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## Planning and Development Services Division Vote Report

**Meeting Date:** January 25, 2016

**From:** Jessica Henry, Project Planner

**Location:** Southeast of the intersection of White Road and Greentrails Drive.

**Petition:** **P.Z. 12-2015 Warwick on White Road (1050 and 1060 White Rd.)**: A request for a zoning map amendment from a “NU” Non-Urban District to an “R-2” Residence District for an 8.31 acre tract of land located southeast of the intersection of White Road and Greentrails Drive (18R620266 and 18R340902).

### **Summary**

Stock and Associates Consulting Engineers, Inc., on behalf of Fischer and Frichtel Custom Homes, LLC, has submitted a request for a zoning map amendment from a “NU” Non-Urban District to an “R-2” Residential District for an 8.31 acre tract that currently contains two single family homes. A Public Hearing for this request was held at the January 11, 2016, City of Chesterfield Planning Commission meeting.

During the Public Hearing, three issues were raised and addressed. These issues will be discussed in detail under the Staff Analysis section of this report. As a conventional (versus planned) zoning district, per code the legislation for this request will neither include a preliminary plan nor an Attachment A. If approved, the uses permitted for the subject site will be those specified in the “R-2” Residential District regulations.

### **Site History**

The subject site includes two parcels of 4.307 and 4.003 acres and was incorporated into the City of Chesterfield under the “NU” Non-Urban District designation from St. Louis County. The homes on these lots were constructed prior to the incorporation of the City of Chesterfield.

### **Surrounding Land Use and Zoning**

**North:** North of the site is the Greentrails West residential subdivision which is currently zoned “R-2” Residence District.

- South:** To the south is Chesterfield Day School which is zoned “NU” Non-Urban District and the Conway Ridge residential subdivision which is zoned “R-2” Residence District.
- East:** The Lake on White Road residential subdivision is located to the east of the subject site and is zoned “R1-A” Residence District and “FPR1-A” Flood Plain Residence District with a Planned Environment Unit (PEU) procedure.
- West:** Developments located to the west of the subject site include the Chesterfield Day School site and the Greentrails West subdivision. Additionally, the White Road Estates and Conway Forest residential subdivisions, zoned “R1-A” Residence District and “FPR1-A” Flood Plain Residence District with a Planned Environment Unit (PEU) procedure, are located across White Road to the west.



Figure 1: Surrounding Developments

### **Comprehensive Plan Analysis**

The subject site is located within Ward 1 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates these parcels are within the Residential Single-Family land use designation. This subject site is not located in any sub-area identified by the Comprehensive Plan. The current zoning request is consistent with the Comprehensive Plan, as shown in the plan excerpt below.

