


Planning Commission Staff Report

Project Type: Zoning Map Amendment

Meeting Date: February 10, 2020

From: Chris Dietz, Planner 

Location: 1420 Schoettler Road & 15000 South Outer Forty Road

Description: **P.Z. 16-2019: 1420 Schoettler Rd. & 15000 South Outer Forty Rd. (Daniel Prosser and Peter Pfeifer):** A request for a zoning map amendment from a “NU” Non-Urban District to a “E ½ AC” Estate Half Acre District for two tracts of land totaling 6.00 acres located on the east side of Schoettler Road, north of its intersection with Grantley Drive (19S640262), (19R430165).

PROPOSAL SUMMARY

Mr. Daniel Prosser and Mr. Peter Pfeifer have submitted a request for a zoning map amendment from a “NU” Non-Urban District to a “E ½ AC” Estate Half Acre District. The request includes two parcels totaling 6.00 acres of land located on the east side of Schoettler Road, north of its intersection with Grantley



Figure 1: Subject Site Aerial

Drive. No physical improvements are proposed at this time for this tract of land. A Public Hearing regarding this petition was held at the January 13, 2020 Planning Commission meeting, in which two (2) persons spoke in opposition, and one (1) person spoke in neutral position regarding the project. Planning Commission opted to not take a vote for this conventional change of zoning petition at the same meeting, stating that more information would be needed regarding the timeline of attached single-family being removed as a permitted use from the E-1/2 AC District. A Public Hearing for this issue will be held at the February 10, 2020 Planning Commission meeting.

HISTORY OF SUBJECT SITE

The site was zoned “NU” Non-Urban by St. Louis County prior to its incorporation into the City of Chesterfield. In 2016, the site was the subject of a Change of Zoning request to an “R6A” Residence District (P.Z. 09-2016) as part of a larger “PUD” Planned Unit Development which involved 14.29 acres to the west which were not contiguous with this 6.00-acre site (P.Z. 10-2016). Both requests were withdrawn in early 2017 by the applicant, leaving this tract’s original “NU” Non-Urban zoning designation unchanged.

LAND USE AND ZONING

Direction	Zoning (this should be bolded)	Land Use
North	“R1A” Residence District, and “PC” Planned Commercial District beyond Interstate 64	“R1A” – Undeveloped; “PC” – Office
South	“R1A” Residence District	Single Family Residential
East	“R1A” and “R2” Residence Districts	Single Family Residential
West	“NU” Non-Urban District	Single Family Residential

