



IV. A

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Planning and Development Services Division Public Hearing Summary Report

P.Z. 01-2015 Barat Academy Foundation (17831, 17815 & 17803 Wild Horse Creek Road):

A request for a zoning map amendment from a “LLR” Large Lot Residential District and “NU” Non-Urban District to a new “LLR” Large Lot Residential District for 35.097 acres located on the north side of Wild Horse Creek Road west of its intersection of Greystone Manor Parkway and east of its intersection with Tara Oaks Drive (18V130099, 18V140098, 18V140065).

Summary

Klitzing Welsch Associates, Inc., on behalf of Barat Academy, has submitted a request for a zoning map amendment from a “LLR” Large Lot Residential District and “NU” Non-Urban District to a new “LLR” Large Lot Residential District to allow for the use of the residence at 17803 Wild Horse Creek Road as a dormitory use accessory to the existing school located at 17815 Wild Horse Creek Road. The applicant has provided a narrative, attached to this report, which describes the reason for need of the dormitory use for the Barat Academy. According to the City’s Unified Development Code, accessory uses are permitted in addition to the permitted and conditional uses listed in each specific district. The Unified Development Code defines accessory uses as “those uses that are incidental to and customarily found in connection with the principal use on the site”. The dormitory use is one that meets this definition and would be permitted only as long as the principal use (Secondary School) continued to operate.

The Unified Development Code also requires that the accessory use be located within the same zoning district as the principal use. In order to meet this last requirement, the petitioner has requested that a new “LLR” Large Lot Residential District be created which would encompass the entire subject site. While the accessory dormitory use is the reason for this petition, it is important to note that the request is for the “LLR” Large Lot Residential District which is considered a non-planned district or a “straight” zoning district.

As a “straight” zoning district, this ordinance will have no preliminary plan and no Attachment A per City Code. If approved, this zoning will permit the following uses in addition to accessory uses and uses that may be permitted on a conditional basis:

- | | |
|---|--|
| 1) Single-family detached residential | 8) Wildlife reservation, forest and conservation project |
| 2) Public safety facilities | 9) College/University |
| 3) Churches and other places of worship | 10) Primary school |
| 4) Farming | 11) Secondary school |
| 5) Home Occupation | 12) Kindergarten, Nursery School |
| 6) Livestock and stables | 13) Public Facilities |
| 7) Parks | |

Site History

The subject site was incorporated into the City of Chesterfield under an “NU” Non-Urban District from St. Louis County. Since that time, the site has gone through multiple zoning amendments. The approximately 3 acre portion of the subject site currently containing the single-family residential home located at 17803 Wild Horse Creek Road received approval for a Conditional Use Permit in 1990 along with its “NU” Non-Urban District zoning.

The Conditional Use Permit authorized the bulk sale of sand, gravel, mulch, railroad ties, and similar materials.

A 1 acre portion of the site near the northwest corner was originally a part of the adjacent Tara at Wildhorse subdivision and was zoned “R-1” Residential District with that development in 1997. The largest portion of the site, approximately 31 acres, is currently occupied by the Barat Academy. This portion was zoned “LLR” Large Lot Residential, along with the 1 acre portion previously mentioned, in 1999 by Gateway Academy. Currently, all of the approximately 35 acres is under the ownership of Barat Academy.

Surrounding Land Use and Zoning

The land use and zoning for the properties surrounding this parcel and shown in Figure 1 are as follows:

North: The property to the north on the lower side of the bluff is the Landing at Spirit Golf Course property zoned “M-3” Planned Industrial District in the Landings at Spirit subdivision. The current use on this property includes a golf course.

South: The properties to the south include the Miramonte Subdivision zoned “E-2AC” Estate District. Current uses include single-family residential.

East: The property to the east is the West County Christian Church Subdivision zoned “NU” Non-Urban District currently occupied by Harvest Bible Chapel.

West: The property to the west is in the Tara at Wildhorse subdivision zoned “R1” Residential District with a Planned Environment Unit. Current uses include single-family residential.

