

Planning Commission Staff Report

Project Type:	Amended Site Development Plan
Meeting Date:	July 27, 2020
From:	Annisa Kumerow, Planner
Location:	North side of Wild Horse Creek Road and east of Harvester Road
Description:	Wildhorse Acres (16931 WHC Road): An Amended Site Development Plan for a 2.52 acre tract of land zoned “E-1AC” Estate District located north of Wild Horse Creek Road east of Harvester Road.

PROPOSAL SUMMARY

Zak Companies, LLC has submitted on behalf of ZH Asset Management, Inc., an Amended Site Development Plan for a 2.52 acre tract of land known as Wildhorse Acres. The plan would permit the development of two detached single-family homes. The subject site is zoned “E-1AC” Estate District and is governed under the terms and conditions of City of Chesterfield Ordinance 1937.



Figure 1: Aerial

SITE HISTORY

The subject property was zoned “NU” Non-Urban District prior to the incorporation of the City of Chesterfield. On June 2nd, 2003, the City of Chesterfield approved Ordinance 1937, which zoned the subject site from an “NU” Non-Urban District to an “E-1AC” Estate District.

Due to the requirements of the governing ordinance, a Site Development Plan was required for the subject site. On April 14th, 2004, City of Chesterfield approved a Site Development Plan. The approved plan featured two single-family detached homes, a single curb cut off of Wild Horse Creek Road, and a shared access drive.

HARVESTER REALIGNMENT

The Fienup Farms subdivision is the adjacent property to the north of the subject site. In 2017, as part of the development of the Fienup Farms subdivision, the developer dedicated right-of-way to the City of Chesterfield in order to provide for the future realignment of the development’s easternmost access with Riverdale Drive, across from the subject property and 16939 Wild Horse Creek Road.

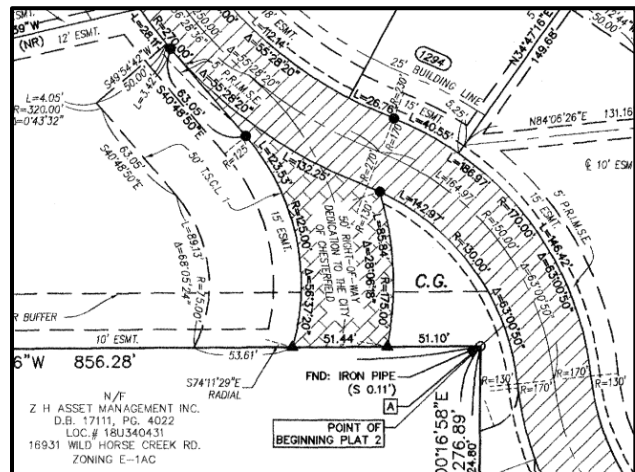


Figure 2: Fienup Farms Plat 1

The currently approved Site Development Plan for Wildhorse Acres, approved in 2004, did not contemplate a realignment of the aforementioned access with Riverdale Drive. Additionally, the applicant has provided a narrative that details practical difficulties with realigning Harvester Drive through the subject site. Per the provided narrative, it would be difficult for the realignment to meet the minimum design standards of the St. Louis County Design Criteria for horizontal curvature. Furthermore, there is an existing creek on the subject site that would necessitate approximately 150 linear feet of roadway bridge, assuming the bridge would be constructed on a straight roadway alignment. The developer is not proposing to construct the Harvester realignment with the proposed Amended Site Development Plan.

STAFF ANALYSIS

The subject site is located on the north side of Wild Horse Creek Road, east of Harvester Road. The City of Chesterfield Comprehensive Land Use Plan indicates that this development is within the area designated as Residential Single-Family. The City of Chesterfield’s Comprehensive Plan also identifies specific plan policies. Outlined below are specific plan policies that are applicable to this request.

Plan Policies

- **2.1.6 Reinforce Existing Residential Development Pattern** - New residential development should reinforce existing residential neighborhood patterns by continuing to enforce high quality site and subdivision design, layout, and planning practices.

- **2.3 Homes in West Sub-Area** - New residential development west of Wilson Road generally should consist of single-family homes.
- **7.2.4 Encourage Sidewalks** - Sidewalks should be required of all new developments and encouraged along existing roads in the City of Chesterfield, allowing creative placement to protect the natural environment.

Plan Comparison

Similar to the Site Development Plan approved in 2004, the Amended Site Development Plan depicts two lots, in accordance with Ordinance 1937, which permits a maximum of two single-family detached homes. At the time of approval of the 2004 Site Development Plan, Wild Horse Creek Road was maintained by the Missouri Department of Transportation. Wild Horse Creek Road is currently maintained by St. Louis County.

