



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

Project Type: Record Plat

Meeting Date: May 23, 2011

From: Mara M. Perry, AICP
Senior Planner

Location: Southwest of the intersection of Chesterfield Airport Road and RHL Drive

Applicant: Volz Inc. on behalf of THF Chesterfield Three Development LLC

Description: **The Reserve at Chesterfield Village, Plat Two:** A Record Plat for a 10.7 acre lot of land zoned “R5” and “FPR5” Residence District with a “PEU” Planned Environment Unit located at Baxter Road southeast of the intersection with Wild Horse Creek Road.

PROPOSAL SUMMARY

Stock & Associates, on behalf of Gunhay LLC has submitted a request for a Record Plat. Plat One for the development established the residential lots for Phase One of The Reserve at Chesterfield Village. This plat is establishing thirty-two (32) residential lots, extinguishing some previously established lot lines and dedicating Right Of Way.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

Prior to the incorporation of the City of Chesterfield, this property was zoned “R5” and “FPR5” Residence District with a “PEU” Planned Environment Unit by St. Louis County via Ordinance 6816. The Ordinance was amended by St. Louis County three (3) times after that with Ordinances 10,240; 12,717; and 12,755. In 1996, the City of Chesterfield approved Ordinance 2021 which incorporated a series of amendments to the original ordinance into one (1) new ordinance.

In July of 2006, two (2) Site Development Section Plans were approved by the Planning Commission for Phase One and Phase Two of The Reserve at Chesterfield Village. The project was required to be done in phases due to a limit on the acreage per section plan in the

ordinance. The request was for thirty (30) single-family detached homes, sixty-four (64) single-family attached homes and ninety-six (96) garden homes in five (5) two-story structures.

A record plat for Phase One of the development was approved by the City Council in October of 2007. A Boundary Adjustment Plat for Lots 37-42, 56 and 57 was approved by the City Council in December of 2009. This was to adjust the lot lines of lots which had previously had attached single family residences and were going to have detached single family residences.

An Amended Site Development Section Plan was approved by the Planning Commission in April of 2011. That amendment was to remove the ninety-six (96) condominium garden homes and thirty-two (32) attached single-family homes from the development plans of Phase Two. In their place, the proposal was for fifty (50) detached single-family homes.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Chesterfield Village C148	“C8” Planned Commercial District
South	Stonehill Village	“R5” and “R8” Residence District
East	Riparian Corridor	“R5” Residence District & “FPNU”
West	Baxter Point Villas	“R2” and “R5” Residence District



STAFF ANALYSIS

- **Zoning**

The subject site is currently zoned “R5” and “FPR5” Residence District with a “PEU” Planned Environment Unit under the terms and conditions of City of Chesterfield Ordinance 2021. This submittal was reviewed against its requirements and all applicable Zoning Ordinance requirements. The site adheres to the applicable Zoning Ordinance requirements.

- **Access and Circulation**

A portion of the Right Of Way for Maple Rise Path was dedicated on The Reserve at Chesterfield Village, Plat One. A section of that roadway is no longer going to connect through the development. A Vacation of Right Of Way has been submitted to the Department of Planning and Public Works. This Vacation will need to be approved by the City Council prior to final City Council approval of this Plat.

DEPARTMENTAL INPUT

Staff has reviewed the submittal and has found the application to be in conformance with the Comprehensive Plan, Zoning Ordinance and the site specific ordinance.

MOTION

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

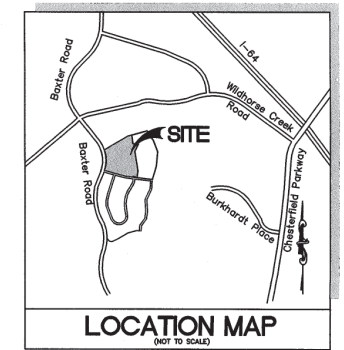
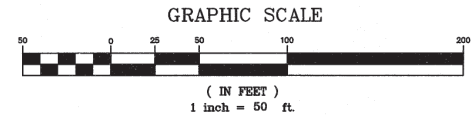
- 1) “I move to approve (or deny) the Record Plat for The Reserve at Chesterfield Village, Plat Two.”
- 2) “I move to approve the Record Plat for The Reserve at Chesterfield Village, Plat Two with the following conditions...” (Conditions may be added, eliminated, altered or modified)

