



IV. A.

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

Planning Commission Public Hearing & Vote Report

Meeting Date: April 23, 2018

From: Cecilia Dvorak, Project Planner *CD*

Location: North and east of Swingley Ridge Road east of its intersection with Chesterfield Ridge Center Drive.

Petition: **P.Z. 04-2018 West County Acres, Nardin Drive (R-2, PC to R-4):** A request for a zoning map amendment from an “R-2” Residence District and “PC” Planned Commercial District to an “R-4” Residence District for a 21.7 acre tract of land located north and east of Swingley Ridge Road east of its intersection with Chesterfield Ridge Center Dr. (18S510164, 18S510142, 18S510131, 18S510119, 18S510098, 18S510229, 18S510021, 18S230158, 18S510010, 18S150043, 18S510087, 18S510108, 18S510120, 18S510153, 18S510175).

PROPOSAL SUMMARY

Stock & Associates Consulting Engineers, Inc. on behalf of Payne Family Homes has submitted a request for a zoning map amendment from “R-2” Residence District and “PC” Planned Commercial District to an “R-4” Residence District for a 21.7 acre tract located north and east of Swingley Ridge Road and east of its intersection with Chesterfield Ridge Center Drive. The Petitioner has stated that they intend to develop the subject site into a single-family home development.

As a conventional (versus planned) zoning district, the legislation for this request will neither include a preliminary plan nor an Attachment A. If approved, the uses permitted for the subject site will be those specified in the “R-4” Residence District regulations.

HISTORY OF SUBJECT SITE

The subject site was zoned “R-2” Residence District by St. Louis County prior to the City’s incorporation and platted in 1955 and is now known as the West County Acres subdivision. In 1999 the City of Chesterfield amended the zoning of the southwestern portion of the site to “PC” Planned Commercial District, per ordinance [#1558](#). Since this petition, the City of Chesterfield has not seen any plans for development of this or the rest of the West County Acres site. The petition before you this evening includes almost all of the West County Acres subdivision, with the exception of the 3 northernmost parcels, two of which contain existing single family homes.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

Direction	Zoning	Land Use
North	“R-2” Residence District	West County Acres Single Family
East	“R-4” Residence District	Chesterfield Village Townhomes
South	“C-2” Shopping District, “C8” Planned Commercial District, and “PC” Planned Commercial District	Office, Hotel, and Office
West	“C-8” Planned Commercial District, and “R-4” Residence District	Office, and Chesterfield Village Apartments

