

## Memorandum Planning & Development Services Division



**To:** Planning and Public Works Committee  
**From:** Jessica Henry, Project Planner  
**Date:** August 6, 2015  
**RE:** **P.Z. 05-2015 Arbors at Wilmas Farm (17508 Wild Horse Creek Road):** A request for a zoning map amendment from an “E-1” Estate One-Acre District to a “PUD” Planned Unit Development for 50.5279 acres located on the south side of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Arbor Grove Court (18V330035).

### **Summary**

In addition to the zoning map request for an “E-1” Estate One-Acre District (P.Z. 04-2015), Wilmas Farm, LLC, by: McBride & Son Acquisitions, LLC, is seeking a “PUD” Planned Unit Development for this tract of land. The PUD petition (P.Z. 05-2015) is a separate request from the “E-1” Estate One-Acre District request (P.Z. 04-2015); however the applicant has submitted them concurrently in order to establish the density requirements for the PUD. As required for a “PUD” Planned Unit Development, a Preliminary Plan and Project Narrative are included for your consideration.

The “PUD” request is for 47 lots which range in size from 22,000 square feet to 28,637 square feet with an average lot size of 23,012 square feet. Additional development characteristics proposed include 39% Common Open Space, 30 foot eastern and western perimeter landscape buffers, an enhanced 50 foot landscape buffer and common open space area along the northern perimeter that fronts Wild Horse Creek Road, a 7.82 acre greenspace preservation area, and several community amenities such as a playground area, multi-sports field, and a walking trail.

A Public Hearing relative to this petition was held at the June 22<sup>nd</sup>, 2015 Planning Commission meeting. No issues were identified at this time and subsequently a Planning Commission Vote Meeting was held on July 27<sup>th</sup>, 2015. In order to bring additional consistency between the Attachment A and the Preliminary Plan and at the request of Staff, a motion to amend the Attachment A to include the following two amendments was passed by a vote of 9-0:

### **Section I. E. Landscape and Tree Requirements** – *changes shown in **bold**.*

2. Provide a Greenspace Preservation Area on the southern portion of the site as shown on the Preliminary Plan, attached hereto, and marked as Attachment B. No structures or paving, **other than the pedestrian trail as shown on the Preliminary Plan**, are permitted in a Greenspace Preservation Area.

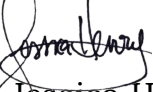
Section I. I. Access/Access Management – changes shown in **bold**.

**4. A thirty-foot-wide cross access easement shall be provided to the adjacent property to the west, as shown on the Preliminary Plan, and as directed by the City of Chesterfield.**

Thereafter, a motion to approve the petition as amended was passed by a vote of 9-0.

Attached to this report, please find a copy of the Attachment A, Staff's Planning Commission report, Project Narrative, Preliminary Plan, and Tree Stand Delineation Plan.

Respectfully submitted,



Jessica Henry, AICP  
Project Planner

cc: Aimee Nassif, Planning and Development Services Director

Attachments: Attachment A  
Planning Commission Report  
Project Narrative  
Preliminary Plan  
Tree Stand Delineation Plan

## ATTACHMENT A

**All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.**

### **I. SPECIFIC CRITERIA**

#### **A. PERMITTED USES**

1. The uses allowed in this Planned Unit Development (PUD) District shall be:
  - a. Dwellings, Single Family Detached.

#### **B. DENSITY REQUIREMENTS**

1. The total number of single family residential units shall not exceed forty-seven (47) units.

#### **C. DEVELOPMENT STANDARDS**

1. Minimum lot size for this development shall be 22,000 square feet.
2. Maximum height of all structures shall be fifty (50) feet.
3. Structure setbacks shall be as follows:
  - a. Twenty-five (25) feet from the front yard.
  - b. Eight (8) feet from the side yard with a minimum of twenty (20) feet between structures.
  - c. Twenty-five (25) feet from the rear yard.
4. No building or structure, other than: a freestanding project identification sign, light standards, retaining walls or flag poles shall be located within the above listed setbacks.

#### **D. PARKING AND LOADING REQUIREMENTS**

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. No construction related parking shall be permitted within the right of way or on any existing roadways surrounding the development including but not limited to Wild Horse Creek Road and Deep Forest Drive. All construction related parking shall be confined to the development.

