



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: Minor Subdivision Record Plat

Meeting Date: April 7, 2014

From: John Boyer
Senior Planner

Location: Located on the north side of Broeker Place Drive, approximately 100 feet east of Wellesley Place Drive.

Applicant: Ellington Homes by McBride, LLC

Description: Wellesley Place 2nd Addition, Minor Subdivision Plat: A Minor Subdivision Plat for a 2.06 acre tract of land zoned “R-2” Residential District located on the north side of Broeker Place Drive, approximately 100 feet east of Wellesley Place Drive (18S630383).

PROPOSAL SUMMARY

Ellington Homes by McBride, LLC, applicant and property owner, has submitted a request for a Minor Subdivision Plat for a 2.06 acre tract which proposes three new lots. No additional right-of-way is dedicated on this plat and the proposed lots will continue to access by the existing Broeker Place Drive, a private street.

ZONING HISTORY OF SUBJECT SITE

The site was zoned “R-2” Residence District with the inception of zoning. On November 18, 2013, the Planning and Development Services Division approved a request for a variance from Section 1005.380 of the Subdivision Ordinance, specifically to allow 70 foot minimum lot widths in lieu of the required 85 foot minimum lot widths for the future submittal of a residential subdivision development.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Monsanto; Research Facility	"C-8" Planned Commercial District
South	Wellesley Place Subdivision; Single-Family Residence	"R-4" Residence District with "PEU" Planned Environment Unit procedure
East	Wellesley Place Addition Subdivision; Single-Family Residence	"R-2" Residence District with "PEU" Planned Environment Unit procedure
West	Wellesley Place Subdivision; Single-Family Residence	"R-4" Residence District with "PEU" Planned Environment Unit procedure



Figure 1: Aerial Photo

STAFF ANALYSIS

The subject site is zoned “R-2” Residence District. The submittal was reviewed against and adheres to the requirements of City of Chesterfield “R-2” Residence District and all applicable Zoning Ordinance requirements. No new road is proposed associated with this Minor Subdivision. As discussed in the Zoning History of the Subject Site, a variance was granted by the City to allow for smaller lot widths on this site due to unusual site topography and site conditions of the lot, and would conform to the existing lot widths in the area.

In order to be recorded under the Minor Subdivision requirements stated in the City of Chesterfield’s Municipal Code, the following criteria must be met;

1. Does not create more than four lots;
2. No planned street improvements;
3. No planned common ground or recreational facilities;
4. Does not adversely affect the proposed subdivision parcels and adjoining property;
5. Plat is not in conflict with the Zoning Ordinance or Subdivision Code; and,
6. The parcels/plat does not front on a City or County maintained road that is proposed for improvements.

The proposed plat is compliant with the above requirements.

DEPARTMENTAL INPUT

Staff has reviewed the submittal and has found the application to be in conformance with the City of Chesterfield Zoning and Subdivision Code. Staff recommends approval of the Record Plat for Wellesley Place 2nd Addition Minor Subdivision Plat.

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 Wellesley Place 2nd Addition, Minor Subdivision Plat.”
- 2) “I move to approve the Record Plat for Wellesley Place 2nd Addition, Minor Subdivision Plat with the following conditions...” (Conditions may be added, eliminated, altered or modified)

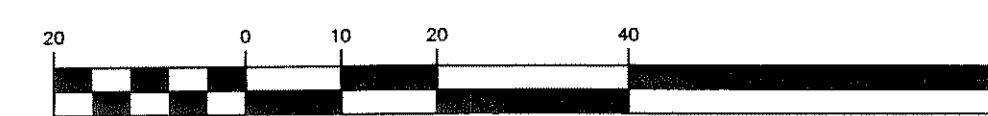
Cc: City Administrator
City Attorney
Department of Public Services

