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Planning Commission Vote Report

Subject: Change of Zoning Vote Report

Meeting Date: March 10, 2014

From: Purvi Patel, Project Planner

Location: South of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Arbor Grove Court

Petition: **P.Z. 15-2013 Wilmas Farm (17508 Wild Horse Creek Road)**

Proposal Summary

Fischer & Frichtel Custom Homes, LLC, has submitted a request for a zoning map amendment from the City of Chesterfield, to change the zoning of a tract of land currently zoned “NU” Non-Urban District and “FPNU” Flood Plain Non-Urban District to “E-1” Estate One-Acre District. The Petitioner is requesting to zone the property “E-1” Estate One-Acre District as part of a two-step zoning process in order to obtain entitlements to develop this tract of land as a single-family residential subdivision. The second step as planned by the Petitioner is an additional petition for a zoning map amendment to obtain “PUD” Planned Unit Development zoning (P.Z. 16-2013). Be advised, This “E-1” Estate One-Acre District request is a separate project and should be considered based upon its own merits.

Site History

The subject property was zoned “NU” Non-Urban District and “FPNU” Flood Plain Non-Urban District by St. Louis County prior to the incorporation of the City of Chesterfield. The property is currently utilized for agricultural purposes and has been in the past as well. Additionally, there have been no known structures on this site.

Surrounding Land Uses

The land use and zoning for the properties surrounding this parcel are as follows:

North: The land uses of the properties to the north are single family residential and are zoned “NU” Non-Urban District and “E-1” Estate One-Acre District.

South: The property to the south is Wildhorse subdivision containing single family residential units zoned “R-1/PEU” Residence District with a Planned Environmental Unit.

East: Properties east of the site are single family residential as well within the Windridge Estates, Country Lake Estates, and Deepwood subdivisions. Windridge Estates and Country Lake Estates subdivisions are zoned “R-1/PEU” Residence District with a Planned Environmental Unit and the Deepwood subdivision is zoned “NU” Non-Urban District.

West: The properties to the west are single-family attached dwellings within the Arbors at Wildhorse subdivision which is zoned "PUD" Planned Unit Development and a church zoned "NU" Non-Urban District.

