



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

Project Type: Minor Subdivision Record Plat

Meeting Date: January 27, 2014

From: Jessica Henry
Project Planner

Location: Located on the north side of Milbridge Drive, approximately 300 feet west of Justus Pointe Road

Applicant: Hardesty Homes, Developer

Description: **A Minor Subdivision of Parcel 203A of Justus Pointe Lot Split Plat "The Cove at Justus Pointe"**: A Minor Subdivision Plat for a 1.132 acre tract of land zoned "R-6" Residential District with a "PEU" Planned Environment Unit Procedure located on the north side of Milbridge Drive, approximately 300 feet west of Justus Post Road.

PROPOSAL SUMMARY

Brett Hardesty, property developer, has submitted a request for a Minor Subdivision Plat. This plat serves to create "The Cove at Justus Pointe" subdivision and proposes four lots. The subdivision is being created on the parcel resulting from the Justus Pointe Lot Split Plat. No additional right-of-way is dedicated on this plat and the proposed lots will be accessed by the existing private Milbridge Drive.

ZONING HISTORY OF SUBJECT SITE

On July 17, 1973, St. Louis County approved Ordinances #6814 and #6815 which changed the zoning of the subject site from "NU" Non-Urban District to an "R-6" Residential District with a PEU Planned Environment Unit Procedure. These Ordinances were amended by St. Louis County Ordinances #10,240, #12,717, and #12,755. On August 19th, 1996, the City of Chesterfield approved Ordinance #2021 which incorporates a series of amendments to the original Ordinance into one new ordinance.

On November 25, 2005, the City approved a Site Development Concept and Section Plan for the Justus Pointe subdivision consisting of 2.26 acres. This development plan approved 32 multi-family units, of which only 16 were constructed.

On September 30, 2013, the Planning Commission approved Amended Site Development Section and Concept Plans (ASDSP & ASDCP) to allow for the construction of three (3) single-family residences and one four (4) unit attached dwelling for a total of seven (7) units on the remaining undeveloped portion of the Justus Pointe development (see Figure 1).

