



# IV. C.

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690 Chesterfield Pkwy W • Chesterfield MO 63017-0760  
Phone: 636-537-4000 • Fax 636-537-4798 • [www.chesterfield.mo.us](http://www.chesterfield.mo.us)

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## Planning and Development Services Division Public Hearing Summary Report

**P.Z. 03-2014 The Summit at Chesterfield (Chesterfield Management Association)**: A request for a zoning map amendment from an “R-3” Residence District (with a PEU) to a “PUD” Planned Unit Development for 29.385 acres located on the north side of Olive Boulevard east of its intersection with Hog Hollow Road (16R340151 and 16R340207).

### **Summary**

Chesterfield Management Associates has submitted a request for a zoning map amendment from an “R-3” Residence District (with a PEU) to a “PUD” Planned Unit Development in order to construct single-family detached dwellings. As required for a “PUD” Planned Unit Development, a Preliminary Plan is included for your review. As shown on the Preliminary Plan, the applicant is proposing a total of seventy-four (74) lots which range in size from 6,224 square feet to 14,106 square feet with an average lot size of 7,850 square feet. A little over forty-three percent (43.04%) or 12.6 acres of common open space has been proposed.

There is a single access point from Olive Boulevard proposed for the development. Additionally, a private emergency only gated connection is proposed to the adjacent Eagle Manor Court.

### **Site History**

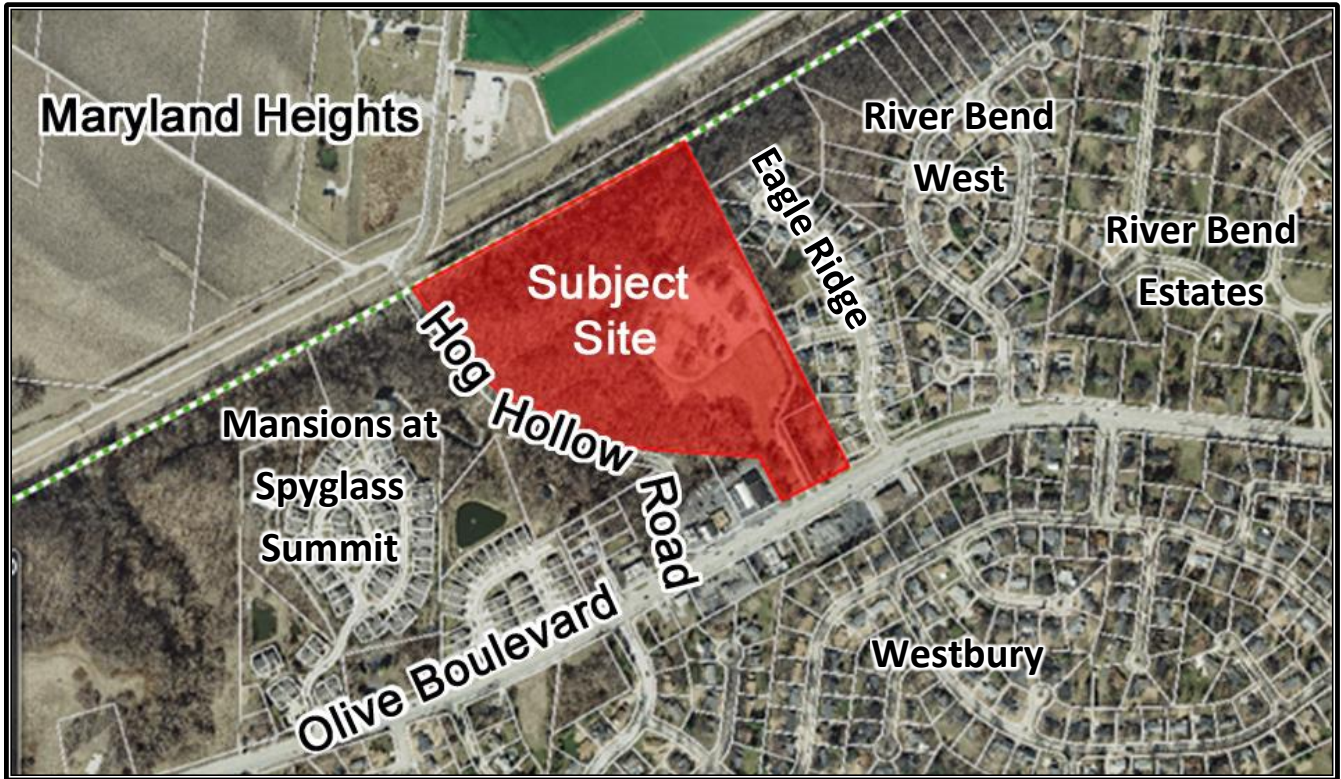
The subject site includes two parcels of 28.4 and 1.0 acres in size and was originally zoned “R-2” Residence District by St. Louis County prior to the incorporation of the City of Chesterfield. In 1971, St. Louis County granted a Conditional Use Permit (CUP) authorizing the expansion of the existing nursing home on the large parcel. The nursing home operated on the site until 1998. Upon the closure of the nursing home, the site remained vacant and the abandoned structures fell into a state of severe neglect and disrepair, ultimately leading to the demolition of all structures on the site in 2011.

In 2005, the City of Chesterfield approved a change in zoning to the “R-3” Residence District with a Planned Environment Unit (PEU) procedure via City of Chesterfield Ordinances 2212 and 2213. After zoning was approved, a Site Development Plan for an 82 unit attached villa residential planned development was approved by the City; however, the developer ultimately never developed the site.

### **Surrounding Land Use and Zoning**

The land use and zoning for the properties surrounding this parcel and shown in the aerial image on the following page are as follows:

- North:** North of the site is the Howard Bend Levee and beyond that is the City of Maryland Heights.
- South:** South of the site across Olive Boulevard are two commercial developments—Hog Hollow Center and Hog Hollow Office Center. These developments are zoned “C-2” Shopping District and “C-8” Planned Commercial District, respectively.
- East:** The property to the east is the Eagle Ridge Subdivision and is zoned “R-2” Residence District.
- West:** The property to the west contains residential subdivisions and is “R-2” Residence District.



**Comprehensive Plan Analysis**

The subject site is located within the Residential Single Family designation. The Comprehensive Plan defines Community Retail as a “conceptual land use category consisting of single-family attached/detached dwellings”.

**Staff Analysis**

A Site Development Plan for the site was approved in 2006 under the “R-3” Residence District with a Planned Environment Unit (PEU) Procedure zoning. The Preliminary Plan before you now is very similar to the previously approved PEU, as seen on the approved plan excerpt on the following page. In fact, only three significant changes are being proposed:

1. The applicant is currently proposing to build detached single-family dwellings rather than attached single-family dwellings.
2. The applicant is currently proposing public streets, whereas the previous plan called for private.
3. The number of lots is being decreased from eighty-two (82) to seventy-four (74).



A public hearing further addressing the request will be held at the February 24, 2014, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Preliminary Plan, and Petitioner's Narrative.

