

Planning Commission Public Hearing Report

Meeting Date: February 10, 2020

From: Annisa Kumerow, Planner **AK**

Location: North side of Olive Boulevard

Petition: **PZ 20-2019 Briarcliffe Villas (14001 Olive Blvd):** A request for a change in zoning from R-3 Residence District to PUD Planned Unit Development for a maximum of 117 residential units (16R340151).

PROPOSAL SUMMARY

Stock & Associates Consulting Engineers, Inc, has submitted a request for a zoning map amendment from the “R-3” Residence District to the “PUD” Planned Unit Development District. The petitioner is requesting to zone the property “PUD” Planned Unit Development as part of a two-step zoning process. The first step in this process is to request a change of zoning to a conventional “R-3” Residence District in order to establish the development density that is being requested in conjunction with the “PUD” petition. In order to satisfy this first step, the Petitioner has submitted P.Z. 19-2019 concurrently with the “PUD” request.



Figure 1: Subject Site Aerial

LAND USE AND ZONING

“PUD” District Regulations

The Unified Development Code Section 31-03-04.K states that “the purpose of the PUD District is to encourage flexibility to the density requirements and development standards of the zoning ordinance that will result in exceptional design, character, and quality of new homogenous and mixed use developments; to promote the most appropriate use of land; to facilitate the provision of streets and utilities; and to preserve the natural and scenic features and open space.”

The Unified Development Code requires that any zoning petition requesting a zoning map amendment to the PUD district meet four (4) **General Requirements** in order to fulfill the basic application requirements for a PUD.

- 1. All property that is at least four (4) contiguous acres shall be eligible for the PUD District designation.**

The subject site is comprised of 28.51 acres.

- 2. All property to be zoned PUD or an existing PUD Zoning District being amended shall be under single ownership, or if under multiple ownership, then by written consent of all owners who agree to be bound by the PUD District designation and regulations.**

The application is submitted with the consent of the owners of the subject site.

- 3. The detailed standards set forth herein are minimum requirements, and it is the intent of this Section that the City of Chesterfield may impose conditions and safeguards in excess of, or in addition to, the specified minimal requirements. Satisfying the minimum standards set forth herein does not per se indicate that an application is entitled to a zoning change and notice is hereby given to that effect.**

The petition meets the minimum requirements and the Petitioner is aware that meeting these minimum requirements does not entitle the requested zoning map amendment.

- 4. All utilities shall be installed underground.**

All utilities will be installed underground if this request is approved.

Once it has been determined that these four General Requirements have been met, the application is accepted and the petition is scheduled for public hearing before the Planning Commission. The project is then reviewed against the **Minimum Design Requirements** for a PUD District. There are four (4) minimum design requirements that must be met in order for the project to qualify to ask for a change of zoning to the PUD District. These four (4) items are:

- 1. Proposal has to meet the maximum residential density determined by the existing zoning district or by submitting an application for a change of zoning from the "NU" Non-Urban District to a residential zoning district.**

P.Z. 19-2019 satisfies the requirement that a petition for a change of zoning to a residential district that ultimately establishes the maximum development density be submitted.

- 2. Provision of thirty (30) percent Common Open Space to be displaced throughout the site and not concentrated in one (1) area or contain only that portion of the site that would be considered undevelopable.**

The PUD submittal proposes a minimum of 30% open space.

- 3. Provision of perimeter buffer of at least thirty (30) feet in width.**

The Preliminary Plan includes a 30 foot perimeter buffer.

- 4. Proposed project has to be consistent with the purposes and intent of the Comprehensive Plan and the City of Chesterfield Municipal Code.**

Information pertaining to the Comprehensive Plan land use designation is included in the Staff Report for P.Z. 19-2019 and the PUD purpose statement from the Unified Development Code is cited at the outset of this section.

In addition to these requirements above, the Unified Development Code lists twelve (12) **Design Features** suggested to be used by developers when applying for PUD District zoning. Section 31-03-04.K of the Unified Development Code also states the following: **“Satisfaction of all or any of these design features is not mandatory, but the approval of “PUD” zoning will be predicated on the use of the below list or any other design feature deemed desirable by the City of Chesterfield.”** Below is a list of the suggested Design Features from the City Code:

- Placement of structures on most suitable sites with consideration of maintaining existing site topography, soils, vegetation, slope, etc.;
- Preservation of natural and cultural areas, as well as the creation of open space through active and passive recreation areas to include greenways, landscape gardens, plazas, and walking and cycling trails that serve to connect significant areas and various land uses;
- Preservation of existing mature trees and trees deemed extraordinary by the City of Chesterfield Tree Specialist due to but not limited to the following: size, type, origin, grouping, or number of;
- Enhanced landscaping, deeper and opaque buffers, and increased planting along public right-of-ways, open space/recreational areas, and the overall perimeter to protect and ensure compatibility with adjacent land uses;
- Utilization of mixed use buildings;
- Utilization of Traditional Neighborhood Design (TND) techniques in the layout and spatial organization of the development;
- Structures designed and constructed of an architectural vernacular that exceeds the typical building design and materials within the City of Chesterfield;

- Segregation of vehicular traffic from pedestrian/bicycle circulation networks, and other traffic mitigation measures;
- Incorporation of Transit Oriented Development (TOD) or direct access to public transportation;
- Provision of affordable housing;
- Utilization of Leadership in Energy and Environmental Design (LEED) construction practices and development standards and the proposed LEED certification of buildings and grounds by the U.S. Green Building Council within the PUD; and
- Inclusion of community facilities and the access thereto.

These desirable design features are meant to guide developers and explain the high quality standards that the City would like to attain and that are utilized to consider requests for PUD Zoning. No single proposal is expected to include each of these items; however, some of these and similar concepts should be easily identifiable in any PUD petition.

STAFF ANALYSIS

For additional information on the site history, surrounding land uses, and Comprehensive Plan land use designation, please refer to the Staff Report for P.Z. 19-2019, which was submitted in conjunction with this request as part of a two-step zoning process.

Preliminary Plan

As required for a “PUD” Planned Unit Development, a Preliminary Plan is included for your review. As indicated on the Preliminary Plan, the applicant is proposing a maximum of 117 lots. Typical lot exhibits have been provided for each of the requested uses, including single-family detached, single-family attached, and multi-family. The Preliminary Plan specifies that multifamily housing will be located a minimum of 200’ from the east property line.

The primary access point is located on the southern boundary of the subject site from Olive Boulevard. Additionally, there is a proposed fire access road which connects to Eagle Manor Court in the neighboring Eagle Ridge subdivision. Staff recommends that the proposed fire access road be dedicated as a public street. Alternatively, if public dedication is not possible, staff recommends that the proposed fire access road be built to public streets standards should there be a desire for the access road to become a public street in the future, in accordance with Unified Development Code § 31-04-09B.1.(i) which states that “all public and private streets shall have standard right-of-way widths and shall be constructed to City of Chesterfield standard specifications.” Furthermore, Comprehensive Plan Policy 2.1.12 Residential Subdivision Access states the following: Residential developments should have more than one (1) access route into and out of the development site or subdivision in order to provide adequate service ability to emergency vehicles. ‘Cut-through’ of non-residential traffic should be discouraged.

The Petitioner’s Narrative Statement, attached for the Planning Commission’s consideration, includes information regarding the design features proposed to justify the PUD request. The Petitioner will be

present at the Public Hearing to present their request in detail and to answer any questions that the Planning Commission may pose.

REQUEST

A public hearing further addressing the request will be held at the February 10, 2020 City of Chesterfield Planning Commission meeting. Staff is requesting the Planning Commission discuss the proposal and provide direction to Staff on areas that need further clarification, additional information, or where concerns exist.

Attached, please find a copy of the Petitioner’s Narrative Statement and Preliminary Plan packet.

- Attachments: Public Hearing Notice
 Project Narrative
 Preliminary Plan
 Concept Landscape Plan



NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on February 10, 2020 at 7:00 p.m. in the Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield Missouri 63017.

Said Hearings will be as follows:

P.Z. 20-2019 Briarcliffe Villas (14001 Olive Blvd): A request for a change in zoning from R-3 Residence District to PUD Planned Unit Development for a maximum of 117 residential units (16R340151).