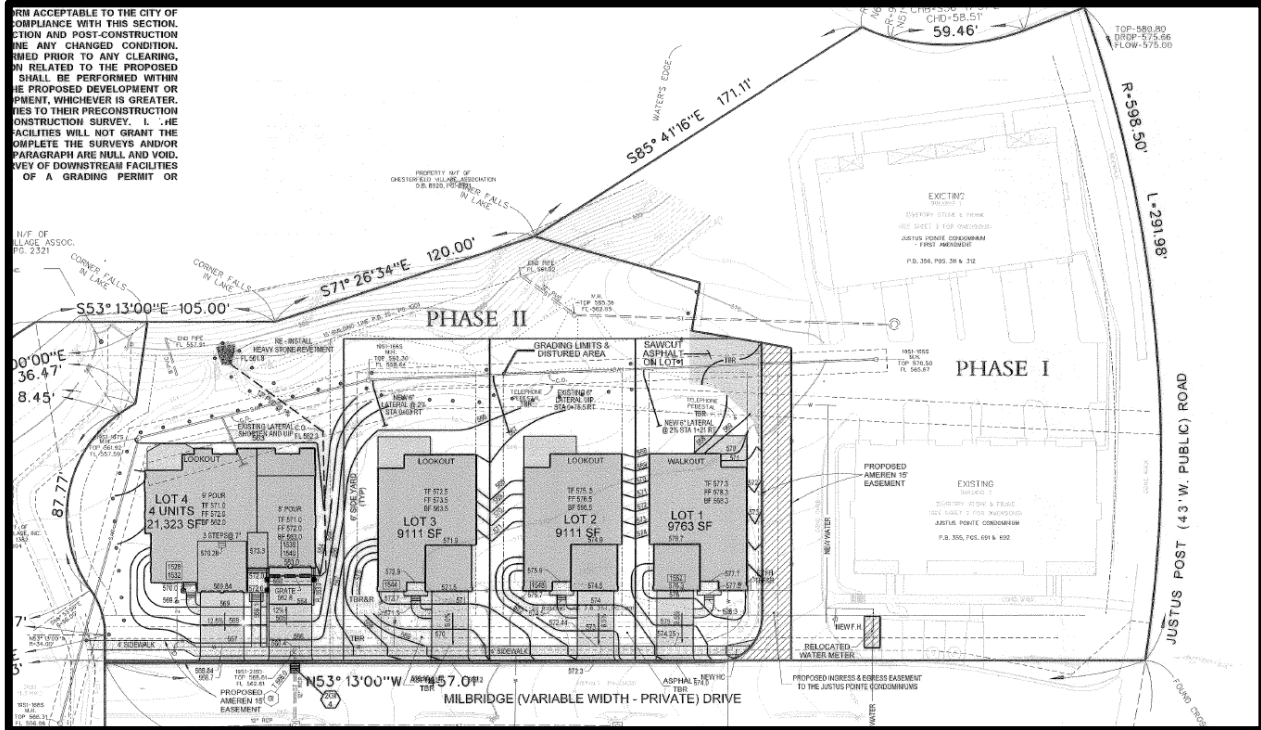


Figure 1: Amended Site Development Concept Plan

On October 7, 2013, the City Council approved Ordinance 2764 authorizing a lot split which effectively created two new parcels; Lot 203A, for the seven (7) unit residential development that was approved on the ASDSP and ASDCP, and Lot 203B containing the existing 16 condo units (see Figure 2). In order to move forward with the development of these seven (7) units on Lot 203A, the developer must now create four lots on the subject property, which is the reason for the Minor Subdivision Plat presently before the Planning Commission for review.

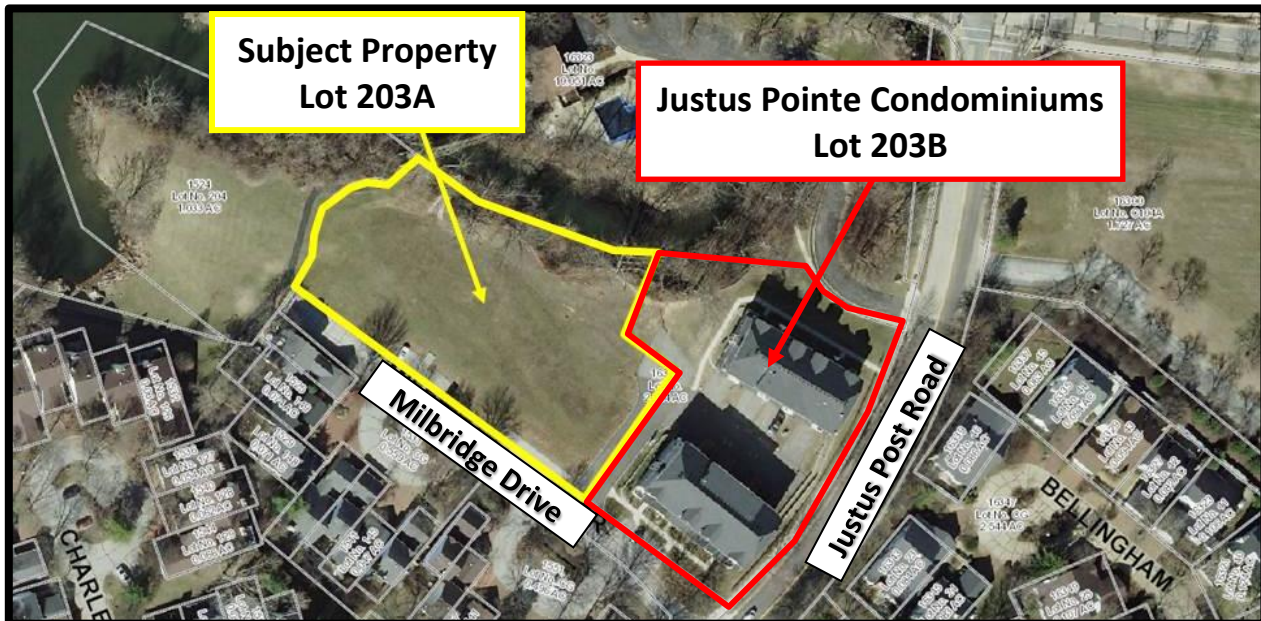


Figure 2: Aerial image of Lots 203A and 203B resulting from Lot Split Plat

On January 8, 2014, the Justus Pointe Condominium Plat Second Amendment was administratively approved. The purpose of this plat was to withdraw Lot 203A from the Justus Pointe Condominium Association in conjunction with the Fourth Amendment to Declaration of Condominium Ownership that was recorded by the property owner.