Whereas the Site Development Plan featured a single curb cut off of Wild Horse Creek Road and a shared access drive, the Amended Site Development Plan proposes an individual access to each lot. The proposed access to the western lot is located off of Wild Horse Creek Road and across from Riverdale Drive, and the proposed access to the eastern lot is located off of Harvester Drive. There is a 5' sidewalk along Wild Horse Creek Road proposed with this development.

As with the previously approved Site Development Plan, the Amended Site Development Plan depicts a 30 foot landscape buffer along Wild Horse Creek Road, per the "E-1AC" Estate District requirements. Prior to construction, each lot will be required to submit a Tree Stand Delineation, Tree Preservation Plan, and Landscape Plan.

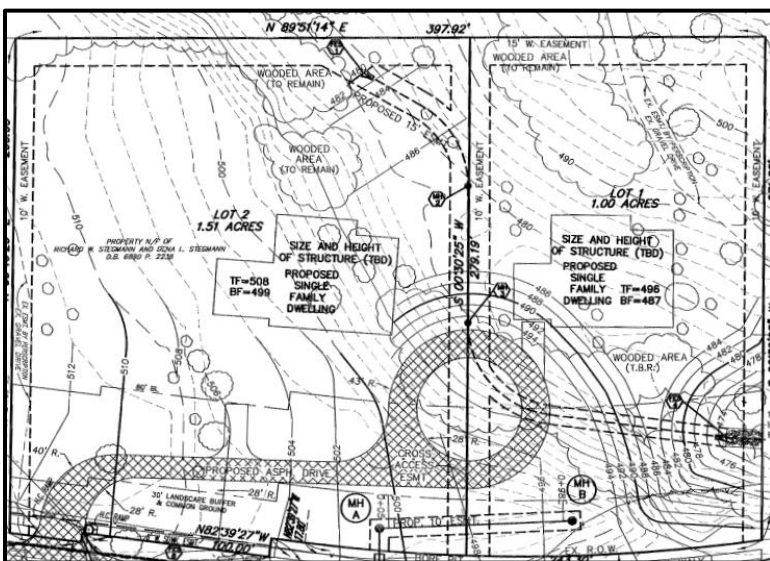


Figure 3: Wildhorse Acres Site Development Plan (2004)

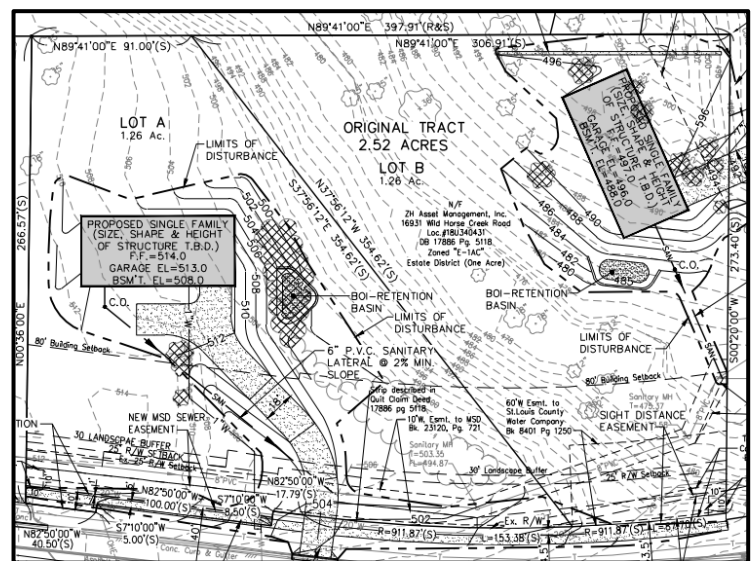


Figure 4: Wildhorse Acres Amended Site Development Plan (2020)

STAFF RECOMMENDATION

Staff has reviewed the Amended Site Development Plan and has found the proposal to be in compliance with the site specific ordinance, Comprehensive Plan, and all City Code requirements. Staff recommends approval to the Planning Commission.