Attachments: Record Plat

WELLESLEY PLACE SECOND ADDITION

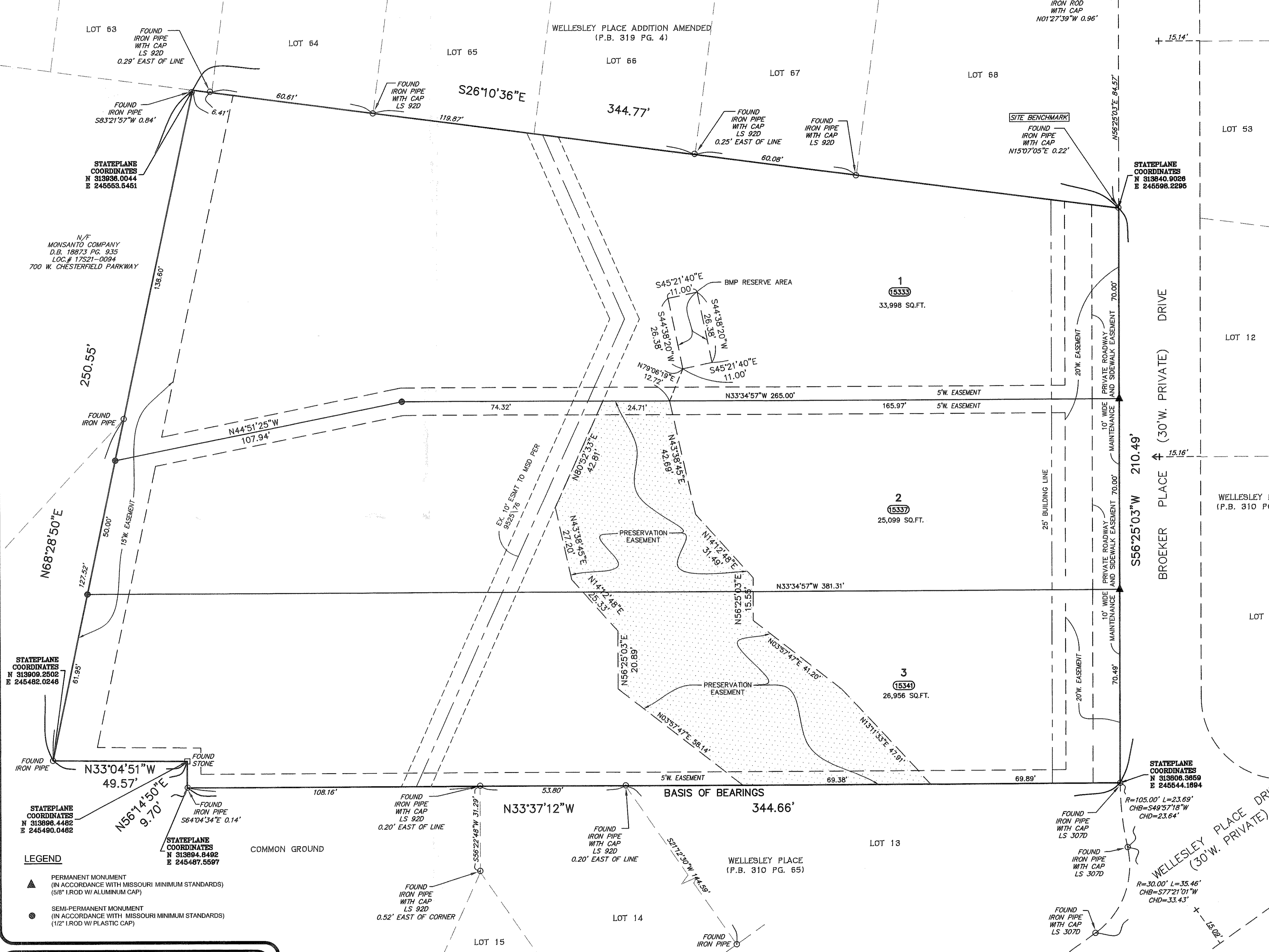
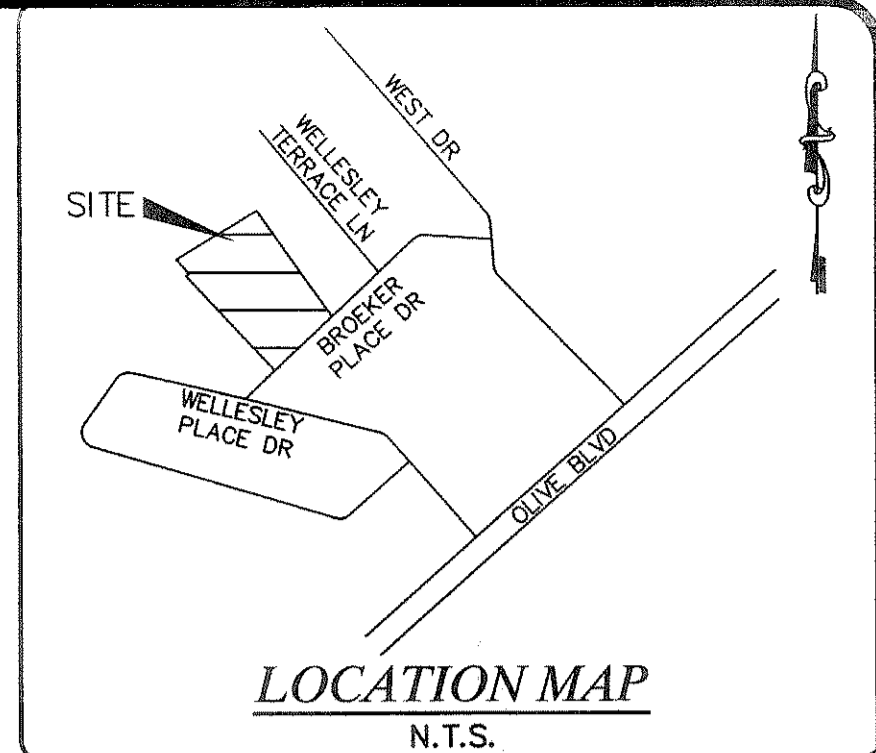
A TRACT OF LAND BEING ALL OF PARCEL B OF BOUNDARY ADJUSTMENT PLAT OF PART OF LOTS 4 AND 5 OF THE SUBDIVISION OF HUGO ESSEN FARM AND U.S. SURVEY 154 (P.B. 310 PG. 60), LOCATED IN TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