Land Use and Zoning of Surrounding Properties:

| Direction | Land Use | Zoning |
|-----------|--------------------------|---|
| North | Private Development Pool | "R-6/PEU" Residence District/Planned Environment Unit |
| South | Residential | "R-6/PEU" Residence District/Planned Environment Unit |
| East | Residential | "R-6/PEU" Residence District/Planned Environment Unit |
| West | Vacant | "R-6/PEU" Residence District/Planned Environment Unit |

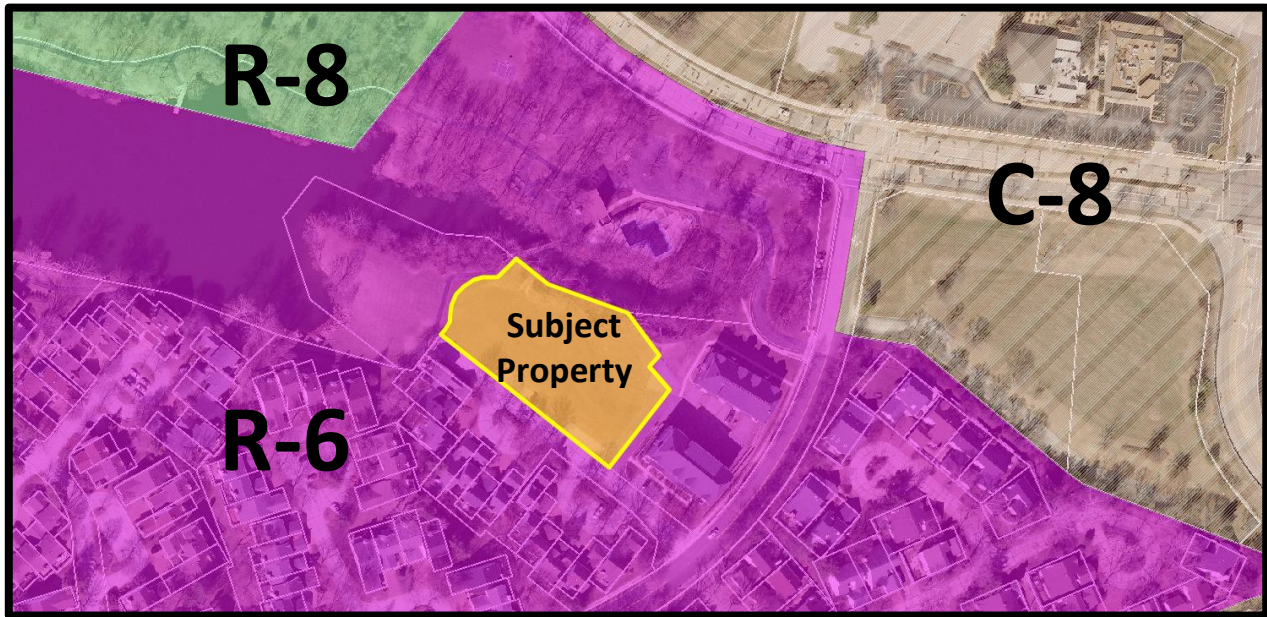


Figure 3: Aerial image of subject property and surrounding land uses

STAFF ANALYSIS

In order to be approved under the Minor Subdivision Plat requirements of the City of Chesterfield's Municipal Code, the following criteria must be met:

1. The subdivision of land does not create more than four lots.
2. No planned street improvements are required or proposed.
3. No planned common ground or recreational facilities are required or proposed;
4. The subdivision of land does not adversely affect the proposed subdivision parcels and adjoining property.
5. The plat is not in conflict with the Zoning Ordinance or Subdivision Code.
6. The resulting parcels do not front on a City or County maintained road that is proposed for improvements.

Staff has reviewed the submittal and found it to be in compliance with the above mentioned requirements.