PROPERTY DESCRIPTION

A tract of land in Lot 11 of D.J. Talbot Subdivision in U.S. Survey 2030, according to the plat thereof recorded in Plat Book 7 Page 43 of the St. Louis City (former County) Records and partly in U.S. Survey 206 Township 46 North Range 4 East in St. Louis County, Missouri.



Information on this Public Hearing may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Planner Annisa Kumerow at 636.537.4743 or via e-mail at akumerow@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.

PROJECT NARRATIVE ASSOCIATED WITH
A REQUEST TO REPEAL ORDINANCE # 2213 & ESTABLISH A “PUD” PLANNED UNIT
DISTRICT IN THE “R-3” RESIDENTIAL DISTRICT

Formerly known as Briarcliffe Villas

Date: December 16, 2019
Revised: January 14, 2020

(Stock Project No. 219-6568)

We respectfully request to repeal City of Chesterfield Ordinance #2213. We request a Planned Unit Development (PUD) for this 29.4 Acre R-3 Zoned property and we request the permitted uses to include single family-detached, single family-attached homes/villas/townhomes, and/or three (3) story condominiums in Attachment A.

Overall density shall not exceed: (Gross Acreage / 10,000 s.f. (R-3 zoning)) = 117 Lots.

Attachment A: Requests are as Follows:

- I. Specific Criteria
 1. Permitted Uses
 - a. Single Family-Detached
 - b. Single Family – Attached (homes/villas/townhomes)
 - c. Condominiums (Located a minimum of two hundred (200) feet west of the East boundary of the “PUD”)
 2. Height
 - a. Maximum building height of three (3) stories or forty-five (45) feet, except buildings facing North Property Line may be (4) stories on North Facade.
 3. Building Requirements
 - a. Openspace: a minimum of thirty percent (30%) openspace.
 4. Structure Setbacks – minimum yard requirements
 - a. Fifteen (15) Feet from the right-of-way line of any roadway vs twenty (20) feet.
 - b. Six (6) feet on any side property line vs eight (8) feet.
 - c. Fifteen (15) Feet from the rear property line vs fifteen (15) feet.
 5. Landscape and Tree Requirements – a minimum of thirty percent (30%) of the existing tree canopy shall be maintained.

II. "UDC"

1. The intent of the development is to provide access from Olive Blvd., with an approximate 200ft street. The development would be centrally located within the site preserving tree masses along the north & west sides, as practical. The proposed grading will create a berm along the East Property line creating separation and a landscaped buffer from the Eagle Ridge Subdivision.
2. The surrounding uses to the site include:
 - a. Single Family Residential to the East.
 - b. Commercial Development and Olive Blvd to the South.
 - c. Commercial, Attached Residential Development and Hog Hollow Road to the West.
 - d. Railroad & the Howard Bend Levee District, City of Maryland Heights to the North. This Residential project is consistent with the surrounding properties & the Comprehensive Plan.
3. This property was rezoned in 2005 from R2 C.U.P. to R3 P.E.U., for a development known as Briarcliffe Villas, which was to be 82 attached villas. (Ordinances 2212 and 2213).

The Topography of the Property is difficult, dropping off substantially from South to North and West to East. The Property requires extensive grading of excess material. In order to accommodate the conditions of the Property, address storm water drainage, provide utilities, public streets, common ground, buffering, and address compatibility, a Planned Unit Development is requested, vs. an amendment to the existing P.E.U. Ordinance 2213.

4. The purpose of the PUD District is "to promote the most appropriate use of the land". Presumably the "most appropriate use" of the subject site is Residential Single Family Attached/Detached or Condominium since that is the Comprehensive Plan designation for the subject site. Compatibility with the adjacent residential subdivision to the east is also a planning objective, and the Petitioner has considered that in proposing the PUD. The subject site cannot be developed for its "most appropriate use" without substantial grading of the subject site.
5. Sloping street design with longitudinal slopes as steep as eight percent (8%) may be required.
6. Extensive professionally landscaped buffers, in addition to preservation of existing tree canopy along the north and west buffer common ground.
7. Expansive, restricted, and retention of heavily wooded/landscaped common open space.
8. Adherence to MSD stormwater requirements.
9. Grouping the lots and homes toward the center, south, and eastern portion of the site, to minimize disturbance and grading.

10. All of the proposed homes or condominiums will only have access to the internal public subdivision streets. No homes will have stand-alone driveways on Olive Boulevard.
11. This site design is materially impacted by adjacent developments. While extensive grading is necessitated by the existing site limitations described in more detail herein, expansive perimeter landscape buffers and extensive common open space is provided.

There is no flat area on the subject site, except where the nursing home used to stand. The site falls 204 feet from middle of the site to the north offsite railroad (elevation 656 - 452 = 204'). Several non-jurisdictional ravines cut through the subject site from west to east. Even though substantial grading is required, the subject site will not be "flattened". After development, the portion of the subject site devoted to developed lots will fall 40 feet from west to east (street elevation 652 - 612 = 40').

This sloping character of the development will be a reflection of the original topography. To further complicate the grading, a stub street connection for emergency vehicle access is required from the east (Eagle Ridge). This connection creates a "constraint" on which the grading in the west-east direction is fixed.

The extensive grading and stormwater management facilities contemplated by the proposed plan are also necessary to meet MSD requirements. The proposed grading and stormwater management facilities will improve existing runoff conditions as follows:

- a. There will be volume reduction for the first 1.14 inch of stormwater runoff by implementation of bioretention.
- b. The runoff rate for the 2 year through 100-year events will be reduced below the predevelopment condition, by installation of a stormwater detention basin.

General Considerations

- A. A Narrative Statement has been submitted.
- B. The proposed uses are permitted uses within the City's applicable ordinances.
- C. The proposed density compares favorably to existing developments along Olive Boulevard (single family detached, single family attached, multifamily). The current zoning is PEU R3 - Attached Units (Ord. 2213). The development can be served by all relevant public utilities and is appropriate to the location and conditions of the Property.
- D. The development is to be constructed in two (2) phases. Mass Grading removing Excess Soil. Phase 2 the Residential Development.
- E. The Comprehensive Plan Designation is "Single Family Residential Attached/Detached". The surrounding land uses are residential single family detached and commercial.

- F. Development of the Property pursuant to the Plan will promote public health, safety and general welfare. The vacant property will be replaced with new Residential Development.

- G. As noted above, the topographical condition and location of the Property and the adjacent Eagle Ridge subdivision were taken into consideration in locating the homes close to Olive Boulevard. Because of the topographical condition of the Property and stormwater drainage requirements, the existing topography is not desirable and cannot be maintained. Necessary extensive grading will result in the removal of existing vegetation but will allow for a retention of 30% minimum existing tree canopy and not disturbing the north and west slopes of the site.

- H. Traditional Neighborhood Design (TND):
 - a. Grid-type layout.
 - b. Rectangular-shaped lots.
 - c. Openspace of heavily wooded/landscaped common ground and landscaped bioretention raingarden.
 - d. Stormwater detention and water quality bioretention.
 - e. Symmetrical lot widths.
 - f. Looped street and walk circulation.
 - g. Pedestrian walk connection to Olive Boulevard and Eagle Ridge subdivision.
 - h. Quality building materials and appealing architectural design.
 - i. Street trees and extensive landscaped buffers.

- I. Sidewalks will be provided along both sides of the internal public streets.

- J. Transit Oriented Development (TOD) is available along Olive Blvd.