Respectfully submitted,

Jessica Henry  
Project Planner

Attachments

1. Public Hearing Notice
2. Preliminary Plan
3. Petitioner's Narrative

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 24, 2014 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. 03-2014 The Summit at Chesterfield (Chesterfield Management Association)**: A request for a zoning map amendment from a “R-3” Residence District (with a PEU) to a “PUD” Planned Unit Development for 29.385 acres located on the north side of Olive Boulevard east of its intersection with Hog Hollow Road (16R340151 and 16R340207).

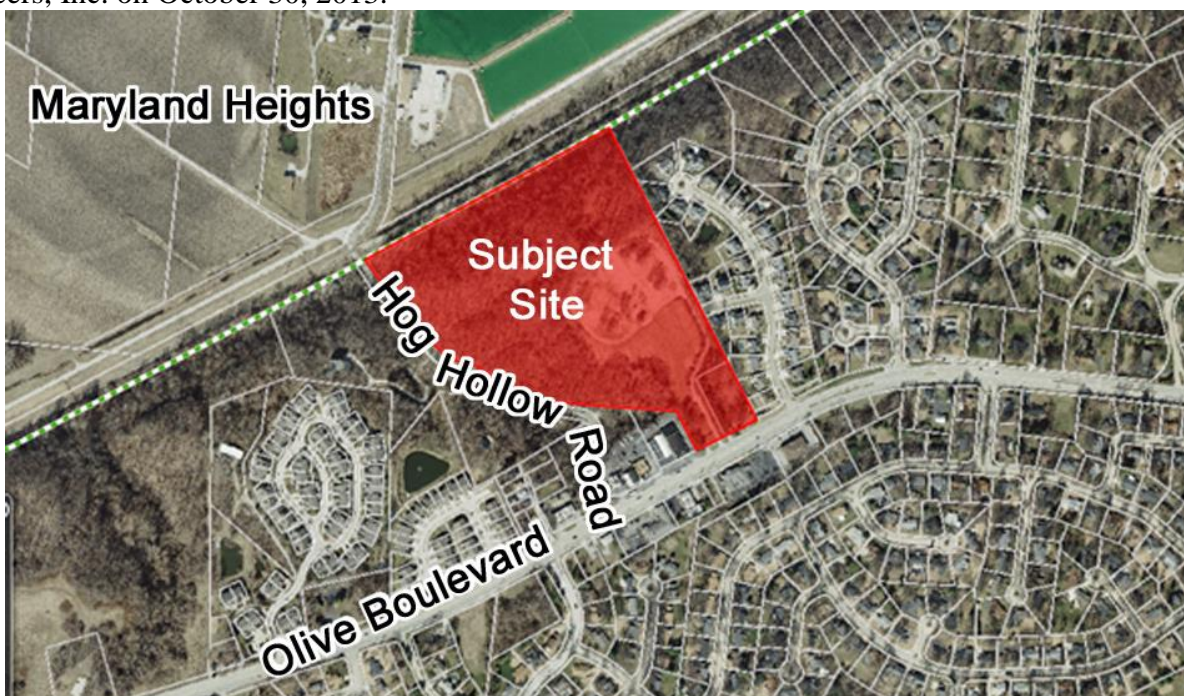
For a list of the requested uses, contact the project planner.

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 Ms. Jessica Henry, Project Planner, by telephone at 636-537-4741 or by email at [jhenry@chesterfield.mo.us](mailto:jhenry@chesterfield.mo.us)

CITY OF CHESTERFIELD  
Mike Watson, Chair  
Chesterfield Planning Commission

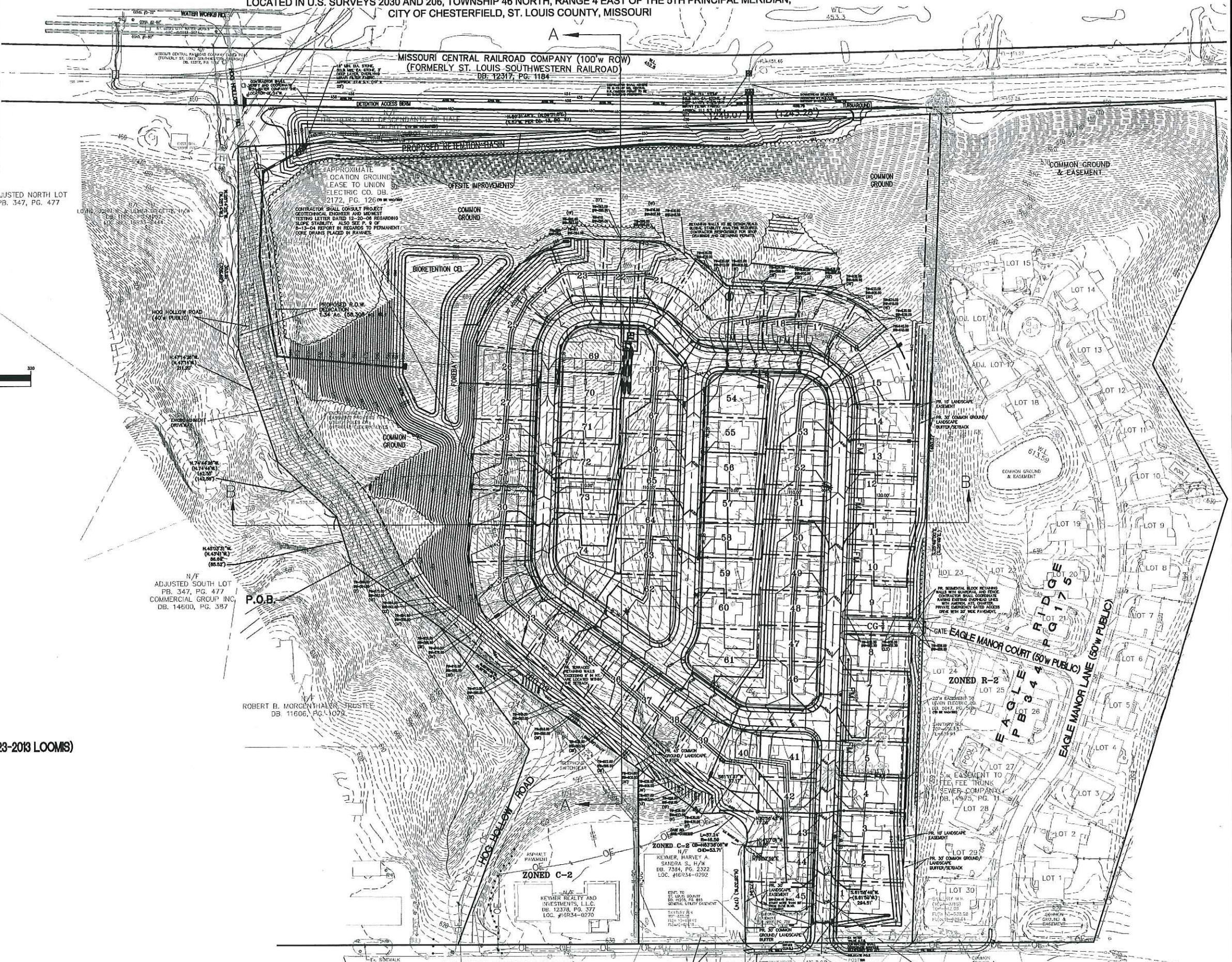
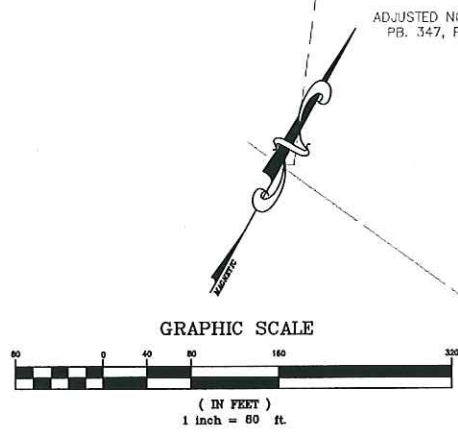
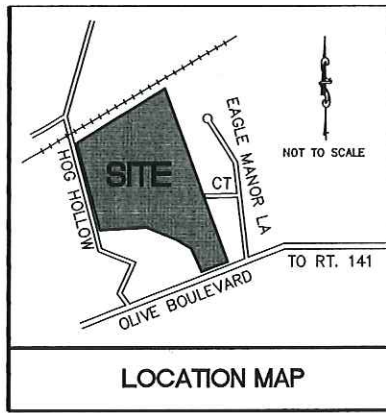
**PROPERTY DESCRIPTION**