DEPARTMENTAL INPUT

The subject site is zoned "R-6" Residential District with a Planned Environmental Unit Procedure and is governed by the terms and conditions of City of Chesterfield Ordinance 2021. Staff has reviewed the submittal and has found the application to be in conformance with the requirements of City of Chesterfield Ordinance 2021 and all applicable Municipal Code requirements. Staff recommends approval of the Record Plat for A Minor Subdivision of Parcel 203A of Justus Pointe Lot Split Plat "The Cove at Justus Pointe."

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 A Minor Subdivision of Parcel 203A of Justus Pointe Lot Split Plat "The Cove at Justus Pointe."

- 2) "I move to approve the Record Plat for A Minor Subdivision of Parcel 203A of Justus Pointe Lot Split Plat "The Cove at Justus Pointe" with the following conditions..." (Conditions may be added, eliminated, altered or modified)

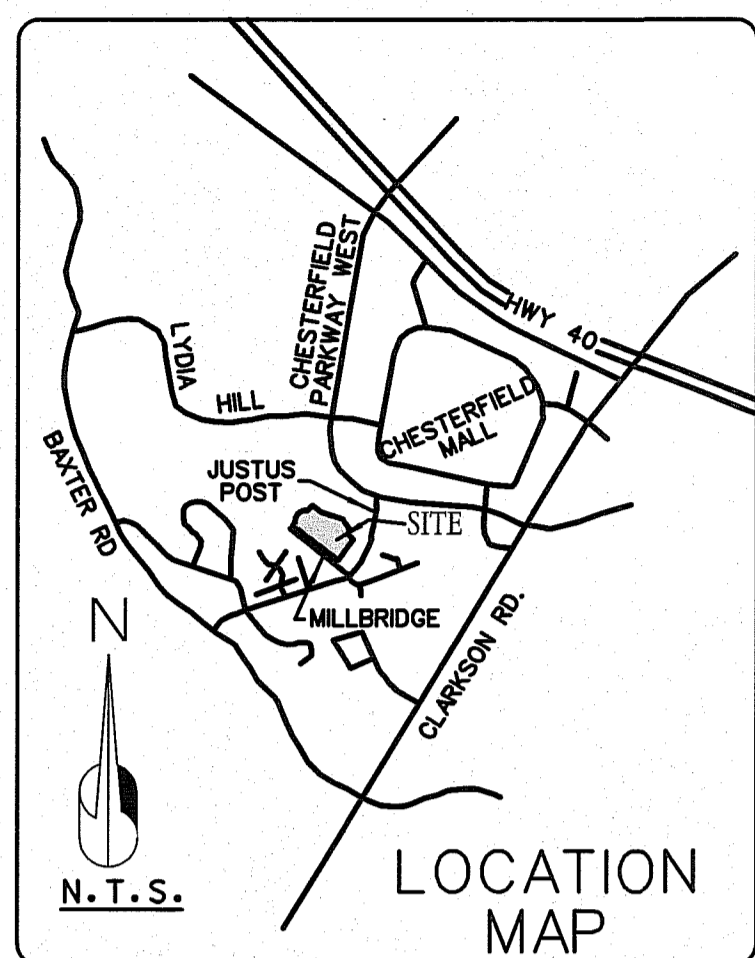
Cc: Aimee Nassif, Planning and Development Services Director

Attachments: Record Plat

Title Commitment Schedule B - Section 2 Notes:

This property is referenced from commitment by Old Republic National Title Insurance Company, File No. 12-06190, with an effective date of May 8, 2012, which was relied upon to disclose all easements, restrictions and rights of way affecting this property. Volz Incorporated comments are in brackets.