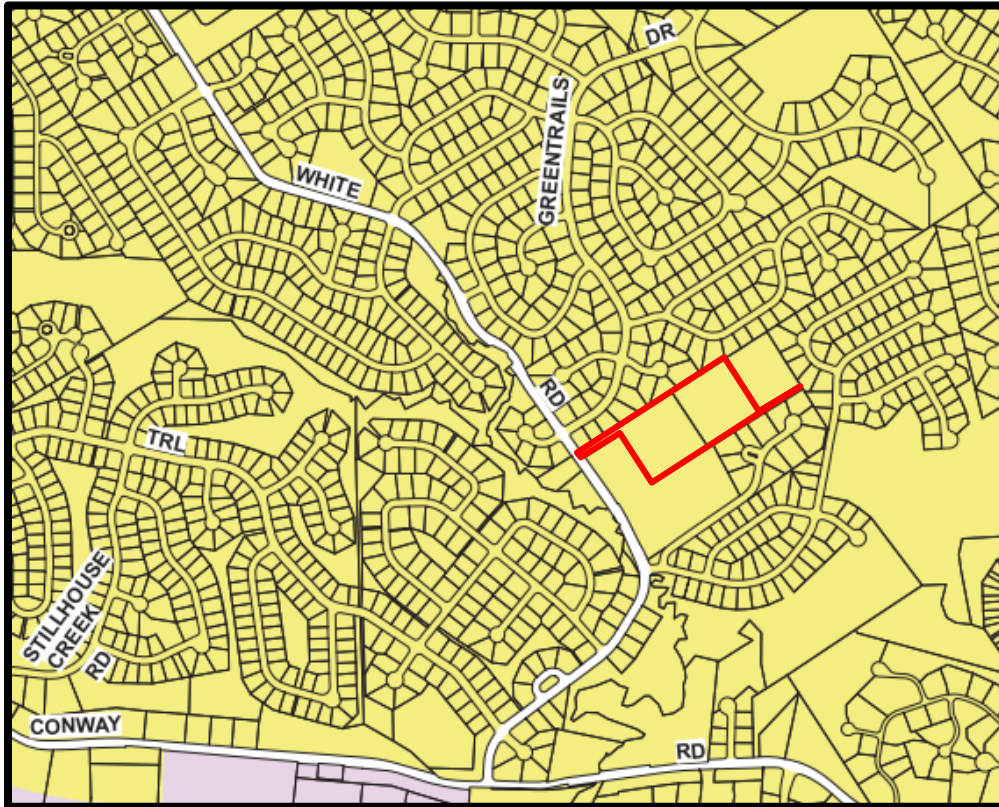


Figure 2: Comp Plan Surrounding Land Use Designation—Residential Single Family (yellow)

### **Staff Analysis**

As this zoning request is for a change to a “straight” (conventional) zoning district, there will be no preliminary plan or Attachment A in accordance with City Code. Therefore, fixed development criteria, such as minimum lot size and building setbacks, are established by the “R-2” Residence District regulations rather than negotiated through the zoning process. The “R-2” Residence District regulations require a minimum lot size of 15,000 square feet for a single-family dwelling. The building setbacks for residential uses are as follows: twenty-five (25) foot front, ten (10) foot side, and fifteen (15) foot rear.

Uses permitted in an “R-2” Residence District include:

- Single family detached dwelling
- Churches and other places of worship
- Golf courses
- Libraries, public or private
- Parks
- Wildlife reservation, forest and conservation project
- Primary school
- Kindergarten, nursery school
- Public facilities

The Public Hearing for this request was held at the January 11, 2016 Planning Commission meeting. Three issues were raised at the Public Hearing; however, these issues were advisory in nature and to be fully vetted by Staff during a future Site Plan review if the zoning request is approved. Information pertaining to each of the three issues is provided below:

1. Concerns regarding the existing site drainage patterns which negatively impact adjacent properties.

- During the Public Hearing, adjacent properties owners expressed concern regarding storm water runoff entering their properties from the subject site. In addition to the response provided by the Petitioner at the Public Hearing, Staff would offer the following information. Currently, the existing topography of subject site, which slopes southward, results in sheet flow runoff of storm water. However, if the subject site is developed, the development would be required to capture, treat, and infiltrate storm water on-site as required by the City of Chesterfield and the Metropolitan Sewer District. Additionally, during grading and construction of the development, a Land Disturbance Permit from the Missouri Department of Natural Resources would be required to ensure that control measures are in place to prevent sediment from leaving the site, particularly during larger rain events. Each of these agencies would review the proposed development to ensure that the site design meets all standards and incorporates storm water Best Management Practices (BMPs). Although engineered drawings have not been submitted at this point, if this zoning request is approved and a Site Plan is submitted for review, Staff would be happy to meet with and share these detailed plans with the adjacent residents.

2. Concerns regarding the loss of privacy for adjacent property owners to the south.

- The City of Chesterfield Unified Development Code (UDC) includes that all new developments include landscape buffers. For proposed residential developments that are adjacent to existing residential developments, a twenty foot (20) landscape buffer is required. The UDC states that *“landscape buffers shall contain a combination of deciduous trees, evergreen trees, ornamental trees and shrubs and should enhance and preserve native vegetation.”*
- Additionally, the UDC states that *“Landscaped berms, walls or fences are required to screen automobile headlights from areas zoned residential.”* Given the location of the existing access and proximity to the adjacent residences, this requirement will ensure minimal impact to the neighborhood character of the area.

3. Concerns regarding the preservation of specific trees.

- If this request for a zoning map amendment is approved, the Petitioner would be required to submit a Tree Preservation Plan with any future Site Plan submittal in accordance with the development standards contained with the UDC. Tree Preservation Plans are required

to show the location, type, size, and proposed removal or preservation of all monarch trees as shown on the Tree Stand Delineation. During the Site Plan review, Staff, including the City Arborist, will issue comments with recommendations that Monarch trees be preserved when possible. At the Public Hearing, the following trees were specifically identified: trees 33 and 35 on the south property line; tree 100, a Linden; and a grove of Walnut trees located near the northeast border of the site. The Petitioner acknowledged the concern for these specific trees and Staff will work with the Petitioner during any future Site Plan review to preserve these trees, if possible.

### **Request**

Staff has reviewed the request for a zoning map amendment by Stock and Associates Consulting Engineers, Inc., on behalf of Fischer and Frichtel Custom Homes, LLC and has found that the request is compliant with the City of Chesterfield Code and consistent with the Comprehensive Plan. Staff requests action on P.Z. 12-2015 Warwick on White Road (1050 and 1060 White Rd.)