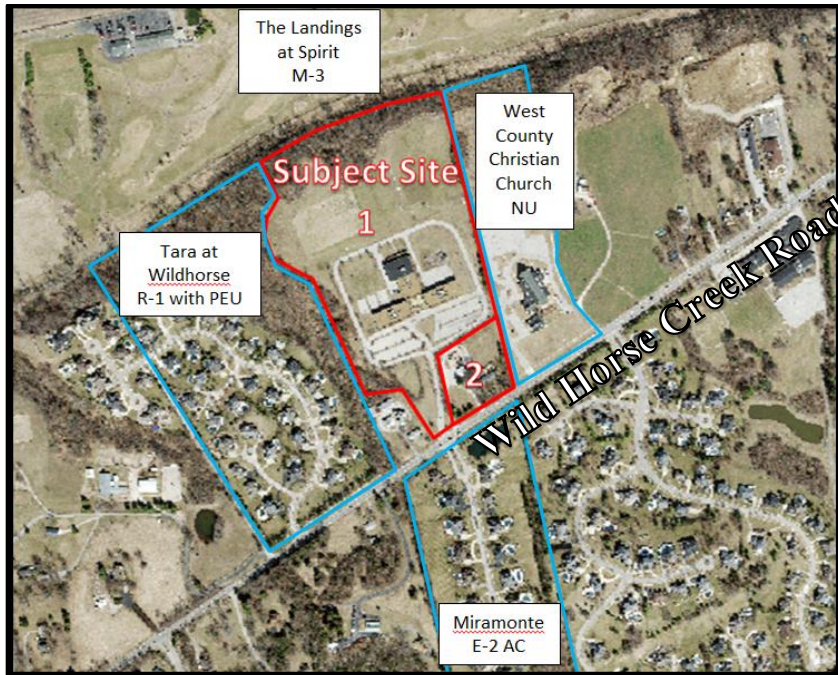


Figure 1

Comprehensive Plan Analysis

The subject site is located within the Residential Single Family land use designation. As seen in Figure 2, all adjacent sites on the upper side of the bluffs are designated as Residential Single Family. The proposed uses of Secondary School and accessory dormitory use would be permitted under each of the Residential Single Family zoning districts available in the City's Unified Development Code. The zoning designation of "LLR" Large Lot Residential is consistent with the Residential Single Family land use designation found in the Comprehensive Plan.

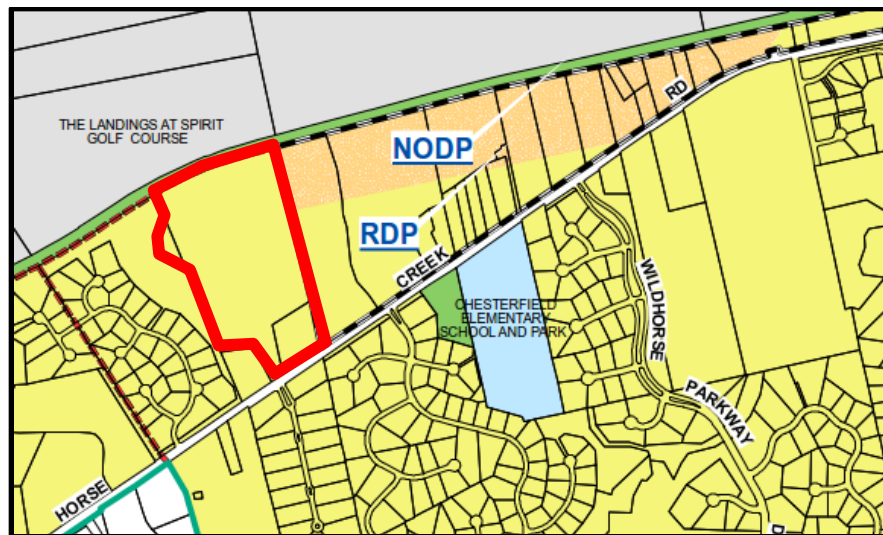


Figure 2

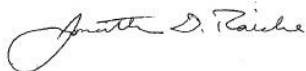
Staff Analysis

As previously mentioned, this zoning request is consistent with the Comprehensive Plan and the proposed use would be permitted as an accessory use to the existing Secondary School which is currently operated by Barat Academy. As a reminder, if the principal use (Secondary School) ceases operation, the dormitory use would no longer be permitted. The current structures and uses would meet the various requirements of the “LLR” Large Lot Residential District including but not limited to lot area and structure setbacks. Any future development would be reviewed against all requirements in the Unified Development Code.

As this zoning request is for a “straight” zoning district, there will be no preliminary plan or Attachment A per City Code and thus no modifications or conditions will be a part of this request.

A Public Hearing further addressing the request will be held at the February 23, 2015, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Applicant Narrative Statement, and the Outboundary Survey for this request.

