

Planning Commission Public Hearing Report

Meeting Date: April 10, 2017

From: Jessica Henry, Senior Planner

Location: North side of Wild Horse Creek Road

Petition: **P.Z. 02-2017 Fienup Farms (McBride & Sons)**: A request for a zoning map amendment from the “FPNU” Flood Plain Non-Urban and “NU” Non-Urban Districts to an “E-1” Estate One-Acre District for 223.02 acres located on the north side of Wild Horse Creek Road approximately 3,250 feet east of its intersection with Kehrs Mill Road and 4,400 feet west of its intersection with Baxter Road (18U640049, 18U630028, 18U330454, 17U310093, 17U320070, & 17T110201).

Summary

Wild Horse Residential, LLC, has submitted a request for a zoning map amendment from the “NU” 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 in this process is an additional petition for a zoning map amendment to obtain “PUD” Planned Unit Development zoning (P.Z. 03-2017).



Figure 1: Subject Site Aerial

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.

Surrounding Land Uses

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

North: The subject site is bordered by the Missouri Pacific Rail Road and Bonhomme Creek to the north. The site overlooks Chesterfield Valley and, more specifically, the Chesterfield Commons commercial development which is zoned “C-8” Planned Commercial District.

South: Across Wild Horse Creek Road to the south are several single-family residential subdivisions, including Bentley Place (“R-1” & “R-1A” with a PEU), Westchester Manor “E-3”, Chesterfield Estates (“R-1”, “FPR-1”, “R-1A” & “FPR-1A” with a PEU), and Eagle Crest Estates (“R-1”, “FPR-1” with a PEU).

East: Properties east of the site are zoned “FPNU” and “NU” and the Wildhorse Springs single family residential subdivision is zoned “R-2” Residence District with a PEU.

West: To the west is the First Baptist Church which is zoned “NU”.

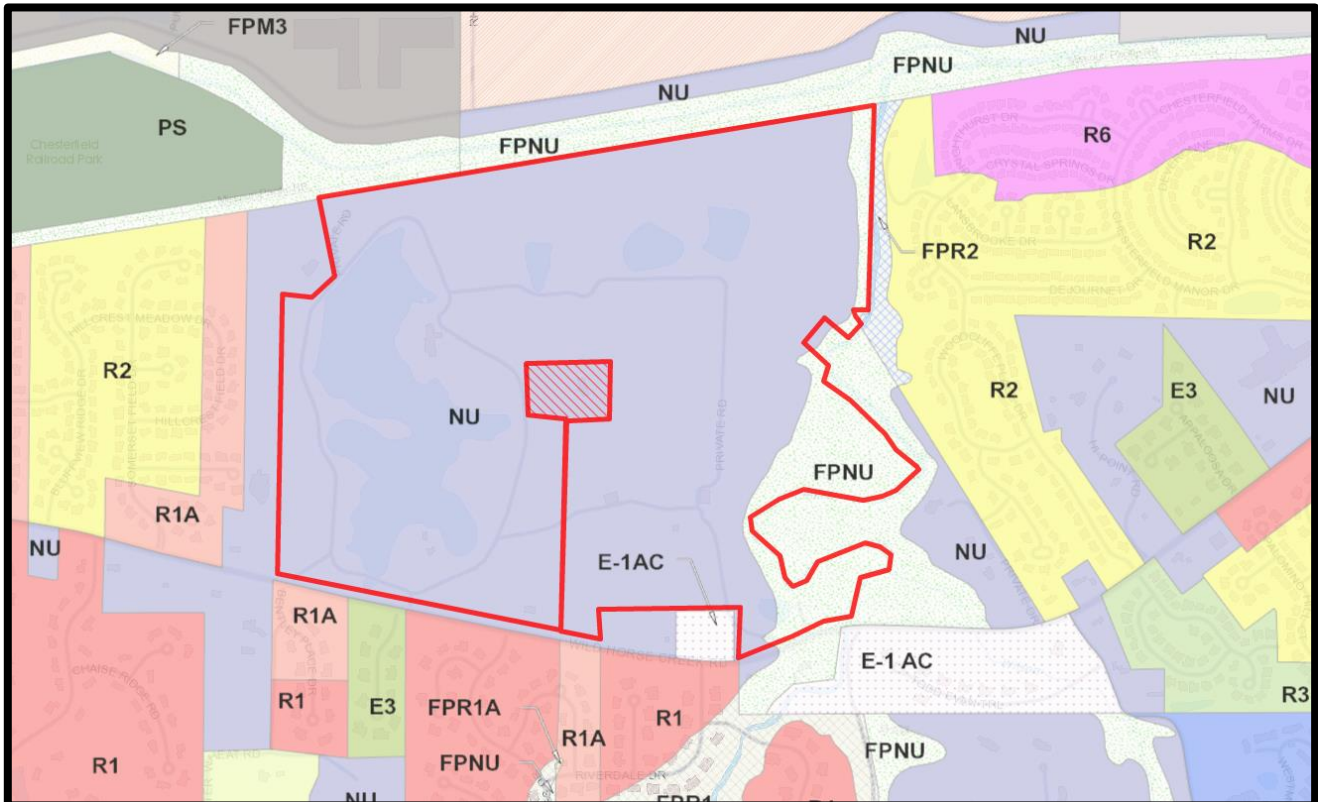


Figure 2: Surrounding Land Uses

Comprehensive Plan

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates that the subject site is within the Residential Single-Family district and has a minimum one (1) acre density requirement.