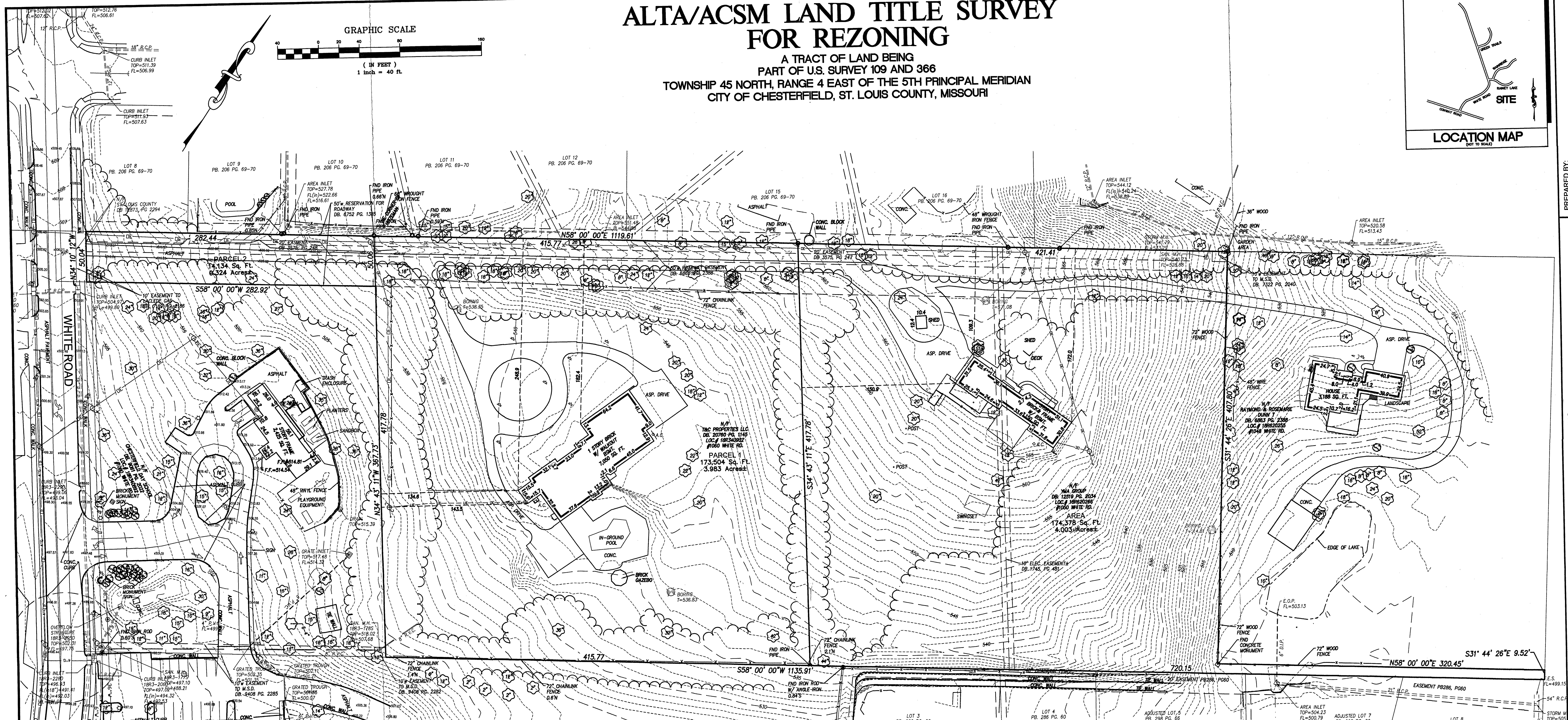
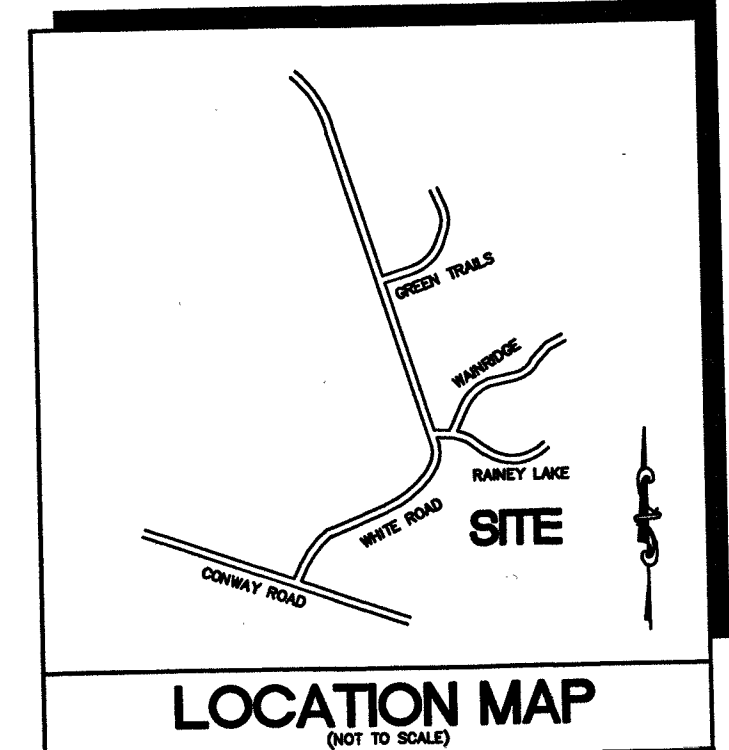
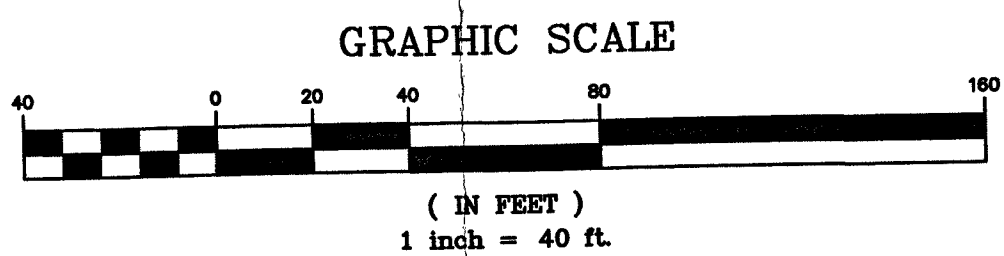
#### Attachments