ABBREVIATIONS

- ATG - ADJUST TO GRADE
- B.C. - BACK OF CURB
- C.O. - CLEANOUT
- DB. - DEED BOOK
- E. - ELECTRIC
- ELEV. - ELEVATION
- EX. - EXISTING
- F.C. - FACE OF CURB
- FL. - FLOWLINE
- FT. - FEET
- FND. - FOUND
- G. - GAS
- H.W. - HIGH WATER
- LFB. - LOW FLOW BLOCKED
- M.H. - MANHOLE
- N/F. - NOW OR FORMERLY
- P.B. - PLAT BOOK
- PG. - PAGE
- PR. - PROPOSED
- P.V.C. - POLYVINYL CHLORIDE PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- R/W. - RIGHT-OF-WAY
- SA. - SQUARE
- T. - TELEPHONE CABLE
- T.B.A. - TO BE ABANDONED
- T.B.R. - TO BE REMOVED
- T.B.R.R. - TO BE REMOVED AND REPLACED
- TYP. - TYPICALLY
- U.I.P. - USE IN PLACE
- U.S.G.A. - UNLESS OTHERWISE NOTED
- V.C.P. - VITRIFIED CLAY PIPE
- W. - WATER
- (86)W - RIGHT-OF-WAY WIDTH

LEGEND

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING TREE
- EXISTING BUILDING
- EXISTING CONTOUR
- SPOT ELEVATION
- EXISTING UTILITIES
- FOUND 1/2" IRON PIPE
- SET IRON PIPE
- FOUND CROSS
- FOUND STONE
- FIRE HYDRANT
- LIGHT STANDARD
- BUSH
- SIEN
- NOTES PARKING SPACES
- QUI WIRE
- POWER POLE
- WATER VALVE
- DENOTES RECORD INFORMATION
- ACCESSIBLE PARKING
- PROPOSED CONTOUR
- PROPOSED SPOT
- PROPOSED STORM
- PROPOSED SANITARY
- PROPOSED SPORT COURT FENCE

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
2. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
3. NO GRADE SHALL EXCEED 3:1 SLOPE.
4. GRADING AND STORM WATER PER M.S.D., MODOOT, AND THE CITY OF CHESTERFIELD.
5. STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
6. ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
7. SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT AND ALL ITS SUPPLEMENTAL PROVISIONS AND ADDENDUMS.
8. A PROVISION FOR COMMON OPEN SPACE SHALL BE PROVIDED IN THE PUD AT A MINIMUM OF THIRTY PERCENT (30%) OF THE TOTAL SITE ACREAGE, TO BE DISTRIBUTED THROUGHOUT THE PUD AND NOT CONCENTRATED IN ONE (1) AREA NOR SHALL IT CONTAIN ONLY THAT PORTION OF THE PROPOSED PUD THAT WOULD BE CONSIDERED UNDEVELOPABLE DUE TO TOPOGRAPHY OR ANY OTHER SITE SPECIFIC RELATED MATTER. ALL COMMON OPEN SPACE AREAS SHALL BE SHOWN ON ALL PRELIMINARY PLANS, SITE DEVELOPMENT PLANS, SITE DEVELOPMENT CONCEPT PLANS, SITE DEVELOPMENT SECTION PLANS, AND RECORD PLATS AND SHALL BE PRESERVED AND DEED RESTRICTED AS COMMON OPEN SPACE.

STANDARD NOTES

1. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF CHESTERFIELD AND/OR MODOOT STANDARDS.
2. NO SLOPES WITHIN CITY OF CHESTERFIELD AND/OR MODOOT RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
3. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
4. ALL PROPOSED ACCESS TO MODOOT ROADS SHALL MEET MINIMUM MODOOT SIGHT DISTANCE REQUIREMENTS.
5. ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH CITY OF CHESTERFIELD, MODOOT, AND MSD STANDARDS.

INDEX OF SHEETS

- 1 PRELIMINARY PLAN
- 2 SITE SECTIONS

ST. LOUIS COUNTY BENCHMARK

BM 7-15 - ELEV. 630.22 NVD 1929 (U.S.G.S.)
 "U" ON THE BACK OF CURB OF EAST BOUND OLIVE BLVD. ON THE CENTERLINE PRODUCED OF EAGLE MANOR LANE.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

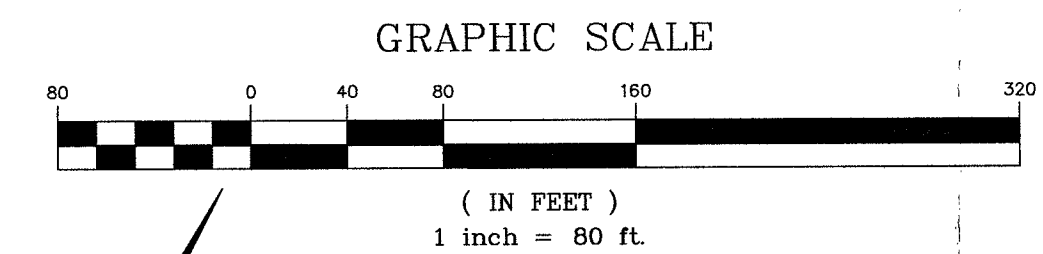
PREPARED FOR:
 CHESTERFIELD MANAGEMENT ASSOCIATES LP
 26 PORTLAND PLACE
 ST. LOUIS, MO 63017
 ATTN: ADELE DAAKE
 PHONE: (513) 461-3291
 FAX: (314) 367-1206

CONTRACTOR'S INSURANCE REQUIREMENTS

PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITY, SECTION 10.090 (ADDENDUM).

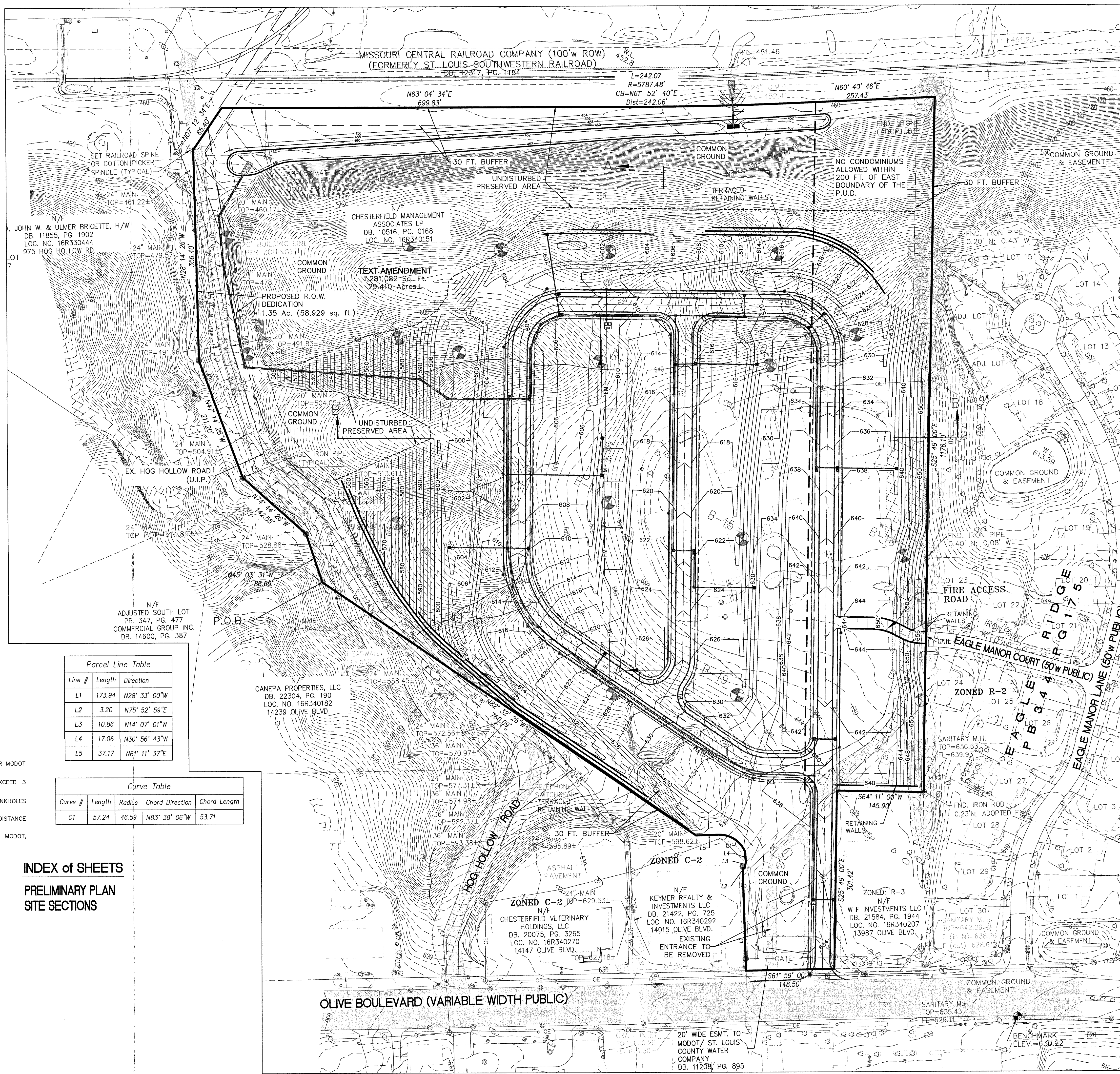
UTILITY NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.



