



VILA

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Planning Commission Staff Report

Project Type: Subdivision Record Plat

Meeting Date: April 13, 2015

From: John Boyer
Senior Planner

Location: Located north of the intersection of Strecker Road and Church Road.

Applicant: Arbors at Kehrs Mill, LLC

Description: **Arbors at Kehrs Mill - Plat 1, Record Plat:** A Subdivision Plat for a 27.055 acre tract of land zoned “PUD” Planned Unit Development District located north of the intersection of Strecker Road and Church Road.

PROPOSAL SUMMARY

Arbors at Kehrs Mill, LLC, applicant and property owner, has submitted a request for a Subdivision Plat for a 27.055 acre tract which proposes twenty-six (26) new lots and interior streets.

HISTORY OF SUBJECT SITE

The subject property was originally zoned NU Non-Urban District. In 1998 the property was rezoned from the original NU District designation to LLR District via Ordinance Number 1472. Associated with this development, no single family units were proposed or allowed, instead, the permitted uses were only schools and the cultivation of crops. In 2006, Ordinance Number 2322 approved the rezoning of 57.56 acres of the subject site to E-1 Estate One Acre District and E-2 Estate Two Acre District. This ordinance also approved the density for a proposed development known as Tuscany Reserve for 36 single family lots. Most recently in November of 2013 the City approved a petition for a zoning map amendment to E-1 Estate District (One Acre) via Ordinance Number 2770 and from E-1 to Planned Unit Development PUD District via Ordinance Number 2771. The requested PUD permitted a total of 44 single family units on the 58.149 acre tract while minimizing proposed grading and tree canopy removal by modifying minimum lot sizes and setbacks. The Site Development Plan was approved on July 14, 2014.



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, lots may be sold for future construction. This plat would establish twenty-six (26) of forty-four (44) total lots within the Arbors at Kehrs Mill development. The subject site is zoned “PUD” Planned Unit Development District. The submittal was reviewed against and adheres to the requirements of City of Chesterfield Ordinance 2771, the sites governing ordinance, as well as all other applicable requirements of the City of Chesterfield Unified Development Code (UDC). The record plat is also substantially consistent with 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 2771. Staff recommends approval of the Record Plat for Arbors at Kehrs Mill – Plat 1.

