



VII. A.

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Planning Commission Staff Report

Project Type: Record Plat

Meeting Date: January 26, 2015

From: Purvi Patel
Project Planner

Location: North side of Olive Street Road, west of its intersection with Chesterfield Airport Road

Applicant: Stock and Associates on behalf of Chesterfield Blue Valley LLC.

Description: Resubdivision of Chesterfield Blue Valley Plat 1, Lot 5: A Record Plat for a 29.897 acre tract of land zoned "PC" Planned Commercial District located on the north side of Olive Street Road, west of its intersection with Chesterfield Airport Road.

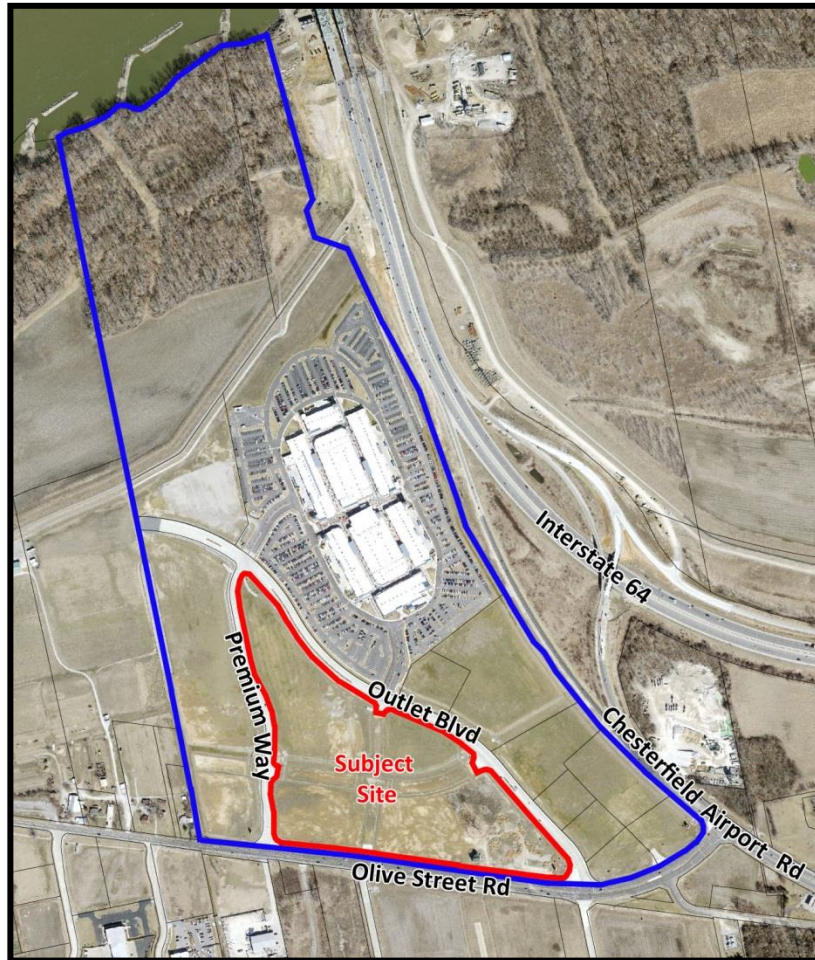
PROPOSAL SUMMARY

Stock and Associates, on behalf of Chesterfield Blue Valley LLC., has submitted a request for a Record Plat for the Resubdivision of Chesterfield Blue Valley Plat 1, Lot 5. This plat is establishing six (6) lots for development which will all have access to the existing Outlet Boulevard and Premium Way; however this plat will also create additional public right-of-way, Brasher Street and Blue Valley Avenue. The primary purpose of the plat is to create smaller lots for individual development.

ZONING HISTORY OF SUBJECT SITE

In 2006, the first planned district was approved for the site and in the years since, the site-specific governing ordinance has been amended several times to include additional land into the planned district and to consolidate several ordinances. The most recent ordinance amendment occurred in 2014, when the City of Chesterfield approved Ordinance 2805 to modify development criteria of the development. Ordinance 2805 is the current ordinance of record.

The Site Development Concept Plan for Chesterfield Blue Valley was approved by the City Council on May 7, 2012; the Concept Plan was amended in 2014 to reflect the most up-to-date lot configurations. The original Record Plat for Chesterfield Blue Valley was approved by the City Council in July of 2012; at that time, five (5) overall lots were created. Since then, Lots 1,2 and 4 have been subdivided.