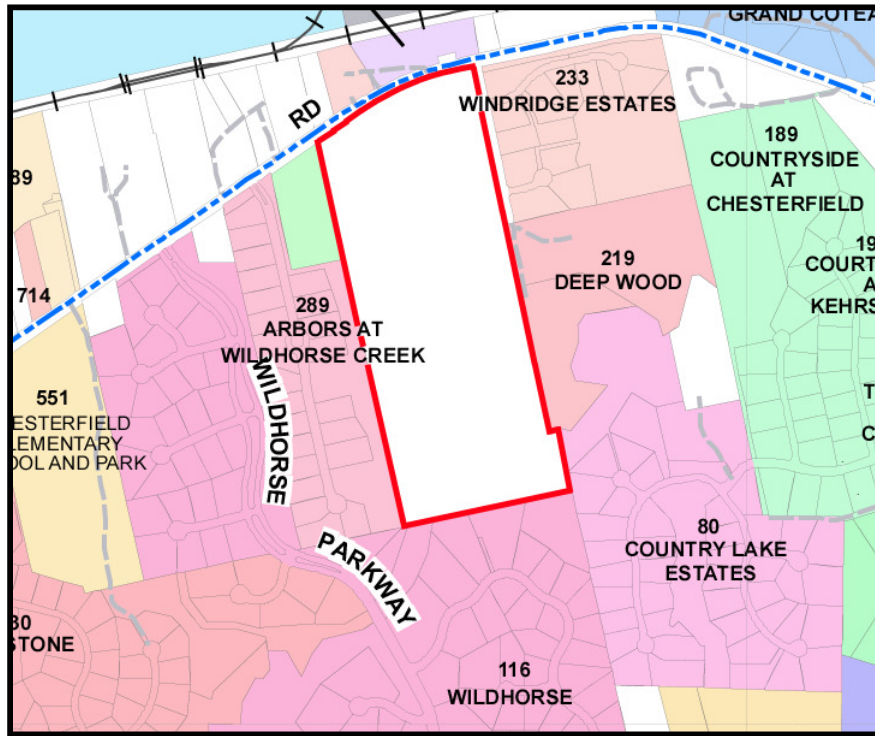


Figure 1: Surrounding Subdivisions

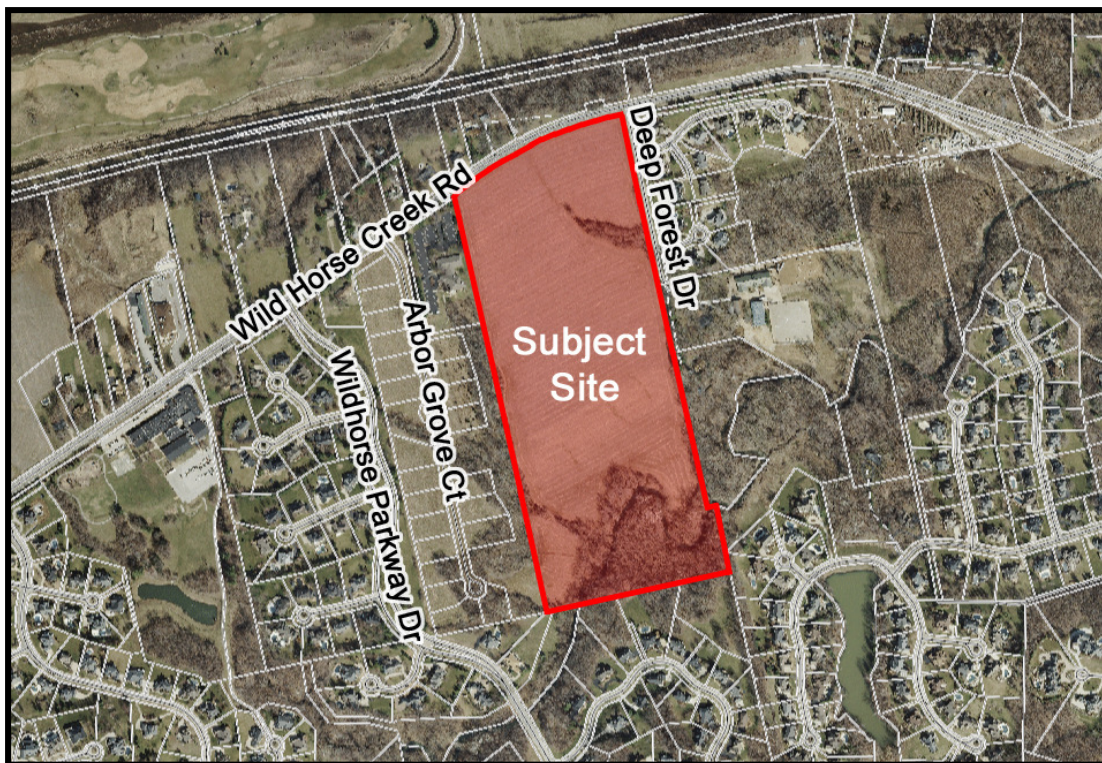


Figure 2: Subject Site Aerial

Comprehensive Plan Analysis

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates this parcel is within the Residential Single-Family district and has a minimum one (1) acre density requirement. Proposed uses and density of the “E-1” Estate One-Acre District would be compliant with the Land Use Plan. This subject site is not located in any sub-area identified by the Comprehensive Plan; therefore there are no additional development guidelines for this site.

