



VII. E.

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Planning Commission Staff Report

Project Type: Record Plat

Meeting Date: February 25, 2013

From: Justin Wyse, AICP, PTP
Senior Planner

Location: Baxter Rd southeast of the intersection with Wild Horse Creek Rd

Applicant: Pulte Homes of St. Louis, LLC

Description: **The Reserve at Chesterfield Village, Plat Three:** A Record Plat for a 6.536 acre lot of land zoned “R5” and “FPR5” Residence District with a “PEU” Planned Environment Unit located at Baxter Road southeast of the intersection with Wild Horse Creek Road.

PROPOSAL SUMMARY

Stock & Associates, on behalf of Pulte Homes of St. Louis, LLC has submitted a request for a Record Plat. Plat One for the development established the residential lots for Phase One of The Reserve at Chesterfield Village. Plat Two established thirty-two (32) residential lots, extinguishing some previously established lot lines and dedicated right-of-way associated with a portion of Phase Two of the Reserve at Chesterfield Village. Plat Three proposes to establish the final eighteen (18) residential lots and right-of-way dedication to allow for completion of Phase Two.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

Prior to the incorporation of the City of Chesterfield, this property was zoned “R5” and “FPR5” Residence District with a “PEU” Planned Environment Unit by St. Louis County via Ordinance 6816. The Ordinance was amended by St. Louis County three (3) times after that with Ordinances 10,240; 12,717; and 12,755. In 1996, the City of Chesterfield approved Ordinance 2021 which incorporated a series of amendments to the original ordinance into one (1) new ordinance.

In July of 2006, two (2) Site Development Section Plans were approved by the Planning Commission for Phase One and Phase Two of The Reserve at Chesterfield Village. The project was required to be done in phases due to a limit on the acreage per section plan in the ordinance. The original request was for thirty (30) single-family detached homes, sixty-four (64) single-family attached homes, and ninety-six (96) garden homes in five (5) two-story structures.

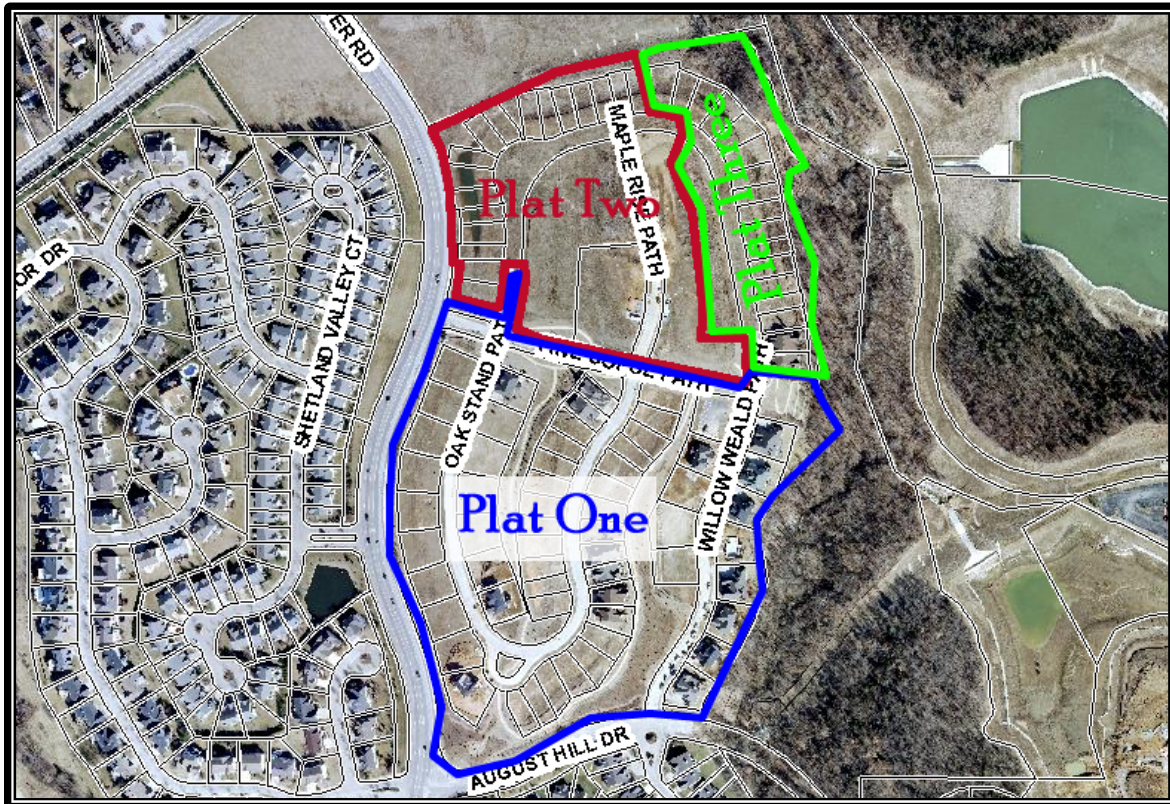
A record plat for Phase One of the development was approved by the City Council in October of 2007. A Boundary Adjustment Plat for Lots 37-42, 56 and 57 was approved by the City Council in December of 2009. This was to adjust the lot lines which had previously had attached single-family residences and were going to have detached single-family residences.

