

# III. B.



## MEMORANDUM

DATE: May 14, 2009

TO: Planning and Public Works Committee

FROM: Brian K. McGownd, PWD/CE

RE: Street Name Change – Longwood View Ct. & Woodland View Lane to Fick Farm Road

For reasons unknown, in the early 1990's when Riverscene Estates and Wild Horse Heights were under development, there was some confusion regarding the names of the streets within the two developments. Fick Farm Road which was created as part of the Riverscene Estates subdivision tied into Longwood View Ct. and Woodland View Lane which were created by the Wild Horse Heights subdivision. What appears to be one street actually has three different names. Over the years several parcels platted in Wild Horse Heights had one address located on either Longwood View Ct. and Woodland View Lane, while the St. Louis County Department of Revenue listed these same parcels with an address on Fick Farm Road.

In order to finally correct this situation, it will be necessary to change the name of both Longwood View Ct. and Woodland View Lane to Fick Farm Road. Letters were sent to the seven property owners affected by this, copies of which are attached. As you can see, all of these owners are in favor of the name change, as is St. Louis County.

**Therefore, in accordance with the procedure outlined by the City Attorney per the attached memo of August 14, 2006, we have prepared and attached a resolution and an ordinance to rename these streets to Fick Farm Road, and request that the Planning and Public Works Committee approve this street name change, and forward their recommendation to City Council for their consideration.**

If you need additional information, please let me know.

cc: Mike Herring, CA  
Mike Geisel, DP&PW  
Sue Mueller, Principal Engineer

RESOLUTION # \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF CHESTERFIELD, MISSOURI TO RENAME LONGWOOD VIEW COURT AND WOODLAND VIEW LANE TO FICK FARM ROAD.**

WHEREAS, a named street is proposed to be renamed; and

WHEREAS, the City Council deems it prudent to rename the street listed in this Resolution to serve the citizens of Chesterfield;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, AS FOLLOWS:

Section 1. The streets currently named Longwood View Court and Woodland View Lane are to both be renamed Fick Farm Road.

Section 2. The City Council hereby declares this change to be necessary and orders that this Resolution be published in a newspaper published within the City of Chesterfield for one week so that resident property owners along the lines of said street may have notice of the proposed change.

Section 3. If a majority of the resident property owners along the lines of said street do not file written protest of the proposed change with the City Clerk within four weeks after the publication of this Resolution, the City Council may then, by ordinance, change the name of the street listed above.

Passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE CHANGING THE NAME OF LONGWOOD VIEW COURT  
AND WOODLAND VIEW LANE AND TO FICK FARM ROAD.**

WHEREAS, Wild Horse Heights subdivision, was recorded in plat book 319, page 7 of the St. Louis County Recorder of Deeds, and Woodland View Lane and Longwood View Court were dedicated as private road easements; and

WHEREAS, St. Louis County Assessors office established tax addresses using Fick Farm Road , resulting in seven residential properties in the Wild Horse Heights subdivision with dedicated street names that were different from the tax addresses; and

WHEREAS, St. Louis County Assessors office and the seven affected property owners agree to change the dedicated street names to match the St Louis County Assessors tax address;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, AS FOLLOWS:

Section 1. Those portions of private road easements originally dedicated as Longwood View Court and Woodland View Lane, and in Wild Horse Heights subdivision, and subsequently becoming a street extension of Fick Farm Road shall hereby be renamed Fick Farm Road.

Section 2. The following street addresses shall be renamed to coincide with the St. Louis County Assessors tax addresses:

210 Woodland View Ln shall be 218 Fick Farm Road  
17900 Longwood View Ct shall be 242 Fick Farm Road  
17903 Longwood View Ct shall be 234 Fick Farm Road  
17904 Longwood View Ct shall be 243 Fick Farm Road  
17908 Longwood View Ct shall be 235 Fick Farm Road  
17911 Longwood View Ct shall be 226 Fick Farm Road  
17912 Longwood View Ct shall be 227 Fick Farm Road

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

[FIRST READING HELD: \_\_\_\_\_]



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

**RESIDENT SURVEY  
FICK FARM ROAD  
March 18<sup>th</sup>, 2009**

RECEIVED

MAR 27 2009

CITY OF CHESTERFIELD  
DEPT. OF PLANNING AND PUBLIC WORKS

LARSEN MARK ALLAN & CATHERINE PURNELL  
242 FICK FARM RD  
CHESTERFIELD, MO. 63005

RE: 17900 LONGWOOD VIEW CT

It has come to our attention that the address St. Louis County uses for tax purposes is 242 FICK FARM RD, while your mailing address is 17900 LONGWOOD VIEW CT. We would like to resolve this discrepancy and officially change your street name, so that everyone on the street is using Fick Farm Road as the name of the street. For those of you who don't have a Fick Farm Road address, St. Louis County has assigned one for you. 242 FICK FARM RD would be your official address.