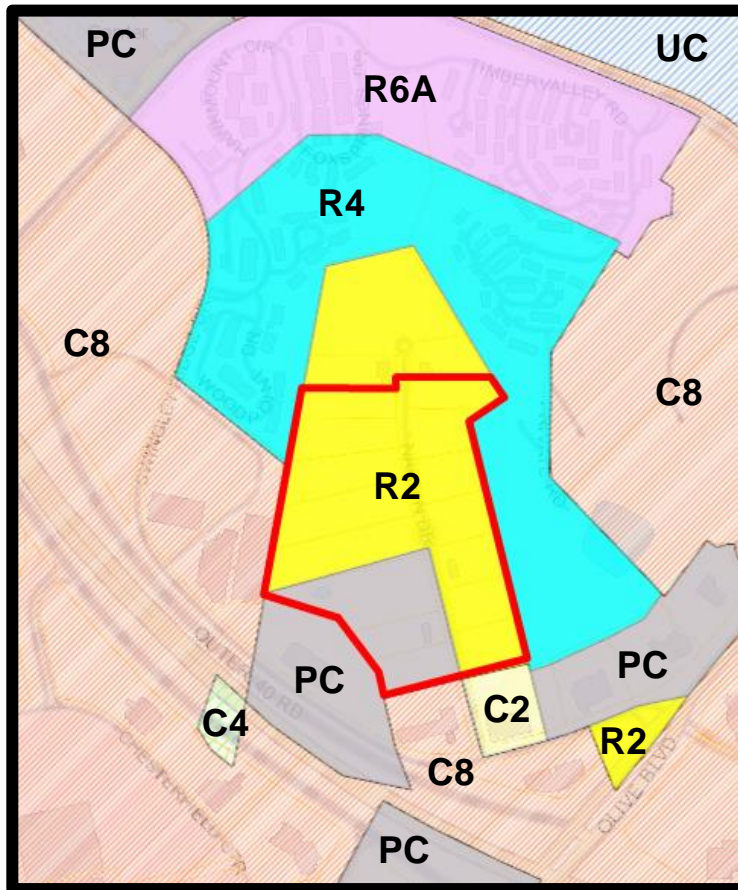


Figure 1: Zoning Map

COMPREHENSIVE PLAN ANALYSIS

The subject site is located within Ward 2 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates this parcel is within the Urban Core land use designation. The Comprehensive Plan designates appropriate land uses of the urban core as high-density residential, retail, and/or office. While the proposed uses and density of the “R-4” Residence District does not allow for higher density, it is consistent with the prior land use pattern for the street, including the three parcels which are not requested to be zoned, two of which are existing single family homes.

Additionally, a number of Plan Policies are applicable to this request. The following items identify the applicable plan policies:

1.8 Urban Core – The Urban Core should be developed to contain the highest density of mixed-use development in Chesterfield. It should serve as the physical and visual focus for the City and include both residential and commercial developments with parks, municipal services, and preservation of historic structures and areas, with cultural, entertainment and pedestrian amenities for its residents.

2.1.1 Conservation of Existing Quality of Life - Preserve and enhance the quality of life in Chesterfield as exemplified by its existing neighborhoods and the development that now exists.

2.1.5 Provide Buffer for Existing Residential Development - New higher density residential development and non-residential development adjacent to existing residential subdivisions should provide for a substantial landscape buffer and landscaped area between the uses so as not to alter the conditions and environment of existing residential neighborhoods.

2.1.8 Transitional Use between Single-Family Detached and Higher Density Development - Single-family attached developments should serve as a transitional land use between single-family detached land use and multiple-family residential and commercial land uses.



Figure 2: Future Land Use Plan

STAFF ANALYSIS

As previously mentioned, this zoning request does not permit high density, however it is consistent with the existing single family development pattern, including the two homes which are to remain a part of the existing West County Acres subdivision. If approved, these parcels will have to adhere to the permitted uses and district regulations of the “R-4” Residence District.

As this zoning request is for a change to a “straight” (conventional) zoning district, there will be no preliminary plan or Attachment A in accordance with City Code. Therefore, fixed development criteria, such as minimum lot size and building setbacks, are established by the “R-4” Residence District regulations rather than negotiated through the zoning process. The “R-4” Residence District regulations require a minimum lot size of 7,500 square feet for each lot of a single-family home. The building setbacks for residential uses are as follows:

- 20 feet from any road right-of-way
- 15 feet from the rear property line
- 6 feet from the side property line

The “R-4” Residence District regulations also include the following specific requirements that the proposed development will be required to meet:

1. No building elevation of any dwelling structure or building accessory to a dwelling structure shall exceed three (3) stories or forty-five (45) feet in height, whichever is less.
2. A minimum thirty percent (30%) of any wooded area shall be maintained as protected wooded area without disturbing the roots of trees within the protected wooded area.
3. Where the residential development abuts a residential development, a minimum 30-foot-wide buffer strip is required.
4. Where the proposed residential development abuts a non-residential development, a minimum 20-foot-wide buffer strip is required.

Uses permitted without a Conditional Use Permit in an “R-4” Residence District include:

- Single-family detached dwelling
- Public safety facilities
- Churches and other places of worship
- Home Occupation
- Libraries, public or private
- Parks
- College/University
- Primary school
- Secondary school
- Kindergarten, nursery school
- Public facilities

Request

A Public Hearing further addressing the request will be held at the Monday, April 23rd, 2018, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Outboundary Survey, and Tree Stand Delineation for this request as required by City Code.