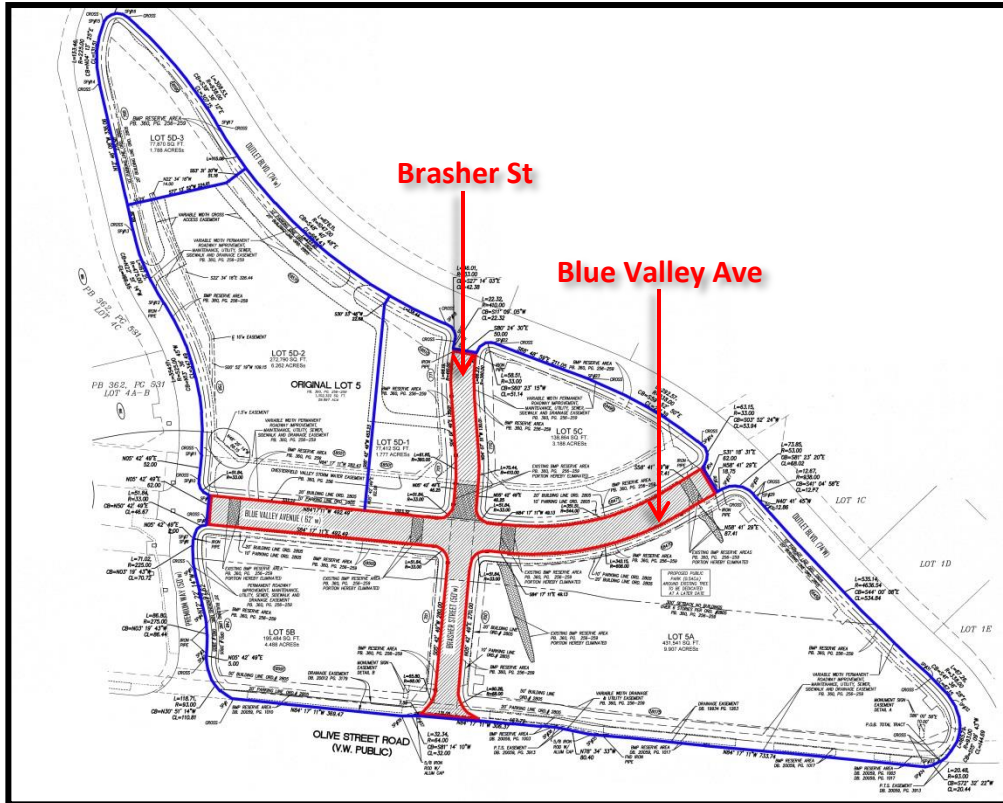
**Figure 1: Blue Outline: Chesterfield Blue Valley Development;
Red Outline: Subject Site (Lot 5)**

STAFF ANALYSIS

The applicant is requesting the Resubdivision of Lot 5, shown as the Subject Site in the aerial above, into smaller lots for individual sale and development. The proposal includes subdividing the 29.897 acres of Lot 5 into six (6) smaller lots of various sizes, as listed in the table below:

Lot Number	Acreage
5A	9.907
5B	4.488
5C	3.188
5D-1	1.777
5D-2	6.262
5D-3	1.788

As mentioned above, all the lots front along Outlet Boulevard and Premium Way. However, there will be right-of-way dedication associated with this plat, Brasher Street and Blue Valley Street. These rights-of-way dedication were shown on the approved Concept Plan for the development. Furthermore, the construction of these streets has been approved and construction will begin soon, weather permitting.



**Figure 1: Blue Outline: Lot 5 – A,B,C, D-1, D-2, D-3;
Red Outline: Public Right-of-Way**

DEPARTMENT INPUT

Staff has reviewed the submittal and has found the application to be in conformance with the Planned District Ordinance and all applicable City Code requirements. Staff recommends approval of the Record Plat for the Resubdivision of Chesterfield Blue Valley Plat 1, Lot 5.

