




690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
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Planning Commission Staff Report

Project Type: Record Plat

Meeting Date: May 14, 2018

From: Mike Knight, Project Planner 

Location: A 17.4 acre tract of land located west of Wilson Avenue and northwest of the intersection of Wilson Avenue and Clarkson Road.

Description: **Falling Leaves Estates II Record Plat:** A Record Plat for a 17.4 acre tract of land zoned Large Lot Residential (LLR) located west of Wilson Avenue and northwest of the intersection of Wilson Avenue and Clarkson Road.

PROPOSAL SUMMARY

Fischer Family Investments LP has submitted a request for a Record Plat for a 17.4 acre tract of land which proposes four (4) new lots.

HISTORY OF SUBJECT SITE

In 2015 Fischer & Frichtel Inc. submitted a request for a zoning map amendment from an “R-1” Residential District to a “PUD” Planned Unit Development in order to construct single-family detached dwellings on 17.4 acres. As required for a “PUD” Planned Unit Development, a Preliminary Plan was created and the applicant proposed a total of 17 lots. The “PUD” was approved by both Planning Commission and City Council. Although the “PUD” was approved by both City Council and Planning Commission, a Record Plat was never submitted.

In February of 2018, the City of Chesterfield approved Ordinance 2981 which zoned the subject site from a “PUD” Planned Unit Development to a “LLR” Large Lot Residential District for the same 17.4 acres. As a conventional (versus planned) zoning district, the legislation approved by City Council did not include a Preliminary Plan nor an Attachment A.

A Preliminary Plat was then submitted in March of 2018 and administratively approved in May of 2018 in accordance to the Unified Development Code (UDC).



Figure 1: Aerial Photograph

STAFF ANALYSIS

A Record Plat is the instrument which dedicates lots, easements, and road right-of-way for future roads within a development or portion thereof. Once a plat is recorded, the new lots may be sold to individual owners. The Record Plat must substantially conform to the Preliminary Plat.

The applicant stated throughout the zoning process and also through this submittal that they will be platting four lots with the intent to only develop two. The applicant described the necessity of the Record Plat in four separate lots so they can be purchased in phases. The review is made as if four lots were to be developed individually according to the LLR district regulations. Access is provided by a driveway easement. Staff has reviewed proposed access and in accordance to Section 31-02-18 B1 of the Unified Development Code, found the proposed access sufficient for the proposed layout. The intent of the design is to lower the amount of area required to construct the private drive and limit the overall disturbance and tree removal, preserving the natural beauty of the property.

Preliminary Plat:

The Preliminary Plat depicts four separate parcels in which three separate easements grant access to all four parcels within the LLR District and also 1919 Wilson Avenue. Also to note there is a sidewalk shown along Wilson Avenue. The submitted Record Plat substantially conforms to the approved Preliminary Plat and is consistent to the Large Lot Residential District regulations.