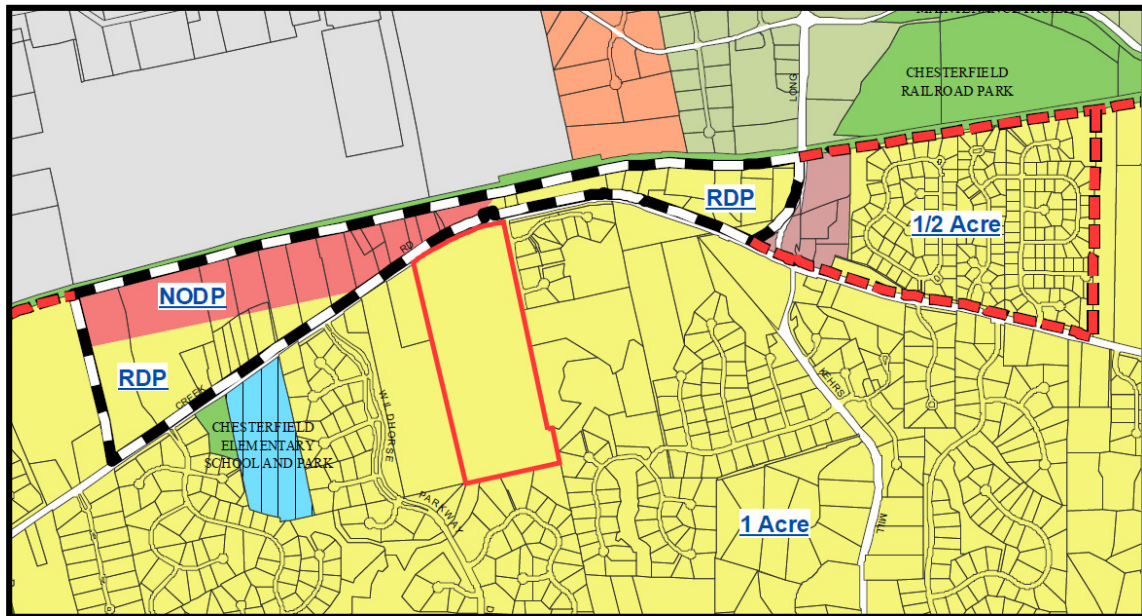


Figure 3: Comprehensive Land Use Plan

Analysis

The property was zoned “NU” Non-Urban District and “FPNU” Flood Plain Non-Urban District by St. Louis County in 1965 and has been used for agricultural activities since that time. Over time adjacent properties to the north, south, east and west have been developed as residential subdivisions and/or lots. Nearby is also a church called Gateway 61.

Similar zoning districts and densities are present in the vicinity, as seen in Table 1 below and Figure 4 on the next page. Table 1 identifies development figures for the adjacent developments and the proposed Wilmas Farm development as an “E-1” Estate One-Acre District. As identified, the proposed development is similar in range of existing subdivisions. And as discussed above, the proposed density is compliant with the Land Use Plan.

Development	Lots	Acres	Density (units/acre)
Wildhorse	101	139.3	0.73
Arbors at Wildhorse	22	23.4	0.94
Windridge Estates	15	21.74	0.69
Country Lake Estates	41	46.7	0.88
Wilmas Farm (proposed)	48	50.5	0.95