MOTION

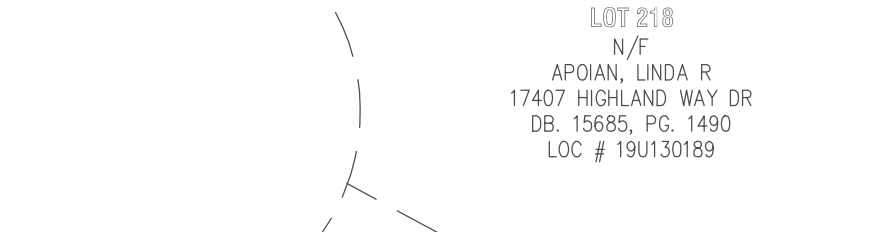
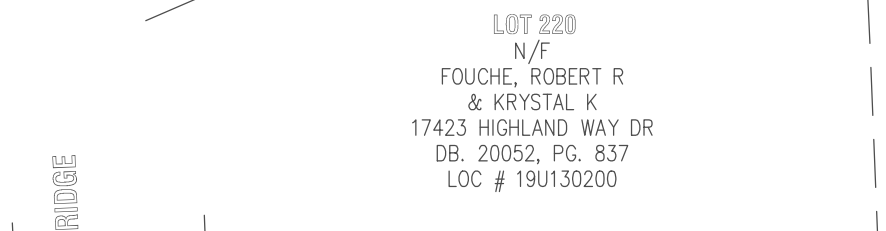
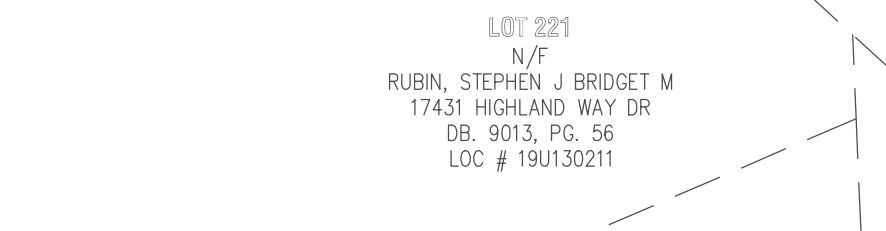
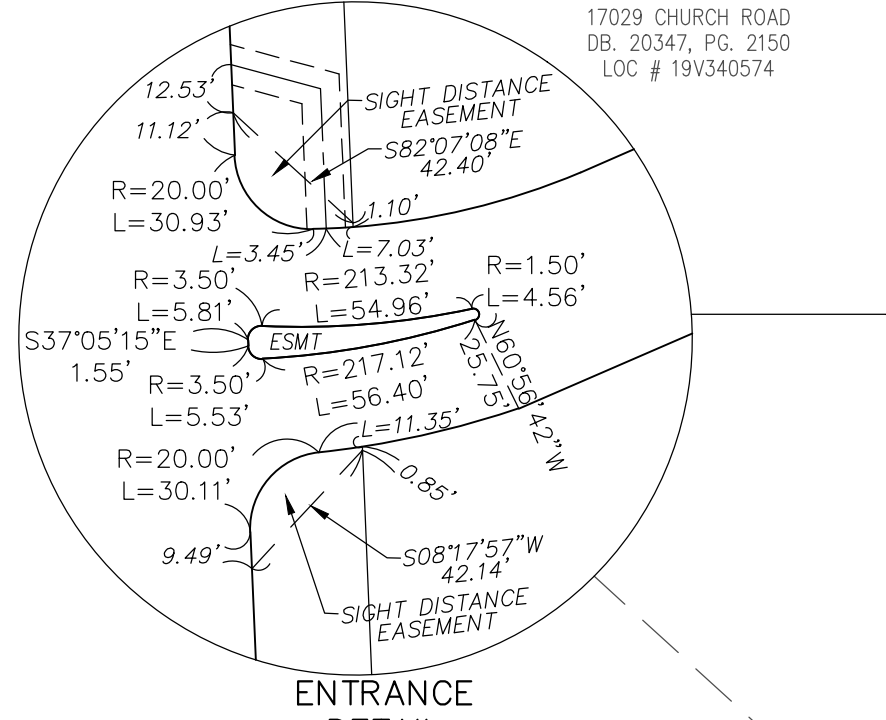