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 and containing 1,280,048 square feet or 29.385 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on October 30, 2013.



# THE SUMMIT AT CHESTERFIELD - PRELIMINARY PLAN

A TRACT OF LAND BEING PART OF LOT 11 OF D.J. TALBOTS ESTATE SUBDIVISION  
 LOCATED IN U.S. SURVEYS 2030 AND 206, TOWNSHIP 46 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN,  
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



PREPARED BY:  
**STOCK & ASSOCIATES**  
 Consulting Engineers, Inc.  
 257 Chesterfield Business Parkway  
 St. Louis, MO 63005 PH: (636) 530-9100 FAX: (636) 530-9130  
 e-mail: general@stock-assoc.com  
 Web: www.stock-assoc.com

PRELIMINARY PLAN FOR:  
**THE SUMMIT AT CHESTERFIELD**  
 SINGLE FAMILY RESIDENTIAL PROJECT  
 CHESTERFIELD, MISSOURI 63017

STATE OF MISSOURI  
 GEORGE M. STOCK  
 CIVIL ENGINEER  
 NUMBER PE-25116  
 02/03/14  
 GEORGE M. STOCK E-25116  
 CIVIL ENGINEER  
 CERTIFICATE OF AUTHORITY  
 NUMBER: 000996

REVISIONS:

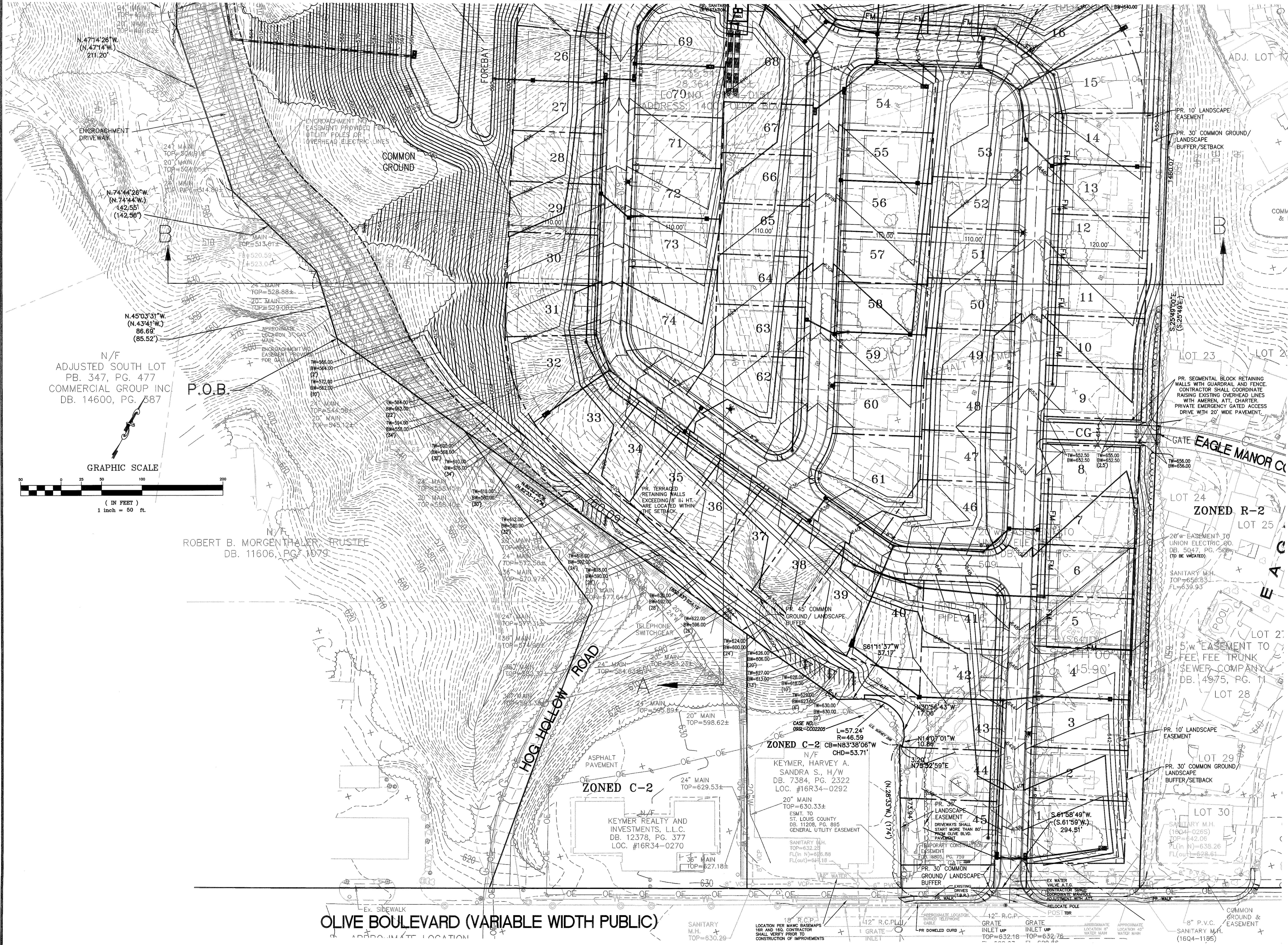
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2	01-10-2014	CITY COMMENTS
3	01-16-2014	BOUNDARY
4	01-17-2014	LIFT STA., WALLS
5	01-21-2014	CITY COMMENTS
6	01-30-2014	CITY MEETING
7	02-03-2014	CITY SUBMITTAL

DATE:	C.A.M.	DATE:	G.M.S.
11-01-2013		213-5193	
SCALE:	P-0027283-00	SCALE:	16-R, 16-Q
SHEET #:		SHEET #:	
PROJECT #:		PROJECT #:	

SHEET TITLE:  
**PRELIMINARY PLAN**

SHEET NO.:  
**P1**





PREPARED BY:  
**STOCK & ASSOCIATES**  
 Consulting Engineers, Inc.  
 257 Chesterfield Business Parkway  
 St. Louis, MO 63105 PH: (636) 530-9100 FAX: (636) 530-9130  
 e-mail: general@stockassoc.com  
 Web: www.stockassoc.com