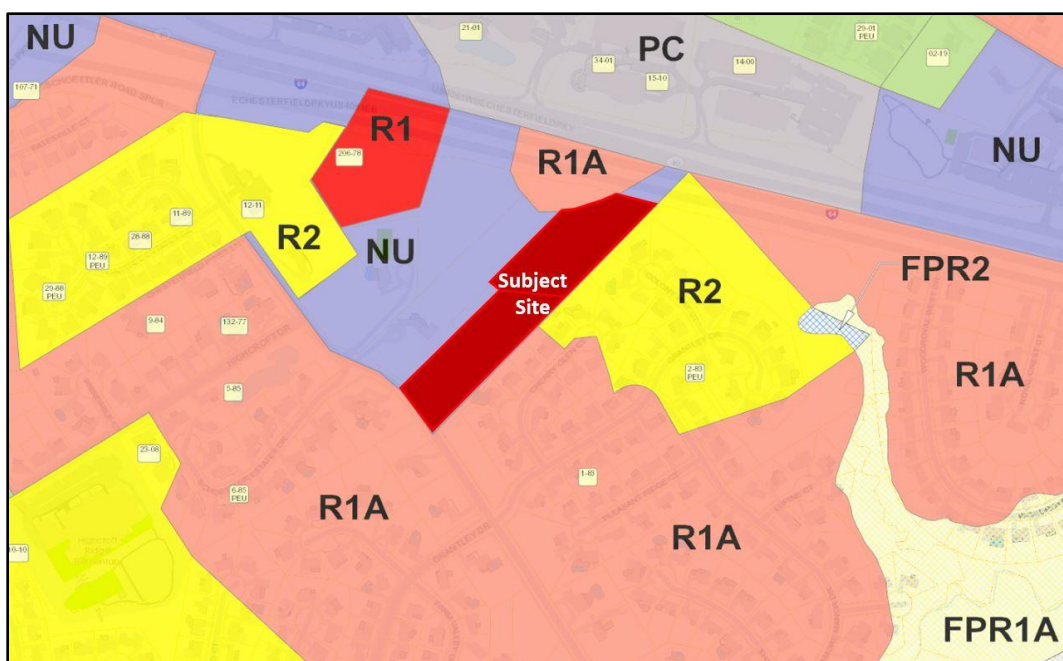


Figure 2: Zoning Map

COMPREHENSIVE PLAN

The existing land use surrounding the subject site is single-family residential. However, the City’s Land Use Plan designates this site as Residential Multi-Family, bordering Residential Single Family to the south and east. There are a few Plan Policies that pertain to this request as well:

- **2.1.1 Conservation of Existing Quality of Life:**
Preserve and enhance the quality of life in Chesterfield as exemplified by its existing neighborhoods and the development that now exists.
- **2.1.3 Encourage Preservation of Existing Residential Neighborhoods:**
Preserve or improve existing residential neighborhoods’ identities.



Figure 3: Future Land Use Plan

STAFF ANALYSIS

Zoning

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. Development requirements and permitted land uses will be those established for the “E1/2AC” Estate Half Acre District in the City of Chesterfield’s Unified Development Code.

REQUEST

Staff has provided a copy of the January 13, 2020 Public Hearing report, survey and tree stand delineation for this petition attached in this packet. This petition has met all filing requirements and procedures of the City of Chesterfield. Staff recommends action from Planning Commission on this Change of Zoning request.

Attachments: January 13, 2020 Public Hearing Report
Survey
Tree Stand Delineation

Planning Commission Public Hearing Report

Meeting Date: January 13, 2020

From: Chris Dietz, Planner 

Location: 1420 Schoettler Road & 15000 South Outer Forty Road

Petition: **P.Z. 16-2019 1420 Schoettler Rd. & 15000 South Outer Forty Rd. (Daniel Prosser and Peter Pfeifer)**: A request for a zoning map amendment from a “NU” Non-Urban District to a “E ½ AC” Estate Half Acre District for two tracts of land totaling 6.00 acres located on the east side of Schoettler Road, north of its intersection with Grantley Drive (19S640262), (19R430165).

Summary

Mr. Daniel Prosser and Mr. Peter Pfeifer have submitted a request for a zoning map amendment from a “NU” Non-Urban District to a “E ½ AC” Estate Half Acre District. The request includes two parcels totaling 6.00 acres of land located on the east side of Schoettler Road, north of its intersection with Grantley Drive. No physical improvements are proposed at this time for this tract of land.



Figure 1: Aerial of Subject Site

Site History

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Surrounding Land Use and Zoning

Direction	Zoning	Land Use
North	“R1A” Residence District, and “PC” Planned Commercial District beyond Interstate 64.	“R1A”– Undeveloped; “PC” – Office beyond Interstate 64
South	“R1A” Residence District.	Single Family Residential
East	“R1A” and “R2” Residence Districts.	Single family Residential
West	“NU” Non-Urban District.	Single Family Residential