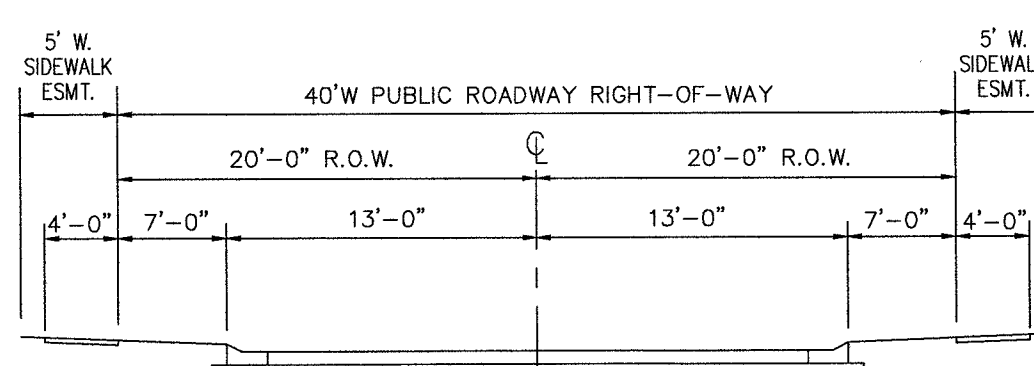
PRELIMINARY PLAN FOR 14001 OLIVE BOULEVARD, R-3 TO P.U.D.

A TRACT OF LAND BEING IN LOT 11 OF D.J. TALBOT SUBDIVISION IN U.S. SURVEY 2030 AS RECORDED IN PLAT BOOK 7 PAGE 43, TOWNSHIP 46 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



Line #	Length	Direction
L1	173.94	N28° 33' 00"W
L2	3.20	N75° 52' 59"E
L3	10.86	N14° 07' 01"W
L4	17.06	N30° 56' 43"W
L5	37.17	N61° 11' 37"E

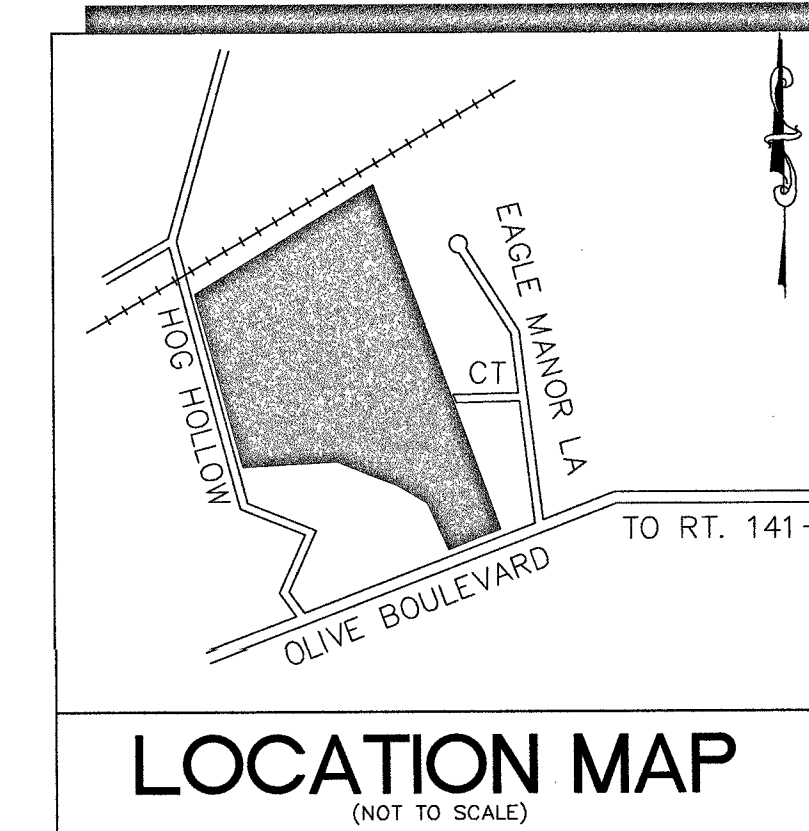
Curve #	Length	Radius	Chord Direction	Chord Length
C1	57.24	46.59	N83° 38' 06"W	53.71



TYPICAL STREET SECTION

DENSITY CALCULATIONS:

TOTAL SITE: 1,281,082 S.F.
 LANDSCAPE BUFFERS: 115,982
 BUILDABLE AREA (TOTAL SITE - LANDSCAPE BUFFER): 1,165,100 S.F.
 R3 LOT SIZE: 10,000 S.F.
 DENSITY: (1,165,100 S.F.) / (10,000 S.F.) = 117 LOTS

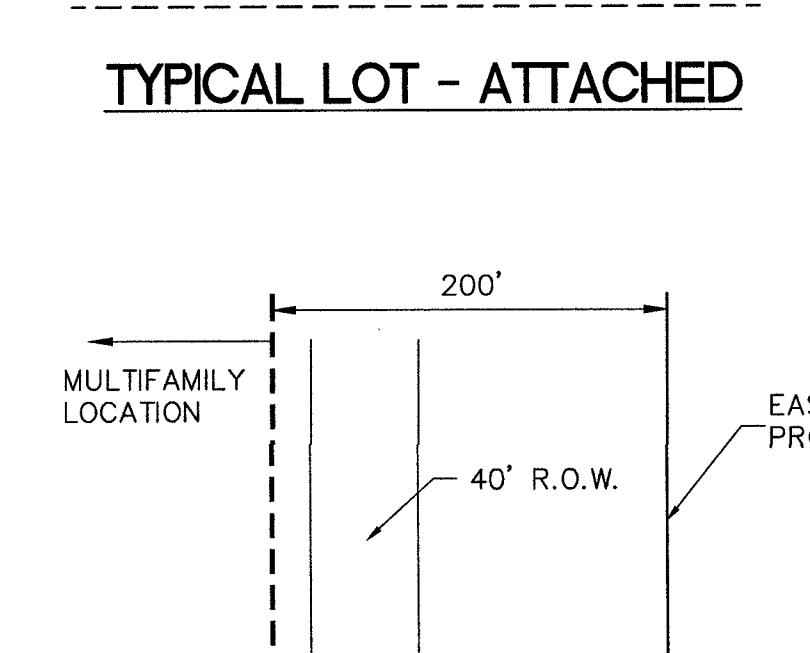
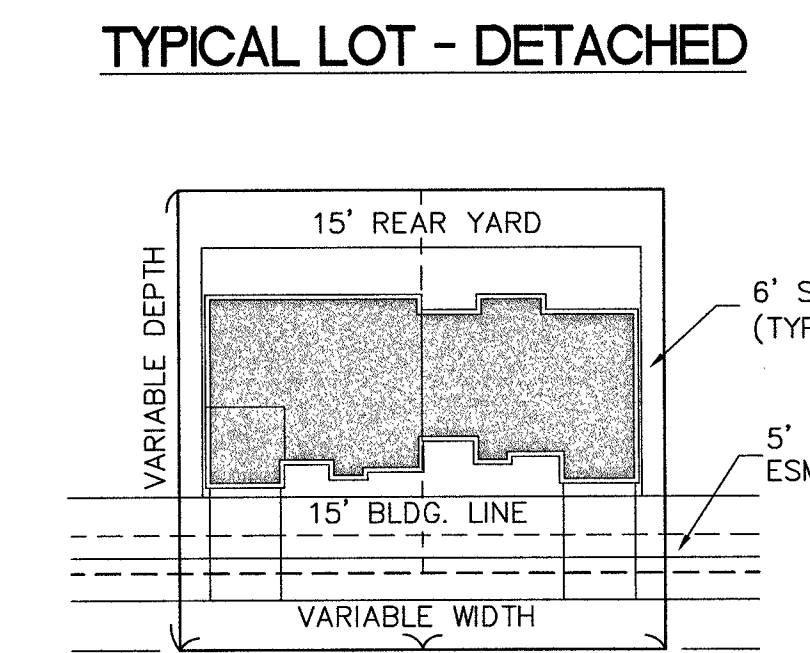
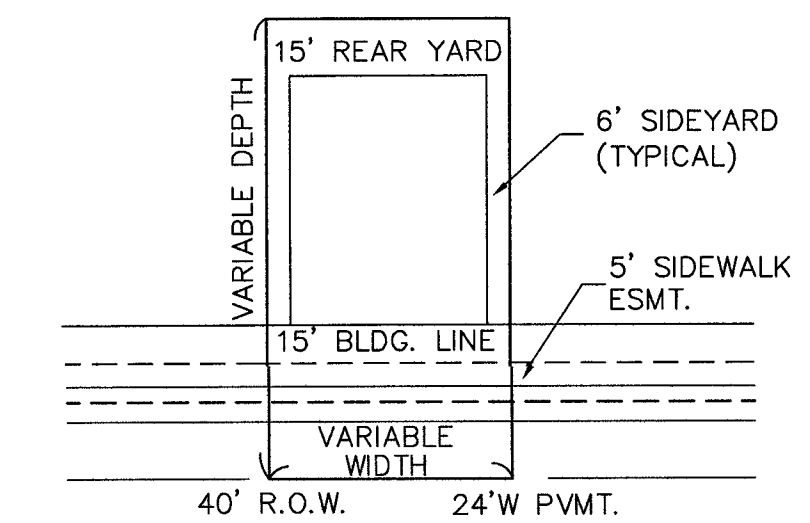