PRELIMINARY PLAN FOR:  
**THE SUMMIT AT CHESTERFIELD**  
 SINGLE FAMILY RESIDENTIAL PROJECT  
 CHESTERFIELD, MISSOURI 63017

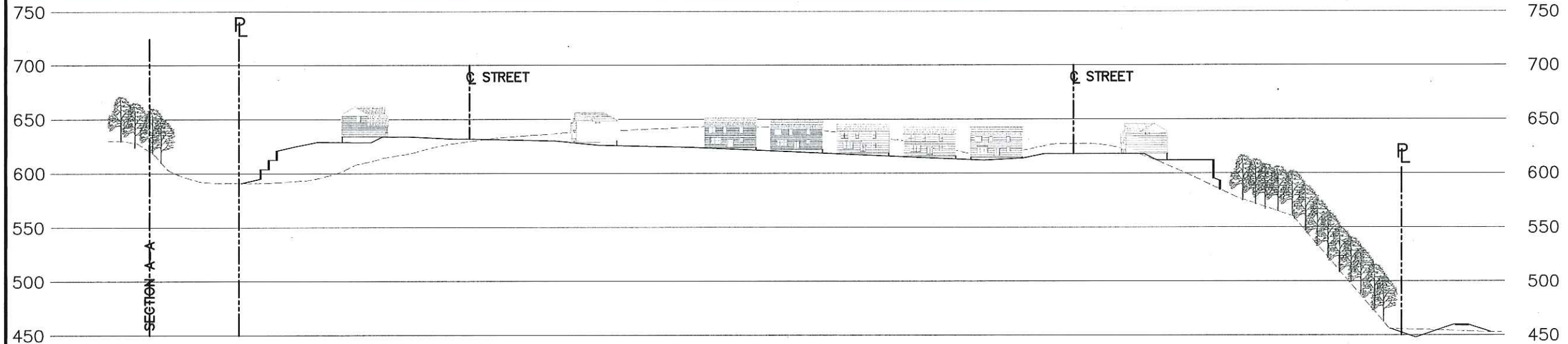
STATE OF MISSOURI  
 GEORGE M. STOCK  
 CIVIL ENGINEER  
 CERTIFICATE OF AUTHORITY  
 NUMBER: 000996  
 DATE: 11/14/14

REVISIONS:

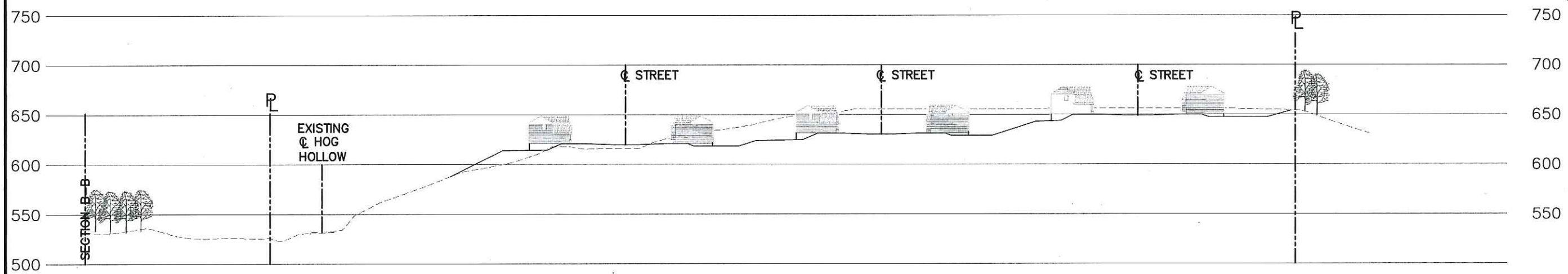
1	01-03-2014	CITY COMMENTS
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4	01-17-2014	LIFT STA., WALLS
5	01-21-2014	CITY COMMENTS
6	01-30-2014	CITY MEETING
7	02-03-2014	CITY SUBMITTAL
8	02-18-2014	CITY SUBMITTAL

DRAWN BY: C.A.M. CHECKED BY: G.M.S.  
 DATE: 11-01-2013 JOB NO.: 213-5193  
 REVISION: P-0027283-00 BASE MAP: 16-R, 16-Q  
 SLC: HAT # HAT SUPP. #  
 HADR. # HAT PROJECT #  
 SHEET TITLE:  
**PRELIMINARY PLAN**  
 SHEET NO.:  
**P3**





SECTION A-A  
SCALE: HORIZ. 1"=50'  
VERT. 1"=50'



SECTION B-B  
SCALE: HORIZ. 1"=50'  
VERT. 1"=50'

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PRELIMINARY PLAN FOR:  
**THE SUMMIT AT CHESTERFIELD**  
SINGLE FAMILY RESIDENTIAL PROJECT  
CHESTERFIELD, MISSOURI 63017

STATE OF MISSOURI  
GEORGE M. STOCK  
CIVIL ENGINEER  
E-25116  
CERTIFICATE OF AUTHORITY  
NUMBER: 000996  
02/03/14

REVISIONS:

1	01-03-2014	CITY COMMENTS
2	01-10-2014	CITY COMMENTS
3	01-16-2014	BOUNDARY
4	01-17-2014	LIFT STA., WALLS
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7	02-03-2014	CITY SUBMITTAL

DRAWN BY:	C.A.M.	CHECKED BY:	G.M.S.
DATE:	11-01-2013	JOB NO.:	213-5193
MSD. NO.:	P-0027283-00	BASE MAP #:	15-R, 16-Q
SLC MAP #:		MAP SUP. #:	
MSDK #:		MAP PROJECT #:	