MOTION

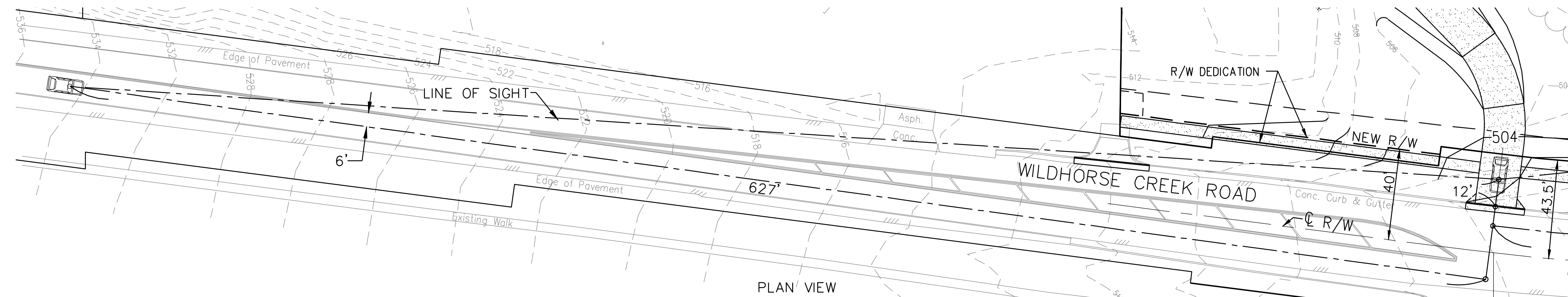
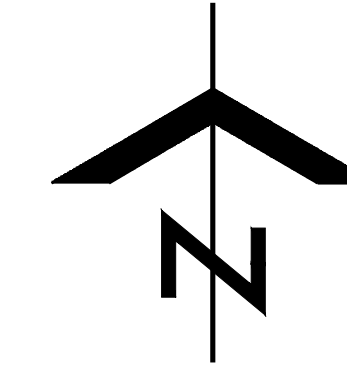
The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Amended Site Development Plan for Wildhorse Acres (16931 WHC Road), as presented."
- 2) "I move to approve the Amended Site Development Plan for Wildhorse Acres (16931 WHC Road) with the following conditions..." (Conditions may be added, eliminated, altered, or modified.)