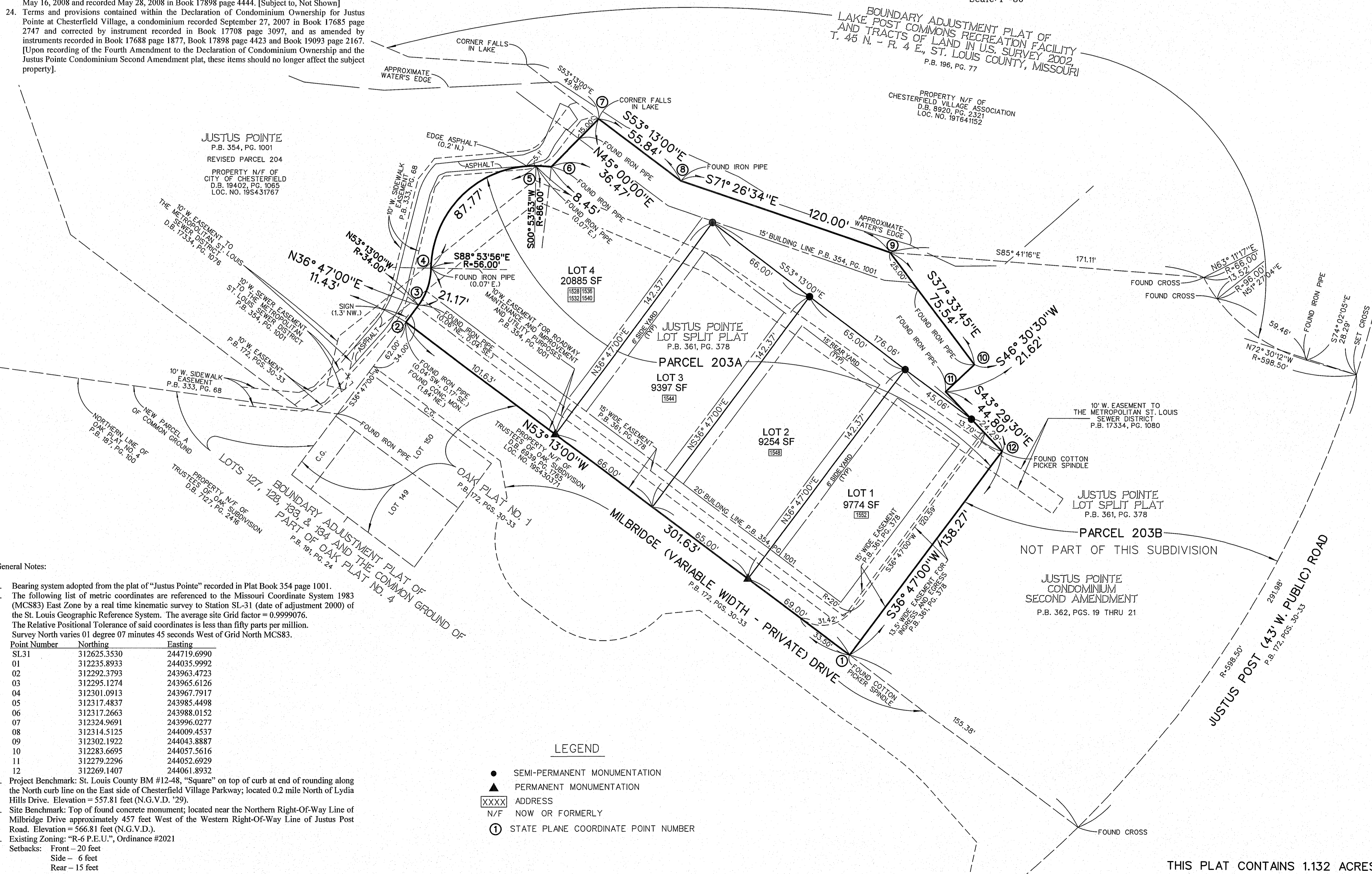
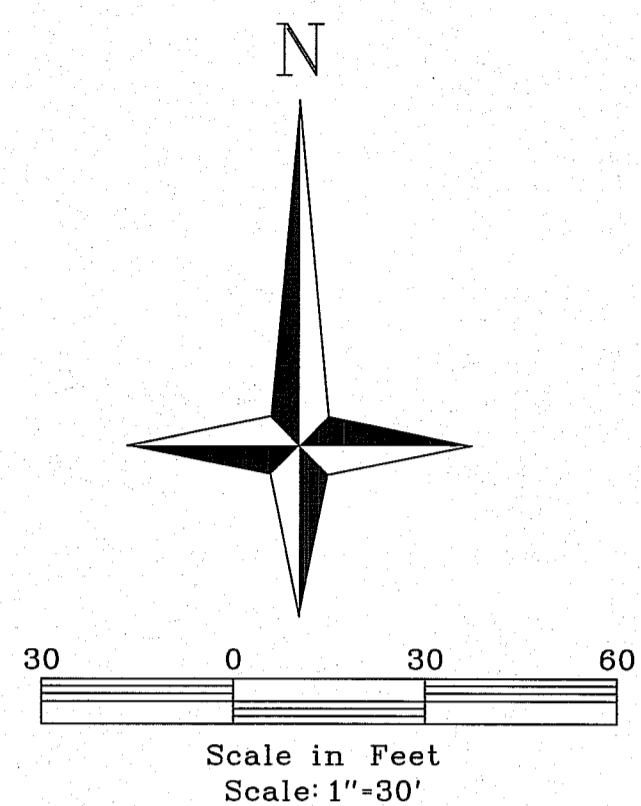
- Easements established under the easement plat recorded in Plat Book 333 pages 68 and 69. [Subject to, Shown].
- Terms and provisions of the development plan according to the plat thereof recorded in Plat Book 158 pages 92 and 93 [Subject to, Not Shown], Plat Book 168 page 15 [Subject to, Not Shown], Plat Book 168 pages 18 and 19 [Subject to, Not Shown], Plat Book 174 pages 80 and 81 [Subject to, Not Shown] and Plat Book 197 pages 96 and 97 [Subject to, Not Shown].
- Restrictions, conditions and easements contained in instruments recorded in Book 6939 page 1716 [Subject to, Not Shown] and Book 10339 page 628 [Subject to, Not Shown].
- Terms and provisions of Ordinance Number 6816, a certified copy of which is recorded in Book 6712 page 1445. [Subject to, Not Shown].
- Terms and provisions of the sewer agreement including a provision for assessment contained in the instrument recorded in Book 6741 page 2117 [Subject to, Not Shown].
- Restriction and conditions contained in instrument recorded in Book 7768 page 1382 [Subject to, Not Shown].
- Right of way of Millbridge Drive established by the plat recorded in Plat Book 172 page 30 over that part of the subject property embraced therein. [The off-site easements shown on "Oak Plat No. 1", recorded in Plat Book 172 pages 30 through 33, affect the subject property. Said plat contains a note that all easements "outside the limits of Oak Plat No. 1 shall terminate when final plats of such property are recorded". Therefore, said easements have not been plotted hereon.]
- Terms and provisions of Site Development Concept Plan according to plat recorded in Plat Book 354 page 318 [Subject to, Not Shown].