SHEET TITLE:  
**SITE SECTIONS**  
SHEET NO.:  
**P4**

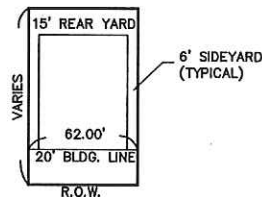
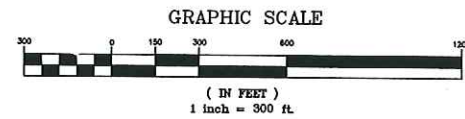
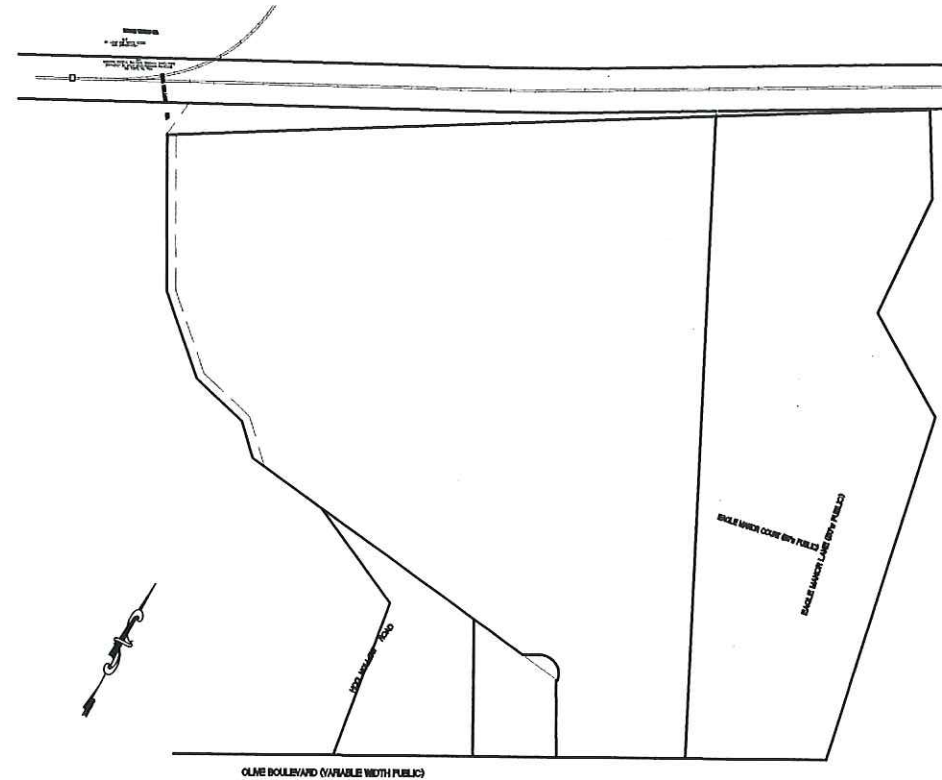
DRAWING FILE: C:\WORK\2013\213-5193\213-5193-0027283-00.dwg DATE: 02/03/14 10:14am PLOTTED BY: gms

**ABBREVIATIONS**

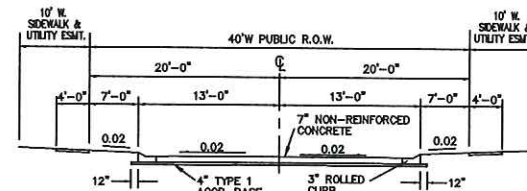
- ADA - AMERICANS WITH DISABILITIES ACT
- A.I. - AREA INLET
- APPROX. - APPROXIMATE
- A.T.G. - ADJUST TO GRADE
- BC - BACK OF CURB
- CIP - CAST IN PLACE
- C.O. - CLEANOUT
- CONC - CONCRETE
- DAI - DOUBLE AREA INLET
- DB. - DEED BOOK
- DGI - DOUBLE GRATE INLET
- DIP - DUCTILE IRON PIPE
- DOM - DOMESTIC WATER SERVICE LINE
- E - ELECTRIC
- ESMT - EASEMENT
- EX - EXISTING
- FC - FACE OF CURB
- FES - FLARED END SECTION
- FF - FINISH FLOOR
- FG - FINISH GRADE AT EXPOSED WALL FACE
- FIRE - FIRE PROTECTION WATER SERVICE LINE
- FL, F - FLOWLINE
- FND. - FOUND
- FT - FEET, FOOT
- G - GAS
- G.I. - GRATE INLET
- HDPE - HIGH DENSITY POLYETHYLENE
- HP - HIGH POINT
- HWL - HIGH WATER LEVEL
- HYD - HYDRANT
- LFB - LOW FLOW BLOCKED
- MEP - MECHANICAL ENGINEERING, PLUMBING DESIGNER
- M.H. - MANHOLE
- MIN - MINIMUM
- N/F - NOW OR FORMERLY
- OC - OFF CENTER
- OE - OVERHEAD ELECTRIC
- OFS - OVERFLOW/OUTFALL STRUCTURE
- PB. - PLAT BOOK
- PERF - PERFORATED HDPE N12 DUAL WALL PIPE
- PG. - PAGE
- PR - PROPOSED
- P.V.C. - POLYVINYL CHLORIDE PIPE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R - RADIUS
- R.C.P. - REINFORCED CONCRETE PIPE
- RD - ROOF DRAIN
- REINF - REINFORCED
- RQMT - REQUIREMENT
- ROW - RIGHT OF WAY
- SAN. - SANITARY
- SQ. - SQUARE
- STM. - STORM
- T - TELEPHONE CABLE OR TOP OF STRUCTURE
- TBA - TO BE ABANDONED
- TBD - TO BE DETERMINED
- T.B.R. - TO BE REMOVED
- TC - TOP OF CURB
- TP - TOP OF PAVEMENT
- TS - TAILSTAKE FLOWLINE FOR SANITARY LATERAL
- TSCL - TEMPORARY SLOPE CONSTRUCTION LICENSE
- TYP. - TYPICAL
- TW - TOP OF WALL
- UGE - UNDERGROUND ELECTRIC
- U.I.P. - USE IN PLACE
- V.C.P. - VITRIFIED CLAY PIPE
- W - WATER OR WIDTH
- WWF - WELDED WIRE FABRIC
- W/ - WITH
- (86'W) - RIGHT-OF-WAY WIDTH

**LEGEND**

- ELECTRIC MANHOLE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING TREE
- EXISTING BUILDING
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING UTILITIES
- PROPOSED CONTOUR
- PROPOSED SPOT
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- FIRE HYDRANT
- LIGHT STANDARD
- BUSH
- SIGN
- NOTES PARKING SPACES
- GUY WIRE
- POWER POLE
- WATER MANHOLE
- WATER VALVE
- DENOTES RECORD INFORMATION
- HANDICAPPED PARKING
- PHONE MANHOLE
- OVERHEAD ELECTRIC
- UNDERGROUND TELEPHONE
- CONCRETE
- ASPHALT
- POLYVINYL CHLORIDE
- DENOTES WITH
- TRANSFORMER
- SANITARY
- SWALE
- CHAIN-LINK FENCE
- TRAFFIC FLOW
- SAWCUT
- SANITARY STRUCTURE DESIGNATOR
- STORM STRUCTURE DESIGNATOR



**TYPICAL LOT**



**TYPICAL STREET SECTION**

**PROPERTY DESCRIPTION**  
(Excludes Gap Parcel, Crescent Shape Property of Keymer's)

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 48 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 28 seconds West, 211.20 feet and North 28 degrees 14 minutes 28 seconds West, 353.81 feet; thence leaving said road line and running North 59 degrees 31 minutes 48 seconds East, 1249.07 feet to 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 along said western line, South 25 degrees 49 minutes 00 seconds East, 1450.07 feet to the northern right-of-way line of Olive Boulevard, variable width; thence along said right-of-way line, South 81 degrees 59 minutes 00 seconds West, 294.51 feet to the southeastern corner of a tract of land as conveyed to Harvey A. and Sandra S. Keymer by instrument recorded in Book 7834, page 2322 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 southern line of a tract of land as awarded to Harvey A. and Sandra S. Keymer under Cause No. 09SL-CC023205 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, 10.88 feet; North 39 degrees 58 minutes 43 seconds West, 17.06 feet to the beginning of a non-tangent curve to the left having a radius of 48.59 feet; along said curve with an arc length of 57.23 feet and a chord which bears North 83 degrees 38 minutes 06 seconds West, 53.71 feet and South 81 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 28 seconds West, 700.09 feet to the Point of Beginning and containing 1,280,048 square feet or 29.385 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on October 30, 2013.