Table 1: Adjacent Development Figures

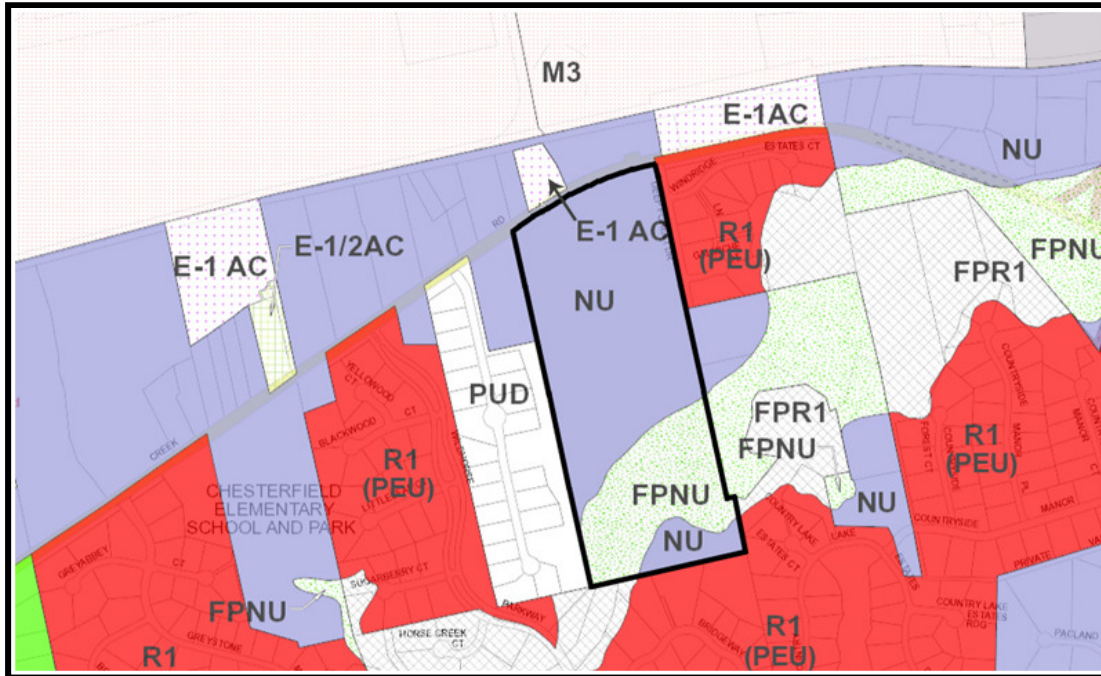


Figure 4: Area Zoning

The subject site is surrounded by “R-1” Residence Districts with a Planned Environmental Units (PEU) to the east, west and south (seen in red on the map above). Note, the minimum lot size requirement for an “R-1” Residence District is one (1) acre, which is the same as the requirement for an “E-1” Estate One-Acre District. To the north is mainly “NU” Non-Urban District (seen in purple) and “E-1” Estate One-Acre District. Furthermore, there is a “PUD” to the west with similar density requirements as the proposed development. As seen on Zoning Map on the above, the proposed “E-1” Estate One-Acre District is consistent with the surrounding area zoning.

Public Hearing

A Public Hearing for P.Z. 15-2013 Wilmas Farm (17508 Wild Horse Creek Road) was held on November 25th, 2013. There were no issues identified by the Planning Commission or the Public regarding this petition and the only outstanding issue at that time was obtaining comment letters from outside agencies. Since that time, Staff has received all necessary letters.

Change of zoning requests to a straight zoning district, such as “E-1” Estate One-Acre District only require an Outboundary Survey which has been included in the Planning Commission’s packet. Furthermore, an Attachment A is not prepared for a straight zoning district because the development must meet all of the City of Chesterfield Municipal Code requirements without exception or modification.