1. Alta Survey
2. Tree Stand Delineation

cc: Aimee Nassif, Planning and Development Services Director

# ALTA/ACSM LAND TITLE SURVEY FOR REZONING

A TRACT OF LAND BEING  
PART OF U.S. SURVEY 109 AND 366  
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



**Notes:**

- Stock and Associates Consulting Engineers, Inc. used exclusively Old Republic National Title Insurance Company, Commitment No. 1518ARC, with an effective date of September 15, 2015, at 8:00 a.m., Resolution No. 1 for research of assessments and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.
- Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple, and title thereto is a fee simple estate thereof vested in:  
**T and C Properties, LLC**
- Title Commitment No. 1518ARC with Schedule B-Section 2 exceptions:
  - Item No. 4. Subject to Easements and restrictions contained in the Warranty Deed recorded in Book 8752 page 1385. "SHOW"
  - Item No. 5. Easement granted to Union Electric Company of Missouri, by the instrument recorded in Book 1124 page 462. "NOT SHOW" Does not affect the subject property.
  - Item No. 6. Easement granted to Union Electric Company of Missouri, by the instrument recorded in Book 1188 page 298. "NOT SHOW" Does not affect the subject property.
  - Item No. 7. Easement granted to Union Electric Company of Missouri, by the instrument recorded in Book 1745 page 81. "SHOW"
  - Item No. 8. Easement granted to Union Electric Company of Missouri, by the instrument recorded in Book 3575 page 247. "SHOW"
  - Item No. 9. Easement granted to Union Electric Company of Missouri, by the instrument recorded in Book 3575 page 248. "SHOW"
  - Item No. 10. Subject to Easement reserved by Milton M. Van Camp and Ewanda L. Van Camp, for ingress and egress, by the Warranty Deed recorded in Book 8752 page 1385. "SHOW"
  - Item No. 11. Easement granted to Raymond J. Dunn and Rosemary T. Dunn, his wife, for ingress and egress, by the Warranty Deed recorded in Book 6863 page 2388. "SHOW"
  - Item No. 12. Easement granted to Lockade Gas Company, by the instrument recorded in Book 7189 page 2188. "SHOW" However lies within the right-of-way of White Road as widened.
  - Item No. 13. Easement granted to the Metropolitan St. Louis Sewer District, by the instrument recorded in Book 7322 page 2040. "SHOW"
  - Item No. 14. Subject to Easement granted to St. Louis County Water Company, by the instrument recorded in Book 7911 page 2054. "NOT SHOW" Does not affect the subject property.
  - Item No. 15. Easement granted to St. Louis County Water Company, by the instrument recorded in Book 7714 page 1904. "NOT SHOW" Does not affect the subject property.
  - Item No. 16. Subject to Easement granted to the Metropolitan St. Louis Sewer District, by the instrument recorded in Book 9408 page 2282. "SHOW"