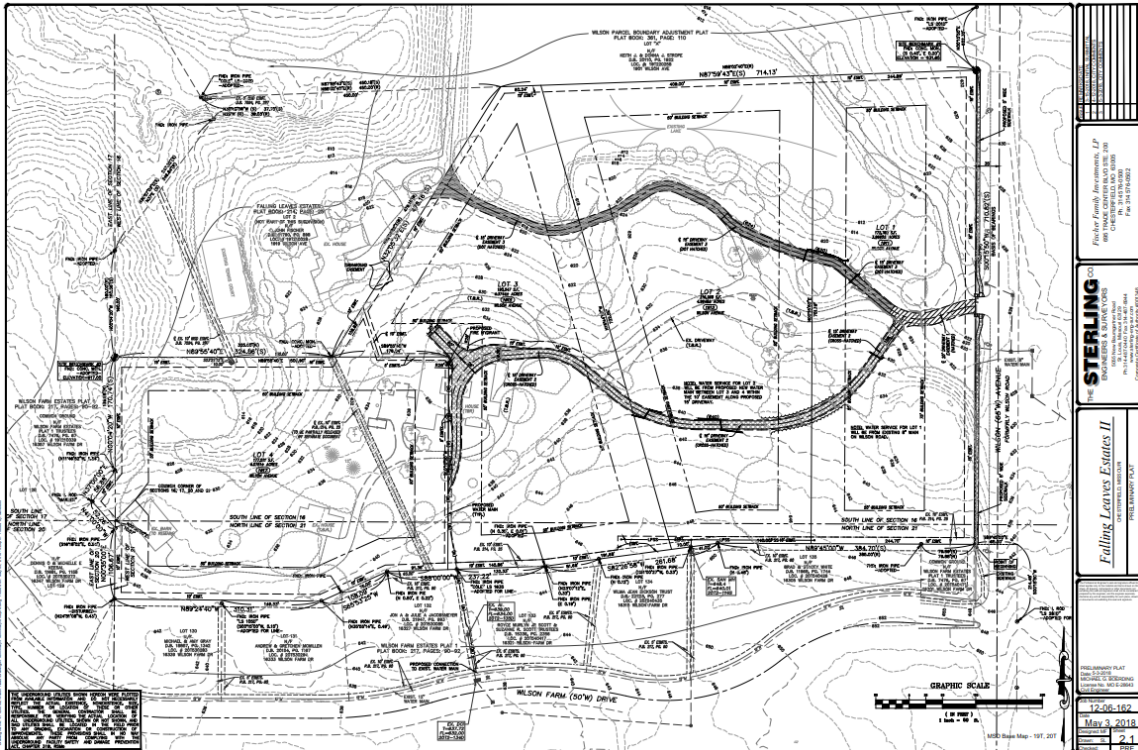


Figure 2: Preliminary Plat

STAFF RECOMMENDATION

Staff has reviewed the submittal and has found the application to be in conformance with the City of Chesterfield Unified Development Code. Staff recommends approval of the Record Plat for the Falling Leaves Estates II development.

MOTION

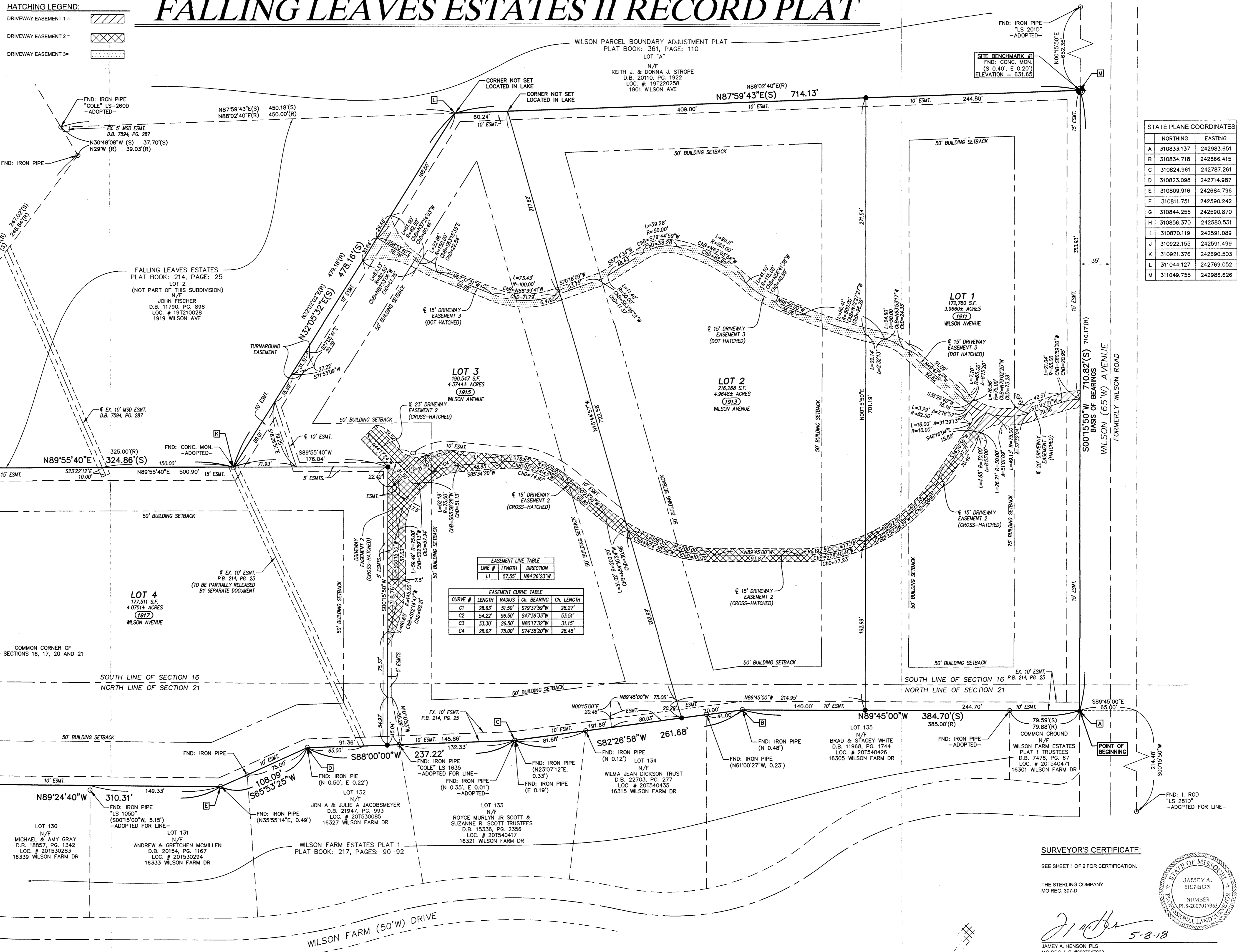
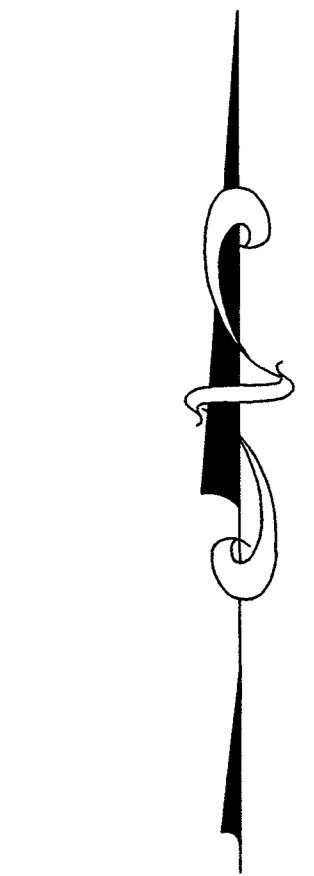
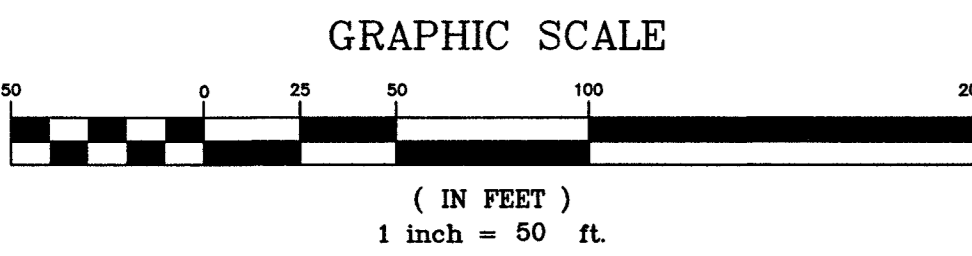
The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Record Plat for the Falling Leaves Estates II development."
- 2) "I move to approve the Record Plat for the Falling Leaves Estates II development with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments: Record Plat