Staff has reviewed the request for a zoning map amendment and has found that the request is compliant with the City of Chesterfield Code. Staff requests action on P.Z. 04-2018 West County Acres, Nardin Drive (R2, PC to R4).

Attachments

1. Public Hearing Notice
2. Outboundary Survey
3. Tree Stand Delineation



NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on Monday, April 23, 2018 at 7:00 p.m. in the Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said Hearing will be as follows:

P.Z. 04-2018 West County Acres, Nardin Drive (R-2, PC to R-4): A request for a zoning map amendment from an “R-2” Residence District and “PC” Planned Commercial District to an “R-4” Residence District for a 21.7 acre tract of land located north and east of Swingley Ridge Road east of its intersection with Chesterfield Ridge Center Dr. (18S510164, 18S510142, 18S510131, 18S510119, 18S510098, 18S510229, 18S510021, 18S230158, 18S510010, 18S150043, 18S510087, 18S510108, 18S510120, 18S510153, 18S510175).

PROPERTY DESCRIPTION

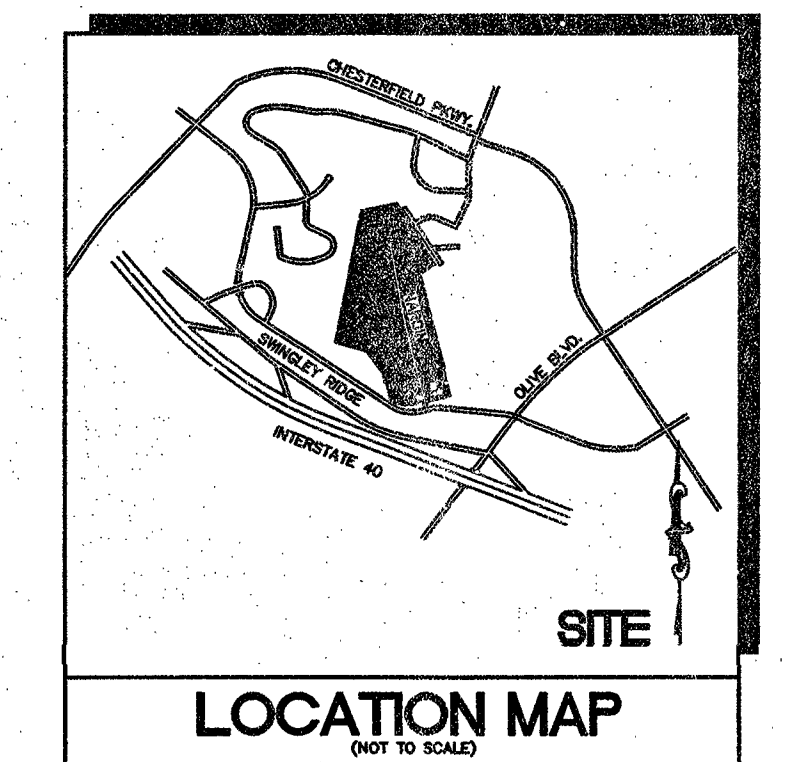
A TRACT OF LAND BEING ALL OF LOTS 12, 13, 30 AND 31 AND PART OF LOT 32 OF WEST COUNTY ACRES PLAT 1, A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 64, PAGE 64 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND ALL OF LOTS 14, 15, 16, 17, 18, 24, 25, 26, 27, 28 AND 29 OF WEST COUNTY ACRES PLAT 2, A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 65, PAGE 17 OF SAID ST. LOUIS COUNTY RECORDS AND BEING PART OF U.S. SURVEY 415 IN TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.



Information on this Public Hearing may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Project Planner Cecilia Dvorak at 636.537.4738 or via e-mail at Cdvorak@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.