GRAPHIC SCALE



SITE INFO:
 N/F ELLINGTON HOMES BY McBRIDE, LLC
 D.B. PG. _____
 LOC# 18563-0383
 BOUNDARY ADJUSTMENT PLAT OF PART OF LOTS 4 AND 5 OF THE SUBD. OF HUGO ESSEN FARM AND U.S. SURVEY 154 PARCEL B (P.B. 310 PG. 60) #15333 BROEKER PLACE DRIVE 86,052 SQ. FT. / 1.975 AC.

ZONING INFO:
 R-2 RESIDENCE DISTRICT
 15,000 S.F. MINIMUM LOT SIZE
 FRONT YARD SETBACK=25'
 SIDE YARD SETBACK=10'
 REAR YARD SETBACK=15'
 HEIGHT RESTRICTIONS=45' OR 3 STORIES



OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF A TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FORGOING SURVEYORS CERTIFICATION HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "WELLESLEY PLACE SECOND ADDITION".

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY GRANTED TO CITY OF CHESTERFIELD, MISSOURI, MISSOURI AMERICAN WATER COMPANY, LACLEDE GAS COMPANY, AMEREN UE, SOUTHWESTERN BELL TELEPHONE COMPANY, L.P., D/B/A AT&T MISSOURI, METROPOLITAN ST. LOUIS SEWER DISTRICT, THE RELEVANT CABLE TELEVISION COMPANY, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, REPLACING, MAINTAINING, AND REPAIRING PUBLIC UTILITIES, SEWER OR SEWERS, STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID UTILITIES, SEWER OR SEWERS, STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES.

THE 10 FOOT WIDE PRIVATE ROADWAY MAINTENANCE AND SIDEWALK EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE TRUSTEES OF THE WELLESLEY PLACE SUBDIVISION.

BMP (BEST MANAGEMENT PRACTICES):

THE STORMWATER BMP RESERVE AND PRESERVATION AREAS AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED FOR THE STORMWATER MANAGEMENT FEATURES, ALSO KNOWN AS BMP(S) (BEST MANAGEMENT PRACTICES). THE RESERVED AREAS HEREBY ESTABLISHED ARE IRREVOCABLE AND SHALL CONTINUE FOREVER, SUBJECT TO A "MAINTENANCE AGREEMENT" EXECUTED ON THE _____ DAY OF _____ 2014, AS RECORDED IN THE ST. LOUIS COUNTY RECORDS IN DEED BOOK _____ PAGE _____ OR AS AMENDED THEREAFTER.