**Notes:**

- Stock and Associates Consulting Engineers, Inc. used exclusively Old Republic National Title Insurance Company, Commitment No. 1518ARC, with an effective date of February 17, 2015, at 8:00 a.m., for research of assessments and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.
- Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple, and title thereto is a fee simple estate thereof vested in:  
**YMA Group, Inc. a Missouri corporation**
- Title Commitment No. 1518ARC with Schedule B-Section 2 exceptions:
  - Item No. 4. Easement granted to Union Electric Company of Missouri, by the instrument recorded in Book 1124 page 462. "NOT SHOW" Does not affect the subject property.
  - Item No. 5. Easement granted to Union Electric Company of Missouri, by the instrument recorded in Book 1188 page 298. "NOT SHOW" Does not affect the subject property.
  - Item No. 6. Easement granted to Union Electric Company of Missouri, by the instrument recorded in Book 1745 page 81. "SHOW" Appropriate only.
  - Item No. 7. Easement granted to Union Electric Company of Missouri, by the instrument recorded in Book 3575 page 247. "SHOW"
  - Item No. 8. Easement granted to Union Electric Company of Missouri, by the instrument recorded in Book 3575 page 248. "SHOW"
  - Item No. 9. Easement reserved by Milton M. Van Camp and Ewanda L. Van Camp, for ingress and egress, by the Warranty Deed recorded in Book 8752 page 1385. "SHOW"
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  - Item No. 15. Easement granted to the Metropolitan St. Louis Sewer District, by the instrument recorded in Book 9408 page 2282. "SHOW"

**PROPERTY DESCRIPTION**

A tract of land being part of U.S. Survey 109 and 366 in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

**BEGINNING** at the Point of Intersection of the Eastern line of White Road, 40 feet wide with the Northern line of U.S. Survey 366, thence along the Northern line of said U.S. Survey 366 and the Northern line of U.S. Survey 109 North 58 degrees 00 minutes 00 seconds East, 1118.91 feet to the Northeast corner of a tract of land described in a deed to Raymond and Rosemary Dunn as recorded in Deed Book 6863, Page 2388 of the St. Louis County Records, thence along the Northern line of said tract South 31 degrees 44 minutes 28 seconds East, 407.29 feet to the Dunn tract North 58 degrees 00 minutes 00 seconds East, 300.45 feet to the Southeast corner thereof, said point being on the Northeastern line of a tract of land described in a deed to YMA Group as recorded in Deed Book 12518, Page 2024 of the St. Louis County Records, thence along said Northeastern line South 31 degrees 44 minutes 28 seconds East, 8.52 feet to the Eastern corner of said YMA Group tract, thence along the Southeastern line of said YMA Group and the Southeastern line of a tract of land described in a deed to T&C Properties, LLC as recorded in Deed Book 20780, Page 1145 of the St. Louis County Records, thence along the Southeastern line of said T&C Properties, LLC tract, thence along the Southeastern line of said tract South 58 degrees 00 minutes 00 seconds West, 282.92 feet to a point on the off-south Northern line of White Road, thence along said Northeastern line North 34 degrees 10 minutes 12 seconds West, 50.04 feet to the Point of Beginning according to a survey by Stock & Associates Consulting Engineers, Inc. during October, 2015 and containing 362,018 square feet or 8.310 acres more or less.

**LEGEND**

⊕ BENCH MARK	⊕ FIRE HYDRANT
○ FOUND IRON ROD	⊕ FIRE DEPARTMENT CONNECTION
● FOUND IRON PIPE	⊕ WATER MANHOLE
△ RIGHT OF WAY MARKER	⊕ WATER METER
⊕ UTILITY POLE	⊕ WATER VALVE
⊕ SUPPORT POLE	⊕ POST INDICATOR VALVE
⊕ UTILITY POLE WITH LIGHT	⊕ CLEAN OUT
⊕ LIGHT STANDARD	⊕ STORM MANHOLE
⊕ ELECTRIC METER	⊕ GRATED MANHOLE
⊕ ELECTRIC MANHOLE	⊕ STORMWATER INLET
⊕ ELECTRIC PEDESTAL	⊕ GRATED STORMWATER INLET
⊕ ELECTRIC SPICE BOX	⊕ SANITARY MANHOLE
⊕ GAS DRIP	⊕ TREE
⊕ GAS METER	⊕ BUSH
⊕ GAS VALVE	⊕ TRAFFIC SIGNAL
⊕ TELEPHONE MANHOLE	⊕ PARKING METER
⊕ TELEPHONE PEDESTAL	⊕ STREET SIGN
⊕ TELEPHONE SPICE BOX	⊕ SPRINKLER
⊕ CABLE TV PEDESTAL	⊕ MAIL BOX