FALLING LEAVES ESTATES II RECORD PLAT

- LEGEND:**
- ▲ = PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS) (5/8" I. ROD W/ ALUMINUM CAP)
 - = SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS) (1/2" I. ROD W/ ALUMINUM CAP)
 - = FOUND PERMANENT MONUMENT
 - = FOUND SEMI-PERMANENT MONUMENT
 - ESMT. = EASEMENT
 - BLDG. = BUILDING
- HATCHING LEGEND:**
- DRIVEWAY EASEMENT 1 = [Hatched pattern]
 - DRIVEWAY EASEMENT 2 = [Cross-hatched pattern]
 - DRIVEWAY EASEMENT 3 = [Dotted pattern]



STATE PLANE COORDINATES

NORTHING	EASTING
A	310833.137 242983.651
B	310834.718 242866.415
C	310824.961 242787.261
D	310823.089 242714.987
E	310809.916 242684.796
F	310811.751 242590.242
G	310844.255 242590.870
H	310856.370 242580.531
I	310870.119 242591.089
J	310922.155 242591.499
K	310921.376 242690.503
L	311044.127 242769.052
M	311049.755 242866.626

EASEMENT LINE TABLE

LINE	LENGTH	DIRECTION
E1	57.55'	N84°26'23"W

EASEMENT CURVE TABLE

CURVE #	LENGTH	RADIUS	Ch. BEARING	Ch. LENGTH
C1	28.63'	51.50'	S79°37'59"W	28.27'
C2	54.22'	96.50'	S47°36'33"W	53.51'
C3	33.30'	26.50'	N80°17'32"W	31.15'
C4	28.62'	75.00'	S74°36'20"W	28.45'

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DRAWN BY:	GFS	MSD P# - N/A
CHECKED BY:	JAH	DATE: MAY 8, 2018
JOB NO.:	12-06-162	FALLING LEAVES ESTATES II RECORD PLAT

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

J. A. Henson
 JAMEY A. HENSON, PLS
 MO REG. LS. #200717963

5-8-18