THE PROPERTY OWNERS AND THEIR SUCCESSORS AND ASSIGNS, SHALL BE OBLIGATED TO MAINTAIN, REPAIR, CONSTRUCT, IMPROVE AND OPERATE THE BMP MANAGEMENT AREA AND PRESERVATION AREAS LOCATED ON EACH RESPECTIVE PARCEL AS SHOWN ON THIS PLAT.

THE PRESERVATION EASEMENTS AS SHOWN HEREON SHALL NOT BE DISTURBED NOR SHALL THEY HAVE ANY IMPROVEMENTS CONSTRUCTED UPON THEM EXCEPT AS EXPRESSLY PERMITTED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD). REQUESTS TO PERFORM TREE REMOVAL, CLEARING, GRADING, PLACEMENT OF FENCES, POOLS, ACCESSORY STRUCTURES, DECKS, PATIOS, RETAINING WALLS, FIRE PITS, ETC. SHALL BE SUBMITTED TO MSD FOR REVIEW.

THIS SUBDIVISION IS SUBJECT TO THE DECLARATION, CONDITIONS AND RESTRICTIONS FOR WELLESLEY PLACE AS SAID DECLARATION IS FILED IN DEED BOOK _____ PAGE _____ OF THE ST. LOUIS COUNTY, MISSOURI'S RECORDER OFFICE.

BUILDING LINES AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED.

IT IS HEREBY CERTIFIED THAT ALL EXISTING EASEMENTS ARE SHOWN OR NOTED ON THIS PLAT AS OF THE TIME AND DATE OF RECORDING OF THIS PLAT.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2014.

ELLINGTON HOMES BY McBRIDE, LLC

BY: _____

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

ON THIS _____ DAY OF _____, 2014, BEFORE ME APPEARED _____ TO BE PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE IS THE _____ OF ELLINGTON HOMES BY McBRIDE, LLC, A LIMITED LIABILITY COMPANY OF THE STATE OF MISSOURI, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS MEMBERS, AND SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREWIT SET MY HAND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

STATEMENT OF STATE PLANE COORDINATE TIE:

STATE PLANE COORDINATES WERE DETERMINED ON NOVEMBER 14, 2013 USING TRIMBLE REAL-TIME KINEMATIC GPS HARDWARE FROM THE PROJECT SITE TO A CONTINUOUSLY OPERATING REFERENCE STATION (CORS) WITH AN ID OF MOSI AND A PID OF DL3650 HAVING PUBLISHED MISSOURI STATE PLANE (EAST ZONE) COORDINATE VALUES OF NORTH (Y) = 302843.568 METERS AND EAST (X) = 253367.391 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 30-16, EFFECTIVE AT THE DATE OF THIS SURVEY) AS AN "SUBURBAN PROPERTY" RELATIVE TO STATION MOSI.

AVERAGE COMBINED GRID FACTOR = 0.99998475 (1 METER = 3.28083333 FEET)

SURVEYOR'S CERTIFICATION:

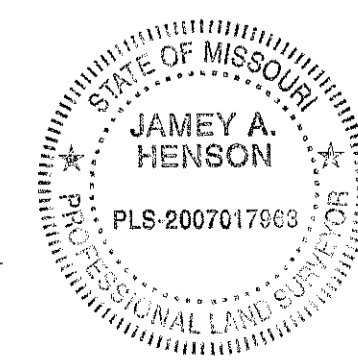
ORDER NUMBER: 13-10-362
 THE STERLING COMPANY
 5055 NEW BAUMGARTNER ROAD
 ST. LOUIS, MISSOURI 63129
 (314) 487-0440

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF SEPTEMBER, 2013, MADE A BOUNDARY SURVEY AND DURING THE MONTH OF NOVEMBER, 2013, PREPARED A SUBDIVISION PLAT, BY THE ORDER OF ELLINGTON HOMES BY McBRIDE, LLC, OF "A TRACT OF LAND BEING ALL OF PARCEL B OF BOUNDARY ADJUSTMENT PLAT OF PART OF LOTS 4 AND 5 OF THE SUBDIVISION OF HUGO ESSEN FARM AND U.S. SURVEY 154 (P.B. 310 PG. 60), LOCATED IN TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI" AND THE SAID RESULTS OF THE SURVEY AND SUBDIVISION PLAT ARE SHOWN HEREON. THIS SURVEY MEETS THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (10 CSR 30-2 AND 20 CSR 2030-16, EFFECTIVE AS OF THE DATE OF THIS SURVEY) AS AN "URBAN PROPERTY".