An Amended Site Development Section Plan was approved by the Planning Commission in April of 2011. That amendment was to remove the ninety-six (96) condominium garden homes and thirty-two (32) attached single-family homes from the development plans of Phase Two. In their place, the proposal was for fifty (50) detached single-family homes.

Plat Two established thirty-two (32) residential lots, extinguishing some previously established lot lines and dedicated right-of-way associated with Phase Two of the Reserve at Chesterfield Village. Plat Two was approved by City of Chesterfield Ordinance 2656 on June 20, 2011.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Chesterfield Village C148	"C8" Planned Commercial District
South	Stonehill Village	"R5" and "R8" Residence District
East	Riparian Corridor	"R5" Residence District & "FPNU"
West	Baxter Point Villas	"R2" and "R5" Residence District



STAFF ANALYSIS

Zoning

The subject site is currently zoned “R5” and “FPR5” Residence District with a “PEU” Planned Environment Unit under the terms and conditions of City of Chesterfield Ordinance 2021. This submittal was reviewed against its requirements and all applicable Zoning Ordinance requirements. The site adheres to the applicable Zoning Ordinance requirements.

Common Ground

The Plat includes the dedication of 1.313 acres of common ground to the subdivision trustees. The area platted will be added to the indentures for the previous plats, resulting in a final development consistent with the approved site plans and planned district ordinance.

Access and Circulation

The plat proposes a segment of new public roadway that is a continuation of roadway connecting Plat One and Plat Two. The proposed street is consistent with the previously approved site plan for the development.

DEPARTMENT INPUT

Staff has reviewed the submittal and has found the application to be in conformance with the Comprehensive Plan, Zoning Ordinance and the planned district ordinance.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Record Plat for The Reserve at Chesterfield Village, Plat Three."
- 2) "I move to approve the Record Plat for The Reserve at Chesterfield Village, Plat Three with the following conditions..." (Conditions may be added, eliminated, altered or modified)

cc: Aimee Nassif, Planning and Development Services Director

Attachments: Record Plat

THE RESERVE AT CHESTERFIELD VILLAGE - PLAT THREE

A TRACT OF LAND BEING PART OF "FUTURE DEVELOPMENT" AREA
OF THE RESERVE AT CHESTERFIELD VILLAGE PLAT ONE, AS RECORDED IN PLAT BOOK 355, PAGES 726-728
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
THIS PLAT CONTAINS 6.536 ACRES±