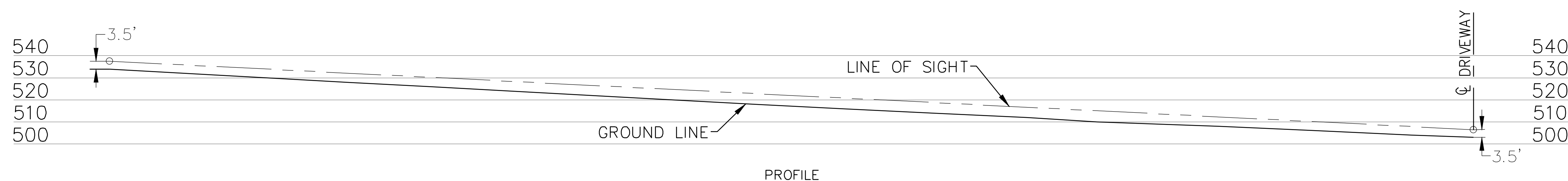
Attachments

1. Amended Site Development Plan
2. Narrative

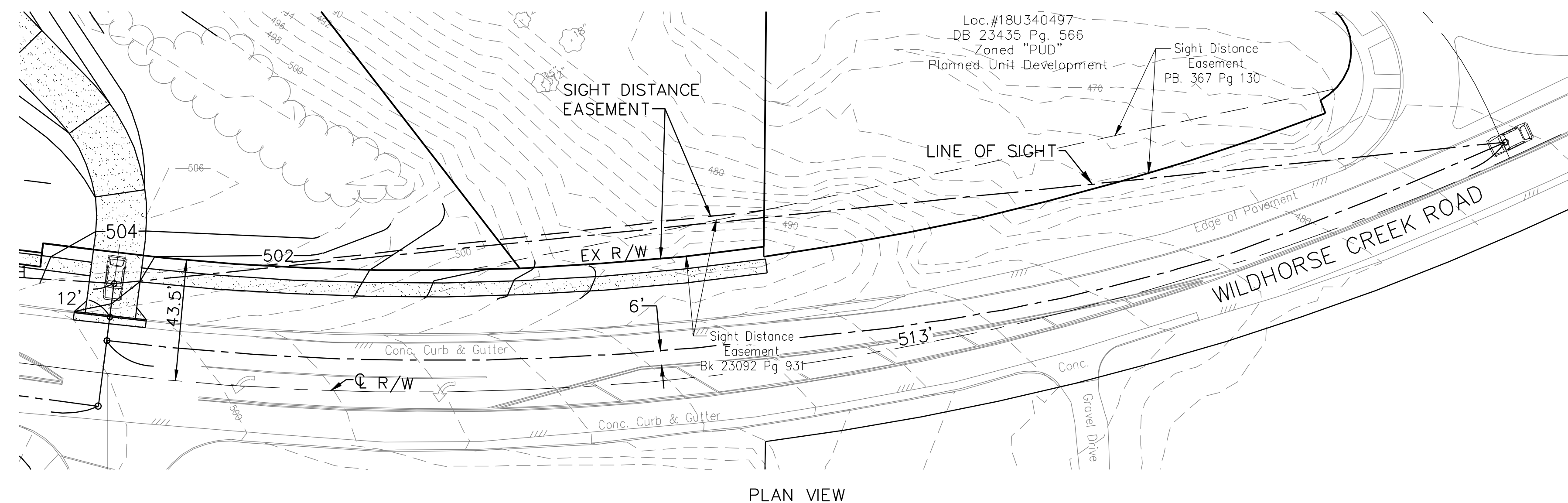
WILDHORSE ACRES
AMENDED SITE DEVELOPMENT PLAN
 BEING A TRACT OF LAND IN U.S. SURVEY NO. 886 AND U.S. SURVEY NO. 125,
 BEING PARTS OF LOTS 3, 4 AND 5 OF BRYAN MULLANPHY ESTATE PARTITION
 TOWNSHIP 45 NORTH, RANGE 4 EAST,
 ZONED E-1AC ESTATE DISTRICT (one acre)
 City of Chesterfield, St. Louis County, Missouri



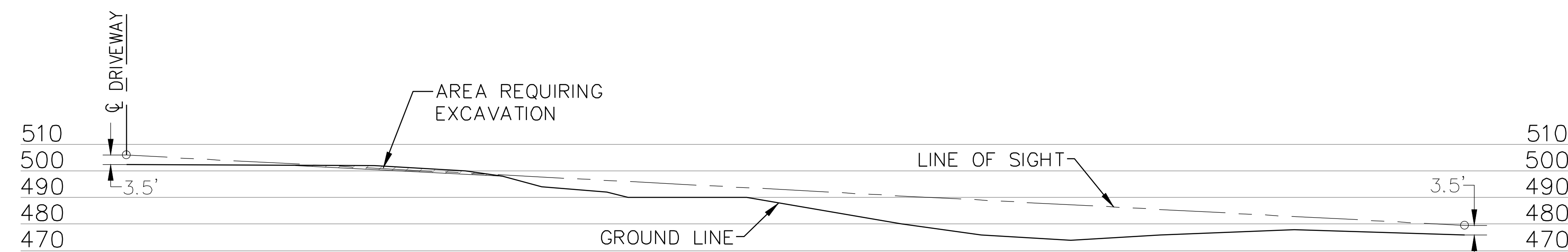
PLAN VIEW



PROFILE
 POSTED SPEED LIMIT = 45 m.p.h.
 DESIGN SPEED LIMIT = 50 m.p.h.
SIGHT DISTANCE LOOKING WEST
 SCALE: 1"=30'



PLAN VIEW



PROFILE
 POSTED SPEED LIMIT = 45 m.p.h.
 DESIGN SPEED LIMIT = 50 m.p.h.
SIGHT DISTANCE LOOKING EAST
 SCALE: 1"=30'

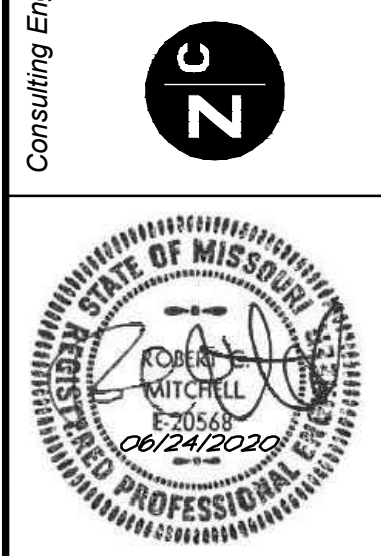
Table - 5.9-1

Design Speed (MPH)	St Louis County Minimum Sight Distance for Residential Driveways Serving 1 or 2 Lots (feet)
15	85
20	135
25	180
30	240
35	300
40	390
POSTED SPEED (45)	480
DESIGN SPEED (50)	570