Please provide the information requested below, mark any corrections to the information listed above and return this survey in the enclosed self-addressed stamped enveloped. We request that you return the completed survey by April 8<sup>th</sup>, 2009.

Thank you in advance for your cooperation in this matter. If you have any questions, please contact June Nunn at the Department of Planning and Public Works at 636-537-4751. We will notify you of any action that is taken.

PLEASE CHECK ONE:

I/we **do not object** to our address being changed to 242 FICK FARM RD.

I/we **object** to our address being changed to 242 FICK FARM RD.

Catherine Purnell Larsen 3/18/09  
Mark Allan Larsen 3/19/09



RECEIVED

MAR 23 2009

CITY OF CHESTERFIELD  
DEPT. OF PLANNING & PUBLIC WORKS

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**RESIDENT SURVEY  
FICK FARM ROAD  
March 18<sup>th</sup>, 2009**

SCHREIBER ROBERT & DEBORAH  
243 FICK FARM RD  
CHESTERFIELD, MO. 63005

RE: 17904 LONGWOOD VIEW CT

It has come to our attention that the address St. Louis County uses for tax purposes is 243 FICK FARM RD, while your mailing address is 17904 LONGWOOD VIEW CT. We would like to resolve this discrepancy and officially change your street name, so that everyone on the street is using Fick Farm Road as the name of the street. For those of you who don't have a Fick Farm Road address, St. Louis County has assigned one for you. 243 FICK FARM RD would be your official address.

Please provide the information requested below, mark any corrections to the information listed above and return this survey in the enclosed self-addressed stamped enveloped. We request that you return the completed survey by April 8<sup>th</sup>, 2009.

Thank you in advance for your cooperation in this matter. If you have any questions, please contact June Nunn at the Department of Planning and Public Works at 636-537-4751. We will notify you of any action that is taken.

PLEASE CHECK ONE:

I/we **do not object** to our address being changed to 243 FICK FARM RD.

I/we **object** to our address being changed to 243 FICK FARM RD.

*Thank you very much for taking care  
of this matter. It is very much  
appreciated.*



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**RESIDENT SURVEY  
FICK FARM ROAD  
March 18<sup>th</sup>, 2009**

RECEIVED

MAR 26 2009

CITY OF CHESTERFIELD  
PLANNING & PUBLIC WORKS

MONTGOMERY ROBERT L & SANDRA S  
17945 WILD HORSE CREEK RD  
CHESTERFIELD, MO. 63005

RE: 17912 LONGWOOD VIEW CT

It has come to our attention that the address St. Louis County uses for tax purposes is 227 FICK FARM RD, while your mailing address is 17912 LONGWOOD VIEW CT. We would like to resolve this discrepancy and officially change your street name, so that everyone on the street is using Fick Farm Road as the name of the street. For those of you who don't have a Fick Farm Road address, St. Louis County has assigned one for you. 227 FICK FARM RD would be your official address.

Please provide the information requested below, mark any corrections to the information listed above and return this survey in the enclosed self-addressed stamped enveloped. We request that you return the completed survey by April 8<sup>th</sup>, 2009.

Thank you in advance for your cooperation in this matter. If you have any questions, please contact June Nunn at the Department of Planning and Public Works at 636-537-4751. We will notify you of any action that is taken.

PLEASE CHECK ONE:

I/we do not object to our address being changed to 227 FICK FARM RD.

I/we object to our address being changed to 227 FICK FARM RD.

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

**RESIDENT SURVEY  
FICK FARM ROAD  
March 18<sup>th</sup>, 2009**

RECEIVED

MAR 26 2009

CITY OF CHESTERFIELD  
1111 BIRCHWOOD DRIVE

MONTGOMERY ROBERT L & SANDRA S  
17945 WILD HORSE CREEK RD  
CHESTERFIELD, MO. 63005

RE: 17908 LONGWOOD VIEW CT

It has come to our attention that the address St. Louis County uses for tax purposes is 235 FICK FARM RD, while your mailing address is 17908 LONGWOOD VIEW CT. We would like to resolve this discrepancy and officially change your street name, so that everyone on the street is using Fick Farm Road as the name of the street. For those of you who don't have a Fick Farm Road address, St. Louis County has assigned one for you. 235 FICK FARM RD would be your official address.