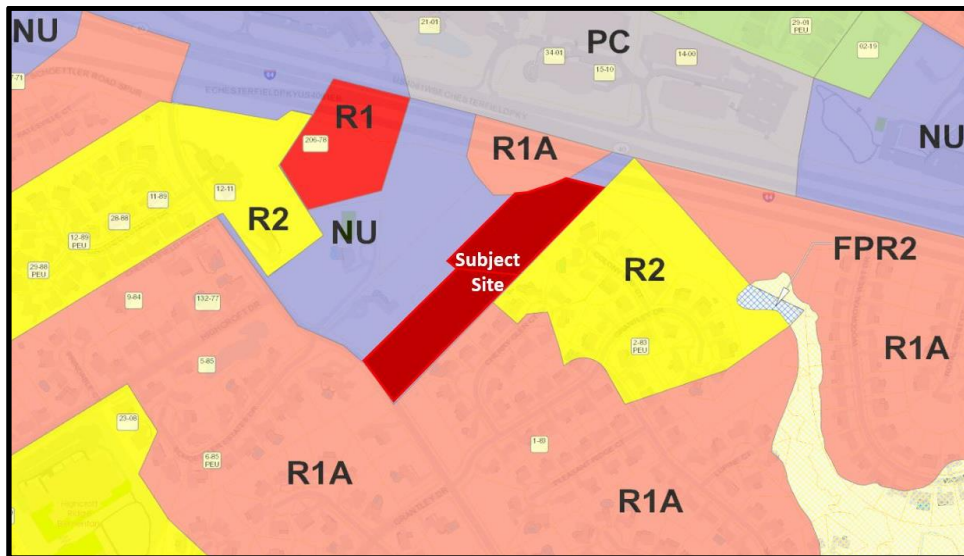


Figure 2: Zoning Map

Comprehensive Plan

The existing land use surrounding the subject site is single-family residential. However, the City’s Land Use Plan designates this site as Residential Multi-Family, bordering Residential Single Family to the south and east. There are a few Plan Policies that pertain to this request as well:

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Preserve and enhance the quality of life in Chesterfield as exemplified by its existing neighborhoods and the development that now exists.

2.1.3 Encourage Preservation of Existing Residential Neighborhoods:

Preserve or improve existing residential neighborhoods’ identities.



Figure 3: Land Use Plan

District Information

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. Development requirements and permitted land uses will be those established for the “E1/2AC” Estate Half Acre District in the City of Chesterfield’s Unified Development Code.

Request

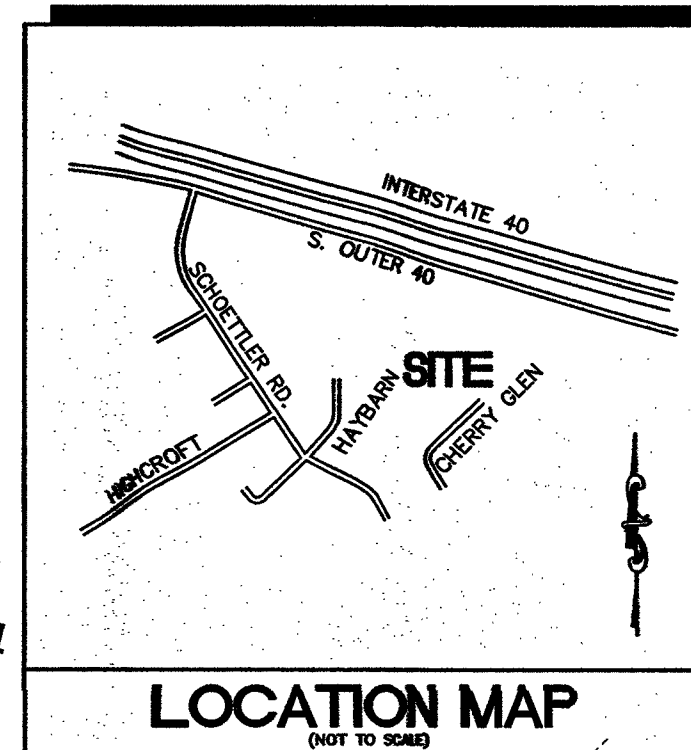
A public hearing further addressing the request will be held at the January 13, 2020 Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Survey and Tree Stand Delineation for this petition.

Attachments:

1. Public Hearing Notice
2. Survey
3. Tree Stand Delineation

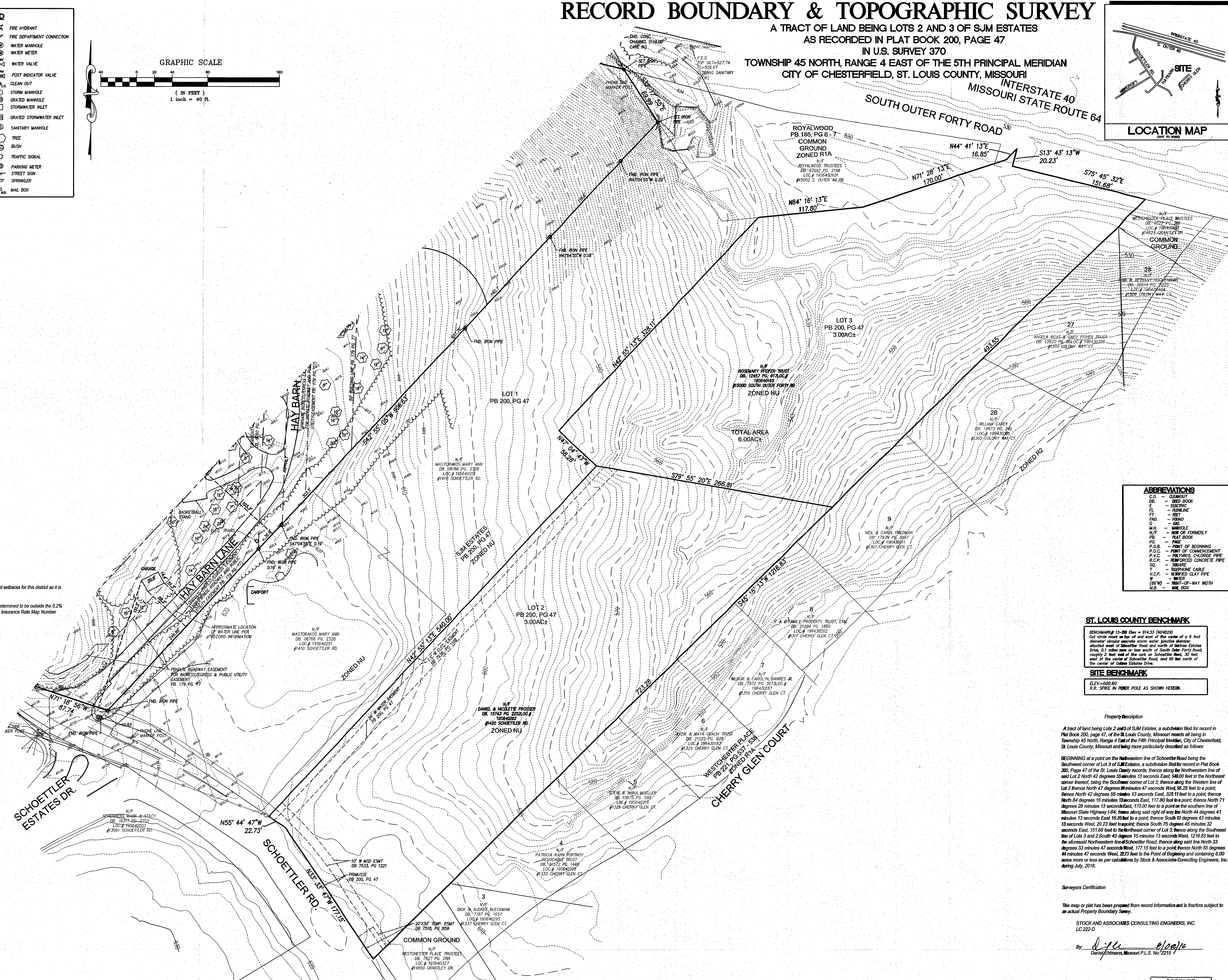
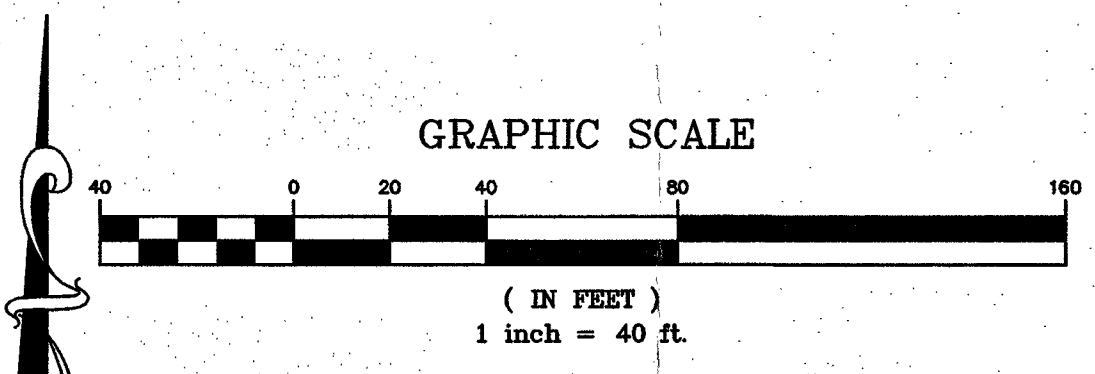
RECORD BOUNDARY & TOPOGRAPHIC SURVEY

A TRACT OF LAND BEING LOTS 2 AND 3 OF SJM ESTATES
AS RECORDED IN PLAT BOOK 200, PAGE 47
IN U.S. SURVEY 370
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