**ABBREVIATIONS**

CO.	- CLEANOUT
DB.	- DEED BOOK
E.	- ELECTRIC
FL.	- FLOWLINE
FT.	- FEET
FND.	- FOUND
G.	- GAS
M/W.	- MANHOLE
N/F.	- NOW OR FORMERLY
PG.	- PAGE
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCEMENT
P.V.C.	- POLYVINYL CHLORIDE PIPE
R.C.P.	- REINFORCED CONCRETE PIPE
SA.	- SQUARE
S.D.	- SEWER
T.C.P.	- TELEPHONE CABLE
W.	- WATER
W.C.P.	- WETTED CLAY PIPE
W.M.	- WATER METER
W.B.	- WETTED CLAY PIPE
W.B.	- WETTED CLAY PIPE
W.B.	- WETTED CLAY PIPE

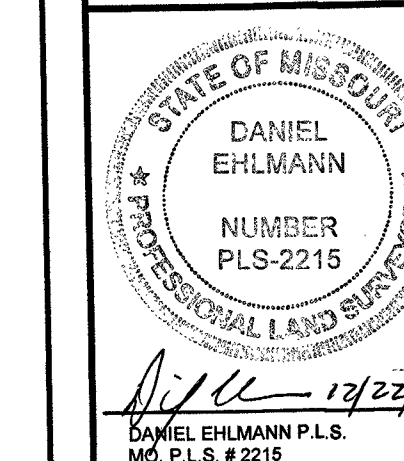
**ST. LOUIS COUNTY BENCHMARK**

BENCHMARK # 1213 ELEV.=497.08(ND 1929)  
35' S. OF CENTERLINE OF RAINY LAKE DR. AND 17' EAST OF CENTERLINE OF WHITE RD.

PREPARED FOR:  
**FISCHER & FRICHEL**  
695 TRADE CENTER BLVD.  
CHESTERFIELD, MO. 63005  
PHONE: (314) 576-0500

PREPARED BY:  
**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.

ALTA/ACSM LAND TITLE SURVEY FOR REZONING  
**FISCHER & FRICHEL CUSTOM HOMES**  
1080 WHITE RD.



REVISIONS:  
1 00/00/0000-

RECEIVED  
City of Chesterfield  
DEC 2 2 2015  
Department of Public Services

DRAWN BY: J.K.  
CHECKED BY: D.M.E.  
DATE: 10/20/15 JOB NO: 214-5521  
M.S.D. # P-XXXXXX  
ELEC. MET. # XXXX  
M.A.B. # XXXX

SHEET TITLE:  
**ALTA/ACSM LAND TITLE SURVEY FOR REZONING**

SHEET NO.: **#1**

No.	Tree Name	DBH Size- Caliper/Inch	Canopy (Diam)	Condition Rating	Comment
1	Boxelder	11	30	2	
2	Black Locust	10	24	2	
3	Muberry	48	22	3	
4	Black Locust	10	24	2	
5	Black Locust	18	30	2	
6	Black Locust	20	30	2	
7	Elm	9	24	2	
8	Boxelder	6	18	2	
9	Boxelder	6	18	2	
10	Cypress	5	8	3	in OE R.O.W.
11	Cypress	6	10	3	in OE R.O.W.
12	Black Locust	24	22	2	
13	Cypress	6	10	3	in OE R.O.W.
14	Elm	12	40	3	in OE R.O.W.
15	Red Cedar	10	20	1	
16	Elm	23	50	3	
17	Red Cedar	18	18	2	
18	Elm	18	20	1	
19	Red Cedar	18	18	2	
20	Elm	22	20	2	
21	Black Locust	18	40	2	
22	Boxelder	18	40	2	
23	Silver Maple	20	40	2	
24	Silver Maple	10	24	3	
25	Muberry	8	16	1	Vine-covered
26	Boxelder	6	10	1	Vine-covered
27	Muberry	12	24	3	
28	Black Cherry	24	48	3	
29	Black Cherry	24	48	3	
30	Shingle Oak	16	40	2	
31	Muberry	20	40	2	
32	Ash	22	40	3	
33	Sugar Maple	36	60	4	Monarch
34	Ash	30	60	2	
35	Sugar Maple	32	58	4	Monarch
36	Silver Maple	42	70	3	
37	White Pine	12	30	3	
38	White Pine	22	30	3	
39	White Pine	22	30	3	
40	White Pine	12	12	2	
41	White Pine	18	20	3	
42	White Pine	20	30	3	
43	White Pine	20	30	3	
44	White Pine	24	30	3	
45	Red Cedar	18	20	2	