OWNER'S CERTIFICATION

We, the undersigned, owners of the tract of land herein platted and further described in the foregoing surveyor's certificate, have caused the same to be surveyed and resubdivided in the manner shown on this plat, which boundary adjustment plat shall hereafter be known as:

"THE RESERVE AT CHESTERFIELD VILLAGE - PLAT THREE"

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to The City of Chesterfield, Missouri, Missouri American Water Company, Laclede Gas Company, AmerenUE, Southwestern Bell d.b.a. AT&T of Missouri, Metropolitan St. Louis Sewer District, the relevant Cable Company, their successors and/or assigns as their interests may appear for the purpose of improving, constructing, maintaining, and repairing public utilities, sewers, and drainage facilities with a right of temporary use of adjacent ground not occupied for improvements for excavation and storage of materials during installation, repair, or replacement of said utilities, sewers, and drainage facilities.

Willow Weald Path, 50 feet wide, which for better identification is shown hatched on this plat, is hereby dedicated to the City of Chesterfield, Missouri for public use forever.

The Access Easement shown hereon is for the benefit of and may be used by the Association to access the Common Ground shown on the Final Plat for the purpose of maintaining, repairing or improving the Common Ground and any improvements thereon. In doing so, the Association shall have the right to remove any fencing, landscaping and other improvements located within the Access Easement; provided, however, following any use of the Access Easement, the Association, at the Association's expense, shall repair and restore the area used for access to the condition in which it existed prior to the Association's entry, including without limitation repairing or replacing any disturbed fencing, sod and landscaping, but excluding any prohibited improvements. Other than standard fencing, no permanent improvements may be constructed within the Access Easement.

Building lines as shown on this plat are hereby established.

This subdivision is subject to the conditions and restrictions as recorded in Book 17894, Page 1239, as first amended in Book 17826, Page 4995 and second amendment in Book 19473, Page 419 of the St. Louis County Recorder's Office.

Common Ground Area as shown hereon, has been conveyed to the Trustees of this Subdivision by General Warranty deed recorded in Book _____, Page _____ of the St. Louis County Recorder's Office.

It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.

Permanent and/or semi permanent monuments, as required, will be set as shown, with the exception that the front lot corners may be monumented by notches or crosses cut in the concrete paving on the prolongation of the side lot line within twelve (12) months after the recording of this plat, in accordance with 20 CSR 2030-16 of the Department of Insurance, Financial Institutions and Professional Registration. In addition other survey monuments indicated on this subdivision plat, required by the Subdivision Ordinance of the City of Chesterfield, Missouri, will be set.

IN WITNESS THEREOF, I have hereunto set my hand this _____ day of _____, 20__.

Pulte Homes of St. Louis, L.L.C.
a Nevada limited liability company

By: _____

PRINT NAME

PRINT TITLE

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

On this _____ day of _____, 20__, before me appeared _____ to me personally known, who, being by me duly sworn, did say that he/she is the _____ of Pulte Homes of St. Louis, L.L.C., a Nevada limited liability company, and that said instrument was signed and sealed in behalf of said limited liability company, and said _____ acknowledged said instrument to be the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

My commission expires: _____

PROPERTY DESCRIPTION

A tract of land being part of a larger tract of land as conveyed to Gunhay, LLC, by instrument recorded in Book 17137, page 2691 of the St. Louis County Records and being part of that area labeled as "Future Development" of The Reserve at Chesterfield Village - Plat One, a subdivision according to the plat thereof as recorded in Plat Book 355, Pages 726 through 728 of said records, located in U.S. Survey 415, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