PERTINENT DATA

OWNER: CHESTERFIELD MANAGEMENT ASSOCIATES LP
 LOT AREA: 29,410 Acres ±
 EXISTING ZONING: P.U.E. WITHIN A "R3" (ORD. #2213)
 SITE ADDRESS: 14001 OLIVE BLVD., CHESTERFIELD, MISSOURI 63017
 LOCATOR NO.: 16R340151
 WINNERBERG'S: PG. 22, GRID 1688 & 1788
 FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT
 SCHOOL DISTRICT: PARKWAY
 SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
 WATER SHED: MISSOURI RIVER
 FEMA MAP: 291850010K, FEB 4, 2015
 ELECTRIC COMPANY: AMEREN UE
 GAS COMPANY: SPIRE INC
 PHONE COMPANY: AT&T
 WATER COMPANY: MISSOURI AMERICAN WATER COMPANY

PROPERTY DESCRIPTION

A TRACT OF LAND IN LOT 11 OF D.J. TALBOT SUBDIVISION IN U.S. SURVEY 2030, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7 PAGE 43 OF THE ST. LOUIS CITY (FORMER COUNTY) RECORDS AND PARTLY IN U.S. SURVEY 206 TOWNSHIP 46 NORTH RANGE 4 EAST IN ST. LOUIS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT IN THE CENTER LINE OF HOG HOLLOW ROAD, 40 FEET WIDE, AT ITS INTERSECTION WITH THE SOUTH LINE OF U.S. SURVEY 2030; THENCE ALONG THE CENTER LINE OF SAID ROAD, NORTH 45 DEGREES 03 MINUTES 31 SECONDS WEST, 86.69 FEET; NORTH 74 DEGREES 44 MINUTES 28 SECONDS WEST, 142.55 FEET; NORTH 47 DEGREES 14 MINUTES 26 SECONDS WEST, 211.20 FEET; NORTH 28 DEGREES 14 MINUTES 26 SECONDS WEST, 356.40 FEET; AND NORTH 07 DEGREES 12 MINUTES 34 SECONDS EAST, 85.40 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE MISSOURI CENTRAL RAILROAD COMPANY, 100 FEET WIDE; THENCE ALONG SAID RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES: NORTH 63 DEGREES 04 MINUTES 34 SECONDS EAST, 699.83 FEET TO A POINT OF CURVATURE; TO THE LEFT HAVING A RADIUS OF 5,787.48 FEET, AN ARC LENGTH OF 242.07 FEET AND A CHORD WHICH BEARS NORTH 61 DEGREES 52 MINUTES 40 SECONDS EAST, 242.06 FEET AND NORTH 60 DEGREES 40 MINUTES 46 SECONDS EAST, 257.43 FEET TO ITS INTERSECTION WITH THE NORTHWESTERLY PROLONGATION OF THE WESTERN LINE OF EAGLE RIDGE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 344, PAGE 175 OF THE ST. LOUIS COUNTY RECORDS; THENCE DEPARTING SAID RIGHT-OF-WAY LINE ALONG SAID PROLONGATION LINE AND THE WESTERN LINE OF EAGLE RIDGE, SOUTH 29 DEGREES 49 MINUTES 00 SECONDS EAST, 1,176.10 FEET TO THE NORTHERN CORNER OF A TRACT OF LAND AS CONVEYED TO WLF INVESTMENTS LLC BY INSTRUMENT RECORDED IN BOOK 21584, PAGE 1944 OF ABOVE SAID RECORDS; THENCE ALONG THE NORTHWEST LINE OF SAID WLF INVESTMENTS LLC TRACT, SOUTH 44 DEGREES 11 MINUTES 00 SECONDS WEST, 145.90 FEET TO THE WESTERN CORNER THEREOF; THENCE SOUTH 25 DEGREES 49 MINUTES 00 SECONDS EAST, 301.42 FEET TO THE NORTHWESTERN RIGHT-OF-WAY LINE OF OLIVE BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 61 DEGREES 59 MINUTES 00 SECONDS WEST, 148.50 FEET TO THE SOUTHEASTERN CORNER OF A TRACT OF LAND AS CONVEYED TO KEYMER REALTY AND INVESTMENTS, LLC BY INSTRUMENT RECORDED IN BOOK 21422, PAGE 725 OF ABOVE SAID RECORDS; THENCE ALONG THE EASTERN LINE OF SAID KEYMER TRACT, NORTH 28 DEGREES 33 MINUTES 00 SECONDS WEST, 173.94 FEET TO THE SOUTHEASTERN TRACT OF LAND AS AWARDED TO HARVEY A. AND SANDRA S. KEYMER UNDER CAUSE NO. 0958-0232055 FILED IN THE CIRCUIT COURT OF ST. LOUIS COUNTY; THENCE ALONG THE EASTERN AND NORTHERN LINES OF SAID CAUSE THE FOLLOWING COURSES AND DISTANCES: NORTH 75 DEGREES 52 MINUTES 59 SECONDS EAST, 3.20 FEET; NORTH 14 DEGREES 07 MINUTES 01 SECONDS WEST, 10.86 FEET; NORTH 30 DEGREES 56 MINUTES 43 SECONDS WEST, 17.06 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 46.59 FEET; ALONG SAID CURVE WITH AN ARC LENGTH OF 57.24 FEET AND A CHORD WHICH BEARS NORTH 63 DEGREES 04 MINUTES 34 SECONDS WEST, 53.71 FEET; AND SOUTH 61 DEGREES 11 MINUTES 37 SECONDS WEST, 37.17 FEET TO THE SOUTH LINE OF ABOVE SAID U.S. SURVEY 2030; THENCE ALONG SAID SOUTH LINE, NORTH 82 DEGREES 32 MINUTES 26 SECONDS WEST, 760.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,281,082 SQUARE FEET OR 29,410 ACRES MORE OR LESS ACCORDING TO CALCULATIONS PERFORMED BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. ON JUNE 12, 2019.