Respectfully submitted,



Jonathan D. Raiche, AICP
Senior Planner

Attachments

1. Public Hearing Notice
2. Applicant Narrative Statement
3. Outboundary Survey

cc: Aimee Nassif, Planning and Development Services Director

**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 23, 2015 at 7:00 p.m. in the City Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said Hearing will be as follows:

P.Z. 01-2015 Barat Academy Foundation (17815 & 17803 Wild Horse Creek Road):

A request for a zoning map amendment from a “LLR” Large Lot Residential District and “NU” Non-Urban District to a new “LLR” Large Lot Residential District for 35.097 acres located on the north side of Wild Horse Creek Road west of its intersection of Greystone Manor Parkway and east of its intersection with Tara Oaks Drive (18V140098, 18V140065).

Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Public Services at Chesterfield City Hall, 690 Chesterfield Parkway West during weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Mr. Jonathan Raiche, Senior Planner, by telephone at 636-537-4736 or by email at jraiche@chesterfield.mo.us

CITY OF CHESTERFIELD
Mike Watson, Chair
Chesterfield Planning Commission

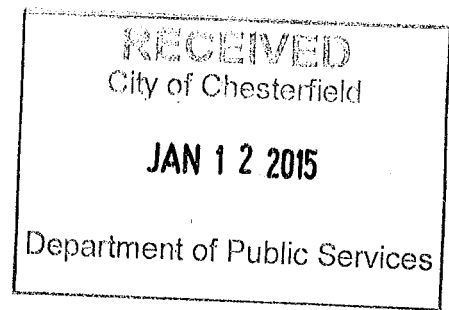
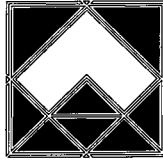
PROPERTY DESCRIPTION

A tract of land in U. S. Survey 102, Township 45 North, Range 3 East, St. Louis County, Missouri.

AND

A tract of land being part of Adjusted Lot A of ”Boundary Adjustment Plat Of A Tract Of Land In U. S. Survey 102, Township 45, Range 3 East, St. Louis County, Missouri” as recorded in the St. Louis County Recorder of Deeds Plat Book 346, Pages 353 and 354.





KLITZING WELSCH ASSOCIATES

January 9, 2015

Barat Academy moved into the City of Chesterfield, MO in 2011. They have been very welcomed by the Chesterfield community and they hope to serve this community for years to come.

They offer a high quality, single gender education on a co-ed campus. They educate the mind, the body, and the spirit using a unique "LearnLife" educational model for grades 9 – 12.

Barat's dedication to global and international education has resulted in 2 cornerstone programs.

The first program consists of 14 students from China and South Korea who attend high school at Barat Academy on a full time basis and will earn a diploma after 3 years of study.

The second program is in China. It partners True Light Academy and Barat Academy to offer students who attend a dual diploma.

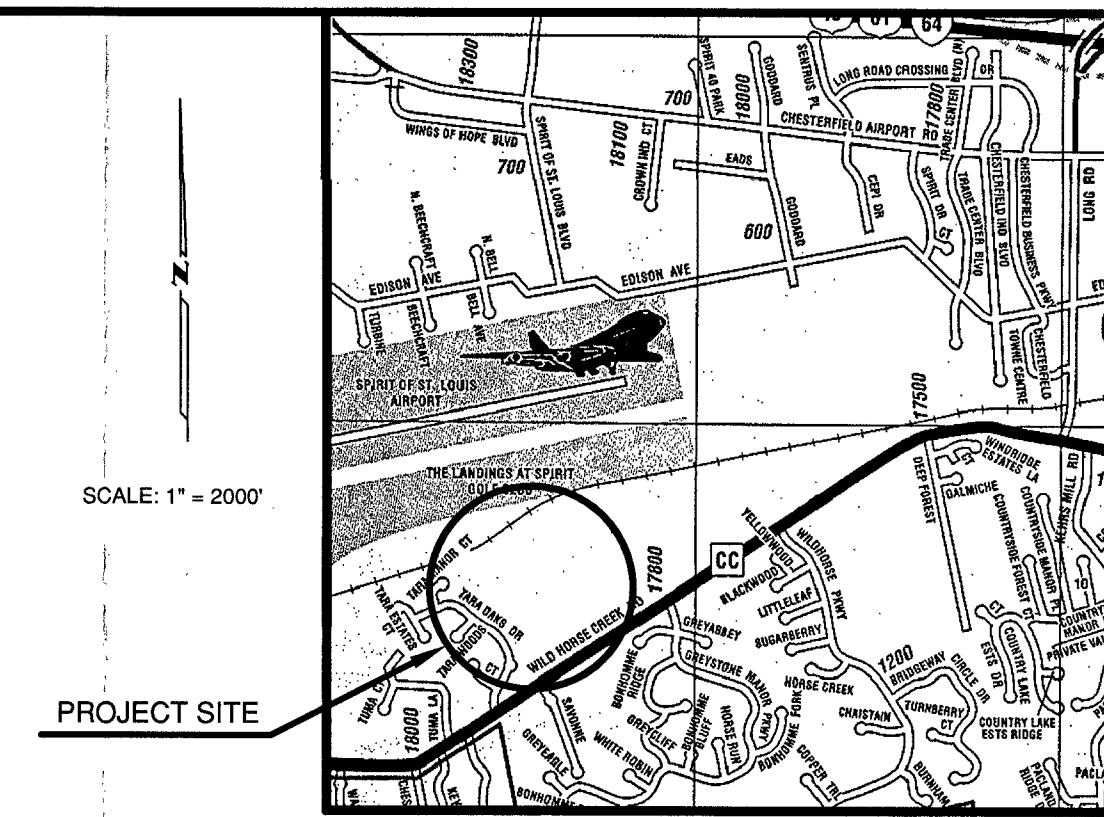
Barat currently has two teachers in China teaching their curriculum. These programs further develop their global educational goals.