- Terms and provisions of Site Development Section Plan/Planting Plan according to plat recorded in Plat Book 354 pages 319 to 320 [Subject to, Not Shown].
- Terms and provisions of Agreement executed by and between Chesterfield Village, Inc., a Missouri corporation and Justus Pointe LLC, a Missouri limited liability company (assignee of Bruno Homes, Inc.), recorded in Book 17168 page 3897 [Subject to, Not Shown].
- Building lines and easements, according to the plat of Justus Pointe recorded in Plat Book 354 page 1001 [Subject to, Shown].
- Easements granted to The Metropolitan St. Louis Sewer District, according to instrument dated September 20, 2006 and recorded October 18, 2006 in Book 17334 page 1080 [Subject to, Shown].
- Easement granted to Union Electric Company d/b/a AmerenUE, according to instrument recorded April 27, 2007 in Book 17531 page 2206. [Does not affect this property, according to Partial Release of Easement recorded in Book 20677 page 443.]
- Provisions of Easement for Parking for the use, operation and maintenance of Parking Garage dated May 16, 2008 and recorded May 28, 2008 in Book 17898 page 4444. [Subject to, Not Shown].
- Terms and provisions contained within the Declaration of Condominium Ownership for Justus Pointe at Chesterfield Village, a condominium recorded September 27, 2007 in Book 17685 page 2747 and corrected by instrument recorded in Book 17708 page 3097, and as amended by instruments recorded in Book 17688 page 1877, Book 17898 page 4423 and Book 19093 page 2167. [Upon recording of the Fourth Amendment to the Declaration of Condominium Ownership and the Justus Pointe Condominium Second Amendment plat, these items should no longer affect the subject property].



