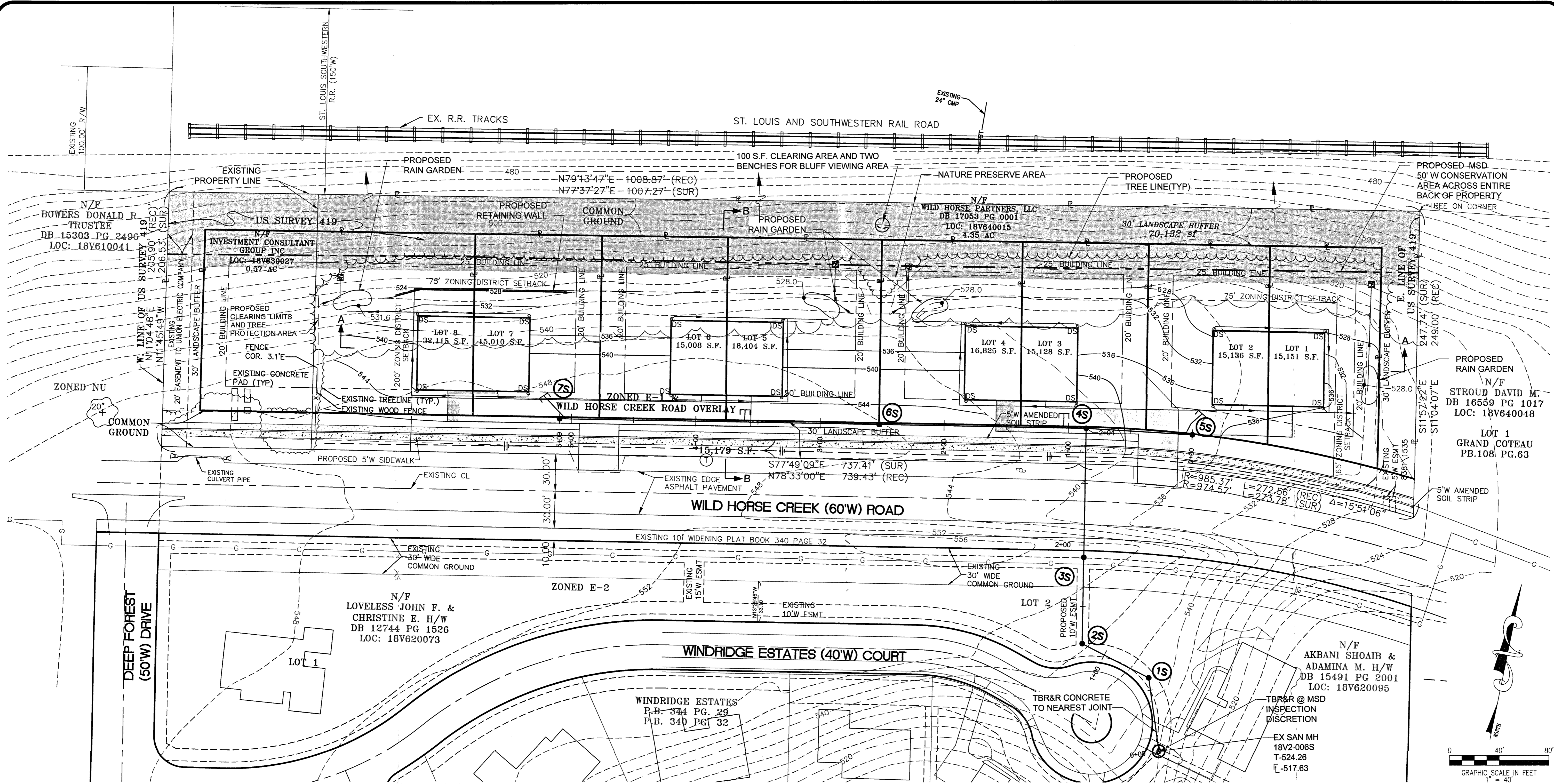
Revisions	
Date	

OWNER:  
 WILD HORSE CREEK PARTNERS, LLC  
 4 WEST DRIVE, SUITE 110  
 CHESTERFIELD, MO. 63017  
 CONTACT: CHRIS PURICELLI  
 PHONE: (314) 409-3621