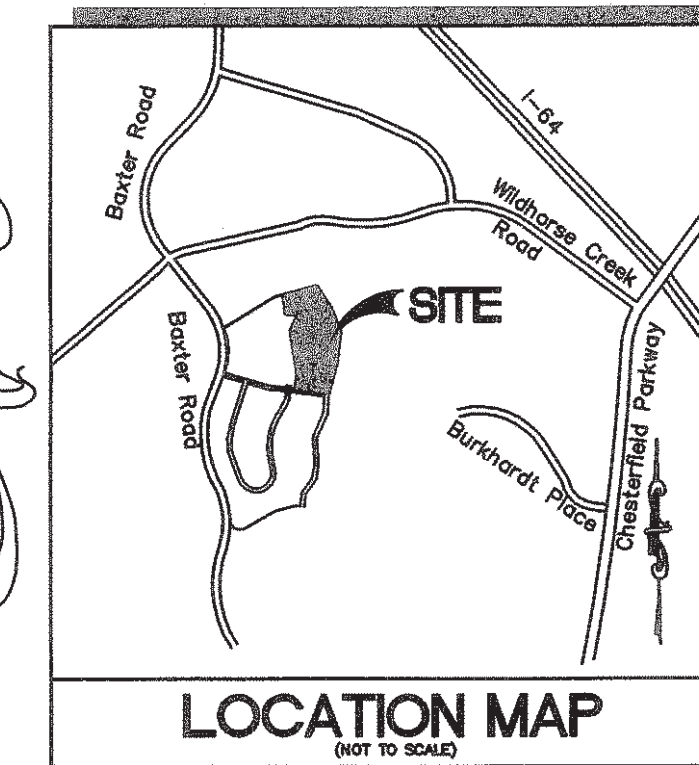
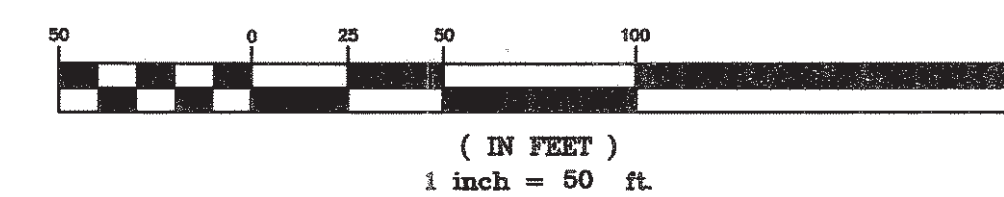
Commencing at the northwest corner of a tract of land as conveyed to GUNHAY, LLC, a Missouri limited liability company, by instrument recorded in Book 17137, Page 2691 of above said records, said point also being located on the eastern right-of-way line of Baxter Road, 82 feet wide as established by instrument recorded in Plat Book 323, Pages 51 through 53 of above said records, said point also being the northwest corner of "The Reserve at Chesterfield Village - Plat Two" as recorded in Plat Book 359, pages 195 and 196 of the St. Louis County records; thence along the northern line of said GUNHAY, LLC tract and the northern line of "The Reserve at Chesterfield Village - Plat Two" the following courses and distances: North 67 degrees 34 minutes 56 seconds East, 415.00 feet and North 77 degrees 29 minutes 15 seconds East, 177.94 feet to the northeast corner of Lot 74 of "The Reserve at Chesterfield Village - Plat Two" being the POINT OF BEGINNING of the herein described tract; thence continuing North 77 degrees 29 minutes 15 seconds East, 322.05 feet to the eastern line of said Gunhay LLC tract; thence along said eastern line the following courses and distances: South 39 degrees 38 minutes 54 seconds East, 73.83 feet; South 07 degrees 41 minutes 08 seconds East, 50.00 feet; South 41 degrees 08 minutes 50 seconds East, 50.04 feet; South 11 degrees 28 minutes 17 seconds East, 64.79 feet; South 07 degrees 05 minutes 21 seconds East, 54.45 feet; South 22 degrees 56 minutes 10 seconds East, 81.68 feet; South 43 degrees 37 minutes 02 seconds East, 50.00 feet; South 47 degrees 22 minutes 21 seconds West, 50.00 feet; South 02 degrees 41 minutes 25 seconds East, 79.06 feet; South 21 degrees 19 minutes 57 seconds East, 196.40 feet and South 04 degrees 44 minutes 00 seconds West, 164.19 feet to the northeast line of the above said The Reserve at Chesterfield Village - Plat One; thence along said north South 81 degrees 01 minutes 47 seconds West, 189.62 feet to the northwest corner of Willow Weald Path, 50 feet wide, being also the eastern line of "The Reserve at Chesterfield Village - Plat Two" as recorded in Plat Book 359, pages 195 and 196 of the St. Louis County records; thence along the eastern line of said Plat Two the following courses and distances: North 11 degrees 11 minutes 46 seconds West, 11.91 feet; South 78 degrees 51 minutes 35 seconds West, 155.58 feet; North 10 degrees 59 minutes 01 seconds East, 94.27 feet; North 11 degrees 11 minutes 51 seconds West, 314.88 feet; North 17 degrees 20 minutes 29 seconds West, 70.29 feet; North 15 degrees 30 minutes 25 seconds West, 85.01 feet; North 22 degrees 04 minutes 42 seconds East, 127.28 feet to the beginning of a non-tangent curve to the left having a radius of 237.00 feet; along said curve with an arc length of 122.78 feet, and a chord which bears North 82 degrees 45 minutes 44 seconds West, 121.41 feet and North 07 degrees 36 minutes 12 seconds West, 126.33 feet to the Point of Beginning and containing 284,893 square feet or 6.536 acres more or less as per calculation by Stock & Associates Consulting Engineers, Inc. during December, 2011.