Request

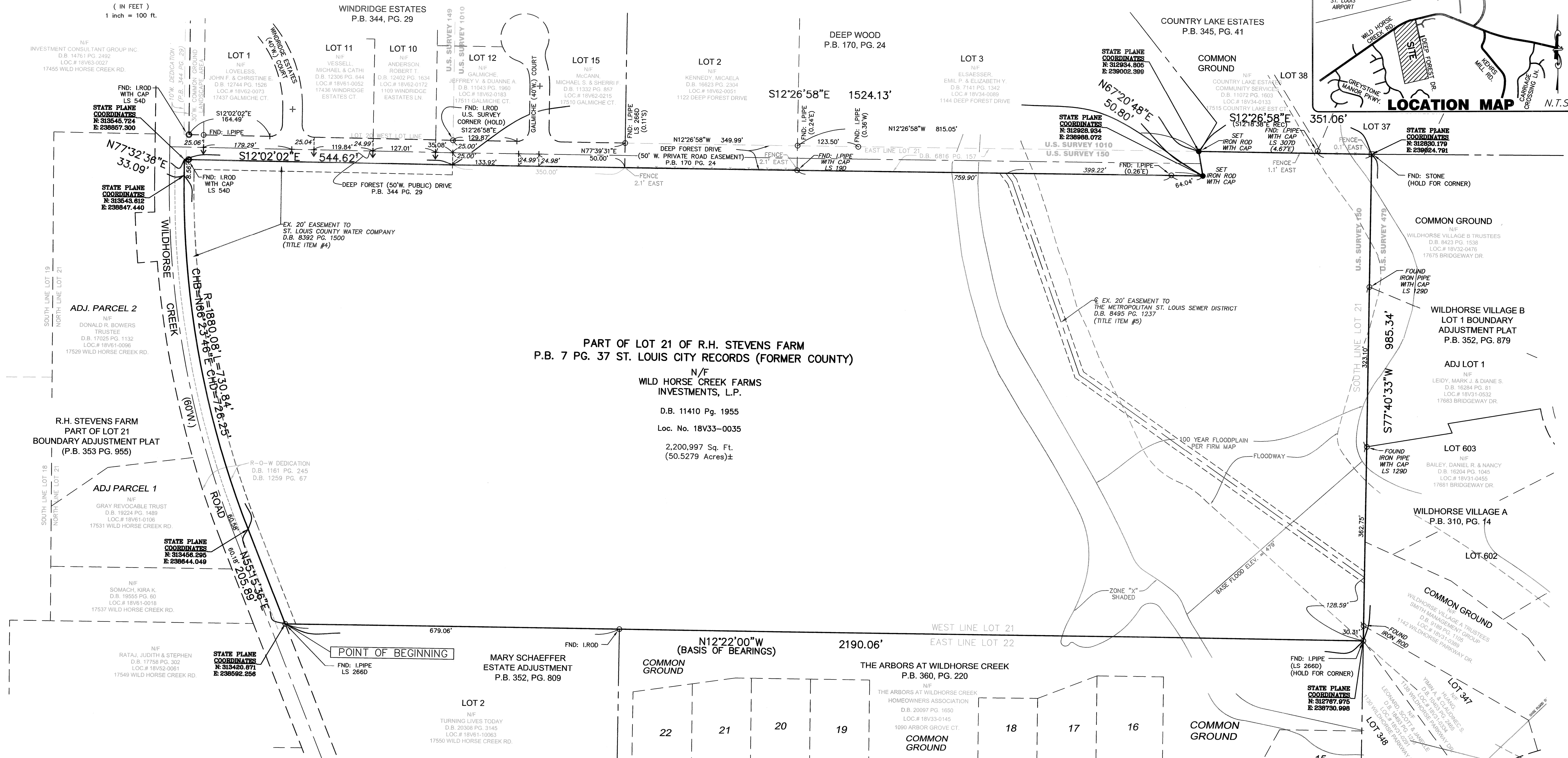
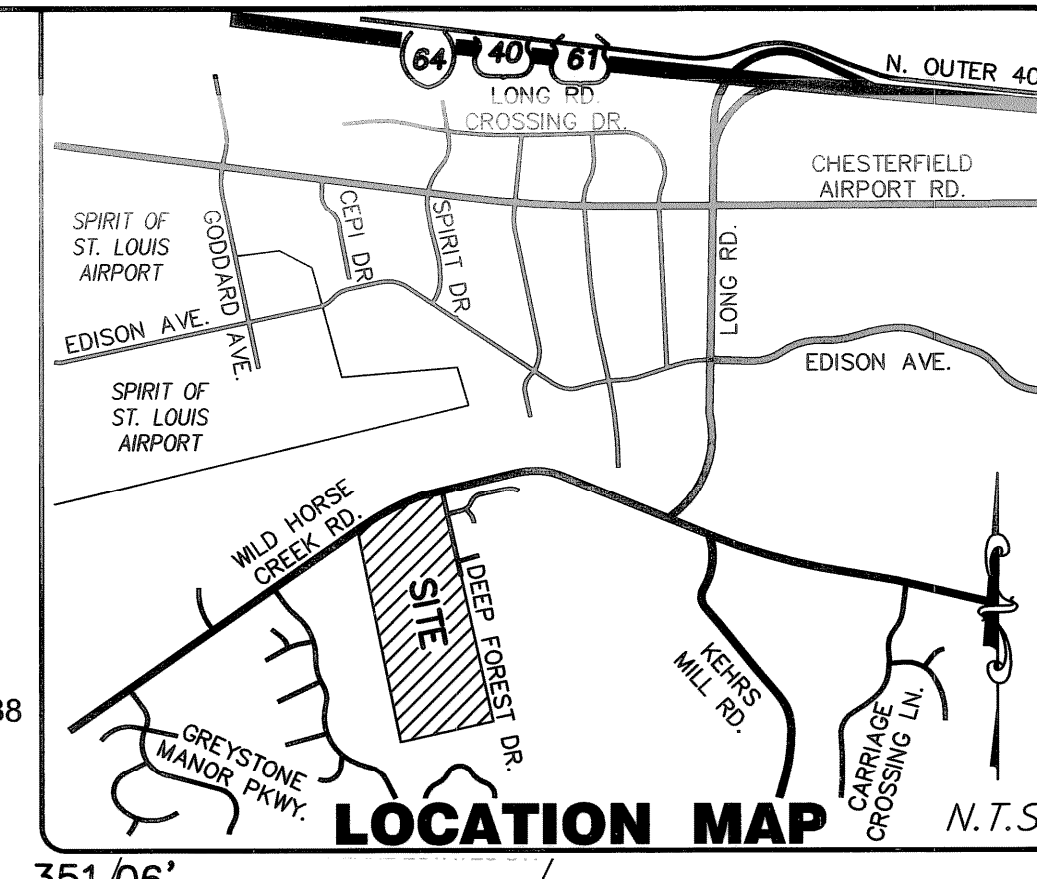
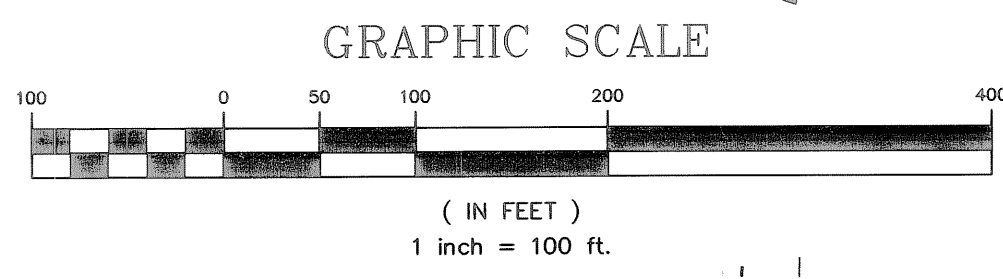
Staff has reviewed the requested zoning map amendment by the Applicant as it pertains to the “E-1” Estate One-Acre District. The petition has met all filing requirements and procedures of the City of Chesterfield and as discussed above there are no outstanding issues for this request. Staff requests action on P.Z. 15-2013 Wilmas Farm (17508 Wild Horse Creek Road).