## **E. LANDSCAPE AND TREE REQUIREMENTS**

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
2. Provide a Greenspace Preservation Area on the southern portion of the site as shown on the Preliminary Plan, attached hereto and marked as Attachment B. No structures or paving, other than the pedestrian trail as shown on the Preliminary Plan, are permitted in a Greenspace Preservation Area.
3. Landscape Buffer requirements:
  - a. A fifty (50) foot Landscape Buffer and Common Open Space area shall be required along the northern perimeter of the PUD as identified on the Preliminary Plan attached hereto and marked as Attachment B.
  - b. A thirty (30) foot Landscape Buffer shall be required along the southern, eastern, and western perimeters of the PUD as identified on the Preliminary Plan attached hereto and marked as Attachment B.
  - c. The thirty (30) foot Landscape Buffer requirement on the southern portion of the site shall be met by the inclusion of the Greenspace Preservation Area as shown on the Preliminary Plan, attached hereto and marked as Attachment B.
  - d. The required Landscape Buffer shall be outside of any developed lot and shall be dedicated as Common Open Space or Greenspace Preservation Area as identified on the Preliminary Plan.
4. Landscape berms along Wild Horse Creek Road shall be required as shown on the Preliminary Plan, attached hereto and marked as Attachment B.
5. A minimum of thirty-nine percent (39.0%) Common Open Space shall be required for this PUD; the Greenspace Preservation Area is included in this calculation.

## **F. SIGN REQUIREMENTS**

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.

2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or MoDOT, for sight distance considerations prior to installation or construction.

#### **G. LIGHT REQUIREMENTS**

1. Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

#### **H. ARCHITECTURAL**

1. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.

#### **I. ACCESS/ACCESS MANAGEMENT**

1. Access to the development shall be limited to one access point on Wild Horse Creek Road and another access from Deep Forest Drive. Adequate sight distance shall be provided, as directed by the City of Chesterfield, the Missouri Department of Transportation, and the Monarch Fire District, as applicable.
2. No lot shall be allowed direct access to Deep Forest Drive or Wild Horse Creek Road.
3. If adequate sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the Missouri Department of Transportation and the City of Chesterfield.
4. A thirty-foot-wide cross access easement shall be provided to the adjacent property to the west, as shown on the Preliminary Plan, and as directed by the City of Chesterfield.

#### **J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION**

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the agency in control of the right of way off of which the entrance is constructed if other than the City of Chesterfield. No gate installation will be permitted on public right of way.
2. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.

3. All roadway and related improvements in each plat or phase of the development shall be constructed and completed prior to issuance of building permits exceeding sixty percent (60%) for that plat or phase. Delays due to utility relocation and/or adjustment, for which the developer is responsible monetarily, shall not constitute a cause to issue permits in excess of sixty percent (60%).
4. Additional right-of-way and road improvements shall be provided, as required by the Missouri Department of Transportation and the City of Chesterfield.
5. Obtain approvals from the City of Chesterfield, the Missouri Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
6. Provide a five (5) foot wide sidewalk, conforming to ADA standards, along the Wild Horse Creek Road frontage of the site. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects as well as the existing sidewalk along Deep Forest Drive. The sidewalk may be located within right-of-way controlled by another agency, if permitted by that agency or on private property within a six (6) foot wide sidewalk, maintenance and utility easement dedicated for public use.
7. Provide an on-site pedestrian walking trail throughout the site as shown on the Preliminary Plan attached hereto and marked as Attachment B.
8. All proposed work in Missouri Department of Transportation right of way will require a Missouri Department of Transportation permit.
9. The entrance geometrics and drainage design shall be in accordance with Missouri Department of Transportation standards and shall be reviewed and approved by Missouri Department of Transportation.
10. The petitioner shall provide adequate detention and/or hydraulic calculations for review and approval of all storm water that will affect Missouri Department of Transportation right-of-way.
11. All proposed work in Missouri Department of Transportation right-of-way must comply with Missouri Department of Transportation standards, specifications, conform to Missouri Department of Transportation's Access Management Guidelines with detailed construction plans being received and approved by Missouri Department of Transportation.

12. The proposed driveway locations are subject to meet Missouri Department of Transportation sight distance criteria and Access Management Engineering Policy.

#### **K. TRAFFIC STUDY**

1. Provide a traffic study as directed by the City of Chesterfield and/or Missouri Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.
2. Missouri Department of Transportation will require a scoping meeting to discuss what type of traffic analysis will be needed to determine the necessary roadway improvements. A traffic impact study may be required to assess the impacts of the proposed development to the state highway system.

#### **L. POWER OF REVIEW**

Either Councilmember of the Ward where a development is proposed or the Mayor may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than twenty-four (24) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

#### **M. STORM WATER**

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.

2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield and the Metropolitan St. Louis Sewer District. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential developments or issuance of building permits exceeding sixty percent (60%) of the approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on all Site Development Plans.
3. The receiving storm system(s) shall be evaluated to ensure adequate capacity and to ensure that the project has no negative impacts to the existing system(s).
4. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
5. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
6. The lowest opening of all structures shall be set at least two (2) feet higher than the 100-year high water elevation in detention/retention facilities. All structures shall be set at least thirty (30) feet horizontally from the limits of the 100- year high water.
7. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District (MSD).
8. Storm sewers shall be as approved by the City of Chesterfield, the Missouri Department of Transportation, the Metropolitan St. Louis Sewer District, and other entities as necessary.
9. Formal project development plans, including a MSD flood plain study, shall be submitted to MSD for review, approval, and permits. These facilities shall be designed in accordance with the MSD Rules and Regulations and Engineering Design Requirements for Sanitary Sewer and Drainage Facilities that apply at the time of formal submission to MSD. Formal plan approval is subject to the requirements of detailed review.