46	Red Cedar	12	16	2	
47	Muberry	17	20	2	
48	Muberry	12	16	2	
49	Red Cedar	12	10	1	
50	Elm	12	20	2	
51	Black Cherry	11	20	2	
52	Black Cherry	13	24	2	
53	Elm	6	10	2	
54	Black Locust	10	12	2	
55	Black Locust	9	14	2	
56	Black Locust	5	8	2	
57	Muberry	5	8	2	Multi-stem
58	Elm	20	30	2	
59	Black Locust	20	30	3	
60	Elm	15	10	2	
61	Muberry	5	10	2	
62	Muberry	12	20	2	
63	Red Cedar	8	6	1	
64	Black Locust	8	6	2	
65	Red Cedar	20	18	3	
66	Muberry	6	16	2	
67	Elm	6	16	2	
68	Boxelder	6	22	1	
69	Muberry	5	22	1	
70	Muberry	6	16	1	
71	Muberry	24	48	2	
72	Boxelder	12	20	2	
73	Elm	9	18	2	
74	Hackberry	5	12	1	
75	Muberry	8	16	1	
76	Muberry	8	16	1	
77	Muberry	6	16	1	
78	Muberry	6	16	1	
79	Muberry	5	10	1	
80	Muberry	5	10	1	
81	Muberry	6	16	1	
82	Muberry	24	44	3	
83	Hackberry	18	40	3	
84	Muberry	5	16	2	
85	Muberry	12	20	2	in OE R.O.W.
86	Boxelder	6	12	2	in OE R.O.W.
87	Purple Plum	5	12	3	in OE R.O.W.
88	Elm	28	50	2	in OE R.O.W.
89	Silver Maple	11	24	2	in OE R.O.W.
90	Magnolia	20	22	4	

91	Walnut	5	18	3	
92	Magnolia	18	40	2	
93	Red Cedar	14	20	3	
94	Red Cedar	20	20	3	
95	Red Cedar	20	20	3	
96	Red Cedar	20	20	1	
97	Ash	20	20	3	Vine-covered
98	Silver Maple	44	50	3	
99	Silver Maple	28	50	3	
100	Linden	30	60	4	Monarch
101	Autumn Olive	12	16	2	
102	Muberry	10	20	3	
103	Sweetgum	42	60	3	Monarch
104	Silver Maple	26	60	3	
105	Walnut	11	24	3	
106	Dogwood	8	16	1	Vine-covered
107	Walnut	9	20	3	
108	Silver Maple	20	40	3	
109	Silver Maple	11	40	3	
110	White Pine	22	40	3	
111	Black Cherry	5	16	3	
112	Red Cedar	5	16	3	
113	Red Cedar	18	18	3	
114	Red Cedar	20	18	3	
115	Muberry	14	20	2	Multi-stem
116	White Pine	18	24	2	
117	Walnut	12	20	3	
118	Walnut	10	20	3	
119	Walnut	14	20	3	
120	Walnut	20	20	3	
121	Walnut	10	20	3	
122	Walnut	10	20	3	
123	Walnut	10	20	3	
124	Walnut	10	20	3	

**Tree Stand Delineation Narrative  
October 27, 2015**

This project site comprises a total of 8.31 Ac and has a total of 1.5 Ac. of Woodlands. The attached detailed Tree Stand Delineation map was completed by field inspection.

Woodland A: The woodland area covers a portion of Eastern lot along Southern property line. It is comprised of primarily persimmon trees that vary in size 3-8" DBH. These trees form a dense cluster with an understory of shrub honeysuckle.

Woodland B: This woodland area is along the North-Eastern slope of the same lot. This woodland is made up volunteer growth on the steep slope consisting of silver maple, boxelder, mulberry and cottonwood. The quality of the woodland is poor. The understory is shrub honeysuckle.