TYPICAL - MULTIFAMILY LOCATION

PREPARED BY: **STOCK & ASSOCIATES** Consulting Engineers, Inc.
 257 Chesterfield Business Parkway
 St. Louis, MO 63015
 PH: (636) 580-8100
 FAX: (636) 580-5100
 e-mail: general@stockinc.com
 Web: www.stockinc.com

PRELIMINARY PLAN FOR: **14001 OLIVE BOULEVARD, R-3 TO P.U.D.**
 PREVIOUSLY KNOWN AS BRIARCLIFF VILLAS

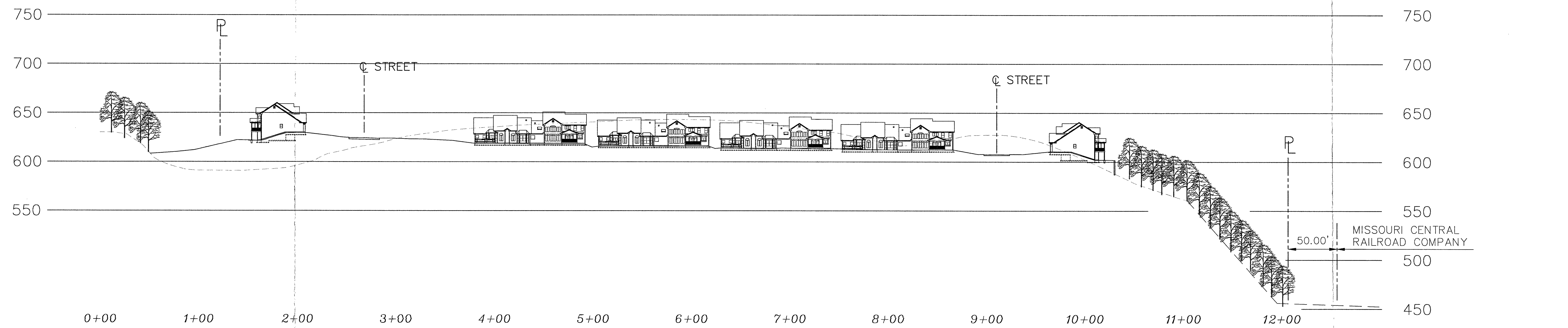
14001 OLIVE BLVD
 CHESTERFIELD, MO 63017

DATE: 1/14/20
 GEORGE M. STOKK
 CIVIL ENGINEER
 CERTIFICATE NUMBER: 000995

REVISIONS:
 1. CITY COMMENTS 01/14/20

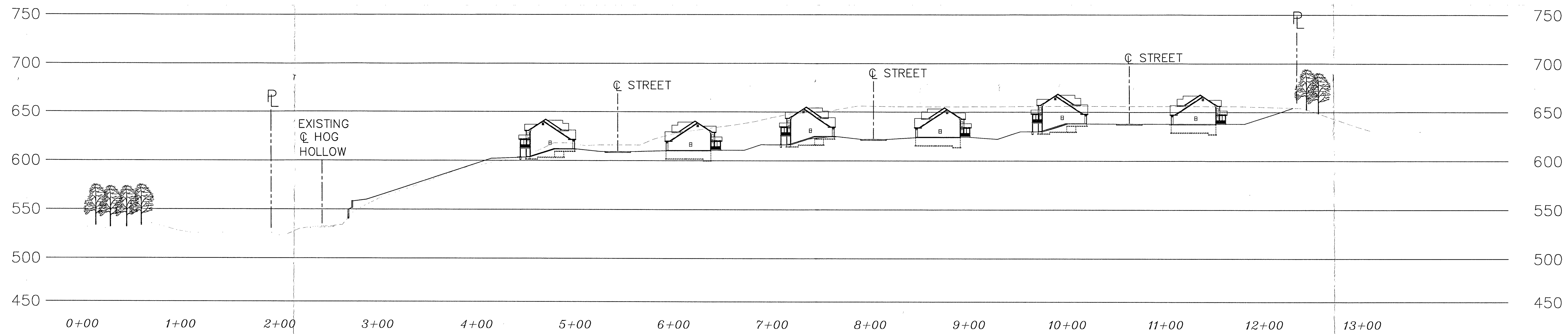
RECEIVED
 JAN 14 2020
 City of Chesterfield Department of Planning

DRAWN BY: K.S.G. CHECKED BY: G.M.S.
 DATE: 11/12/2019 JOB NO: 219-6568
 M.S.D. # 19MS- BASE MAP # 168
 S.L.C. HBT # HBT SUP. #
 W.D.N.R. # MORA
 SHEET TITLE: PRELIMINARY PLAN
 SHEET NO.: C1.0



SECTION A-A

SCALE: HORIZ. 1"=50'
VERT. 1"=50'

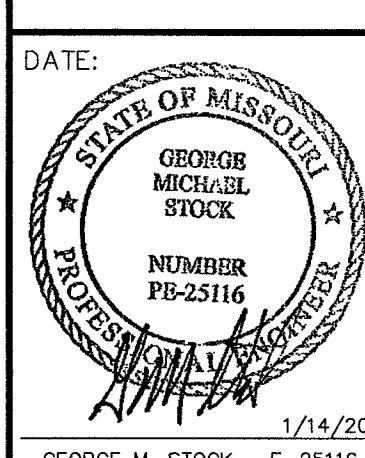


SECTION B-B

SCALE: HORIZ. 1"=50'
VERT. 1"=50'

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH: (636) 350-9000
FAX: (636) 350-9000
www.stockassoc.com

PRELIMINARY PLAN FOR:
14001 OLIVE BOULEVARD, R-3 TO P.U.D.
PREVIOUSLY KNOWN AS BRIARCLIFFE VILLAS
14001 OLIVE BLVD
CHESTERFIELD, MO 63017



DATE: 1/14/20
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 00299

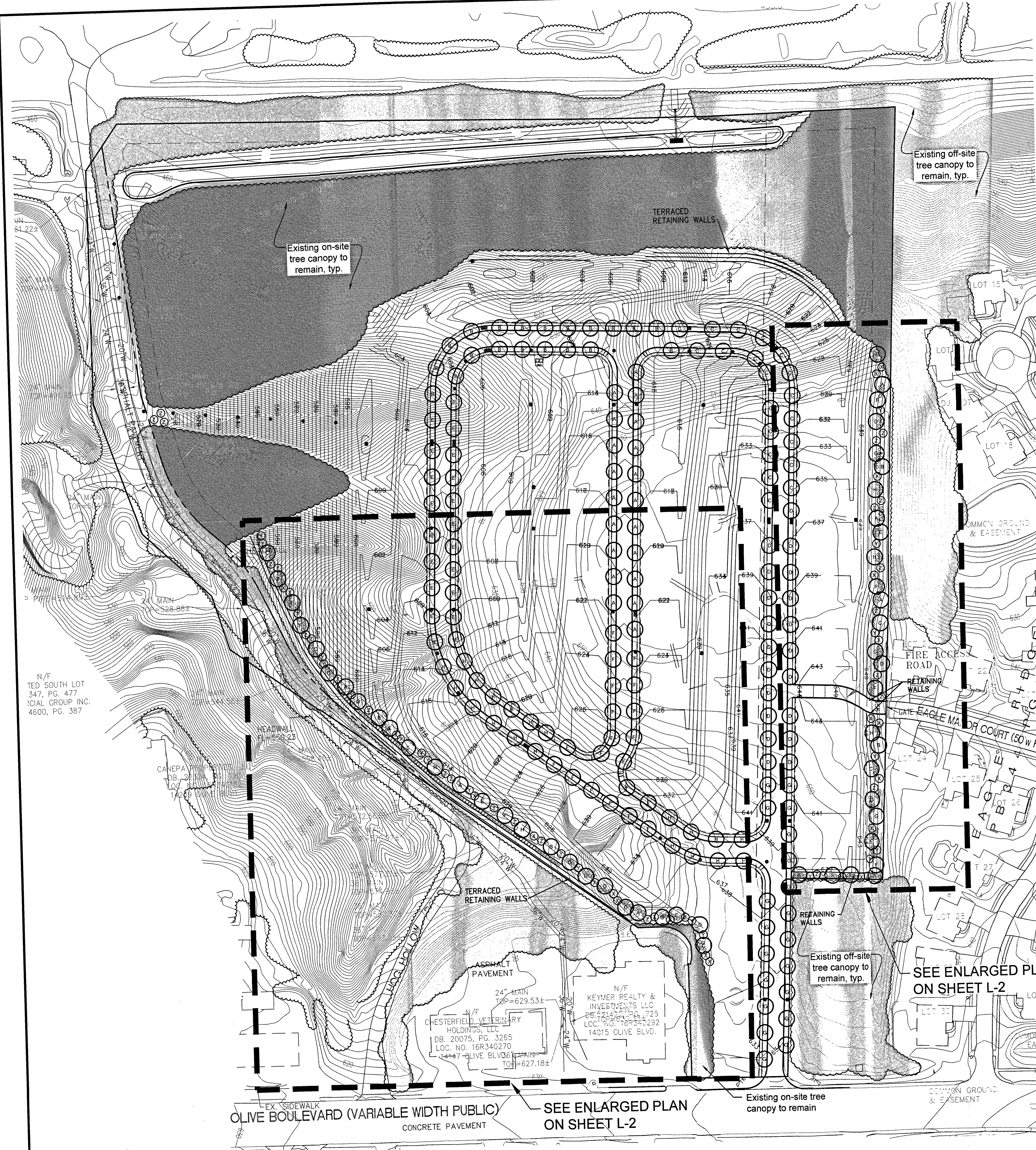
REVISIONS:

1. CITY COMMENTS 01/14/20

DRAWN BY: K.S.G.	CHECKED BY: G.M.S.
DATE: 11/12/2019	JOB NO: 219-6568
M.S.D. P.#: 15M53-	BASE MAP #: 15P
S.L.C. MAT #:	MAT SUP. #:
MDNR # MOEA	

SHEET TITLE:
SITE SECTIONS

SHEET NO.:
C2.0



LANDSCAPE CALCULATIONS:

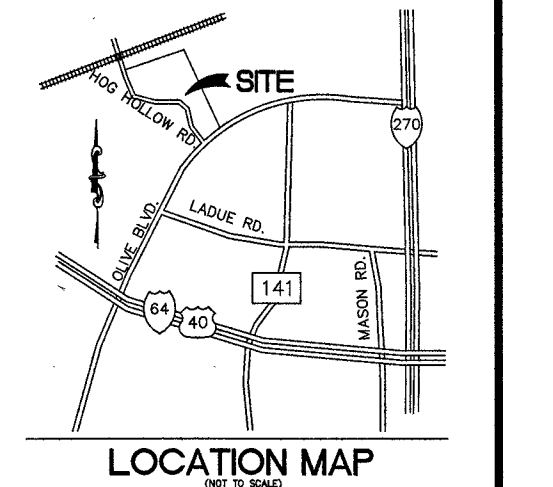
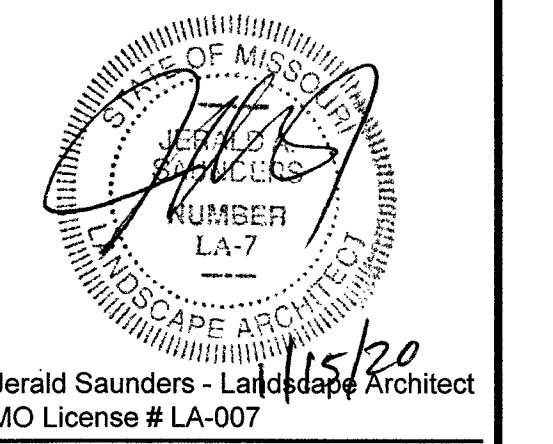
B) Street Trees

1 Street trees shall be installed for every 40 Lin. Ft. of proposed lot frontage.
 $6,390 \text{ Lin. Ft.} = 159.75 \text{ or } 160 \text{ Street Trees @ } 2 \frac{1}{2}'' \text{ Caliper}$
 40 Lin. Ft.

NOTE:
 160 Street Trees required per Landscape Guidelines, 149 street trees proposed to be installed. Remaining 11 street trees are proposed to be installed within the common ground areas due to conflicts with required utilities and driveways.

PLANTING SCHEDULE				
CANOPY TREES				
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	REMARKS
A	27	<i>Acer rubrum</i> 'Red Sunset'	Red Sunset Maple	2.5" cal B&B
B	26	<i>Acer x freemanii</i> 'Jeffersred'	Autumn Blaze Maple	2.5" cal B&B
C	29	<i>Ginkgo biloba</i> 'Autumn Gold'	Autumn Gold Ginkgo	2.5" cal B&B
D	25	<i>Nyssa sylvatica</i>	Blackgum	2.5" cal B&B
E	27	<i>Platanus x acerifolia</i> 'Morton Circle'	Exclamation! London Planetree	2.5" cal B&B
F	27	<i>Quercus acutissima</i>	Sawtooth Oak	2.5" cal B&B
G	26	<i>Quercus bicolor</i>	Swamp White Oak	2.5" cal B&B
H	26	<i>Ulmus</i> 'Homestead'	Homestead Elm	2.5" cal B&B
EVERGREEN TREES				
X	24	<i>Pinus strobus</i>	Eastern White Pine	8' ht B&B
Y	24	<i>Picea abies</i>	Norway Spruce	8' ht B&B
Z	24	<i>Picea pungens</i>	Colorado Blue Spruce	8' ht B&B
SHRUBS				
a	70	<i>Viburnum prunifolium</i>	Blackhaw Viburnum	24" Cont.
b	139	<i>Ilex x meserveae</i> 'Blue Prince/Blue Princess'	Blue Prince/Blue Princess Holly (1:9 ratio)	24" Cont.
c	60	<i>Hamamelis vernalis</i>	Ozark Witchhazel	24" Cont.

- NOTES:**
- ALL STREET TREES WILL BE LOCATED AT LEAST 3' FROM PROPOSED CURB.
 - ALL STREET TREES WILL BE LOCATED AT LEAST 10' FROM ALL HYDRANTS AND STORM SEWER STRUCTURES.
 - MULCH TO BE DOUBLE GROUND BARK MULCH.
 - ALL TURF AREAS TO BE SEEDED.
 - ALL 3:1 OR STEEPER SLOPES SHALL BE SEEDED AND HAVE EROSION CONTROL BLANKET.
 - TOPSOIL IN ALL DISTURBED LAWN AREAS AT 6" DEPTH.
 - SOIL MIX IN ALL SHRUB BEDS AT 8" DEPTH.
 - PROVIDE UNDERGROUND IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE DESIGN-BUILD DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT.



14001 Olive Blvd.

Chesterfield, Missouri

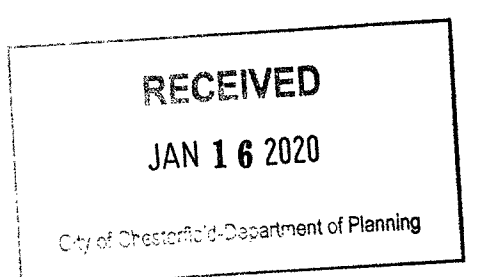
Revisions:

Date	Description	No.