Table 5.9-2 - Adjustment Factors for Table 5.9-1
 Based on Approach Grade

Approach Grade	Design Speed (mph)							
	15	20	25	30	35	40	45	50
APPROACH GRADE FROM WEST								
-9	1.1	1.1	1.2	1.2	1.2	1.2	1.2	1.2
-6	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.2
-5	1	1	1.1	1.1	1.1	1.1	1.1	1.1
-4	1	1	1	1.1	1.1	1.1	1.1	1.1
-3 to +3	1	1	1	1	1	1	1	1
+4	0	0	0	0	0	0.9	0.9	0.9
+5	0	0	0	0.9	0.9	0.9	0.9	0.9
+6	0	0	0.9	0.9	0.9	0.9	0.9	0.9
+9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9
APPROACH GRADE FROM EAST								

HEIDEMAN ASSOCIATES, INC.
 A ZAK Company
 240 Larkin Williams Industrial Ct.
 Fenton, Missouri 63026
 p 636.492.3200
 f 636.492.3202
 www.zakcompanies.com



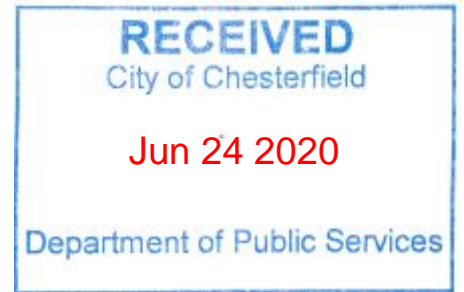
NAME: ROBERT E. WITHELL
 LICENSE NUMBER: E-02968
 EXPIRES: 06/24/2020
 SPECIALTY: CIVIL
 THE SEAL OF ROBERT E. WITHELL ON THIS DRAWING APPLIES ONLY TO THE CIVIL ENGINEERING WORK SHOWN. IT DOES NOT APPLY TO ANY OTHER WORK SHOWN ON THIS DRAWING. THE ENGINEER'S RESPONSIBILITY FOR ENVIRONMENTAL, GEOTECHNICAL, FOUNDATIONS, AND NOT LIMITED TO, BUT INCLUDING: STRUCTURAL, MECHANICAL, ELECTRICAL, PEST PROTECTION, TRAFFIC ENGINEERING, SITE AND LANDSCAPE ARCHITECTURE, ARCHITECTURAL, BUILDING OR LANDSCAPE.

Prepared For: ZH ASSET MANAGEMENT
 240 Larkin Williams Industrial Ct.
 Fenton, MO 63026
 BEING PARTS OF LOTS 3, 4 AND 5 OF
 BRYAN MULLANPHY ESTATE PARTITION
 TOWNSHIP 45 NORTH, RANGE 4 EAST

Project Name: WILDHORSE ACRES AMENDED SITE DEVELOPMENT PLAN
 BEING A TRACT OF LAND IN U.S. SURVEY NO. 886 AND U.S. SURVEY NO. 125, BEING PARTS OF LOTS 3, 4 AND 5 OF BRYAN MULLANPHY ESTATE PARTITION TOWNSHIP 45 NORTH, RANGE 4 EAST City of Chesterfield, St. Louis County, Missouri

REVISIONS	
DATE	DESCRIPTION

DATE: 06/24/2020
 DRAWN: DPB
 CHECKED: MJV
 SHEET NO.:



June 24, 2020

City of Chesterfield
Department of Planning
690 Chesterfield Parkway West
Chesterfield, MO 63017

Re: Wildhorse Acres

Ms. Kumerow,

This letter is in response to the concerns regarding the elimination of a potential future roadway connection from Wild Horse Creek Road to Harvester Lane as a result of this development.

Harvester Lane was recently constructed as part of Fienup Farms and serves as one of two access points to Wild Horse Creek Road from the new residential development. I have reviewed the alignment of which this potential roadway connection would be and find that it would be difficult to meet the minimum design standards of the St. Louis County Design Criteria for horizontal curvature. The minimum roadway centerline radii for a horizontal curve based on a 25-m.p.h. posted speed limit (30 m.p.h. design speed) is 125 feet. There is also an existing creek that runs thru the property which would require approximately 150 linear feet of roadway bridge. This assumes the roadway bridge would be constructed on a straight roadway alignment.

Note that projects that affect wetland or waters of the United States will likely be accompanied by an additional assessment of the project as required by the U.S. Army Corp of Engineers and/or Missouri Department of Natural Resources under Clean Water Act section 401/ 404 permitting requirements.