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 SPURCE BOX	⊕ SANITARY MANHOLE
⊕ GAS DRIP	⊕ TREE
⊕ GAS METER	⊕ BUSH
⊕ GAS VALVE	⊕ TRAFFIC SIGNAL
⊕ TELEPHONE MANHOLE	⊕ TELEPHONE PEDESTAL
⊕ TELEPHONE PEDESTAL	⊕ TELEPHONE SPURCE BOX
⊕ CABLE TV PEDESTAL	⊕ SPRINKLER
	⊕ MAIL BOX



GENERAL NOTES:

- 1) Subject property is Zoned "NU". Note: The City of Chesterfield does not list any current setbacks for this district as it is designated on the Inactive list.
- 2) Subject property lies within Flood Zone X (areas determined to be outside the 0.2% annual chance flood) according to the National Flood Insurance Rate Map Number 23168C0170K with an effective date of 12/24/2015.

ABBREVIATIONS

C.O.	— CLEANOUT
DB.	— DEED BOOK
EL.	— ELEVATION
FL.	— FLOWLINE
FT.	— FEET
FND.	— FOUND
G.	— GAS
M.H.	— MANHOLE
N/F.	— NOW OR FORMERLY
P.B.	— PLAT BOOK
P.O.B.	— POINT OF BEGINNING
P.O.C.	— POINT OF COMMENCEMENT
P.V.C.	— POINT OF VERTICAL CURVATURE
R.C.P.	— REINFORCED CONCRETE PIPE
SQ.	— SQUARE
T.C.	— TELEPHONE CABLE
V.C.P.	— VENTED CLAY PIPE
W.	— WATER
(86'W)	— RIGHT-OF-WAY WIDTH
M.B.	— MAIL BOX

ST. LOUIS COUNTY BENCHMARK
BENCHMARK # 12-28 Elev = 614.33 (NGVD29)
Out circle mark on top of and east of the center of a 6 foot diameter circular concrete storm water junction chamber situated west of Schoettler Road and north of Oaktree Estates Drive, 0.1 meter less on line south of South Outer Forty Road roughly 2 feet west of the curb on Schoettler Road, 30 feet west of the center of Schoettler Road, and 60 feet north of the center of Oaktree Estates Drive.

SITE BENCHMARK
ELEV = 600.60
R.R. SPIKE IN POWER POLE AS SHOWN HEREON

Property Description

A tract of land being Lots 2 and 3 of SJM Estates, a subdivision filed for record in Plat Book 200, page 47, of the St. Louis County, Missouri records all being 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 a point on the Northeastern line of Schoettler Road being the Southwest corner of Lot 3 of SJM Estates, a subdivision filed for record in Plat Book 200, Page 47 of the St. Louis County records; thence along the Northwestern line of said Lot 2 North 42 degrees 55 minutes 13 seconds East, 540.00 feet to the Northeast corner thereof, being the Southwest corner of Lot 3; thence along the Western line of Lot 3 thence North 47 degrees 09 minutes 47 seconds West 55.29 feet to a point; thence North 42 degrees 55 minutes 13 seconds East, 328.11 feet to a point; thence North 84 degrees 16 minutes 13 seconds East, 117.80 feet to a point; thence North 71 degrees 28 minutes 13 seconds East, 170.00 feet to a point on the southern line of Missouri State Highway 144; thence along said right of way line North 44 degrees 41 minutes 13 seconds East 16.85 feet to a point; thence South 13 degrees 43 minutes 13 seconds West, 20.23 feet to a point; thence South 75 degrees 45 minutes 32 seconds East, 151.00 feet to the Northeast corner of Lot 3; thence along the Southeast line of Lots 2 and 3 South 45 degrees 15 minutes 13 seconds West, 1216.63 feet to the aforesaid Northeastern line of Schoettler Road; thence along said line North 33 degrees 33 minutes 47 seconds West, 177.15 feet to a point; thence North 55 degrees 44 minutes 47 seconds West, 2273 feet to the Point of Beginning and containing 6.00 acres more or less as per certificate by Stock & Associates Consulting Engineers, Inc. during July, 2016.