MSD BENCHMARK

MSD-12-24 - "STANDARD TABLET" STAMPED TT IE 1930 SET IN A CONCRETE POST, 32' WEST OF CHESTERFIELD AIRPORT ROAD AND 150' SOUTH OF OLD OLIVE STREET ROAD, 20' SOUTH OF TRACKS. ELEVATION 461.94 (ADJUSTED BY MSD IN 1993 TO ELEVATION 462.12 FEET (NGVD 1929)).

PREPARED FOR:
PULTE HOMES OF ST. LOUIS, LLC
16640 Chesterfield Grove Road, Suite 200
Chesterfield, MO 63005
Phone: (636) 537-7128
Fax: (636) 537-9952
Contact: Bill Allen

GRAPHIC SCALE



LEGEND

FOUND 1/2" IRON PIPE
SET IRON PIPE
FOUND CROSS
SET PERMANENT SURVEY MONUMENTS
DENOTES RECORD INFORMATION
LOT ADDRESS

ABBREVIATIONS

DB - DEED BOOK
FT - FEET
FND - FOUND
NIF - NOW OR FORMERLY
PB - PLAT BOOK
PG - PAGE
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
SQ - SQUARE
(85W) - RIGHT-OF-WAY WIDTH

STATEMENT OF STATE PLANE COORDINATE TIE:

STATION: SL-31
GRID FACTOR = 0.9999076
NORTH (Y) = 312625.826
EAST (X) = 244719.763

NOTE: 1 METER = 3.28083333 FEET
ALL STATE PLANE COORDINATES ARE IN METERS.

STATION: SL-31, ADJUSTED IN 1995

Station SL-31 to Azimuth Mark SL-31A - Grid Azimuth = 38 Degrees 30 Minutes 32 Seconds.

The Missouri Coordinate System of 1983 East Zone coordinate values reported hereon were determined based upon a field traverse during May, 2011 using a Trimble 5600 Total Station and Trimble 4800 GPS receivers, and that in my professional opinion, as a land surveyor registered in the State of Missouri, the reported State Plane Coordinates meet the current Missouri Minimum Standards for Property Boundary Surveys (20 CSR 2030-16). The basis of bearings shown on this plat were adopted from Plat Book 355, Pages 726-728. The grid bearing along the Northern line on this plat is found to be North 77 degrees 28 minutes 43 seconds East. The measured bearing along the same line is North 77 degrees 29 minutes 15 seconds East 177.94 feet. The grid bearing from SL-31 to the most North corner is North 57 degrees 22 minutes 02 seconds West 1806.610 meters with the scale factor applied.