Cc: City Administrator
City Attorney
Department of Planning and Public Works

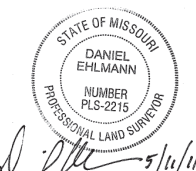
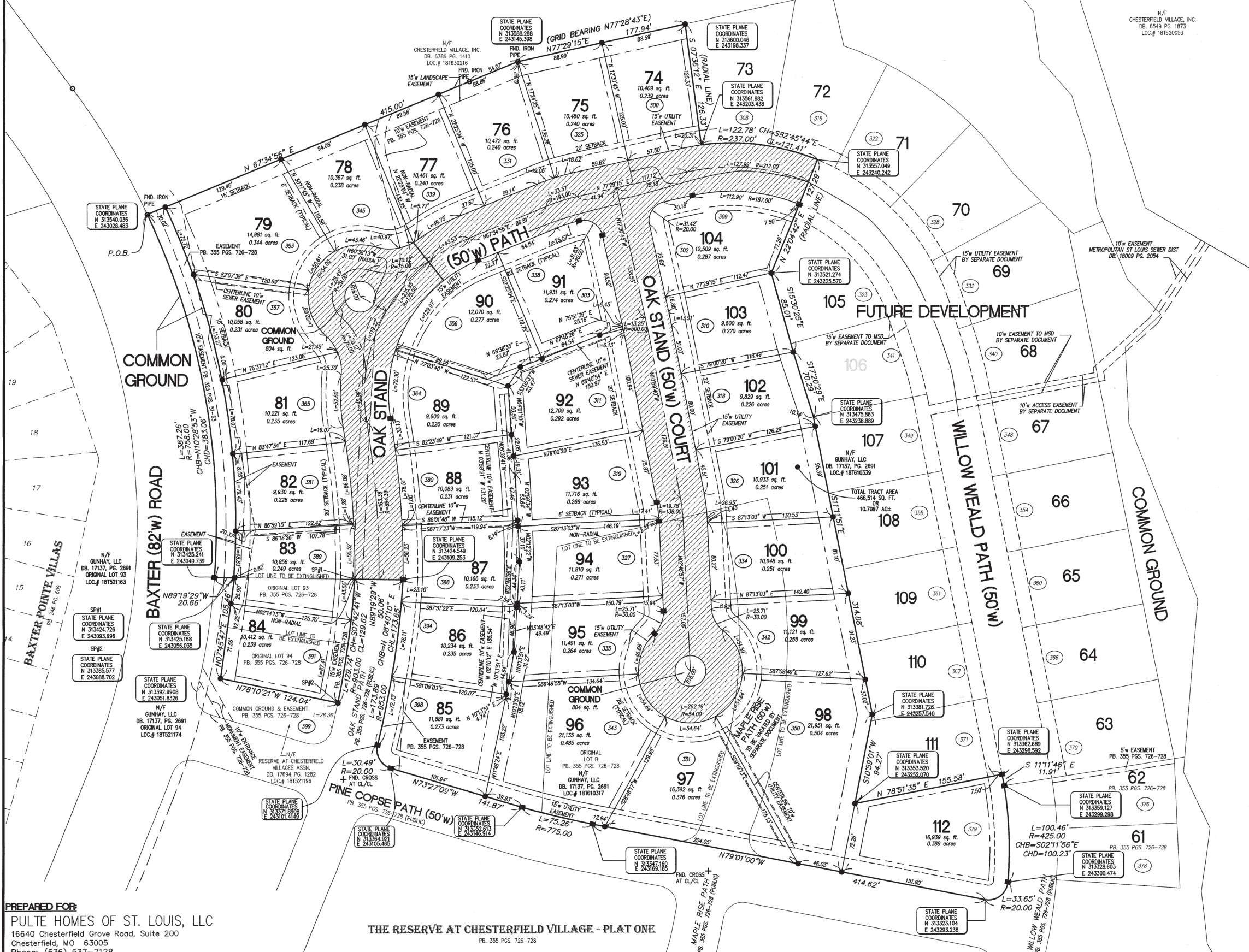
Attachments: Record Plat

THE RESERVE AT CHESTERFIELD VILLAGE - PLAT TWO

A TRACT OF LAND BEING ALL OF LOTS 93, 94, LOT B, PART OF MAPLE RISE PATH, 50 FEET WIDE AND PART OF 'FUTURE DEVELOPMENT' AREA OF THE RESERVE AT CHESTERFIELD VILLAGE PLAT ONE, AS RECORDED IN PLAT BOOK 355, PAGES 726-728 TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI THIS PLAT CONTAINS 10.709 ACRES±



- LEGEND**
- FOUND 1/2" IRON PIPE ○
 - SET IRON PIPE +
 - FOUND CROSS +
 - SET PERMANENT SURVEY MONUMENTS +
 - DENOTES RECORD INFORMATION ()
 - LOT ADDRESS (XX)
- ABBREVIATIONS**
- DB. - DEED BOOK
 - FT - FEET
 - FND. - FOUND
 - N/F - NOW OR FORMERLY
 - PB. - PLAT BOOK
 - PG. - PAGE
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - SQ. - SQUARE
 - (85W) - RIGHT-OF-WAY WIDTH



MSD BENCHMARK

MSD-12-24 - "STANDARD TABLET" STAMPED IT 1E 1930 SET IN A CONCRETE POST, 32' WEST OF CHESTERFIELD AIRPORT ROAD AND 150' SOUTH OF OLD OLIVE STREET ROAD, 20' SOUTH OF TRACKS. ELEVATION 461.94 (ADJUSTED BY MSD IN 1993 TO ELEVATION 462.12 FEET (NGVD 1929).