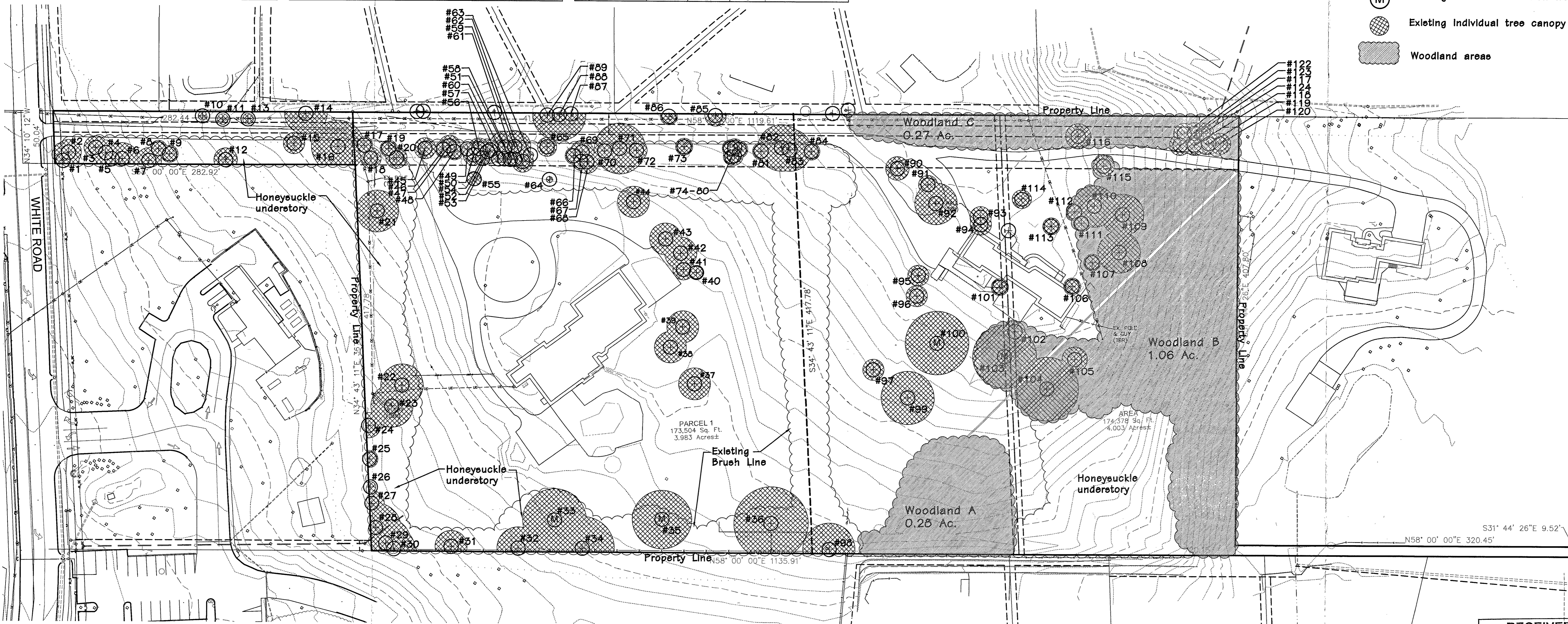
Woodland C: This woodland is on the northern side of the entry drive along the property line. This consists of boxelder, sassafras, black cherry, and walnut. The size varies from 5-12" DBH.

- RATING:**
- 1 = In Decline
  - 2 = Poor Quality
  - 3 = Average Quality
  - 4 = Good Quality
  - 5 = Excellent Quality

Monarch Trees are noted in the list. There are no state champion or rare trees were found on the site.

Total Site Area = 631,983 sq. ft. or 8.31 Ac.  
 Woodland A = 11,888 sq. ft. or 0.27 Ac.  
 Woodland B = 47,752 sq. ft. or 1.08 Ac.  
 Woodland C = 7,348 sq. ft. or 0.16 Ac.  
 Individual Trees = 43,944 sq. ft. or 1.04 Ac.  
 TOTAL EXISTING CANOPY = 110,932 sq. ft. or 2.54 Ac.

- KEY**
- (+) Existing individual tree
  - (M) Existing individual monarch tree
  - (●) Existing individual tree canopy
  - ▨ Woodland areas



**White Road Site  
Chesterfield, Missouri**  
 Stock & Associates

Revisions:

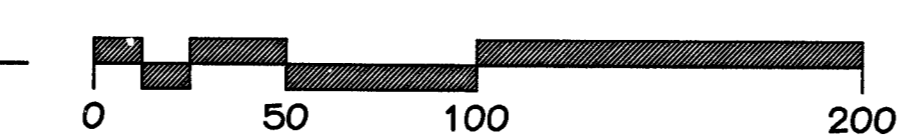
Date	Description	No.

Drawn: BB  
 Checked: RS

**loomisAssociates**  
 landscapeArchitects/planners  
 777 Spring-40 Park Drive, Suite 105  
 Chesterfield, MO 63015  
 630.515.5658 Fax 630.515.0797  
 e-mail: info@loomis-associates.com  
 Loomis Associates Inc.  
 Missouri State Certificate of Authority #: LAC #000019

RECEIVED  
 City of Chesterfield  
 DEC 2 2 2015  
 Department of Public Services

**TREE STAND DELINEATION PLAN**  
 SCALE 1"=50'



Sheet Title:	Tree Stand Delineation Plan
Sheet No.:	TSD
Date:	10/27/15
Job #:	813.043

Tree Stand Delineation Plan  
 Prepared under direction of:  
 Douglas DeLong  
 Certified Arborist MW- 4826A  
*Douglas A. DeLong*