GENERAL NOTES:

- 1.) Basis of Bearings Pb. 355 Pgs. 726-728.
- 2.) This site is Zoned "R-5" and "FPRS" Flood Plain District and part of P.E.U. Ord. # 2021

"R-5" Setbacks
a) Front - 20 feet
b) Side - 6 feet
c) Rear - 15 feet

"FPRS" General Setbacks
a) Front - 25 feet

"FPRS" Specific Setbacks

- (a) Notwithstanding any other provision of this appendix, on corner lots, no structure or plant material exceeding three (3) feet in height above the elevation of the street pavement is allowed within the sight distance triangle.
- (b) Permitted information signs, six (6) feet or less in height, are allowed within the minimum front yard setback.
- (c) Permitted directional signs, three (3) feet or less in height, are allowed within the minimum front yard setback.
- (d) Any structure, other than a public utility tower authorized by a conditional use permit, which exceeds thirty (30) feet in height shall be set back from all property lines at least one (1) additional foot for every foot of height above thirty (30) feet.
- (e) No residential building or structure attached thereto shall be allowed within thirty (30) feet of the limits of the one hundred-year floodplain.

- 3.) Subject property lies within Zone "X" (Areas determined to be outside the 500-year floodplain, and Shaded Zone "X" (areas of 500 year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100 year flood.) according to the National Flood Insurance Rate Map for St. Louis County Missouri and Incorporated Areas Map No. 29189C0140 H with an effective date of August 2, 1995 and Revised to reflect LOMR dated April 17, 2000.

This is to certify that _____, was approved by the City Council for the City of Chesterfield by Ordinance No. _____ on the _____ day of _____, 2011 and thereby authorizes the recording of this RECORD PLAT with the office of the St. Louis County Recorder of Deeds.

Bruce Geiger, Mayor

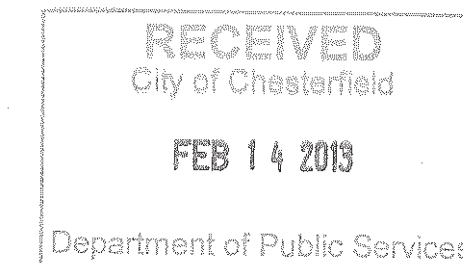
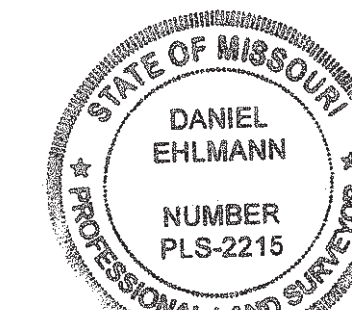
Judy Naggar, City Clerk

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during September, 2012, by order of and for the use of Pulte Homes, L.L.C., executed a Property Boundary Survey and Record Plat of a tract of land being that part labeled as "Future Development" of The Reserve at Chesterfield Village - Plat Two, a subdivision according to the plat thereof as recorded in Plat Book xxx, Pages xx through xx of the St. Louis County records, located in U.S. Survey 415, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and that the results of said survey and Resubdivided Plat are shown hereon. We further certify that the above plat was prepared from an actual survey, according to the records available and recorded, and said survey meets or exceeds the current minimum standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 16, Division 2030 Missouri Minimum Standards for Property Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC NO. 222-D

By: Daniel Ehlmann, Missouri P.L.S. No. 2215



① 11/20/12 REVISED PER CITY COMMENT LETTER.

THE RESERVE AT CHESTERFIELD VILLAGE PLAT THREE

RECORD PLAT

Stock & Associates
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63005
PH: (636) 530-9100
FAX: (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

DRAWN BY: J.K. DATE: 9/26/12 CHECKED BY: D.M.E. DATE: 9/26/12 DATE: JOB NUMBER: 210-4653 SHEET: 1 of 1