Surveyors Certification

This map or plat has been prepared from record information and is therefore subject to an actual Property Boundary Survey.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC 222-D

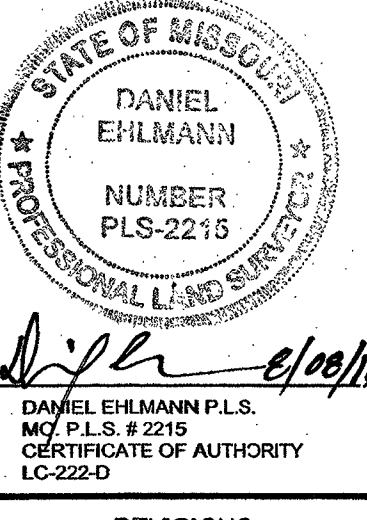
By: *[Signature]*
Daniel Ehlmann, Missouri P.L.S. No. 2215

RECEIVED
SEP - 6 2016
City of Chesterfield
Department of Public Services

PREPARED FOR:
MIA ROSE HOLDINGS, LLC &
KU DEVELOPMENT, LLC
7 BAXTER LANE
CHESTERFIELD, MO 63017

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63016 P.O. Box 6880
630-9100 FAX 630-550-3100
e-mail: general@stockassoc.com
Web: www.stockassoc.com

RECORD BOUNDARY & TOPOGRAPHIC SURVEY
SJM ESTATES LOTS 2 & 3
CHESTERFIELD, MISSOURI



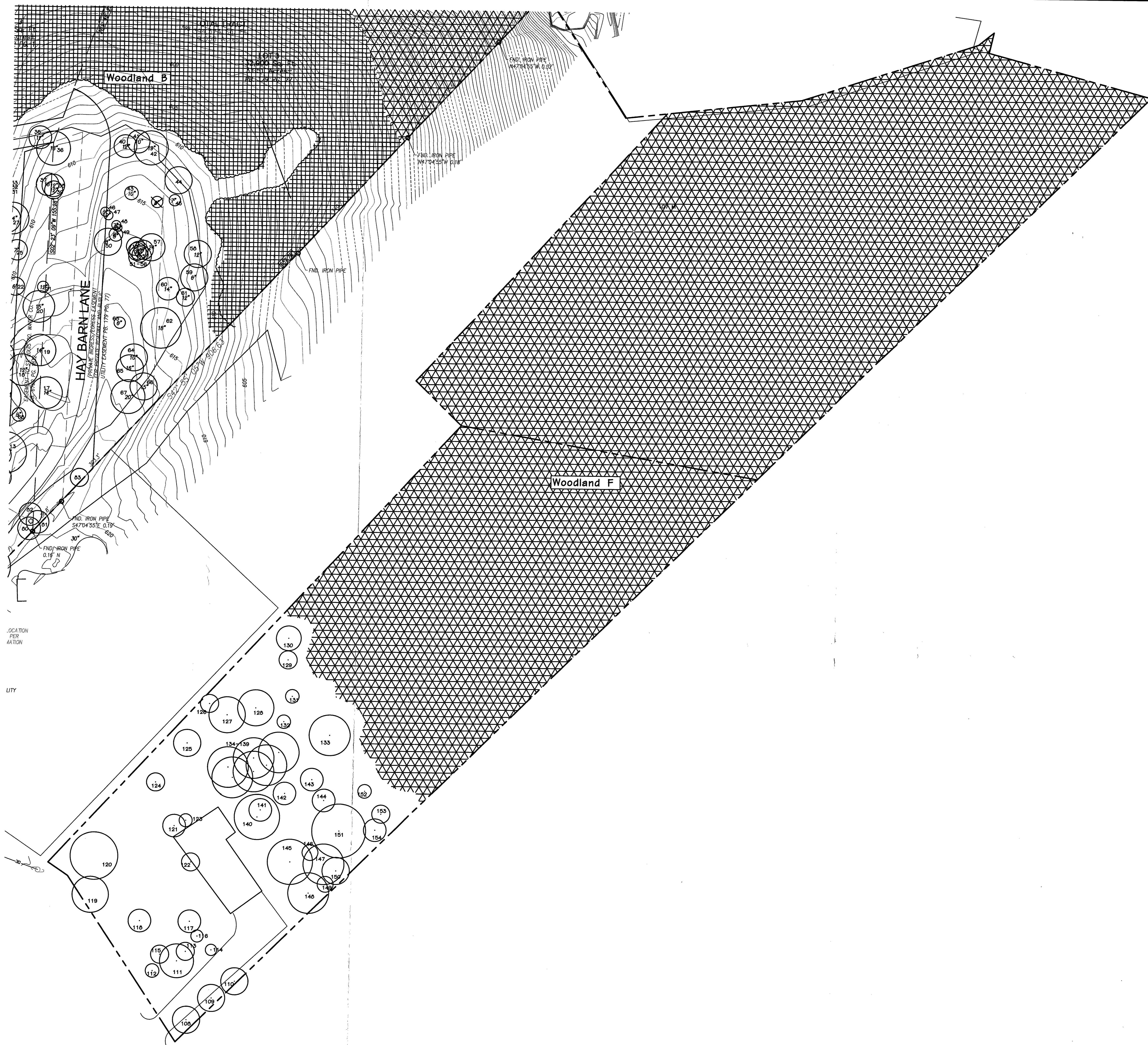
REVISIONS:

1	00000000-
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DRAWN BY: J.K.J.M.E.
CHECKED BY: D.M.E.
DATE: 7/15/16
JOB NO.: 215-5541
M.S.D. P. #: BASE MAP #
P-XXXXXX: XXXX
S.L.C. HRT #: HRT SUP. #
XXXX: XXXX
SCALE: MC-XXXXXXX

SHEET TITLE:
RECORD BOUNDARY & TOPOGRAPHIC SURVEY

SHEET NO.:
SHEET #1



Tree Stand Delineation
SCALE 1" = 40' - 0"

40 West Luxury Living		1420 Schoettler RD.		
Number	Common Name	DBH	Canopy Area	Condition Rating
108	Black Cherry	13	452	3
109	Red Maple	7	314	3
110	Black Cherry	17	615	3
111	Tree of Heaven	18	706	3
112	Flowering Cherry	6	113	3
113	Bradford Pear	12	200	2
114	Freeman Maple	5	78	2
115	Freeman Maple	7	153	3
116	Sugar Maple	3	78	3
117	Black Cherry	15	314	3
118	Bradford Pear	13	314	2
119	Pin Oak	17	803	3
120	Shingle Oak	21	1384	3
121	Tree of Heaven	16	314	2
122	Flowering Crab	5	200	3
123	Freeman Maple	5	113	3
124	Bradford Pear	11	200	3
125	Tree of Heaven	12	452	2
126	Red Cedar	8	200	2
127	Red Oak	18	803	3
128	Shingle Oak	19	1017	3
129	Black Cherry	8	200	2
130	Mulberry	11	379	1
131	Freeman Maple	4	78	3
132	Freeman Maple	4	78	3
133	Bald Cypress	18	1017	4
134	Persimmon	11	1017	3
135	Persimmon	11	1017	3
136	Persimmon	11	1017	3
137	Persimmon	11	1017	3
138	Persimmon	11	1017	3
139	Persimmon	11	1017	3
140	Elm	20	1256	2
141	Elm	8	314	3
142	Persimmon	10	314	1
143	Persimmon	19	1256	3
144	Sassafras	10	314	2
145	Shingle Oak	21	1756	3
146	Shingle Oak	7	153	3
147	Shingle Oak	19	1017	3
148	Shingle Oak	20	1017	2
149	Elm	8	354	2
150	Shingle Oak	12	452	2
151	Silver Maple	34	2826	2
152	Redbud	5	113	3
153	Elm	12	314	2
154	Elm	8	200	2
Total			28,333	

Douglas A. DeLong, Landscape Architect LA-81
Consultants:

#1 & #15 Haybarn Lane & 1330 Schoettler RD.
Chesterfield, Missouri 63017

Schoettler Luxury Living LLC

Revisions:

Date	Description	No.
5/2/16	City Comments	1
7/15/16	Added Property	2

Drawn: **bad**
Checked: **dad**

DeLong landscape architecture
7620 West Bruno Ave
St. Louis, MO. 63117
(314) 346-4856
delong.la@gmail.com

PREPARED FOR:
SCHOETTTLER LUXURY LIVING LLC
8 JENNYCLIFFE LANE
CHESTERFIELD, MO 63005

PREPARED FOR:
MIA ROSE HOLDINGS LLC
7 BAXTER LANE
CHESTERFIELD, MO 63017

PREPARED FOR:
KU DEVELOPMENT LLC
7 BAXTER LANE
CHESTERFIELD, MO. 63017

Tree Stand Delineation Plan Prepared
by Douglas A. DeLong
Certified Arborist MW-4826A

Douglas A. DeLong

Base Map Provided by: Stock & Associates

Sheet Title: **Tree Stand Delineation**

Sheet No: **TSD-2**

Date: **4/5/2016**
Job #: **155.001**