Please provide the information requested below, mark any corrections to the information listed above and return this survey in the enclosed self-addressed stamped envelope. We request that you return the completed survey by April 8<sup>th</sup>, 2009.

Thank you in advance for your cooperation in this matter. If you have any questions, please contact June Nunn at the Department of Planning and Public Works at 636-537-4751. We will notify you of any action that is taken.

PLEASE CHECK ONE:

I/we do not object to our address being changed to 235 FICK FARM RD.

I/we object to our address being changed to 235 FICK FARM RD.

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MAR 26 2009

CITY OF CHESTERFIELD  
DEPT. OF PLANNING & PUBLIC WORKS

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**RESIDENT SURVEY  
FICK FARM ROAD  
March 18<sup>th</sup>, 2009**

GRASSO MICHAEL F & CYNTHIA R H/W  
226 FICK FARM RD  
CHESTERFIELD, MO. 63005

RE: 210 WOODLAND VIEW LN

It has come to our attention that the address St. Louis County uses for tax purposes is 218 FICK FARM RD, while your mailing address is 210 WOODLAND VIEW LN. We would like to resolve this discrepancy and officially change your street name, so that everyone on the street is using Fick Farm Road as the name of the street. For those of you who don't have a Fick Farm Road address, St. Louis County has assigned one for you. 218 FICK FARM RD would be your official address.

Please provide the information requested below, mark any corrections to the information listed above and return this survey in the enclosed self-addressed stamped enveloped. We request that you return the completed survey by April 8<sup>th</sup>, 2009.

Thank you in advance for your cooperation in this matter. If you have any questions, please contact June Nunn at the Department of Planning and Public Works at 636-537-4751. We will notify you of any action that is taken.

PLEASE CHECK ONE:

I/we **do not object** to our address being changed to 218 FICK FARM RD.

I/we **object** to our address being changed to 218 FICK FARM RD.

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MAR 26 2009

CITY OF CHESTERFIELD  
1000 CHESTERFIELD BLVD  
CHESTERFIELD, MO 63017

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**RESIDENT SURVEY  
FICK FARM ROAD  
March 18<sup>th</sup>, 2009**

GRASSO MICHAEL F & CYNTHIA R  
226 FICK FARM RD  
CHESTERFIELD, MO. 63005

RE: 17911 LONGWOOD VIEW CT

It has come to our attention that the address St. Louis County uses for tax purposes is 226 FICK FARM RD, while your mailing address is 17911 LONGWOOD VIEW CT. We would like to resolve this discrepancy and officially change your street name, so that everyone on the street is using Fick Farm Road as the name of the street. For those of you who don't have a Fick Farm Road address, St. Louis County has assigned one for you. 226 FICK FARM RD would be your official address.

Please provide the information requested below, mark any corrections to the information listed above and return this survey in the enclosed self-addressed stamped enveloped. We request that you return the completed survey by April 8<sup>th</sup>, 2009.

Thank you in advance for your cooperation in this matter. If you have any questions, please contact June Nunn at the Department of Planning and Public Works at 636-537-4751. We will notify you of any action that is taken.

PLEASE CHECK ONE:

I/we **do not object** to our address being changed to 226 FICK FARM RD.

I/we **object** to our address being changed to 226 FICK FARM RD.

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RECEIVED

MAR 26 2009

CITY OF CHESTERFIELD  
PLANNING AND PUBLIC WORKS

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**RESIDENT SURVEY  
FICK FARM ROAD  
March 18<sup>th</sup>, 2009**

GRASSO MICHAEL F & CYNTHIA R  
226 FICK FARM RD  
CHESTERFIELD, MO. 63005

RE: 17903 LONGWOOD VIEW CT

It has come to our attention that the address St. Louis County uses for tax purposes is 234 FICK FARM RD, while your mailing address is 17903 LONGWOOD VIEW CT. We would like to resolve this discrepancy and officially change your street name, so that everyone on the street is using Fick Farm Road as the name of the street. For those of you who don't have a Fick Farm Road address, St. Louis County has assigned one for you. 234 FICK FARM RD would be your official address.

Please provide the information requested below, mark any corrections to the information listed above and return this survey in the enclosed self-addressed stamped enveloped. We request that you return the completed survey by April 8<sup>th</sup>, 2009.

Thank you in advance for your cooperation in this matter. If you have any questions, please contact June Nunn at the Department of Planning and Public Works at 636-537-4751. We will notify you of any action that is taken.