**SURVEYOR'S CERTIFICATION**  
This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Plan from an actual survey. The information shown is a correct representation of all existing and proposed land divisions.  
Stock and Associates Consulting Engineers, Inc.

**PERTINENT DATA**

- OWNERS - CHESTERFIELD MANAGEMENT ASSOCIATES LP
- GH INVESTMENTS LLC
- SITE ADDRESS - 14001, 13987 OLIVE BLVD.
- LOCATOR NO. - 16R34015L, 16R340207
- EXISTING ZONING - P.E.U. WITHIN AN R-9 DISTRICT
- FIRE DISTRICT - CHESTERFIELD
- SCHOOL DISTRICT - PARKWAY
- SEWER DISTRICT - METROPOLITAN ST. LOUIS SEWER DIST.
- WATER SHED - FEE FEE CREEK
- WATER SERVICE - MISSOURI AMERICAN WATER CO.
- GAS SERVICE - LACLEDE GAS COMPANY
- ELECTRIC SERVICE - AmerenUE ELECTRIC COMPANY
- PHONE SERVICE - ATT
- FLOOD MAP PANEL - 29189C0145 H (8/2/95)

**GENERAL NOTES**

1. Present Zoning: P.E.U. (Planned Environmental Unit) within on Zoning of "R-3" (Residential District) ORD. 2213  
Proposed Zoning: P.U.D. (Planned Urban Development)
2. Topography contours information provided by Sonborn Aerial Photography dated May 20, 2004, as Project No. 04-4-82.
3. Subject property lies within Flood zone "X" (areas determined to be outside the 500-year floodplain) per the National Flood Insurance Program, Flood Insurance Rate Map for St. Louis County, Missouri and Incorporated Areas. The map is identified as Map No. 29189C0145 H with an effective date of August 2, 1995.
4. Utilities and facilities have been shown from survey information, and their location and size should be considered as approximate only.
5. All sidewalks to be constructed to City of Chesterfield Standards.
6. All proposed improvements shall be constructed to City of Chesterfield Standards.
7. All grading and drainage to be in conformance with City of Chesterfield, MSD, and MUDOT standards.
8. Storm water shall be discharged at an adequate natural discharge point. Shallow discharge points are not adequate discharge points.
9. All streets within this development shall be public.
10. Street Lighting to be provided by Ameren UE.
11. Open space calculations:  
Total site area (without Gap parcel and crescent parcel owned by Keymer): 1,280,048 sf  
Ex. Hog Hollow pavement: 17,831 sf  
Lift station pavement: 1,849 sf  
Detention access pavement: 82 sf  
Proposed lots ± interior streets r.o.w.: 709,323 sf  
Total coverage: 728,065 sf  
Coverage: (728,065 sf / 1,280,048 sf) x 100 = 56.96%  
Open space: 100% - 56.96% = 43.04%

**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.

**ST. LOUIS COUNTY/SITE BENCHMARK**

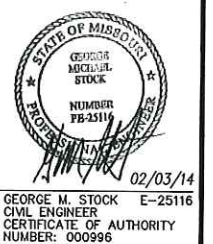
BM 7-16 - ELEV. 630.22 NGVD 1929 (U.S.G.S.)  
"U" ON THE BACK OF CURB OF EAST BOUND OLIVE BLVD. ON THE CENTERLINE PRODUCED OF EAGLE MANOR LANE.



**UTILITY LOCATES**  
MISSOURI ONE-CALL  
1 800 344-7483

PREPARED BY:  
**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.  
257 Chesterfield Business Parkway  
St. Louis, MO 63015 PH. (636) 530-9100 FAX (636) 530-9100  
e-mail: general@stockassoc.com  
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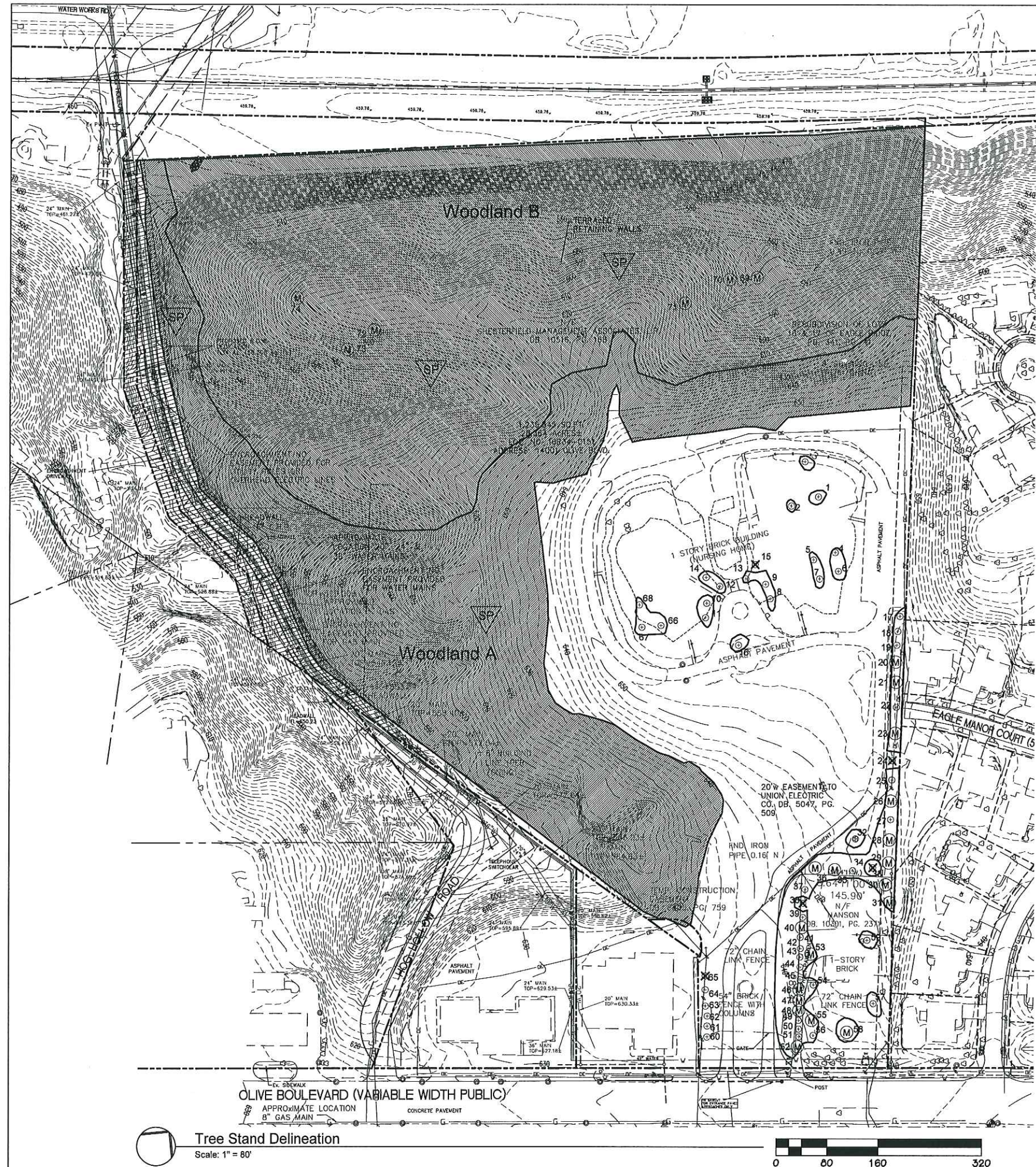