RECORD BOUNDARY

A TRACT OF LAND BEING PART OF WEST COUNTY ACRES PLAT 1 AS RECORDED IN PLAT BOOK 64, PAGE 64, AND PART OF WEST COUNTY ACRES PLAT 2 AS RECORDED IN PLAT BOOK 68 PAGE 17 LOCATED IN TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

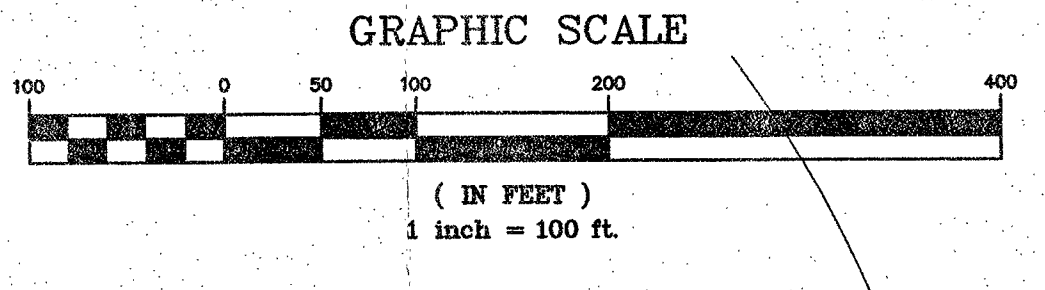


PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 257 Chesterfield Business Parkway
 St. Louis, MO 63005 PH: (636) 530-9100 FAX: (636) 530-3100
 e-mail: general@stockinc.com
 Web: www.stockinc.com

RECORD BOUNDARY
NARDIN DRIVE

LEGEND

⊕	BENCH MARK	⊕	FIRE HYDRANT
⊕	FOUND IRON ROD	⊕	FIRE DEPARTMENT CONNECTION
⊕	FOUND IRON PIPE	⊕	WATER MANHOLE
⊕	UTILITY POLE	⊕	WATER METER
⊕	SUPPORT POLE	⊕	WATER VALVE
⊕	UTILITY POLE WITH LIGHT	⊕	POST INDICATOR VALVE
⊕	LIGHT STANDARD	⊕	CLEAN OUT
⊕	ELECTRIC METER	⊕	STORM MANHOLE
⊕	ELECTRIC MANHOLE	⊕	GRATED MANHOLE
⊕	ELECTRIC PEDESTAL	⊕	STORMWATER INLET
⊕	ELECTRIC SPICE BOX	⊕	GRATED STORMWATER INLET
⊕	GAS DROP	⊕	SANITARY MANHOLE
⊕	GAS METER	⊕	TREE
⊕	GAS VALVE	⊕	BUSH
⊕	TELEPHONE MANHOLE	⊕	TRAFFIC SIGNAL
⊕	TELEPHONE PEDESTAL	⊕	PARKING METER
⊕	TELEPHONE SPICE BOX	⊕	STREET SIGN
⊕	CABLE TV PEDESTAL	⊕	SPRINKLER
		⊕	MAIL BOX



(IN FEET)
 1 inch = 100 ft.

DESCRIPTION FOR REZONING FROM PC & R2 TO R4

A tract of land being all of Lots 12, 13, 30 and 31 and part of Lot 32 of West County Acres Plat 1, a subdivision filed for record in Plat Book 64, Page 64 of the St. Louis County, Missouri records and all of Lots 14, 15, 16, 17, 18, 24, 25, 26, 27, 28 and 29 of West County Acres Plat 2, a subdivision filed for record in Plat Book 65, Page 17 of said St. Louis County records and being part of U.S. Survey #115 in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described a subdivision filed for record in Plat Book 65, Page 17 of said St. Louis County records as follows:

BEGINNING at the Southeast corner of Lot 12 of West County Acres filed for record in Plat Book 64, Page 64 of the St. Louis County, Missouri records Plat 1, a subdivision, thence along the Southeastern line of said Lot 12 and the prolongation thereof, being the Northwestern line of the Re-Subdivision Plat recorded in Plat Book 345, page 494 of the said St. Louis County records, South 75 Degrees, 46 Minutes, 30 Seconds West, a distance of 599.43 feet to a point on the Southwestern line of Lot 32 of said West County Acres Plat 1; thence along the Southwestern line of West County Acres Plat 1 North 13 Degrees, 45 Minutes, 30 Seconds West, a distance of 90.00 feet; thence North 35 Degrees, 30 Minutes, 41 Seconds West, a distance of 279.04 feet to the Southern line of Lot 29 of West County Acres Plat 2, a subdivision filed for record in Plat Book 65, Page 17 of said St. Louis County records; thence along the Southern line of said Lot 29 North 73 Degrees, 03 Minutes, 30 Seconds West, a distance of 311.20 feet to the western line of said West County Acres Plat 2; thence along the said Western line North 10 Degrees, 34 Minutes, 00 Seconds East, a distance of 844.52 feet to the Southwest corner of Lot 23; thence along the Southern line of said Lot 23 North 89 Degrees, 07 Minutes, 30 Seconds East, a distance of 379.16 feet to the Western line of Nardin Drive; thence along said Western line North 00 Degrees, 52 Minutes, 30 Seconds West, a distance of 28.85 feet to the intersection with the westerly prolongation of the Southern line of Lot 19 of said West County Acres Plat 2; thence along said Prolongation and Southern line of Lot 19 North 89 Degrees, 07 Minutes, 30 Seconds East, a distance of 382.87 feet to the Eastern line of said West County Acres Plat 2; thence along the Eastern line of said West County Acres Plat 2 and the Eastern line of the aforesaid West County Acres Plat 1 the following; thence South 31 Degrees, 57 Minutes, 30 Seconds East, a distance of 98.56 feet; thence South 58 Degrees, 02 Minutes, 30 Seconds West, a distance of 174.24 feet; thence South 14 Degrees, 13 Minutes, 30 Seconds East, a distance of 982.92 feet to the POINT OF BEGINNING containing 21.7 acres, more or less as per calculations by Stock & Associates Consulting Engineers, Inc. from record information. This description was prepared from record information and is subject to any changes an actual property boundary survey may reveal.



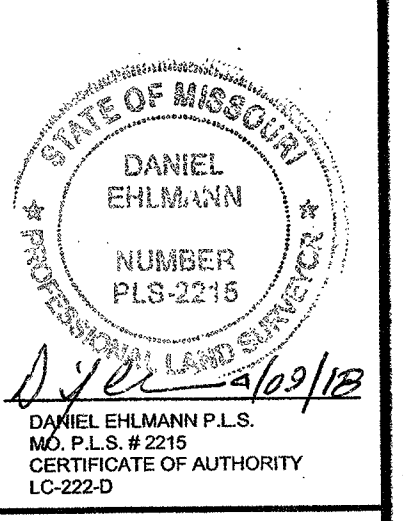
ABBREVIATIONS

CO.	CLEANOUT
DB.	DEED BOOK
E.	ELECTRIC
FL.	FLOWLINE
FT.	FEET
FWD.	FOUND
G.	GAS
M.H.	MANHOLE
N/F.	NOW OR FORMERLY
PC.	PLAT BOOK
P.C.	PAVE
P.V.C.	POLYVINYL CHLORIDE PIPE
R.B.	RADIAL BEARING
R.C.P.	REINFORCED CONCRETE PIPE
SQ.	SQUARE
T.	TELEPHONE CABLE
V.C.P.	VETTERED CLAY PIPE
W.	WATER
(89°)	RIGHT-OF-WAY WIDTH

Surveyors Certification
 This is to certify that this map was created based on Record Information and is subject to an actual boundary survey. This Record Boundary drawing does not classify as a boundary survey.
 STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
 LC 222-D
 By: Daniel Ehlmann, Missouri P.L.S. No. 2215