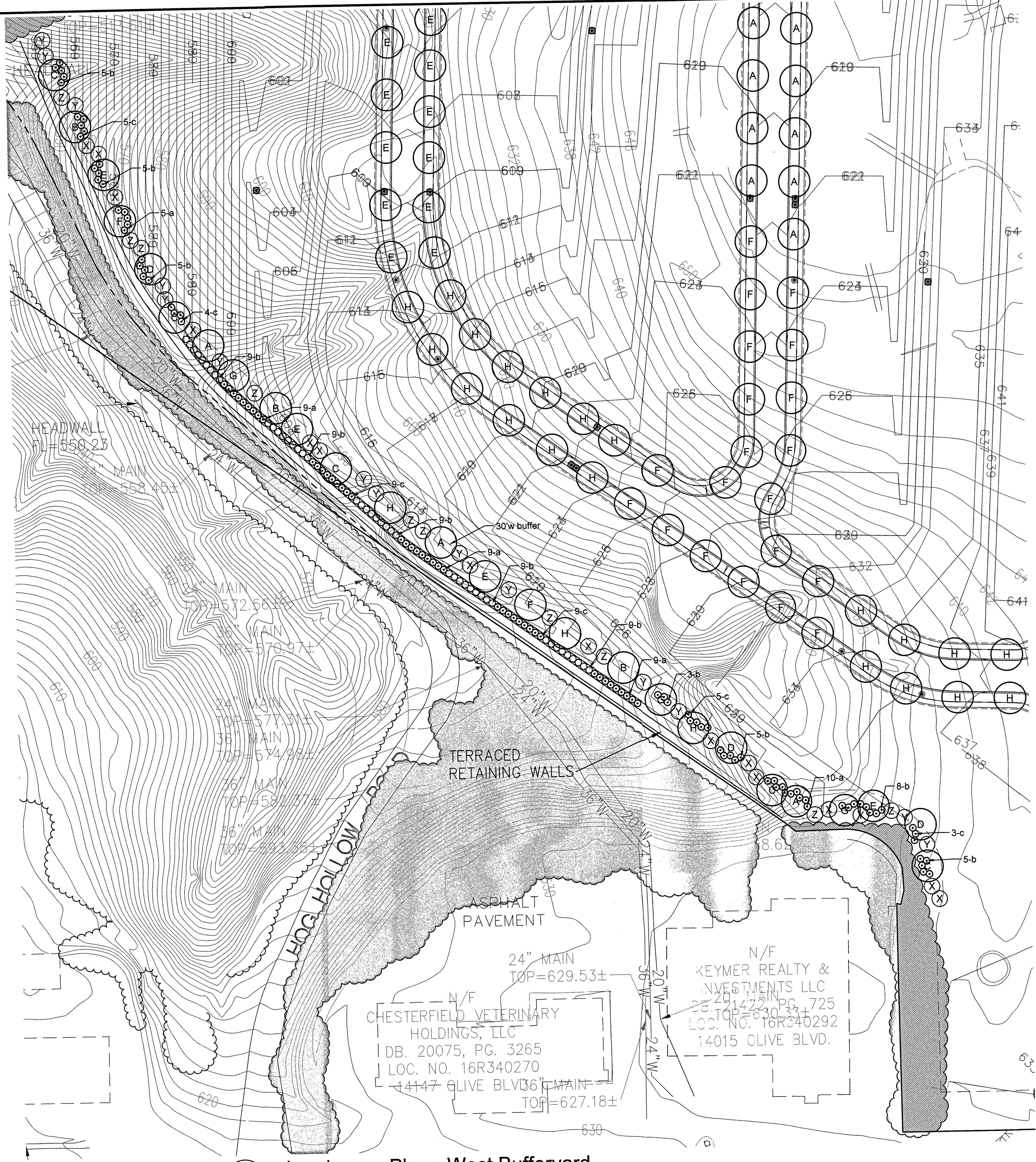
Drawn: LWH
 Checked: JAS

loomisAssociates
 landscape architects/planners
 750 Spirit of Park Drive
 Chesterfield, Missouri 63005-1194
 Phone: 636.574.5555
 E-mail: info@loomis-associates.com

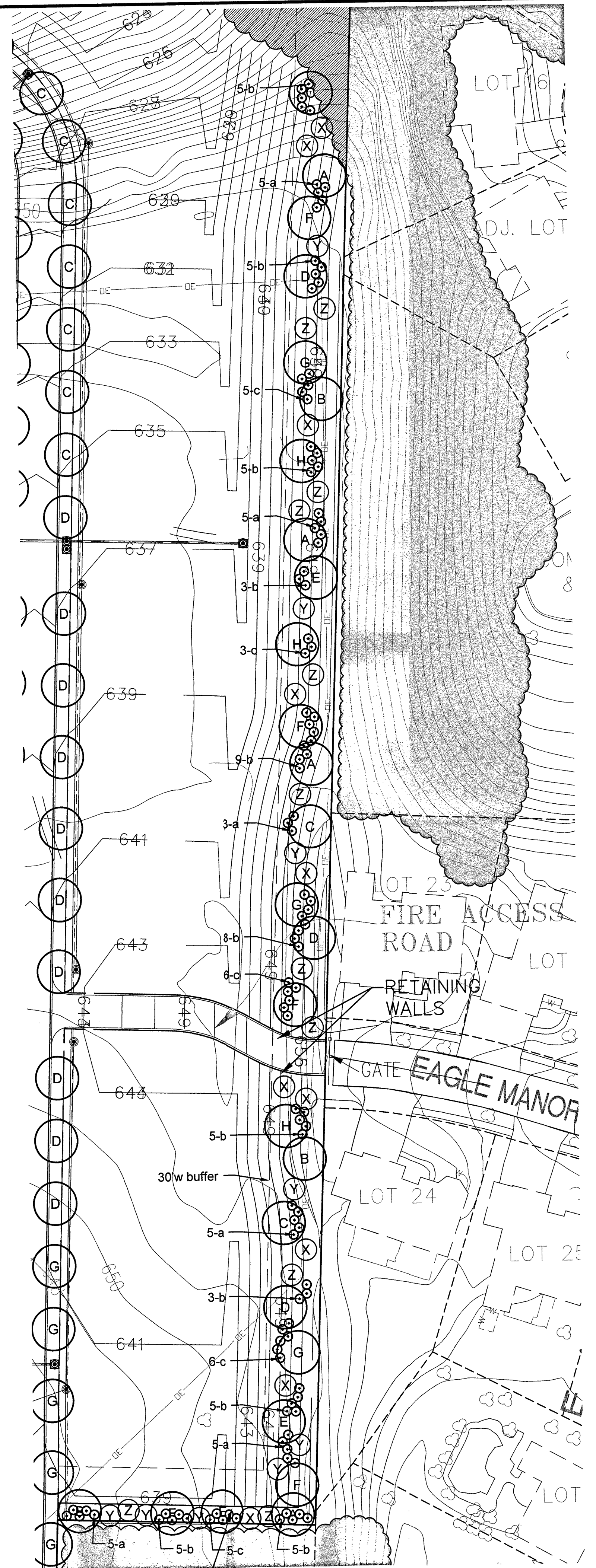
Missouri State Certificate of Authority #: LAC #000161



Sheet Title:	Landscape Plan
Sheet No:	L-1
Date:	8/13/19
Job #:	813.080

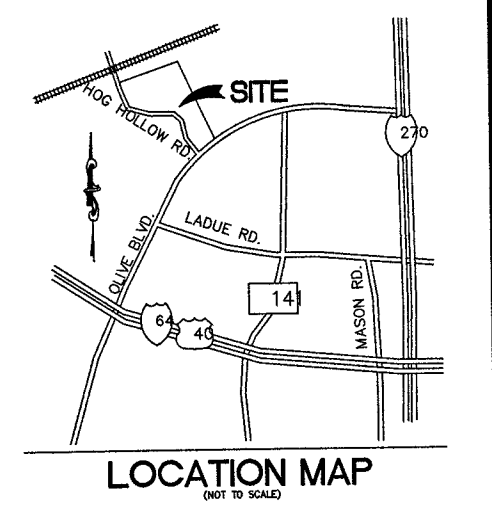


Landscape Plan - West Bufferyard
 SCALE 1"=40'
 0 40 80 160



Landscape Plan - East Bufferyard
 SCALE 1"=40'

STATE OF MISSOURI
 LANDSCAPE ARCHITECT
 NUMBER LA-7
 Jerald Saunders - Landscape Architect
 MO License # LA-007
 11/5/20



14001 Olive Blvd.
 Chesterfield, Missouri

Revisions:

Date	Description	No.

Drawn: LWH
 Checked: JAS

loomisAssociates
 landscaper architects/planners
 990 Spirit of Park Drive
 Chesterfield, Missouri 63005-1194
 Email: info@loomis-associates.com
 Loomis Associates Inc.
 Missouri State Certificate of Authority #: LAC #000018

Sheet Title:	Landscape Plan
Sheet No:	L-2
Date:	8/13/19
Job #:	813.080