REVISIONS:

1	01-03-2014	CITY COMMENTS
2	01-10-2014	CITY COMMENTS
3	01-16-2014	BOUNDARY
4	01-17-2014	LIFT STA., WALLS
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DATE:	11-01-2013	DESIGN NO.:	213-5193
SCALE:	P-0027283-00	SHEET NO.:	16-R, 16-Q
CLIENT:	P-0027283-00	PROJECT NO.:	
DATE:		DATE:	

**NOTES & DETAILS**  
SHEET NO.: **P5**



Existing Tree Schedule:

Tree #	Species	Construction	DBH (Inches)	Rating	Health	Canopy	Roots	Value to Site	Comments
1	Common Apple	Good	8	Fair	Fair	Fair	Fair	Fair	
2	Sweetgum	Excellent	22	Good	Good	Good	Good	Fair	
3	Sweetgum	Excellent	19	Good	Good	Good	Good	Fair	
4	Sweetgum	Excellent	17	Good	Good	Good	Good	Fair	
5	Sweetgum	Excellent	23	Good	Good	Good	Good	Fair	
6	Sweetgum	Excellent	20	Good	Good	Good	Good	Fair	
7	Sweetgum	Excellent	20	Good	Good	Good	Good	Fair	
8	Crabapple	Poor	10	Poor	Poor	Poor	Poor	Fair	
9	Crabapple	Poor	9	Poor	Poor	Poor	Poor	Fair	
10	Crabapple	Poor	12	Poor	Poor	Poor	Poor	Fair	
11	Crabapple	Poor	10	Poor	Poor	Poor	Poor	Fair	
12	Bradford Pear	Poor	13	Good	Good	Good	Good	Fair	
13	Bradford Pear	Fair	11.5	Good	Good	Good	Good	Fair	
14	Alder	Poor	22	Fair	Fair	Fair	Fair	Fair	
15	Alder	Poor	21	Poor	Poor	Poor	Poor	Fair	Dead/Remove
16	Crabapple	Good	12	Good	Good	Good	Good	Fair	
17	Oak, Pin	Fair	22	Poor	Poor	Poor	Poor	Good	Under Wires
18	Oak, Pin	Fair	22	Poor	Poor	Poor	Poor	Good	Under Wires
19	Oak, Pin	Fair	20	Poor	Poor	Poor	Poor	Good	Under Wires
20	Oak, Pin	Fair	27	Fair	Fair	Fair	Fair	Good	Monarch
21	Oak, Pin	Fair	24	Fair	Fair	Fair	Fair	Good	Monarch
22	Oak, Pin	Fair	22	Fair	Fair	Fair	Fair	Good	Monarch
23	Oak, Pin	Fair	25	Fair	Fair	Fair	Fair	Good	Monarch
24	Oak, Pin	Poor	23	Poor	Poor	Poor	Poor	Good	Dead/Remove
25	Oak, Pin	Fair	22	Fair	Fair	Fair	Fair	Good	Monarch
26	Oak, Pin	Fair	28	Fair	Fair	Fair	Fair	Good	Monarch
27	Oak, Pin	Fair	24	Poor	Poor	Poor	Poor	Good	Monarch
28	Oak, Pin	Fair	28	Fair	Fair	Fair	Fair	Good	Monarch
29	Oak, Pin	Fair	29	Good	Good	Good	Good	Good	Monarch
30	Maple, Silver	Excellent	34	Fair	Fair	Fair	Fair	Fair	Monarch
31	Maple, Silver	Excellent	38	Fair	Fair	Fair	Fair	Fair	Monarch
32	Pine, Austrian	Poor	14	Poor	Poor	Poor	Poor	Fair	
33	Oak, Pin	Poor	19	Poor	Poor	Poor	Poor	Poor	Dead/Remove
34	Oak, Pin	Fair	30	Poor	Poor	Poor	Poor	Fair	
35	Oak, Pin	Fair	32	Fair	Fair	Fair	Fair	Fair	Hazard
36	Oak, Pin	Fair	30	Good	Good	Good	Good	Fair	Monarch
37	Pine, White	Good	12	Good	Good	Good	Good	Fair	Monarch
38	Pine, White	Poor	13	Poor	Poor	Poor	Poor	Poor	Dead/Remove
39	Mulberry	Excellent	12	Poor	Poor	Poor	Poor	Fair	
40	Pine, White	Good	24	Good	Good	Good	Good	Fair	Monarch
41	Pine, White	Good	15	Excellent	Excellent	Excellent	Excellent	Fair	
42	Pine, White	Good	18	Excellent	Excellent	Excellent	Excellent	Fair	
43	Pine, White	Good	18	Fair	Fair	Fair	Fair	Fair	
44	Pine, White	Good	13	Good	Good	Good	Good	Fair	
45	Pine, White	Good	13	Good	Good	Good	Good	Fair	
46	Pine, White	Good	20	Good	Good	Good	Good	Fair	Monarch
47	Pine, White	Good	20	Good	Good	Good	Good	Fair	Monarch
48	Pine, White	Good	22	Good	Good	Good	Good	Fair	Monarch
49	Pine, White	Good	18	Good	Good	Good	Good	Fair	
50	Pine, White	Good	23	Excellent	Excellent	Excellent	Excellent	Fair	Monarch
51	Pine, White	Good	13	Fair	Fair	Fair	Fair	Fair	
52	Pine, White	Good	25	Excellent	Excellent	Excellent	Excellent	Fair	Monarch
53	Pecan	Fair	35	Excellent	Excellent	Excellent	Excellent	Fair	Monarch
54	Maple, Sugar	Excellent	21	Excellent	Excellent	Excellent	Excellent	Fair	
55	Maple, Silver	Good	28	Good	Good	Good	Good	Fair	Monarch/Hollow Trunk
56	Spruce, Colorado	Good	14	Good	Good	Good	Good	Fair	
57	Spruce, Colorado	Good	18	Good	Good	Good	Good	Fair	
58	Oak, Pin	Fair	32	Fair	Fair	Fair	Fair	Fair	Monarch/Disease
59	Tuliptree	Excellent	22	Good	Good	Good	Good	Fair	
60	Pine, White	Good	19	Good	Good	Good	Good	Good	
61	Pine, White	Good	15	Fair	Fair	Fair	Fair	Good	
62	Pine, White	Good	14	Fair	Fair	Fair	Fair	Good	
63	Pine, White	Good	16	Fair	Fair	Fair	Fair	Good	
64	Pine, White	Good	16	Fair	Fair	Fair	Fair	Good	
65	Pine, White	Poor	17	Poor	Poor	Poor	Poor	Poor	Dead/Remove
66	Sweetgum	Excellent	18	Good	Good	Good	Good	Fair	
67	Sweetgum	Excellent	20	Good	Good	Good	Good	Fair	
68	Sweetgum	Excellent	20	Good	Good	Good	Good	Fair	
69	Black Oak	Fair	36	Good	Good	Good	Good	Fair	Monarch
70	Red Oak	Good	28	Fair	Fair	Fair	Fair	Fair	Monarch
71	Red Oak	Good	24	Good	Good	Good	Good	Fair	Monarch
72	Chinkapin Oak	Fair	25	Good	Good	Good	Good	Fair	Monarch
73	Chinkapin Oak	Fair	24	Good	Good	Good	Good	Fair	Monarch
74	American Elm	Poor	26	Good	Good	Good	Good	Fair	Monarch