CIVIL ENGINEER  
 HART ENGINEERING, L.L.C.  
 5717 MANCO DRIVE  
 ST. LOUIS, MO 63129  
 PHONE (314) 893-0528  
 MO Cert. of Auth. #2008000100

14014\_Working.dwg  
 Plotted By: John Frigermuth  
 Plotted On: 7/29/2017 2:14 PM



Revisions  
 Date  
 WILDE  
 OWNER  
 SCALE  
 WILD HORSE CREEK PARTNERS, LLC  
 4 WEST DRIVE, SUITE 110  
 CHESTERFIELD, MO. 63017  
 CONTACT: CHRIS PURCELL  
 PHONE: (314) 409-3621

PAULA M. HART, P.E.  
 PROFESSIONAL ENGINEER  
 MO# 2005022109  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 2005022109

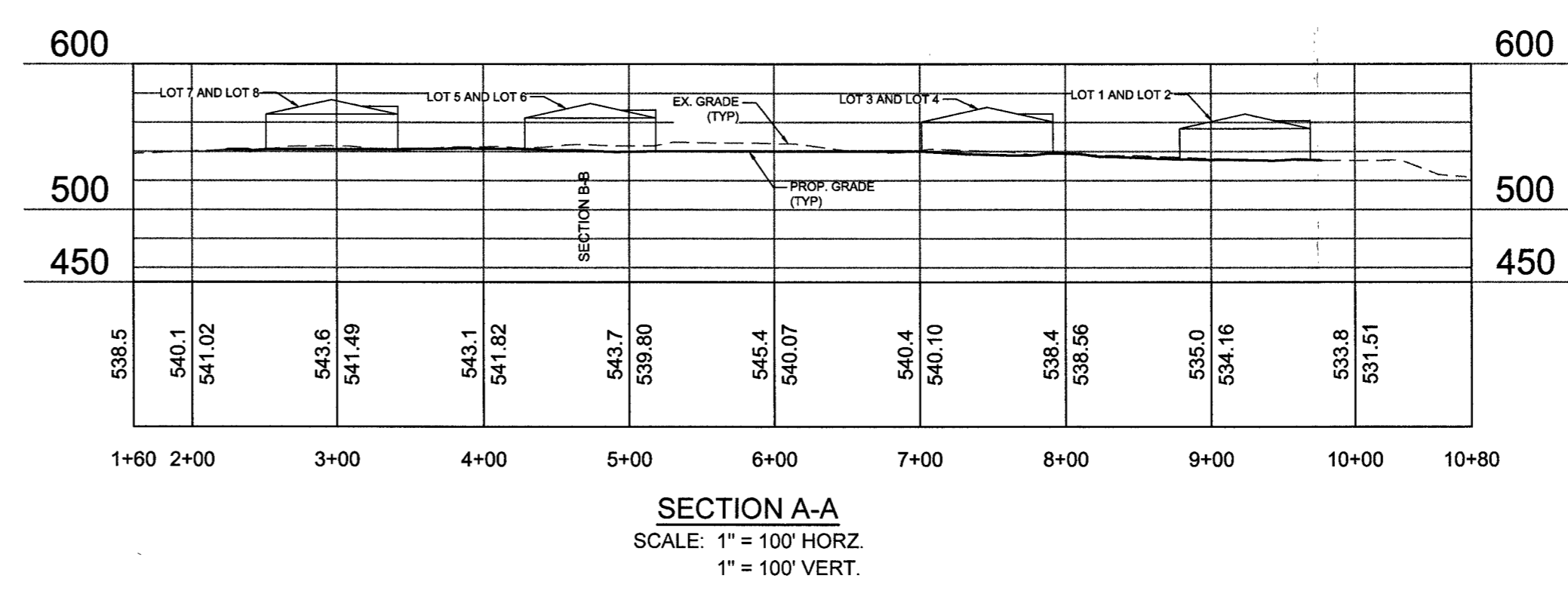
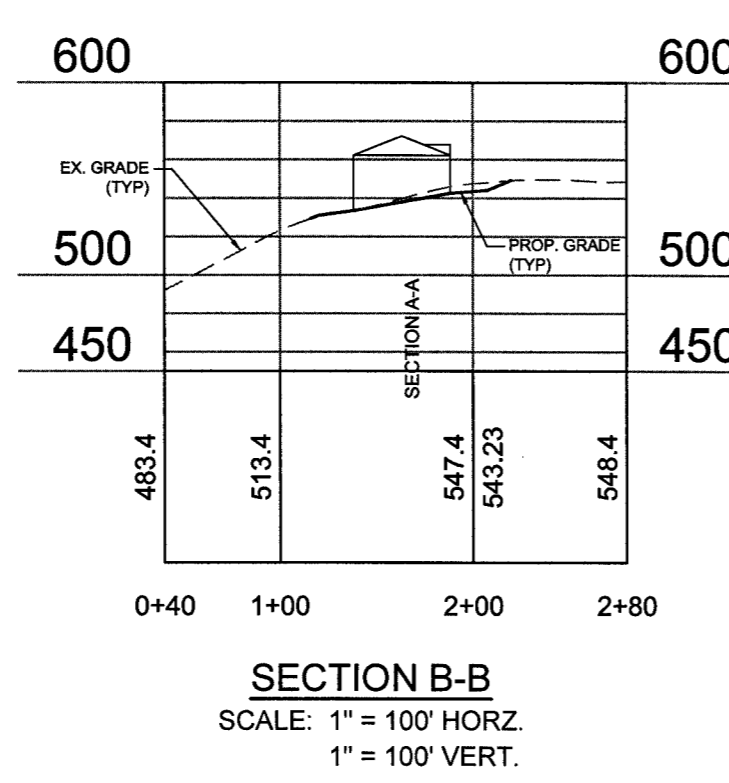
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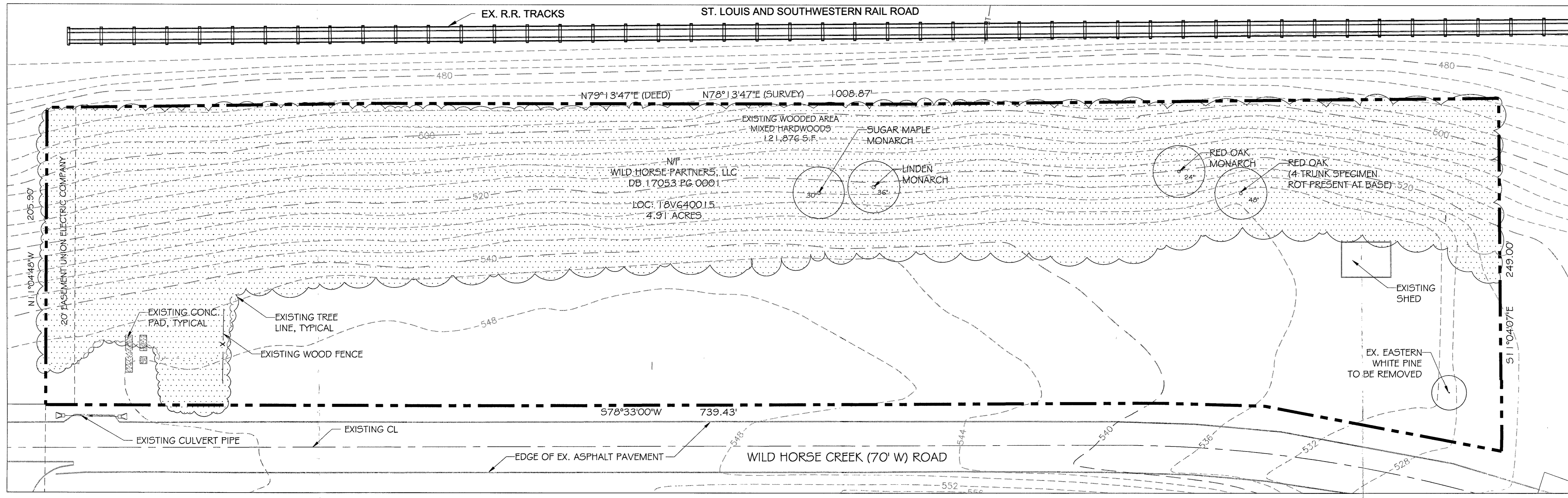
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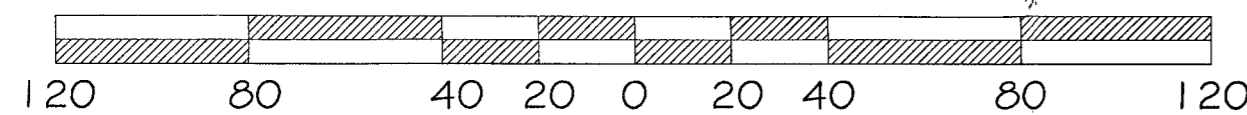


