



# VII. B.

---

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760  
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

---

## Planning Commission Staff Report

**Project Type:** Subdivision Record Plat

**Meeting Date:** March 27, 2017

**From:** Jessica Henry, AICP  
Senior Planner

**Location:** Southeast of the intersection of White Road and Greentrails Drive.

**Applicant:** Stock and Associates Consulting Engineers, Inc.

**Description:** **Warwick on White Road Record Plat:** A Record Plat for an 8.31 acre tract of land zoned “R-2” Residence District and located southeast of the intersection of White Road and Greentrails Drive.

---

### **PROPOSAL SUMMARY**

Stock and Associates Consulting Engineers, Inc., on behalf of Fischer and Frichtel Custom Homes, LLC, has submitted a request for a Subdivision Plat for an 8.31 acre tract which proposes ten (10) new lots, various areas of common ground, and two interior streets.

### **HISTORY OF SUBJECT SITE**

In March of 2016, the City of Chesterfield approved [Ordinance 2887](#) which zoned the subject site, shown in Figure 1 on the following page, from an “NU” Non-Urban District to the “R-2” Residence District. The entire subject site is 8.31 acres in size, and 10 residential lots are proposed on the Record Plat. The Site Development Plan was approved in October of 2016 with the following condition:

- 1) Siding shall be extended and installed so that a maximum of eight (8) inches of concrete foundation wall is exposed.



Figure 1: Aerial Photo

**STAFF ANALYSIS**

A record plat is the instrument which dedicates lots, common ground, easements and road right-of-way for future roads within a development or a portion thereof. Once a plat is recorded, the new lots may be sold to individual owners. The record plat substantially conforms to the approved Site Development Plan.

**DEPARTMENTAL INPUT**

Staff has reviewed the submittal and has found the application to be in conformance with the City of Chesterfield Unified Development Code and Ordinance 2887. Staff recommends approval of the Record Plat for the Warwick on White Road development.

**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 Warwick on White Road development."
- 2) "I move to approve the Record Plat for the Warwick on White Road development with the following conditions..." (Conditions may be added, eliminated, altered or modified)

CC: Justin Wyse, Director of Planning and Development Services

Attachments: Record Plat