Woodland Data:

Woodland	Forest Type	Area (sq. ft.)	Dominant and co-dominant species	Density (Tree/acre)	Average Diameter	Average Overstory Diameter	Frequency of Occurrence for dominant species	Understory Species
A	Successional/Edge	311,034.00	Black Locust/Cottonwood/Sycamore/Hackberry	110	2.5"	10"	60/10/10/5	Black Cherry/American Elm/Boxelder/Honeysuckle
B	Mixed Hardwoods	487,732.00	Green Ash/Red Oak/Sugar Maple/Walnut	80	4"	12"	20/20/20/10	Sugar Maple/Pawpaw

TREE NOTES:

- A) Woodland A is primarily composed of successional species such as black locust and cottonwood. This area has the most potential for disturbance due to the close proximity to Olive Blvd. and Hog Hollow Road.
- B) Trees especially valuable to the site are those located along the north facing slope. This woodland is comprised of a mixture of high quality hardwoods.

WOODLAND = 798,766 sq. ft.  
 INDIVIDUAL TREES = 43,465 sq. ft.  
 TOTAL SQ. FT. OF EXISTING CANOPY = 842,231 sq. ft.

Legend:

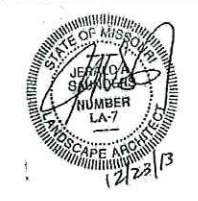
Symbol	Description
00(M)	Existing Monarch Tree
00(+)	Existing Individual tree
00(X)	Existing individual tree standing dead TBR
SP	Location of Sample Plots
(Shaded Area)	Woodland Delineation

Zoning Designation:  
 Present Zoning: R-2, CUP

Total Site Area: 29.43 acres

Floodplain Number:  
 Area is outside of 500-year floodplain  
 Fema Map # = 29189C0145

Tree Stand Delineation Plan Prepared under direction of: Douglas DeLong  
 Certified Arborist MW- 4826A  
*Douglas A. DeLong*



Summit of Chesterfield  
 Chesterfield, Missouri

Revisions:

Date	Description	No.
12-23-13	Base plan revision	1

Drawn: LH  
 Checked: RS

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Sheet Title: Tree Stand Delineation  
 Sheet No: TSD  
 Date: 11-1-13  
 Job #: 935.002

# STOCK & ASSOCIATES

## Consulting Engineers, Inc.



February 3, 2014

The Summit at Chesterfield  
Stock Project No. 213-5193

### Narrative Statement PUD:

The subject 29.4 acre site at 13987 & 14001 Olive Boulevard (the "Property") presents a number of development challenges. The Property once had a nursing home, which has since been demolished. There is an existing residential subdivision to the east, Eagle Ridge, and commercial properties to the southwest, and south of Olive. Compatibility of uses, density, and design will be addressed below.

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 (cut 219,000 c.y./fill 213,000 c.y.). In order to accommodate the conditions of the Property, address storm water drainage, provide utilities, streets, common ground, buffering, and address compatibility, a Planned Unit Development is requested, vs. an amendment to the existing P.E.U. Ordinance 2213.

The Plan submitted with this Application (the "Plan") shows a total of 74 lots (detached single family homes), with lots ranging in size from approximately 6,224 sq. ft. to 14,106 sq. ft. These lots are actually larger than the P.E.U. lots, which included Private Street Easement with their lot calculation.

The Applicant is owner under contract of the Property, and the acreage meets the minimum requirements of the PUD enabling ordinance of the City (the "PUD Ordinance"). (1003.187.3.A. 4 acre minimum < 29.4 acres proposed, o.k.)

### Justification for PUD

Section 1003.187, Planned Unit Development, states that one of the purposes 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 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. The PUD development, although allowing an R3 density (0.23 acre/lot minimum)

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compatible with adjacent developments, is proposed at a significantly lesser density (29.4ac x lot/0.23ac = 127 lots maximum allowable > 74 lots proposed, o.k.).

In recognition of the initial site impacts, the developer has sacrificed significant allowable density to provide for exceptional site design, including but not limited to:

- 1) Sloping street design with longitudinal slopes as steep as eight percent (8%) and a private emergency drive connection to Eagle Manor Court.
- 2) Extensive professionally landscaped buffers, in addition to preservation of existing tree canopy along the north and west buffer common ground.
- 3) Expansive, restricted, and retention of heavily wooded/landscaped common open space.
- 4) Adherence to MSD stormwater requirements.
- 5) Grouping the lots toward the center, south, and eastern portion of the site, to minimize disturbance and grading.
- 6) All of the proposed lots will only have access to the internal public subdivision streets. No lots will have stand-alone driveways on Olive Boulevard.
- 7) This site design is materially impacted by adjacent developments. While extensive grading (220,000 cubic yards) 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'). Approximately 42 out of 74 lots will be walk-outs, thereby taking advantage of the topography to a significant degree.

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:

- (1) There will be volume reduction for the first 1.14 inch of stormwater runoff by implementation of

bioretention.

(2) 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**

The "General Considerations", listed in Section 1003.187.4., have been addressed:

- 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 a single phase.
- 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 single family homes.

### **Design Features**

With respect to the Design Features and the Minimum design requirements listed in Section 1003.187.5., the Applicant has the following comments:

- A. 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.

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- B. 12.6 acres of common open space is provided by the Plan, and that complies with the requirement of the PUD Ordinance (1003.187.7.A.(2) 30% min. < 43% provided, o.k.). The perimeter buffer provided by the Plan complies with the requirement of the PUD Ordinance (1003.187.7.A.(3) 30' min. < 30' – 45' proposed buffers). These buffer areas allow for enhanced landscaping.
- C. Regarding tree removal, compensatory mitigation will be provided in landscape buffers, however 30% minimum tree canopy will remain.
- D. Enhanced landscaping will be provided in buffers and along Olive Boulevard. Spectacular views to the north and west will be provided, overlooking the Howard Bend Levee District and the Missouri River.
- E. Single family detached homes are proposed as being compatible with the homes of Eagle Ridge to the commercial properties to the southwest and Olive Boulevard.
- F. 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.
- G. This will be an upscale residential community compatible with the existing adjacent Eagle Ridge subdivision. The average home sale price is expected in the mid-\$500,000's.
- H. Sidewalks will be provided along both sides of the internal public streets.
- I. Transit Oriented Development (TOD) is not applicable to the proposed development.
- J. Affordable housing is not applicable.

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K. LEED certification is not applicable, with the exception of stormwater management which will exceed LEED requirements. Access to the bioretention basins will be provided from the subdivision to allow for visual learning of the ecosystem benefits.

L. Community Facilities is not applicable.