MOTION

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

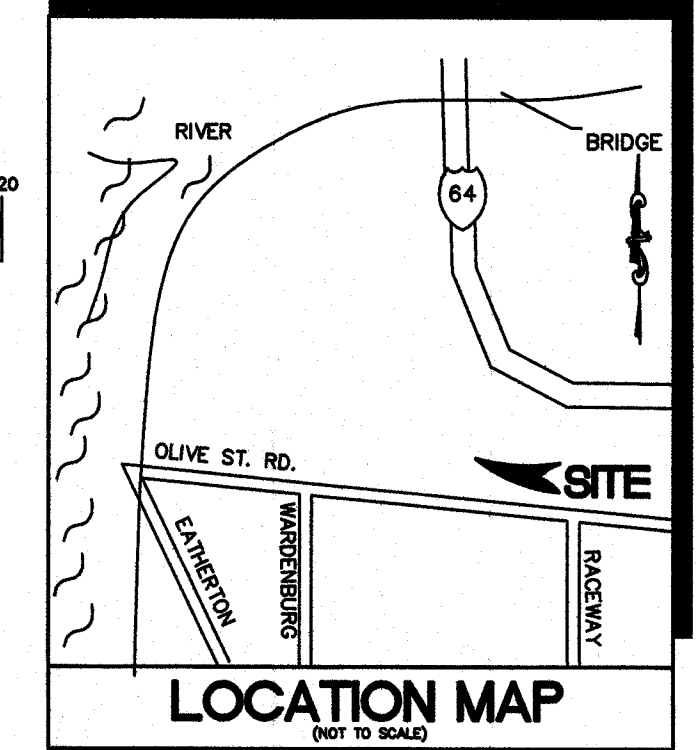
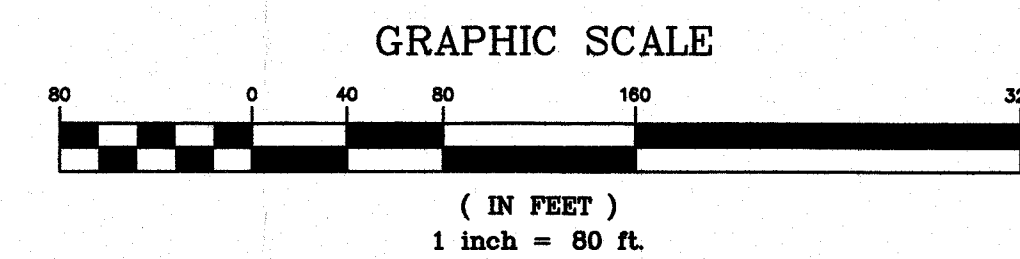
- 1) "I move to approve (or deny) the Record Plat for the Resubdivision of Chesterfield Blue Valley Plat 1, Lot 5."
- 2) "I move to approve the Record Plat for the Resubdivision of Chesterfield Blue Valley Plat 1, Lot 5 with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments: Record Plat

CC: Aimee Nassif, Planning and Development Services Director

A RESUBDIVISION OF LOT 5 CHESTERFIELD BLUE VALLEY PLAT ONE

AS RECORDED IN PLAT BOOK 360, PAGES 256-259
TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
THIS PLAT CONTAINS 29.897 AC±



OWNER'S CERTIFICATION

The undersigned, owner of the tract of land herein platted and further described in the surveyor's certificate set forth below, has caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall be known as:

"A RESUBDIVISION OF LOT 5 OF CHESTERFIELD BLUE VALLEY PLAT ONE"

BLUE VALLEY AVENUE, 62' wide and BRASHER STREET, 50' wide, which for better identification shown as hatched on this plat, together with all roadings located at the street intersections are hereby dedicated to the City of Chesterfield, Missouri for public use forever.

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to the City of Chesterfield, Missouri American Water Company, Ameren-Missouri Company, Laclede Gas Company, AT&T Corporation, Metropolitan St. Louis Sewer District, Charter Communications, their successors and assigns as their interests may appear for the purpose of constructing, maintaining, and repairing of public utilities, sewer or sewers, storm water improvements and drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair, or replacement of said utilities, sewer or sewers, storm water improvements and drainage facilities. It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.

Certain existing BMP Reserve areas as established by a Maintenance Agreement recorded in Book 20057, Page 1132 and/or Chesterfield Blue Valley Plat One as recorded in Plat Book 360, Pages 256-259 of the St. Louis County records, the extents of which are shown hatched on this plat are hereby eliminated and no longer required for BMPs.

Two (2) permanent monuments for each block created, and semi-permanent monuments at all lot corners will be set within twelve (12) months after the recording of this subdivision plat, in accordance with 20 CSR 2030-10 of the Department of Insurance, Financial Institutions and Professional Registration. In addition, other survey monuments indicated on this subdivision plat, required by the Subdivision Ordinance of the City of Chesterfield, Missouri, will be set.