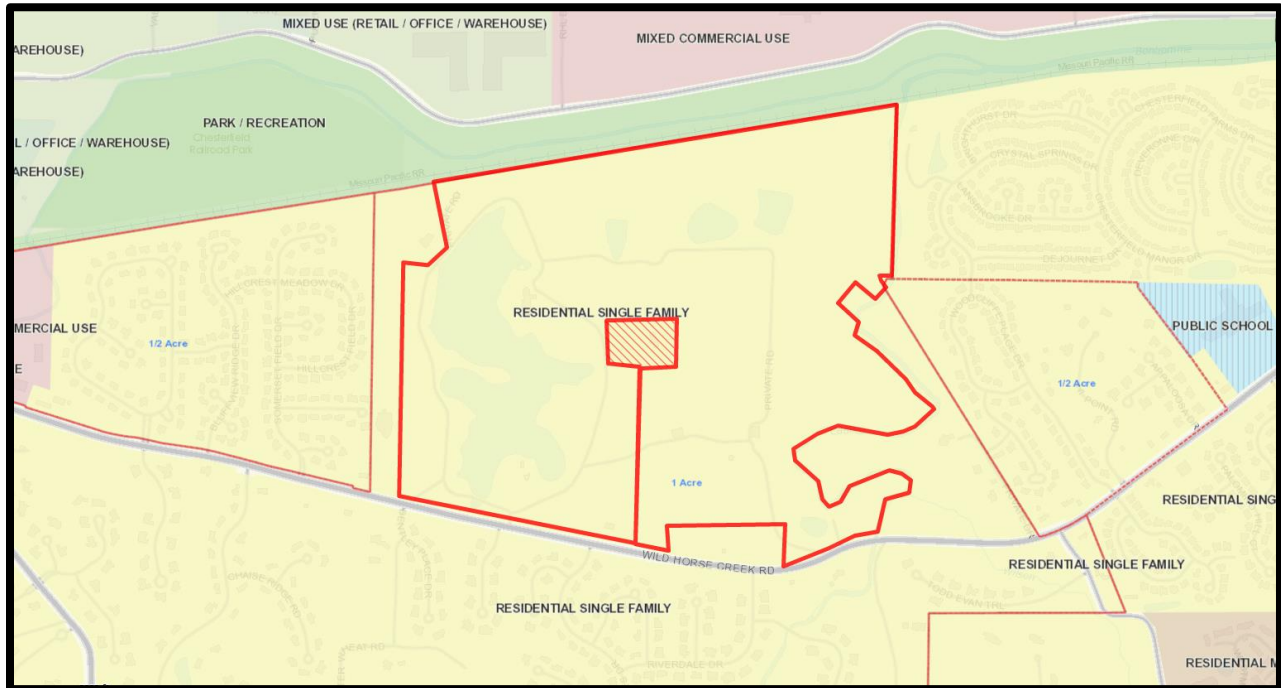


Figure 3: Comprehensive Land Use Plan

Request

A public hearing further addressing the request will be held at the April 10th, 2017 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice.

Respectfully submitted,

Jessica Henry, AICP
Senior Planner

Attachments

- 1. Public Hearing Notice

cc: Justin Wyse, Director of Planning and Development Services



NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold Public Hearings on Monday, April 10, 2017 at 7:00 pm, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

P.Z. 02-2017 Fienup Farms (McBride & Sons): A request for a zoning map amendment from the "FPNU" Flood Plain Non-Urban and "NU" Non-Urban Districts to a "E-1" Estate One-Acre District for 223.02 acres located on the north side of Wild Horse Creek Road approximately 3,250 feet east of its intersection with Kehrs Mill Road and 4,400 feet west of its intersection with Baxter Road (18U640049, 18U630028, 18U330454, 17U310093, 17U320070, & 17T110201).

And

P.Z. 03-2017 Fienup Farms (McBride & Sons): A request for a zoning map amendment from a "E-1" Estate One-Acre District to a "PUD" Planned Unit Development for 223.02 acres located on the north side of Wild Horse Creek Road approximately 3,250 feet east of its intersection with Kehrs Mill Road and 4,400 feet west of its intersection with Baxter Road (18U640049, 18U630028, 18U330454, 17U310093, 17U320070, & 17T110201).

Description of Property

TRACTS OF LAND BEING PART OF "TRACT A" OF A RESUBDIVISION OF LOT "A" OF FIENUP TRACT, A MINOR SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 227 PAGE 99 AND TRACTS OF LAND BEING PART OF U.S. SURVEY 125, 886 AND 2031 IN TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

AND, A TRACT, OR TRACTS, OF LAND IN U.S. SURVEY 125 AND 886, TOWNSHIP 45 NORTH, RANGE 4 EAST, IN ST. LOUIS COUNTY, MISSOURI.

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



City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017



Information on these Public Hearings may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Senior Planner Jessica Henry at 636.537.4741 or via e-mail at jhenry@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.