PREPARED FOR:
 PAYNE FAMILY HOMES
 10407 BAUR BLVD. SUITE B
 ST. LOUIS, MO. 63132

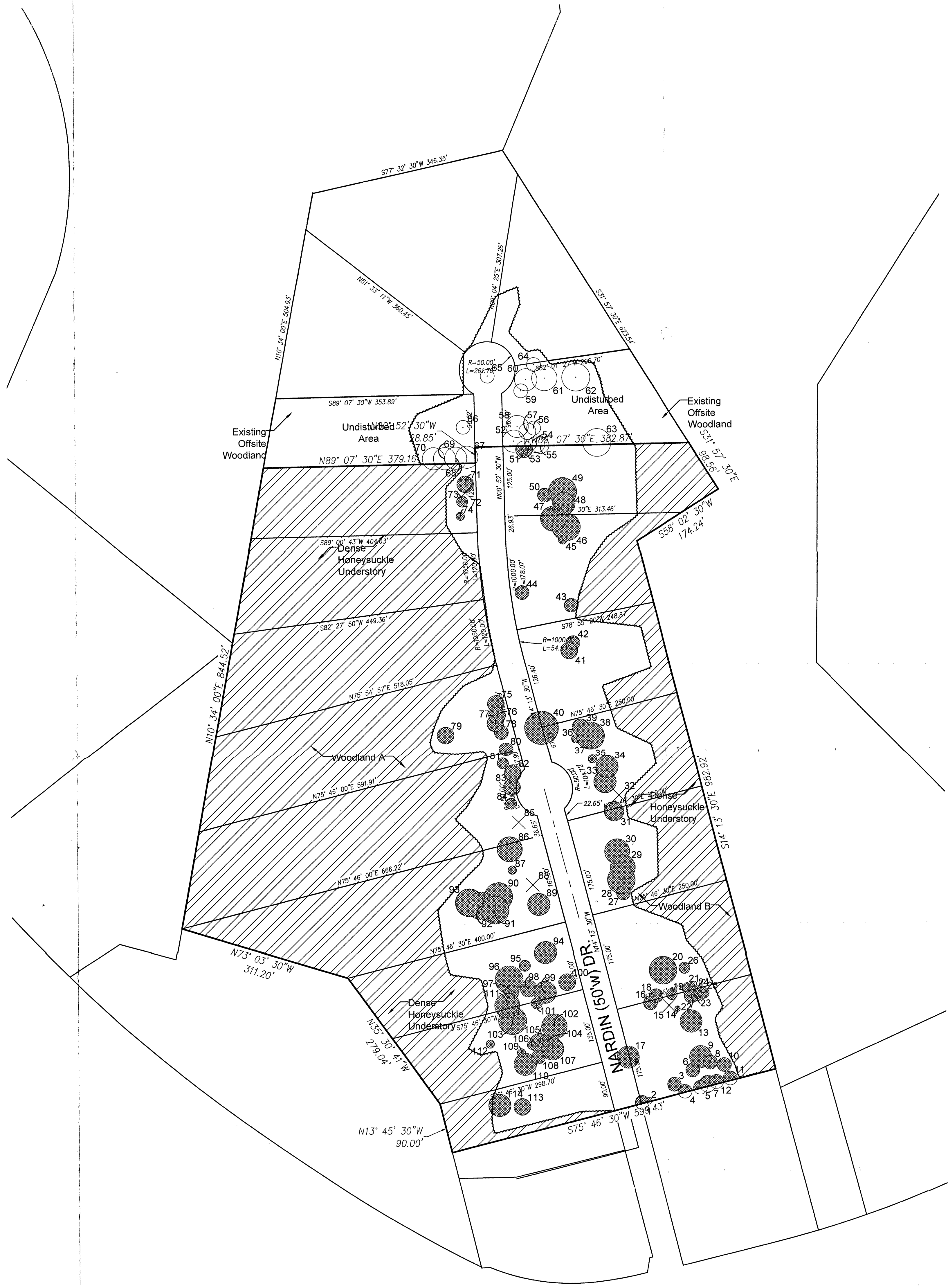
RECEIVED
 APR 10 2018
 City of Chesterfield
 Department of Public Works



REVISIONS:

1	04/09/2018 - PER CITY COMMENTS
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DRAWN BY: J.K. CHECKED BY: D.M.E.
 DATE: 3/19/18 JOB NO: 216-6103
 M.S.D. P.#: BASE MAP #
 S.L.C. HAT # HAT S.U.P. #
 M.O.A.R. #
 SHEET TITLE: RECORD BOUNDARY
 SHEET NO.: SHEET #1



Tree Stand Delineation
SCALE 1"=100'

Total Site Area = 945,432 s.f. (21.7 acres)
Woodland A: = 437,876 s.f. (10.05 acres)
Woodland B: = 115,156 s.f. (2.64 acres)
Individual Trees = 65,253 s.f. (1.5 acres)
Total Existing Canopy = 618,285 s.f. (14.19 acres)

Tree Stand Delineation Narrative
This project site comprises a total of 21.7 acres and has a total of 12.69 acres of Woodland. The Tree Stand Delineation map was completed by field inspection.

Woodland A: The woodland area is along the Western property line. It is composed primarily of Ash, Elm, Oak, Cherry, Silver Maple, and Sycamore trees with a dense Honeyuckle understory. The trees are in fair to poor condition and vary in size ranging from 12"-18" DBH.

Woodland B: The woodland area is along the Eastern property line. It is composed primarily of Elm, Oak, Silver Maple, Sassafras, and Persimmon with a dense Honeyuckle understory. The trees are in fair condition and vary in size ranging from 10"-16" DBH.

Monarch trees are noted in the tree inventory list. There are no state champion or rare trees found onsite.

- Key:**
- ✕ Existing Dead Trees
 - Existing Individual Trees
 - Existing Individual Offsite Trees
 - ▨ Existing Woodland Areas
 - ⊞ Existing Offsite Woodland