5/11/11 REVISED PER CITY OF CHESTERFIELD COMMENTS.

THE RESERVE AT CHESTERFIELD VILLAGE PLAT TWO
RECORD PLAT

STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

DRAWN BY: J.K. DATE: 3/14/11 CHECKED BY: D.M.E. DATE: 3/14/11 JOB NUMBER: 210-4653 SHEET: 1 of 2

PREPARED FOR:
PULTE HOMES OF ST. LOUIS, LLC
16640 Chesterfield Grove Road, Suite 200
Chesterfield, MO 63005
Phone: (636) 537-7128
Fax: (636) 537-9952
Contact: Bill Allen

THE RESERVE AT CHESTERFIELD VILLAGE - PLAT ONE
PB. 355 PGS. 726-728

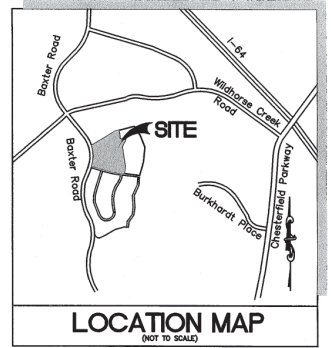
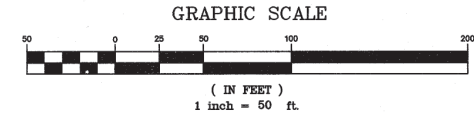
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TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN

CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

THIS PLAT CONTAINS 10.709 ACRES±



LEGEND

- FOUND 1/2" IRON PIPE ○
- SET IRON PIPE ●
- FOUND CROSS +
- FOUND STONE □
- DENOTES RECORD INFORMATION ()

ABBREVIATIONS

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GENERAL NOTES:

- 1.) Basis of Bearings Pb. 355 Pgs. 726-728.
- 2.) This site is Zoned "R-S" and "FPRS" Flood Plain District.

"R-S" Setbacks

- a) Front - 20 feet
- b) Side - 6 feet
- c) Rear - 15 feet

"FPRS" General Setbacks

- a) Front - 25 feet

"FPRS" Specific Setbacks

- (a) Notwithstanding any other provision of this appendix, on corner lots, no structure or plant material exceeding three (3) feet in height above the elevation of the street pavement is allowed within the sight distance triangle.
- (b) Permitted information signs, six (6) feet or less in height, are allowed within the minimum front yard setback.
- (c) Permitted directional signs, three (3) feet or less in height, are allowed within the minimum front yard setback.
- (d) Any structure, other than a public utility tower authorized by a conditional use permit, which exceeds thirty (30) feet in height shall be set back from all property lines at least one (1) additional foot for every foot of height above thirty (30) feet.
- (e) No residential building or structure attached thereto shall be allowed within thirty (30) feet of the limits of the one hundred-year floodplain.

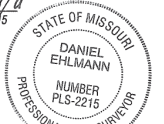
- 3.) Subject property lies within Zone "X" (Areas determined to be outside the 500-year floodplain) and Shaded Zone "X" (areas of 500 year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100 year flood.) according to the National Flood Insurance Rate Map for St. Louis County Missouri and Incorporated Areas Map No. 29188C0140 H with an effective date of August 2, 1995 and Revised to reflect LOMR dated April 17, 2000.

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during March, 2011, by order of and for the use of Pulte Homes, L.L.C., executed a Property Boundary Survey and Record Plat of a tract of land being Lots 93, 94, Lot B, part of Maple Rise Path, 50 feet wide, Common Ground and that part labeled as "Future Development" of The Reserve at Chesterfield Village - Plat One, a subdivision according to the plat thereof as recorded in Plat Book 355, Pages 726 through 728 of the St. Louis County records, located in U.S. Survey 415, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and that the results of said survey and Resubdivision Plat are shown hereon. We further certify that the above plat was prepared from an actual survey, according to the records available and recorded, and said survey meets or exceeds the current minimum standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 16, Division 2030 Missouri Minimum Standards for Property Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC NO. 222-D

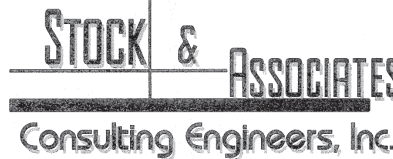
By: *[Signature]*
Daniel Ehlmann, Missouri P.L.S. No. 2215



① 5/11/11 REVISED PER CITY OF CHESTERFIELD COMMENTS.