The area which for better identification as shown hatched on this plat is hereby established as an INGRESS/EGRESS, CROSS ACCESS reserved by the present and future owners of Lots 5D-1, 5D-2 and 5D-3 and all of their respective successors and assigns, their tenants, sub-tenants, lessees, and their respective officers, employees, agents, representatives, invitees, for the non-exclusive right and privilege for ingress and egress by pedestrian, automobiles, passenger vehicles, and trucks. The owners agree not to obstruct the foregoing easement by means of a fence or other barrier, and further, to keep the area open and useable on their property leading to and from Outlet Boulevard, Premium Way and Brasher Street. No such accessway shall be relocated, narrowed, or otherwise altered without the approval of the present and future owners of above said Lot 5D-1, 5D-2 and Lot 5D-3, and the easement hereby established shall apply fully to such altered accessway, and said easement shall be perpetual and further shall run with the real estate.

This subdivision is subject to the Declaration of Covenants, Conditions and Restrictions and Grant of Easements for Chesterfield Blue Valley, which is recorded in Book 20155, Page 2729 of the St. Louis County Missouri real estate records.

This subdivision is also subject to the Tract Declaration of Covenants, Conditions and Restrictions and Grant of Easements for Lots created by Resubdivision of Lot 5 of Chesterfield Blue Valley Plat One which will be recorded contemporaneously with this plat.

Building lines as shown on this plat are hereby established.

It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.

IN WITNESS WHEREOF, I have hereunto set my hand this ___ day of 20__

CHESTERFIELD BLUE VALLEY, LLC,
a Missouri limited liability company

By: Wolfe Properties, LLC
Title: Manager of Chesterfield Blue Valley, LLC

By: R. Dean Wolfe
Title: Manager Wolfe Properties, LLC

STATE OF MISSOURI)
COUNTY OF ST. LOUIS) SS

On this ___ day of 20___ before me appeared R. DEAN WOLFE, personally known to me, who being by me duly sworn, did say that (a) he is the Manager of WOLFE PROPERTIES, LLC, a Missouri limited liability company, and (b) WOLFE PROPERTIES, LLC is the Manager of CHESTERFIELD BLUE VALLEY, LLC, a Missouri limited liability company, and said R. Dean Wolfe acknowledged to me that (i) he has the authority to bind said limited liability companies, (ii) the foregoing instrument was signed and sealed on behalf of said limited liability companies by authority of the respective operating agreements of said limited liability companies, and (iii) he executed said instrument as the free act and deed of said limited liability companies.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

My commission expires: _____
Notary Public

By: _____
Print Name: _____
Print Title: _____

STATE OF)
COUNTY OF) SS

On this ___ day of 20___ before me personally known, who, being by me duly sworn, did say that he is the _____ of _____ a National Banking Association, known to me to be the person who executed the within instrument in behalf of said _____ and acknowledged to me that _____ executed same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My commission expires: _____
Notary Public

By: _____
Print Name: _____
Print Title: _____

STATE OF)
COUNTY OF) SS

On this ___ day of 20___ before me personally known, who, being by me duly sworn, did say that he is the _____ of _____ a National Banking Association, known to me to be the person who executed the within instrument in behalf of said _____ and acknowledged to me that _____ executed same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My commission expires: _____
Notary Public

By: _____
Print Name: _____
Print Title: _____

STATE OF)
COUNTY OF) SS

On this ___ day of 20___ before me personally known, who, being by me duly sworn, did say that he is the _____ of _____ a National Banking Association, known to me to be the person who executed the within instrument in behalf of said _____ and acknowledged to me that _____ executed same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My commission expires: _____
Notary Public

By: _____
Print Name: _____
Print Title: _____

STATE OF)
COUNTY OF) SS

On this ___ day of 20___ before me personally known, who, being by me duly sworn, did say that he is the _____ of _____ a National Banking Association, known to me to be the person who executed the within instrument in behalf of said _____ and acknowledged to me that _____ executed same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My commission expires: _____
Notary Public

By: _____
Print Name: _____
Print Title: _____

STATE OF)
COUNTY OF) SS

On this ___ day of 20___ before me personally known, who, being by me duly sworn, did say that he is the _____ of _____ a National Banking Association, known to me to be the person who executed the within instrument in behalf of said _____ and acknowledged to me that _____ executed same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