IN WITNESS WHEREOF, IT HAS SIGNED AND SEALED THE FOREGOING THIS 31ST DAY OF MARCH, 2014.

THE STERLING COMPANY
 MO. REG. 307-D

J. Henson
 JAMEY A. HENSON, P.L.S.
 MO. REG. L.S. #2007017963
 DATE: 3/31/14



RECEIVED
 City of Chesterfield
 MAR 31 2014
 Department of Public Services

THE STERLING CO.
ENGINEERS & SURVEYORS
 5055 NEW BAUMGARTNER ROAD
 ST. LOUIS, MISSOURI 63129
 (314)-487-0440, FAX 487-8944
 E-Mail: Sterling@sterling-eng-sur.com

DRAWN BY:	TJH	MSD P# -	28499-01
CHECKED BY:	JAH	DATE:	11/14/13
JOB NO.:	13-10-362	MINOR SUBDIVISION PLAT	

CITY CERTIFICATE

THIS IS TO CERTIFY THAT THE RECORD PLAT OF WELLESLEY PLACE SECOND ADDITION WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. _____ ON THE _____ DAY OF _____ 20____ AND THEREBY AUTHORIZES THE RECORDING OF THIS RECORD PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY RECORDER OF DEEDS.

BOB NATION, MAYOR
 MCKIE HAAS, CITY CLERK

SURVEYOR'S NOTES

- THIS TRACT CONTAINS 86,052 SQUARE FEET OR 1.975 ACRES, MORE OR LESS.
- BASIS OF BEARINGS: NORTH 33°37'12" WEST AS SHOWN ON THE RECORD PLAT OF WELLESLEY PLACE RECORDED IN PLAT BOOK 310, PAGE 65 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
- SOURCE OF RECORD TITLE: ELLINGTON HOMES BY McBRIDE, LLC IS DESCRIBED AS THE OWNER OF THE REAL PROPERTY AS RECORDED IN DEED BOOK _____ PAGE _____ OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
- THE PROFESSIONAL WHOSE SEAL AND SIGNATURE 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.
- PERMANENT AND SEMI-PERMANENT MONUMENTS SHOWN ON THIS PLAT WILL BE SET WITHIN TWELVE (12) MONTHS.

TITLE NOTES

- FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT PROVIDED BY TITLE PARTNERS AGENCY, LLC, AS AGENT FOR OLD REPUBLIC TITLE COMPANY OF ST. LOUIS, WITH A COMMITMENT FILE NUMBER OF KEE-13-138746. THE NOTES REGARDING SCHEDULE B, SECTION II OF ABOVE COMMITMENT ARE AS FOLLOWS:
- ITEMS 1-5: GENERAL EXCEPTIONS NOT PERTAINING TO SURVEY - NO COMMENT BY SURVEYOR.
- ITEM 6. BOUNDARY LINES ACCORDING TO PLAT BOOK 310 PAGE 60 AND 61 AND ANY SUBSEQUENT AMENDMENTS. PLAT BOOK 310 PAGES 60-61 DOES NOT CREATE ANY BUILDING LINES OR EASEMENTS AND NO REFERENCE IS MADE ON THE PLAT OF ANY RECORDED CONDITIONS, RESTRICTIONS AND/OR POWERS OF TRUSTEES.
- ITEM 7. INTENTIONALLY DELETED
- ITEM 8. EASEMENT GRANTED TO MSD ACCORDING TO INSTRUMENT RECORDED IN BOOK 9525 PAGE 76 OF THE ST. LOUIS COUNTY RECORDS AFFECTS THE SUBJECT TRACT AND IS SHOWN HEREON.