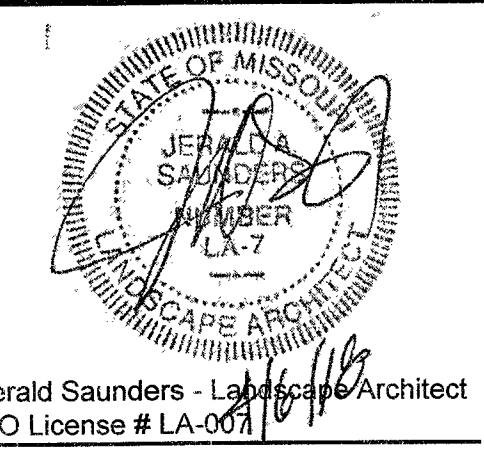
Tree Inventory

ID	Tree Name	GBH	Canopy Diam.	Condition Rating	Comment
1	Mulberry	18	25	1	Power line
2	Cedar	16	12	1	Power line
3	Mimosa	14	25	2	Multi-stem
4	Boxelder	18	25	1	Power line
5	Cherry	14	25	1	Power line
6	Redbud	10	25	2	
7	Mimosa	12	30	2	Power line; Multi-stem
8	Cedar	14	25	2	Double trunk
9	Pine	28	40	0	Dead
10	Persimmon	10	25	3	Double trunk
11	Persimmon	18	25	3	
12	Cherry	12	10	0	Power line; Dead
13	Silver Maple	36	40	1	
14	Arborvitae	8	10	3	
15	Silver Maple	18	3	0	x4 Dead
16	Mimosa	8	25	2	
17	Silver Maple	20	40	2	
18	Sassafras	10	25	2	
19	Cedar	8	20	3	
20	Sweetgum	24	50	2	
21	Ash	12	25	3	
22	Sugar Maple	12	25	2	
23	Hackberry	10	20	2	
24	Redbud	12	20	2	
25	Cherry	10	20	2	
26	Ash	6	20	3	
27	Magnolia	12	25	3	
28	Red Oak	30	50	4	Monarch
29	Red Oak	24	45	4	Monarch
30	Red Oak	30	45	3	Monarch
31	Sugar Maple	14	35	2	
32	Dead	18	0	0	Dead
33	Pine	24	40	3	Heavy pruning
34	Sweetgum	26	40	2	
35	Spruce	8	15	2	
36	Spruce	8	15	3	
37	Spruce	8	15	2	
38	Red Oak	30	50	2	
39	Shingle Oak	16	30	3	
40	Cottonwood	36	60	2	
41	Ash	12	30	1	
42	Cherry	12	25	3	
43	Spruce	18	25	3	
44	Cottonwood	28	45	2	
45	Cherry	8	15	1	
46	Oak	18	50	3	
47	Blackgum	14	45	3	
48	Sweetgum	20	40	1	
49	Oak	24	50	1	
50	Ash	18	25	2	
51	Cottonwood	28	30	1	
52	Sycamore	18	40	4	Offsite
53	Pine	12	20	3	Offsite
54	Pine	18	30	3	Offsite
55	Pine	18	30	2	Offsite
56	Pear	12	25	2	Offsite
57	Oak	12	30	3	Offsite
58	Cottonwood	24	40	1	Offsite
59	Ash	18	45	2	Offsite
60	Cottonwood	24	40	1	Offsite
61	Ash	18	45	2	Offsite
62	Tuliptree	24	50	2	Offsite
63	Oak	18	50	2	Offsite
64	Pine	18	25	2	Offsite
65	Oak	12	25	3	Offsite
66	Maple	12	25	3	Offsite
67	Oak	18	40	2	Offsite
68	Pine	18	40	2	Offsite
69	Pine	18	40	1	Offsite
70	Pine	18	40	2	Offsite
71	Cherry	16	30	2	
72	Spruce	0	0	0	Dead
73	Spruce	10	20	2	
74	Spruce	8	15	3	
75	Sweetgum	14	30	2	
76	Sweetgum	14	30	2	
77	Sweetgum	14	30	2	
78	Pine	12	25	2	
79	Tuliptree	16	30	1	
80	Pine	10	25	2	
81	Dogwood	8	20	1	
82	Pine	16	25	2	
83	Pine	14	25	2	
84	Arborvitae	12	20	3	Multi-stem
85	Dead	20	0	0	Dead
86	White Oak	26	45	3	Monarch
87	Spruce	6	15	2	
88	Crabapple	14	0	0	Dead
89	Silver Maple	24	40	1	
90	Sweetgum	24	50	2	
91	Oak	18	50	1	
92	Oak	18	50	1	
93	Silver Maple	20	50	2	
94	Silver Maple	28	40	2	
95	Cedar	10	20	3	
96	Silver Maple	24	50	2	
97	Maple	10	25	2	
98	Pine	14	30	3	
99	Sweetgum	18	40	3	
100	Sweetgum	12	30	3	
101	Holly	8	20	2	
102	Silver Maple	30	45	3	
103	Oak	24	50	3	
104	Cedar	8	20	2	
105	Ash	16	35	3	
106	Maple	14	15	1	
107	Ash	18	40	2	
108	Pine	16	25	2	
109	Maple	14	15	1	
110	Elm	16	40	2	
111	Sweetgum	18	45	3	
112	Pine	8	15	3	
113	Ash	18	30	2	
114	Maple	36	40	1	

Rating:
 1 = In Decline
 2 = Poor Quality
 3 = Average Quality
 4 = Good Quality
 5 = Excellent Quality

Tree Stand Delineation Prepared under direction of:
 Brian Bage
 Certified Arborist MW- 5033A

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 APR 10 2018
 City of Chesterfield
 Division of Public Services



Jerald Saunders - Landscape Architect
 MO License # LA-001

Consultants:

Revisions:

Date	Description	No.
4/6/18	City Comments	1

Drawn: KP
 Checked: RS

Ioomis Associates
 Landscape Architects/Planners
 777 South 40 West Drive, Suite 105
 Chesterfield, Missouri 63005-1077
 Phone: 636.871.1111
 Email: info@ioomis.com

Sheet Title: Tree Stand Delineation
 Sheet No: TSD
 Date: 3/21/18
 Job #: 813.068

Clarke West Subdivision
 Nardin Road, Chesterfield, Missouri