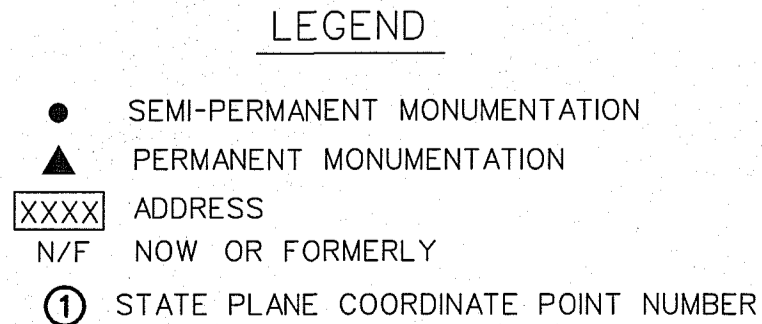
THE COVE AT JUSTUS POINTE

A MINOR SUBDIVISION OF PARCEL 203A OF JUSTUS POINTE LOT SPLIT PLAT IN U.S. SURVEY 2002, TOWNSHIP 45 NORTH - RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

ZONED R-6 P.E.U. ORDINANCE #2021



- General Notes:
- Bearing system adopted from the plat of "Justus Pointe" recorded in Plat Book 354 page 1001.
 - The following list of metric coordinates are referenced to the Missouri Coordinate System 1983 (MCS83) East Zone by a real time kinematic survey to Station SL-31 (date of adjustment 2000) of the St. Louis Geographic Reference System. The average site grid factor = 0.9999076. The Relative Positional Tolerance of said coordinates is less than fifty parts per million. Survey North varies 01 degree 07 minutes 45 seconds West of Grid North MCS83.
- | Point Number | Northing | Eastng |
|--------------|-------------|-------------|
| SL.31 | 312625.3530 | 244719.6990 |
| 01 | 312235.8933 | 244035.9992 |
| 02 | 312292.3793 | 243963.4723 |
| 03 | 312295.1274 | 243965.6126 |
| 04 | 312301.0913 | 243967.7917 |
| 05 | 312317.4837 | 243985.4498 |
| 06 | 312317.2663 | 243988.0152 |
| 07 | 312324.9691 | 243996.0277 |
| 08 | 312314.5125 | 244009.4537 |
| 09 | 312302.1922 | 244043.8887 |
| 10 | 312283.6695 | 244057.5616 |
| 11 | 312279.2296 | 244052.6929 |
| 12 | 312269.1407 | 244061.8932 |
- Project Benchmark: St. Louis County BM #12-48, "Square" on top of curb at end of rounding along the North curb line on the East side of Chesterfield Village Parkway; located 0.2 mile North of Lydia Hills Drive. Elevation = 557.81 feet (N.G.V.D. '29).
 - Site Benchmark: Top of found concrete monument; located near the Northern Right-Of-Way Line of Millbridge Drive approximately 457 feet West of the Western Right-Of-Way Line of Justus Post. Elevation = 566.81 feet (N.G.V.D.).
 - Existing Zoning: "R-6 P.E.U.", Ordinance #2021
Setbacks: Front - 20 feet
Side - 6 feet
Rear - 15 feet



We, Volz Incorporated, have by order of Martin T. Knobloch, made a survey and prepared a Minor Subdivision Plat of "A tract of land being Parcel 203A of Justus Pointe Lot Split Plat", a subdivision according to the plat thereof recorded in Plat Book 361 page 378 of the St. Louis County records, in U.S. Survey 2002, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and the results are represented hereon. This survey was executed in compliance with the current Missouri Minimum Standards for Property Boundary Surveys adopted by the Missouri Board of Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects and the Missouri Department of Natural Resources, and meets the accuracy requirements set forth for Urban Property. Monumentation shown on this plat will be set upon completion of construction.

IN WITNESS WHEREOF, I have signed and sealed the foregoing this 15th day of JANUARY, 2014.