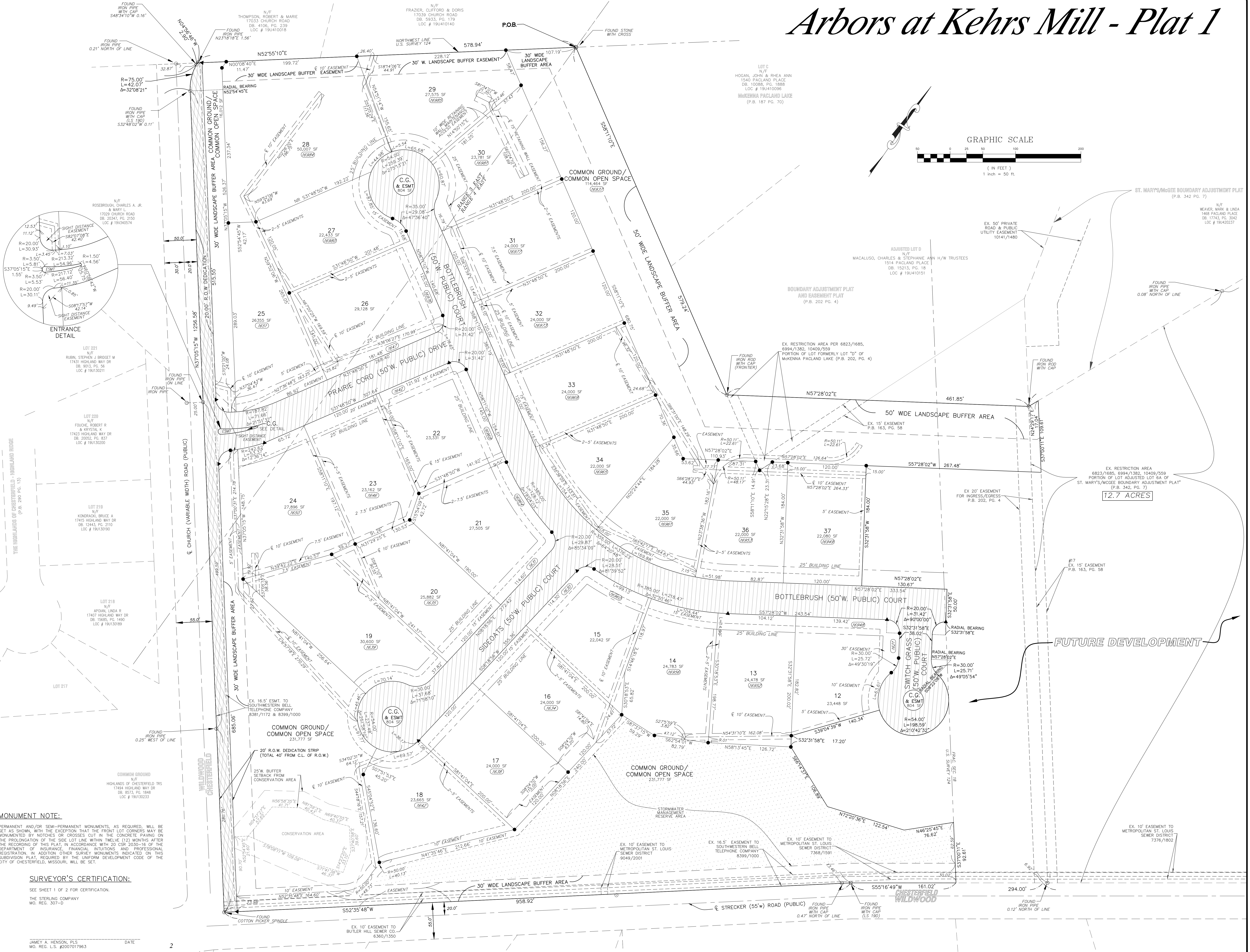
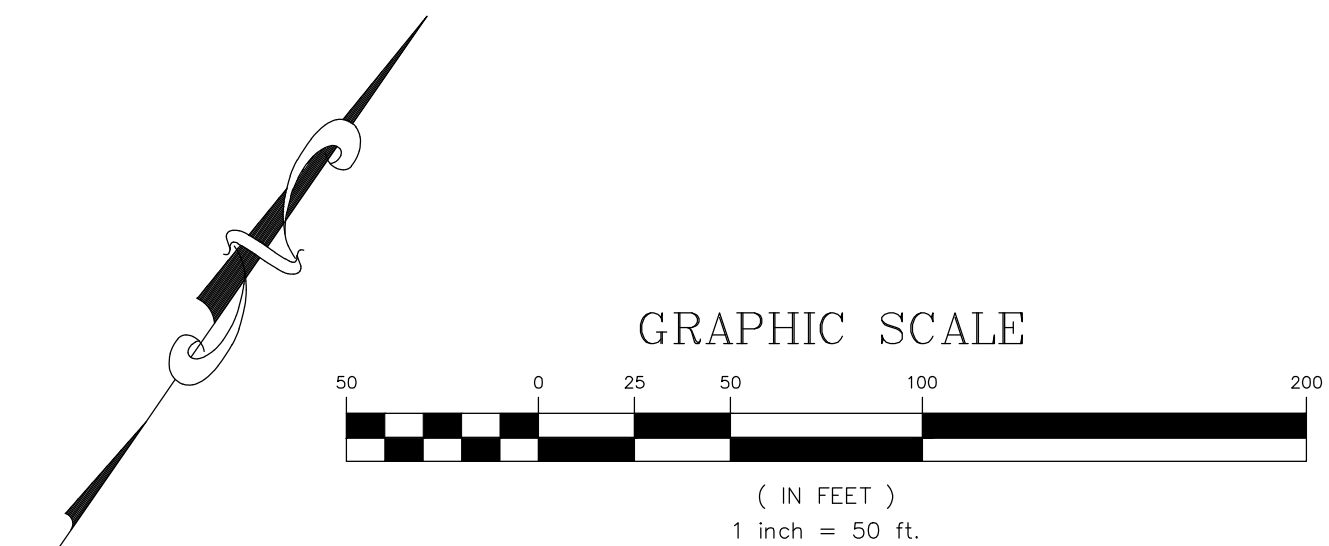
The following options are provided to the Planning Commission for consideration relative to this application:

- 1) “I move to approve (or deny) the Record Plat for Arbors at Kehrs Mill – Plat 1 (Record Plat).”

- 2) “I move to approve the Record Plat for Arbors at Kehrs Mill – Plat 1 (Record Plat) with the following conditions...” (Conditions may be added, eliminated, altered or modified)

Attachments: Record Plat

Arbors at Kehrs Mill - Plat 1



MONUMENT NOTE:
 PERMANENT AND/OR SEMI-PERMANENT MONUMENTS, AS REQUIRED, WILL BE SET AS SHOWN, WITH THE EXCEPTION THAT THE FRONT LOT CORNERS WILL 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 CSR 203.0-16 OF THE DEPARTMENT OF REVENUE, FINANCIAL INSTITUTIONS AND PROFESSIONAL REGISTRATION, IN ADDITION OTHER SURVEY MONUMENTS INDICATED ON THIS SUBDIVISION PLAT, REQUIRED BY THE UNIFORM SURVEY CODE OF THE CITY OF CHESTERFIELD, MISSOURI, WILL BE SET.

SURVEYOR'S CERTIFICATION:
 SEE SHEET 1 OF 2 FOR CERTIFICATION.
 THE STERLING COMPANY
 MO. REG. 307-D

JAMEY A. HENSON, PLS DATE
 MO. REG. L.S. #2007017963

THE INFORMATION CONTAINED HEREIN WAS PREPARED BY THE SURVEYOR FROM AVAILABLE INFORMATION AND IS NOT NECESSARILY REFLECTIVE OF THE ACTUAL CONDITIONS OF THE PROPERTY. THE SURVEYOR HAS CONDUCTED A VISUAL GENERAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND COMPLETE. THE SURVEYOR HAS CONDUCTED A VISUAL GENERAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND COMPLETE. THE SURVEYOR HAS CONDUCTED A VISUAL GENERAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND COMPLETE.

ISSUE	REMARKS/DATE
1	11/26/14 CHESTERFIELD COMMENTS
2	12/01/14 CHESTERFIELD COMMENTS
3	07/22/15 CHESTERFIELD COMMENTS
4	02/09/16 CHESTERFIELD COMMENTS
5	02/09/16 CHESTERFIELD COMMENTS
6	02/09/16 CHESTERFIELD COMMENTS
7	02/09/16 CHESTERFIELD COMMENTS
8	02/09/16 CHESTERFIELD COMMENTS
9	02/09/16 CHESTERFIELD COMMENTS

Arbors at Kehrs Mill, L.L.C.
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 St. Louis, Missouri 63129
 Ph. 314-487-5617

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 E-Mail: Sterling@sterling-eng-survey.com

DRAWN: M.T.G.
 DESIGNED: M.T.G.
 CHECKED: J.A.H.
ARBORS AT KEHRS MILL
PLAT 1
 SHEET TITLE: RECORD PLAT

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DIGITAL FILE LOCATION	C:\Users\sterling\Documents\ARBORS AT KEHRS MILL - PLAT 1		
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