The Board of Directors of Barat Academy has a strategic goal to increase the number of international students on their Chesterfield campus. One of the biggest challenges is finding host families for high school students to earn their diploma. Additional housing on the property would allow for their international students to be housed on one campus.

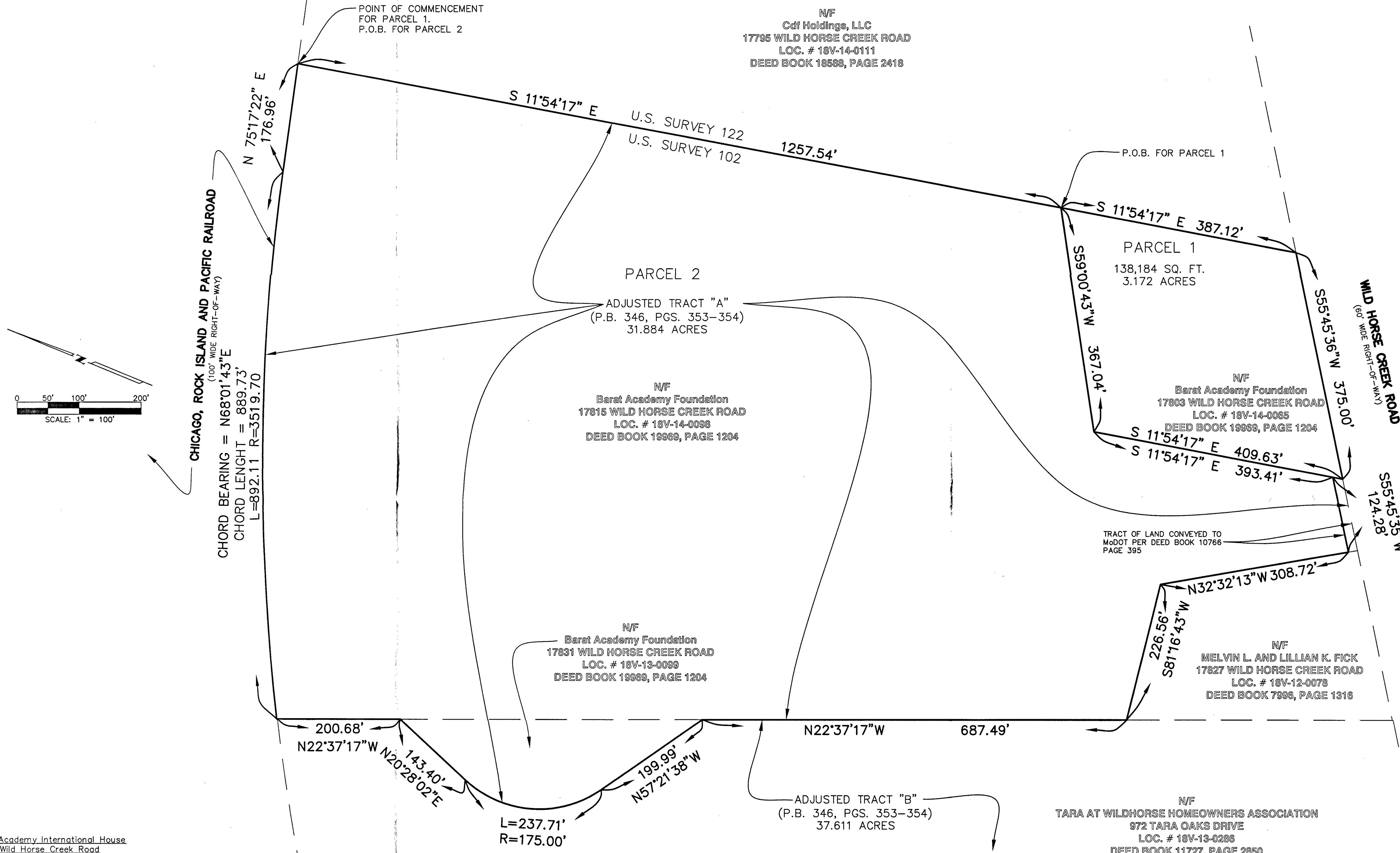
The Board has determined that 20% of total student enrollment would include international students. The concept is to give international students an American educational experience, so the ratio of domestic and international students will be closely monitored.