VOLZ INCORPORATED
 Richard G. Norvell
 Professional Land Surveyor
 Mo. P.L.S. #200500077

Property Description:
 A tract of land being Parcel 203A of "Justus Pointe Lot Split Plat", a subdivision according to the plat thereof recorded in Plat Book 361 page 378 of the St. Louis County records, in U.S. Survey 2002, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as:

Beginning at the Southernmost corner of said Parcel 203A; thence Northwestwardly along the Southwest line of said Parcel 203A, North 53 degrees 13 minutes 00 seconds West 301.63 feet to a point in the Southeast line of Revised Parcel 204 of "Justus Pointe" a subdivision according to the plat thereof recorded in Plat Book 354 Page 1001 of the St. Louis County records; thence Northeastwardly along said Southeast line of Revised Parcel 204 the following courses and distances: North 36 degrees 47 minutes 00 seconds East 11.43 feet, along a curve to the left whose radius point bears North 53 degrees 13 minutes 00 seconds West 34.00 feet from the last mentioned point, a distance of 21.17 feet, along a curve to the right whose radius point bears South 88 degrees 53 minutes 56 seconds East 56.00 feet from the last mentioned point, a distance of 87.77 feet, along a curve to the right whose radius point bears South 0 degrees 53 minutes 53 seconds West 86.00 feet from the last mentioned point, a distance of 8.45 feet and North 45 degrees 00 minutes 00 seconds East 36.47 feet to a point in the Southwest line of "Boundary Adjustment Plat of Lake Post Commons Recreation Facility And Tracts of Land in U.S. Survey 2002, T. 45 N. - R. 4 E., St. Louis County, Missouri", according to the plat thereof recorded in Plat Book 196 page 77 of the St. Louis County records, being also a point in the Northeast line of aforesaid Parcel 203A; thence Southeastwardly and Eastwardly along the dividing line between said Boundary Adjustment Plat and said Parcel 203A, South 53 degrees 13 minutes 00 seconds East 55.84 feet and South 71 degrees 26 minutes 34 seconds East 120.00 feet to a point; thence South 37 degrees 33 minutes 45 seconds East 75.54 feet to a point; thence South 46 degrees 30 minutes 30 seconds West 21.62 feet to a point; thence South 43 degrees 29 minutes 30 seconds East 44.80 feet to a point; thence South 36 degrees 47 minutes 00 seconds West 138.27 feet to the point of beginning and containing 1.132 acres according to a survey by Volz Incorporated.

The undersigned owner of the tract of land platted and further described in the foregoing surveyor's certificate has caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as "The Cove At Justus Pointe".

Two permanent monuments for each block created (indicated as ▲) and semi permanent monuments at all lot corners (indicated as ●) will be set, with the exception that the front lot corners may be monumented by notches or crosses cut in concrete paving on the prolongation of the lot line, within twelve (12) months after the recording of this subdivision plat, in accordance with 10 CSR 30-2.090 of the Missouri Department of Natural Resources and 4 CSR 30-16.090 of the Missouri Department of Economic Development.

Building lines as shown on this plat are hereby established.
 All easements have been located and identified per the Title Commitment information provided hereon.

IN TESTIMONY WHEREOF, I have signed the foregoing this ___ day of ___, 2014.

Martin T. Knobloch

STATE OF MISSOURI }
 }SS
 COUNTY OF ST. LOUIS }

On this ___ day of ___, 2014, before me personally appeared Martin T. Knobloch, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

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.

Notary Public _____ Printed Name _____
 My Commission Expires: _____

This is to certify that this "The Cove At Justus Pointe" was approved by the City Council for the City of Chesterfield by Ordinance No. _____ on the ___ day of ___, 2014 and thereby authorizes the recording of this plat with the office of the St. Louis County Recorder of Deeds.

Bob Nation, Mayor _____ Vickie Hass, City Clerk _____

STATE OF MISSOURI
 COUNTY OF ST. LOUIS
 RICHARD G. NORVELL
 P.L.S. #200500077
 1-15-14

VOLZ
 Incorporated

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 WWW.VOLZINC.COM

THE COVE AT JUSTUS POINTE
 16555 Justus Post Rd.
 Chesterfield, MO 63017
 10945-4
 Sheet 1 of 1

MISSOURI CORPORATE CERTIFICATES OF AUTHORITY:
 NO. 000015 EXPIRES - DECEMBER 31, 2015 - LAND SURVEYING
 NO. 000203 EXPIRES - DECEMBER 31, 2015 - ENGINEERING

THIS PLAT CONTAINS 1.132 ACRES

PREPARED FOR:
 MARTIN KNOBLOCH
 625 OLD SLAVE ROAD
 CHESTERFIELD, MO 63005