Attachments:

1. Outboundary Survey

cc: Aimee Nassif, Planning and Development Services Director

**A TRACT OF LAND BEING PART OF LOT 21 OF R.H. STEVENS FARM
PLAT BOOK 7 PAGE 37 OF THE ST. LOUIS CITY (FORMER COUNTY) RECORD,
LOCATED IN U.S. SURVEYS 122, 150, 102 AND 419, TOWNSHIP 45 NORTH, RANGE 3 EAST,
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI**



LAND DESCRIPTION

A TRACT OF LAND BEING PART OF LOT 21 OF R.H. STEVENS FARM RECORDED IN PLAT BOOK 7 PAGE 37 OF THE ST. LOUIS CITY (FORMER COUNTY) RECORDS, LOCATED IN U.S. SURVEYS 122, 150, 102 AND 419, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOUND FOR THE NORTHEAST CORNER OF LOT 2, MARY SCHAEFFER ESTATE ADJUSTMENT AS RECORDED IN PLAT BOOK 352 PAGE 809 OF THE ABOVE MENTIONED RECORDER'S OFFICE, ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF WILDHORSE CREEK (60'W) ROAD; THENCE ALONG THE SOUTH LINE OF SAID WILDHORSE CREEK ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 55°15'36" EAST, 205.89 FEET; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 1850.08 FEET AN ARC LENGTH OF 730.84 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 66°23'46" EAST, 726.25 FEET; NORTH 77°32'36" EAST, 33.09 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WILDHORSE CREEK ROAD AND THE WEST RIGHT OF WAY LINE OF DEEP FOREST (50'W) DRIVE; THENCE ALONG THE WEST RIGHT OF WAY LINE OF SAID DEEP FOREST DRIVE, SOUTH 12°02'02" EAST, 544.62 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE AND THE WEST LINE OF LOTS 2 AND 3 OF DEEP WOOD AS RECORDED IN PLAT BOOK 170 PAGE 24 OF THE ABOVE MENTIONED RECORDER'S OFFICE, SOUTH 12°26'58" EAST, 1524.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE ALONG THE SOUTH LINE OF SAID LOT 3, NORTH 67°20'48" EAST, 50.80 FEET TO THE NORTHWEST CORNER OF COMMON GROUND OF COUNTRY LAKE ESTATES AS RECORDED IN PLAT BOOK 345 PAGE 41 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE WEST LINE OF SAID COMMON GROUND AND THE WEST LINE OF LOT 37, SOUTH 12°26'58" EAST, 351.06 FEET TO AN OLD STONE FOUND FOR THE SOUTHEAST CORNER OF U.S. SURVEY 150 ALSO BEING THE NORTHEAST CORNER OF COMMON GROUND OF WILDHORSE VILLAGE B LOT 1 BOUNDARY ADJUSTMENT PLAT AS RECORDED IN PLAT BOOK 352 PAGE 879 OF THE ABOVE MENTIONED RECORDER'S OFFICE; SOUTH 77°40'33" WEST, 985.34 FEET TO AN IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF COMMON GROUND OF THE ARBORS AT WILDHORSE CREEK AS RECORDED IN PLAT BOOK 360 PAGE 220 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE EAST LINE OF SAID COMMON GROUND AND THE EAST LINE OF THE ABOVE MENTIONED LOT 2 OF MARY SCHAEFFER ESTATE ADJUSTMENT, NORTH 12°22'00" WEST, 2190.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,200,997 SQUARE FEET (50,527.9 ACRES), MORE OR LESS, ACCORDING TO A SURVEY BY THE STERLING COMPANY DURING THE MONTH OF OCTOBER, 2013 UNDER ORDER NUMBER 13-08-265.

STATE PLANE COORDINATE TIE

STATE PLANE COORDINATES WERE DETERMINED ON MARCH 15, 2011 USING TRIMBLE REAL-TIME KINEMATIC GPS HARDWARE FROM THE PROJECT SITE TO A CONTINUOUSLY OPERATING REFERENCE STATION (CORS) WITH AN ID OF SRDX AND A PID OF D1212 HAVING PUBLISHED MISSOURI STATE PLANE (EAST ZONE) COORDINATE VALUES OF NORTH (Y) = 314214.384 METERS AND EAST (X) = 237449.330 METERS. WE REPRESENT HEREON THAT THESE STATE PLANE COORDINATES MEET THE ACCURACY STANDARDS OF THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (10 CSR 30-2 AND 20 CSR 2030-16, EFFECTIVE DATE AUGUST 28, 2006) AS AN "SUBURBAN PROPERTY" RELATIVE TO STATION SRDX. IN ORDER TO PUT THIS PLAT ON THE MISSOURI STATE PLANE COORDINATE EAST ZONE (NAD-83) GRID NORTH, IT WOULD BE NECESSARY TO ROTATE THE PUBLISHED PLAT BEARINGS COUNTER-CLOCKWISE 0°22'11". THE PUBLISHED PLAT BEARING OF N12°36'46" WOULD BE N12°14'35" W IF ROTATED TO GRID NORTH.

COMBINED GRID FACTOR = 0.999914928 (1 METER = 3.28083333 FEET)

TITLE NOTES

FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH FILE NUMBER 1300858 WITH AN EFFECTIVE DATE OF AUGUST 13, 2013. THE NOTES REGARDING SCHEDULE B, SECTION II OF ABOVE COMMITMENT ARE AS FOLLOWS:

ITEM 1-3: GENERAL EXCEPTIONS OR INTENTIONALLY DELETED WITH NO COMMENT BY SURVEYOR.