If a roadway connection were to be constructed thru the site at 16931 Wild Horse Creek Road it would be located only 500 feet west of the current Harvester Lane connection at a great cost to the jurisdictional authority providing funding, without providing any real benefit to the residence of the Fienup Farms residence.

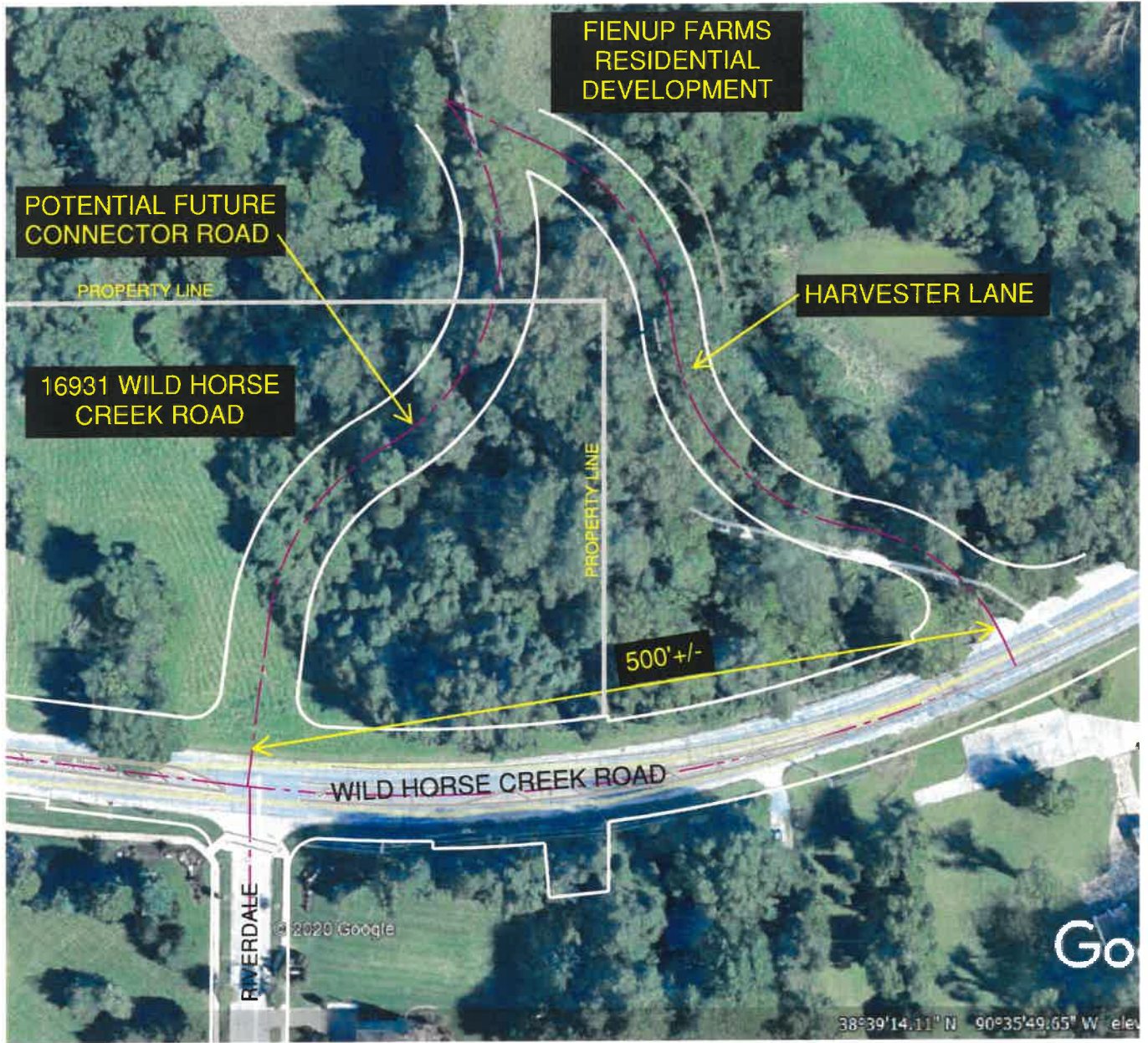
(Refer to attached Exhibit for reference.)

Sincerely,

A handwritten signature in blue ink that reads "Dan Bogaski". The signature is fluid and cursive.

Dan Bogaski
Senior Designer | Civil





RECEIVED

JUL - 1 2020

City of Chesterfield-Department of Planning

Consulting Engineers

HEIDEMAN ASSOCIATES, INC.
A Zak Company

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