THE RESERVE AT CHESTERFIELD VILLAGE PLAT TWO

RECORD PLAT



257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

DRAWN BY:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
J.K.	1/24/11	D.M.E.	1/24/11	210-4653	2 of 2

OWNER'S CERTIFICATION

We, the undersigned, owners of the tract of land herein platted and further described in the foregoing surveyor's certificate, have caused the same to be surveyed and resubdivided in the manner shown on this plat, which boundary adjustment plat shall hereafter be known as:

"THE RESERVE AT CHESTERFIELD VILLAGE - PLAT TWO"

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to The City of Chesterfield, Missouri, Missouri American Water Company, Laclede Gas Company, AmeronUE, Southwestern Bell d.b.a. AT&T of Missouri, Metropolitan St. Louis Sewer District, the relevant Cable Company, their successors and/or assigns as their interests may appear for the purpose of improving, constructing, maintaining, and repairing public utilities, sewers, and drainage facilities with a right of temporary use of adjacent ground not occupied for improvements for excavation and storage of materials during installation, repair, or replacement of said utilities, sewers, and drainage facilities.

Oak Stand Path, Oak Stand Court and Willow Weald Path, 50 feet wide along with widenings and roundings at the street intersections, which for better identification is shown hatched on this plat, is hereby dedicated to the City of Chesterfield, Missouri for public use forever.

The Common Ground Easements, cut-de-sac islands, as shown hereon, are hereby dedicated to the Trustees of the aforementioned subdivision for landscape maintenance. However, no above ground structure other than required street lights or other public utilities in accordance with the approved improvement plans may be constructed and installed within a cut-de-sac island without authorization by the City of Chesterfield through the issuance of a Special Use Permit.

Building lines as shown on this plat are hereby established.

This subdivision is subject to the conditions and restrictions as recorded in Book 17694, Page 1230, as amended in Book 17829, Page 4985 and a further amended by Book _____, Page _____ of the St. Louis County Recorder's Office.

Common Ground Area as shown hereon, has been conveyed to the Trustees of this Subdivision by General Warranty deed recorded in Book _____, Page _____ of the St. Louis County Recorder's Office.

It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.

Permanent and/or semi permanent monuments, as required, will be set as shown, with the exception that the front lot corners may 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 20 CSR 2030-16 of the Department of Insurance, Financial Institutions and Professional Registration. In addition other survey monuments indicated on this subdivision plat, required by the Subdivision Ordinance of the City of Chesterfield, Missouri, will be set.

IN WITNESS THEREOF, I have hereunto set my hand this _____ day of _____, 20____.

Pulte Homes of St. Louis, L.L.C.
a Nevada limited liability company

By: _____

PRINT NAME

PRINT TITLE

STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

On this _____ day of _____, 2011, before me appeared _____ to me personally known, who, being by me duly sworn, did say that he/she is the _____ of Pulte Homes of St. Louis, LLC, a Nevada limited liability company, and that said instrument was signed and sealed in behalf of said limited liability company; and said _____ acknowledged said instrument to be the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

My commission expires: _____

LENDER'S CERTIFICATION

The undersigned Owner and Holder of Note, as secured by Deeds of Trust recorded in Book _____, Page _____, of the St. Louis County Records, does hereby join in and approve the foregoing Subdivision Plat as shown hereon.

IN WITNESS WHEREOF, we have hereunto set out hand and affixed our corporate seal this _____ day of _____, 2011.

By: _____

Print Name: _____

Print Title: _____

STATE OF _____)
) SS.
COUNTY OF _____)

On this _____ day of _____, 2011, before me appeared _____, me personally known, who, being by me duly sworn, did say that he/she is the _____ of _____, known to me to be the person who executed the within instrument in behalf of said _____ and acknowledged to me that he/she executed same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

My commission expires: _____

PREPARED FOR

PULTE HOMES OF ST. LOUIS, LLC
16640 Chesterfield Grove Road, Suite 200
Chesterfield, MO 63005
Phone: (636) 537-7128
Fax: (636) 537-9952
Contact: Bill Allen

This is to certify that _____, was approved by the City Council for the City of Chesterfield by Ordinance No. _____, on the _____ day of _____, 2011 and thereby authorizes the recording of this RECORD PLAT with the office of the St. Louis County Recorder of Deeds.

Bruce Geiger, Mayor

Judy Naggar, City Clerk