PLEASE CHECK ONE:

I/we **do not object** to our address being changed to 234 FICK FARM RD.

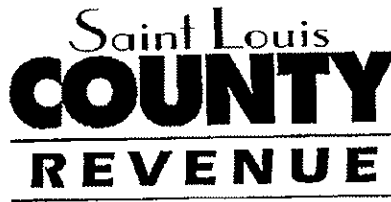
I/we **object** to our address being changed to 234 FICK FARM RD.

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*Charlie A. Dooley*  
*County Executive*



*Eugene K. Leung*  
*Director of Revenue*

April 1, 2009

City of Chesterfield  
Attn: June Nunn  
690 Chesterfield Pkwy. West  
Chesterfield, MO 63017-0760

Dear Ms. Nunn:

Enclosed are copies of address plats, recorded plats and locator maps showing the progressive combination of two subdivisions known as Wild Horse Heights and Riverscene Estates. Also enclosed is a copy of the letter from Kathy Anderson. It is my understanding that the City of Chesterfield intends to name the street that was created by this combination Fick Farm Rd. Please send to me a copy of the recorded ordinance which renames this street.

Thank you for your cooperation.

Sincerely,

A handwritten signature in cursive script that reads "Jan Brockgreitens".

Jan Brockgreitens  
St. Louis County  
Land Information Services

LAND INFORMATION SERVICES

# St. Louis County, Missouri

DEPARTMENT OF REVENUE  
MICHAEL D. McIVER, DIRECTOR



BUZZ WESTFALL  
COUNTY EXECUTIVE

April 28, 1998

City of Chesterfield  
Planning Department  
Teresa Price, Director  
922 Roosevelt Parkway  
Chesterfield, MO 63017-2079

Re: Fick Farm Road

Dear Ms. Price:

I have had several calls regarding questions about the addresses on Fick Farm Road. Apparently some people are under the impression that the entire street is already known as Fick Farm Road. Recently I spoke with several people in your office about this. My call was supposed to be returned, but I haven't heard from anyone.

Enclosed are copies of the address plats and the recorded plats (with the dates highlighted) that apply. Also enclosed are copies of the locator maps showing the streets as St. Louis County recognizes them.

I was under the impression that Fick Farm Road was going to be extended and Woodland View Lane was going to be changed to Fick Farm Road as shown on the address plat received on May 6, 1994. In order for the addresses on this plat to be valid Woodland View Lane has to be legally changed to Fick Farm Road either by plat or affidavit recorded in the St. Louis County Records Office. The City of Chesterfield could also pass an ordinance to change the name and then have it recorded.

Hopefully this situation can be resolved, so there is no more confusion about the street name, before there are more homes built. I would appreciate, and offer, any assistance necessary to accomplish this. Please contact me at 889-3622 with any questions.

Sincerely,

Kathy A. Anderson  
Address Coordinator

Enclosures

REVENUE TECHNICAL SERVICES  
41 SOUTH CENTRAL AVENUE, CLAYTON, MISSOURI 63105-1736  
(314) 889-2481 FAX (314) 889-3863

04/01/2009 2:36PM

# Memo

To: Michael Herring, City Administrator

From: Rob Heggie, City Attorney

Date: 08/14/06

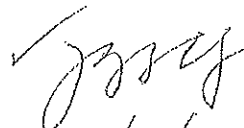
Re: Procedure to Name New Streets or to Change Street Names

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Due to questions that arose at the last Council meeting concerning the renaming of certain streets, we reviewed this topic and make the following recommendations for the City to follow in renaming streets.

When a developer submits the record plat for a new development, it must include the names and widths of all proposed streets and alleys. §1005.090.8(c) Chesterfield City Code (2006). Additionally, the developer must verify street names and addresses with the United States Postal Service prior to submitting them to the Department. §1005.090.9(c) Chesterfield City Code. When the City approves the Record Plat the new street names are approved.

When it's necessary to change the name of any street or avenue, the City Council shall, by resolution, declare the change necessary, and shall publish the resolution for at least one week in a newspaper in the city. §77.220 R.S.Mo. (2006). If, within four weeks after such publication, a majority of the resident property owners along the line of such street or avenue do not file with the city clerk their written protest against such proposed change of name, then the council shall have power by ordinance to change the name of such street or avenue in accordance with the terms of the resolution. *Id.* When the Ordinance is passed the City Clerk needs to recorder it with the Recorder of Deeds.

  
8/16/06