ITEM 4: EASEMENT GRANTED TO ST. LOUIS COUNTY WATER COMPANY BY THE INSTRUMENT RECORDED IN BOOK 8392 PAGE 1500. THIS EASEMENT IS LOCATED ON THE SUBJECT PARCEL AND AFFECTS THE TRACT AS SHOWN.

ITEM 5: EASEMENT GRANTED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT BY THE INSTRUMENT RECORDED IN BOOK 8495 PAGE 1237. THIS EASEMENT IS LOCATED ON THE SUBJECT PARCEL AND AFFECTS THE TRACT AS SHOWN.

NOTES

- THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PAGE REFERS.
- BASIS OF BEARINGS: THE ARBORS AT WILDHORSE CREEK (P.B. 360 PG. 220)
- SOURCE OF RECORD TITLE: DEED RECORDED IN BOOK 11410 PAGE 1955 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
- THE EXCEPTIONS TO SCHEDULE B, SECTION 2 OF THE ABOVE REFERENCED TITLE COMMITMENT APPLY ONLY TO THE PARCEL OF LAND AS HEREON DESCRIBED.
- SUBJECT TRACT IS LOCATED IN FLOOD ZONE "X" (UNSHADED), EXCEPT THOSE AREAS IDENTIFIED HEREON IN FLOOD ZONE "X" (SHADED), FLOOD ZONE "AE" AND FLOOD ZONE "AF" (FLOODWAY) ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 29189C0120H EFFECTIVE AUGUST 2, 1995. ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. ZONE "X" (SHADED) IS DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILES; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. ZONE "AE" IS DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD; BASE FLOOD ELEVATIONS DETERMINED. ZONE "AF" (FLOODWAY) IS DEFINED AS FLOODWAY AREAS IN ZONE "AE".

SURVEYOR'S CERTIFICATE

ORDER NUMBER: 13-08-265
THE STERLING COMPANY
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-0440

THIS IS TO CERTIFY TO WILMAS FARM, JOINT VENTURE, ARCH CITY TITLE, LLC AND OLD REPUBLIC NATIONAL TITLE COMPANY OF ST. LOUIS, INC., THAT THE STERLING COMPANY HAS, DURING THE MONTH OF OCTOBER 2013, PERFORMED A BOUNDARY SURVEY OF A TRACT OF LAND BEING PART OF LOT 21 OF R.H. STEVENS FARM RECORDED IN PLAT BOOK 7 PAGE 37 OF THE ST. LOUIS CITY (FORMER COUNTY) RECORD, LOCATED IN U.S. SURVEYS 122, 150, 102 AND 419, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

THE RESULTS OF SAID SURVEY ARE AS SHOWN HEREON AND THIS SURVEY MEETS MINIMUM STANDARDS FOR SUBURBAN PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (10 CSR 30.2 AND 20 CSR 2030-16 EFFECTIVE AS OF THE DATE OF THIS SURVEY).

THE STERLING COMPANY
MO. REG. 307-D

JAMES A. HENSON, P.L.S.
MO. REG. L.S. #2007017963

DATE 12-9-2013

ISSUE/REMARKS/DATE

1	11-21-13 TOPOGRAPHIC INFORMATION ADDED
2	12-9-13

PREPARED FOR:

WILMAS FARM, JOINT VENTURE
10407 BAUR BLVD., SUITE B
ST. LOUIS, MO 63132
314-996-0300

THE **STERLING** CO.
ENGINEERS & SURVEYORS
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-0440
E-Mail: Sterling@sterling-eng-survey.com

DRAWN:	MJA	DESIGNED:	JAH
CHECKED:	JAH	PROJECT:	17508 WILDHORSE CREEK ROAD "WILMAS FARM"
NO. 13	08	265	
M.S.D.		SHEET	
#		1	2
DIGITAL FILE LOCATION		ENTER DRAWING NAME.DWG	

Drawing name: V:\1308265 Landwater\Drawings\Surveying\Bndr\13-08-265 boundary.dwg Plotted on: Dec 11, 2013 8:50am Plotted by: mglin