P-0030109-00  
 BASE MAP: 18V2



**TREE STAND DELINEATION PLAN**

SCALE: 1" = 40'-0"



EXISTING WOODED AREA, 121,876 S.F. OF MIXED HARDWOODS. PRIMARY SPECIES:

ACER SACCHARUM (SUGAR MAPLE)	32%
CELTIS OCCIDENTALIS (HACKBERRY)	18%
TILIA AMERICANA (AMERICAN BASSWOOD)	16%
ULMUS SPP. (ELM SPECIES)	8%
SASSAFRAS ALBIDUM (SASSAFRAS)	7%
ASH SPP. (ASH)*	4%
OAK SPP.	4%
JUGLANS NIGRA (BLACK WALNUT)	2%
ACER NEGUNDO (BOXELDER)	2%
DIOSPYROS VIRGINIANA (PERSIMMON)	1%
CATALPA SPECIOSA (CATALPA)	1%
JUNIPERUS VIRGINIANA (RED CEDAR)	1%

THE TREES IN THIS STAND ARE IN GOOD TO FAIR CONDITION. TYPICAL TO A WOODED AREA THE TREES ARE HIGH BRANCHED AND NARROW IN FORM. THERE ARE SEVERAL TREES WITH ROT AT THE ROOT BASE AND OLD WOUNDS WITH INCLUDED BARK. THERE ARE SEVERAL LARGE ASH TREES WHICH SHOULD BE REMOVED AS THE PRESENCE OF EMERALD ASH BORER HAS BEEN CONFIRMED IN THE ST. LOUIS AREA.

**Nafe & Associates  
Landscape Architects LLC**  
Nancy Nafe RLA, ISA, Leed AP  
P.O. Box 191284  
St. Louis, MO 63119

**Wild Horse Bluffs  
Wild Horse Creek Road  
Chesterfield, Missouri 63107  
Tree Stand Delineation**

Project No:

No	Description	Date

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*Nancy Nafe*

Nancy Nafe  
Landscape Architect  
MO License # 2008017066  
ISA Certified Arborist  
MO License # MW-4603A

The Professional Landscape Architect seal placed in this sheet applies only to the material and items shown on this sheet. All drawings, specifications or other documents not including the seal shall not be considered prepared by this Landscape Architect, and the architect expressly disclaims any and all responsibility for such plans, drawings or documents not including this seal.

DATE: 07.18.2016  
SCALE: AS INDICATED