As a private, independent, Catholic, high school Barat is fortunate to call Chesterfield our home. They want to continue to be of service to the community and will educate the leaders of the future.

BARAT ACADEMY INTERNATIONAL HOUSE



LOCATION MAP
WUNNENBERG'S STREET GUIDE
CHESTERFIELD, MISSOURI
PAGE 20, GRID JJ-19



Barat Academy International House
17815 Wild Horse Creek Road
Land Description - Parcel 2

A tract of land being part of Adjusted Lot A of "Boundary Adjustment Plat Of A Tract Of Land In U. S. Survey 102, Township 45, Range 3 East, St. Louis County, Missouri" as recorded in the St. Louis County Recorder of Deeds Plat Book 346, Pages 353 and 354, and more particularly described as follows:

Beginning at the Northeast corner of said Adjusted Tract A, said point also being on the South right-of-way line of Chicago, Rock Island and Pacific Railroad, 100 feet wide and also being on the common line of U.S. Survey 102 and U. S. Survey 122; thence along said common line of U. S. Surveys 102 and 122 South 11 degrees 54 minutes 17 seconds East 1,257.54 feet to the Northeast corner of property conveyed to the Barat Academy Foundation as recorded in Deed Book 19969, Page 1204 of said Records; thence along the North line of said Barat property South 59 degrees 00 minutes 43 seconds West 367.04 feet to the Northwest corner of said Barat property; thence along the East line of said Barat property South 11 degrees 54 minutes 17 seconds East 393.41 feet to a point on the North line of a tract of land conveyed to the State of Missouri, Missouri Highway and Transportation Department as recorded in Deed Book 10766, Page 395; thence along said North line South 55 degrees 45 minutes 35 seconds West 124.28 feet to a point on the East line of property conveyed to Melvin and Lillian Fick as recorded in Deed Book 7996, Page 1316 of said Records; thence along the East line of said Fick property North 32 degrees 32 minutes 13 seconds West 308.72 feet to the Northeast corner of said Fick property; thence along the North line of said Fick property South 81 degrees 16 minutes 43 seconds West 226.56 feet to the Northwest corner of said Fick property, said point also being on the East property line of Adjusted Tract B of said Boundary Adjustment Plat; thence along the East line of said Adjusted Tract B the following courses and distances: North 22 degrees 37 minutes 17 seconds West 687.49 feet to a point; thence North 57 degrees 21 minutes 38 seconds West 199.99 feet to a point of curvature; thence along a curve to the right having a radius of 175.00 feet and an arc length of 237.71 feet to a point of tangency; thence North 20 degrees 28 minutes 02 seconds East 143.40 feet to a point; thence North 22 degrees 37 minutes 17 seconds West 200.68 feet to a point on a curve of the South right-of-way line of said Chicago, Rock Island and Pacific Railroad, 100 feet wide; thence continuing on the South line of said Railroad right-of-way along a curve to the right having a radius of 3519.70 feet, on an arc length of 892.11 feet, a chord bearing North 68 degrees 01 minute 43 seconds East and a chord length of 889.73 feet to a point; thence North 75 degrees 17 minutes 22 seconds East 176.96 feet to the point of beginning and containing 31.884 acres.

Barat Academy International House
17803 Wild Horse Creek Road
Land Description - Parcel 1

A tract of land in U. S. Survey 102, Township 45 North, Range 3 East, St. Louis County, Missouri and described as follows:

Commencing at the Northeast corner of Adjusted Tract A of "Boundary Adjustment Plat Of A Tract Of Land In U. S. Survey 102, Township 45, Range 3 East, St. Louis County, Missouri" as recorded in the St. Louis County Recorder of Deeds Plat Book 346, Pages 353 and 354, said point also being on the South right-of-way line of Chicago, Rock Island and Pacific Railroad, 100 feet wide; thence along the East line of said Adjusted Tract A South 11 degrees 54 minutes 17 seconds East 1257.54 feet to the Southeast corner of said Adjusted Lot A to the true point of beginning of the tract herein described; thence along a Southern line of said Adjusted Lot A South 59 degrees 00 minutes 43 seconds West 367.04 feet to a corner of said Adjusted Lot A; thence along an Eastern line of said Adjusted Lot A South 11 degrees 54 minutes 17 seconds East 409.63 feet to a point on the North right-of-way line of Wild Horse Creek Road 60 feet wide; thence along the North right-of-way line of said Wild Horse Creek Road North 55 degrees 45 minutes 36 seconds East 375.00 feet to a point on the common line of U.S. Survey 102 and U. S. Survey 122; thence along said common line of U. S. Surveys 102 and 122 North 11 degrees 54 minutes 17 seconds West 387.12 feet to the point of beginning and containing 138,184 square feet or 3.172 acres.

THIS IS TO CERTIFY THAT THE BOUNDARY INFORMATION SHOWN ON THIS DRAWING IS A CORRECT REPRESENTATION OF AVAILABLE PUBLIC RECORDS. THIS DRAWING DOES NOT REPRESENT A SURVEY AND IS SUBJECT TO THE RESULTS OF AN ACCURATE FIELD SURVEY AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND SURVEY.
Thomas E. Probst
THOMAS E. PROBST, L.S.-2272

RECEIVED
City of Chesterfield
FEB 17 2015
Department of Public Services

UTILITY LOCATION NOTE
THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROFESSIONALS SHALL IN NO WAY ASSUME ANY LIABILITY FROM COMPETING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 318, RSMO.

PREPARED FOR:
Barat Academy International House
c/o Kilizing Welsh & Associates
3109 South Grand, Suite 200
St. Louis, MO 63118
ph: (314)-772-8073
fax: (314)-772-0108

POEHLMAN & PROST, INC.
Land Surveying and Civil Engineering
P.O. Box 8340
9280 Diehlman Industrial Drive
St. Louis, Missouri 63192
(314) 997-5777 Phone
(314) 997-0407 Fax
E-Mail: bpoehlman@poehlman-prost.com

CERTIFICATE OF AUTHORITY
CIVIL ENGINEERING # E-922-D
LAND SURVEYING # LS-199-D

ENGINEERING/SURVEYING AUTHENTICATION
THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING/SURVEYING LIABILITY ON THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS AUTHENTICATED BY THE SEAL SIGNATURE AND DATE HERE UNDER. ATTACHED RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING/SURVEYING PLANS INVOLVED IN THE PROJECT AND SPECIFICALLY EXCLUDES REVISIONS AFTER THIS DATE UNLESS RE-AUTHENTICATED.

ENGINEERING/SURVEYING RELEASE
THE ORIGINAL OF THIS DRAWING IS ON FILE AT THE OFFICE OF POEHLMAN & PROST, INC. ANY MODIFICATIONS TO THIS DRAWING SHALL BE RELEASED TO POEHLMAN & PROST, INC. THE ENGINEER AND/OR SURVEYOR WHOSE SEAL APPEARS HEREON FROM ANY LIABILITY RESULTING FROM SAID UNAUTHORIZED MODIFICATIONS.

BARAT ACADEMY INTERNATIONAL HOUSE
17803 AND 17815 WILD HORSE CREEK ROAD PARCELS OF LAND
BEING PART OF ADJUSTED LOT "A" OF "BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND IN U.S. SURVEY 102, T. 45 N., R. 3 E., IN ST. LOUIS COUNTY, (PB 346, PGS 353-354) AND A TRACT OF LAND CONVEYED BY DEED BOOK 19969, PAGE 1204 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MO.

NO.	DESCRIPTION	DATE

BEFORE YOU
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CALL 1-800-344-7483
(TOLL FREE)
MISSOURI ONE CALL SYSTEM, INC.

2-15-15
THOMAS E. PROBST, PLS
PLS# LS-2272

DATE: 01-09-2015
PROJECT NUMBER: 215-002
RE-ZONING DOCUMENT
1 OF 1