10. Stormwater quality, channel protection, and flood detention requirements will apply. Please note this project will be considered “new development”, and controls shall be designed and implemented to reasonably mimic pre-construction runoff conditions (including runoff volume) to the maximum extent practicable. MSD will assess stormwater quality and flood detention effectiveness based on the site’s January 2000 pre-construction condition.
11. The rear portions of lots 16-27, walking trail, and multi sports field appear to bypass BMPs and detention facilities. The runoff generated from these improvements should be treated for water quality and managed to demonstrate no increase in flowrate and volume applied to offsite properties, as directed by MSD.
12. Site layout and grading shall provide for an overland flow path should the onsite storm sewer system capacity be exceeded or become blocked.
13. Receiving offsite sewer systems and open channels shall be analyzed for capacity. The developer may be required to improve downstream sewers and open channels if insufficient capacity exists to manage the additional flows generated by the proposed development or cause velocity conditions that would cause stream bank erosion.
14. A 404/401 permit may be required from the U.S. Army Corps of Engineers and Missouri Department of Natural Resources. The developer should investigate for and assess the presence of any jurisdictional features on the site, and confirm with these two agencies the applicability of any requirements. If applicable, approvals from these agencies will be required prior to formal MSD plan approval.

#### **N. SANITARY SEWER**

1. The receiving sanitary sewer system(s) shall be evaluated to ensure adequate capacity and to ensure the project has no negative impacts to the existing system(s).
2. Sanitary sewers shall be as approved by the Metropolitan St. Louis Sewer District, the City of Chesterfield, and other entities as necessary.
3. Easement to MSD will be required for any public sewers. The project is located in the Caulks Creek Impact area and subject to applicable fees.
4. The placement of fill shall not encroach upon the existing trunk sewer and easement located along the southern portion of the site.

## **O. GEOTECHNICAL REPORT**

Prior to Site Development Plan approval, the developer shall provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the City of Chesterfield. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

## **P. MISCELLANEOUS**

1. All utilities will be installed underground.
2. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the outboundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.
3. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.
4. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the Missouri Department of Transportation and/or the City of Chesterfield. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

5. Obtain any and all necessary determinations, approvals, and permits from USACE, the Missouri Department of Natural Resources, and other entities, as necessary, for work impacting or in close proximity to jurisdictional waterways and/or wetlands.
6. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Study and Floodplain Development Permit/Application to the City of Chesterfield for approval. The Floodplain Study must be approved by the City of Chesterfield prior to the approval of the Site Development Plan, as directed. The Floodplain Development Permit must be approved prior to the approval of a grading permit or improvement plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency. The LOMR must be issued by FEMA prior to the final release of any escrow held by the City of Chesterfield for improvements in the development. Elevation Certificates will be required for any structures within the Special Flood Hazard Area or the Supplemental Protection Area. All new roads within and adjacent to this site shall be constructed at least one (1) foot above the base flood elevation of the Special Flood Hazard Area. Improvements to existing roadways shall be required as necessary to provide at least one access route to each lot that is at least one (1) foot above the base flood elevation. Consult Article 5 of the Unified Development Code for specific requirements.
7. A portion of the site is located in the Special Flood Hazard Area or the Supplemental Protection Area related to floodplain. Consult Article 5 of the Unified Development Code for specific requirements. A certification of the actual elevation of the constructed floor will be required prior to occupancy of the building within these areas.

## **II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS**

- A.** The developer shall submit a Site Development Plan within eighteen (18) months of City Council approval of the change of zoning.
- B.** In lieu of submitting a Site Development Plan, the petitioner may submit a Site Development Concept Plan and Site Development Section Plans for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.
- C.** Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.

- D.** A Site Development Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E.** Where due cause is shown by the developer, the City Council may extend the period to submit a Site Development Concept Plan or Site Development Plan for eighteen (18) months.

### **III. COMMENCEMENT OF CONSTRUCTION**

- A.** Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.
- B.** Where due cause is shown by the developer, the City Council may extend the period to commence construction for not more than two (2) additional years.

### **IV. GENERAL CRITERIA**

#### **A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS**

The Site Development Plan shall include, but not be limited to, the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide open space percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.

10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.

23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

## **V. TRUST FUND CONTRIBUTION**

- A.** The developer shall contribute a Traffic Generation Assessment (TGA) to the Eatherton – Kehrs Mill Road Trust Fund (No. 552). This contribution shall not exceed an amount established by multiplying the required parking spaces by the following rate schedule:

<b><u>Type of Development</u></b>	<b><u>Required Contribution</u></b>
TGA Category	Contribution
Single Family Dwelling	\$1,085.70

(Parking Space as required by the site-specific ordinance or by section 1003.165 of the Saint Louis County Zoning Ordinance.)

If types of development proposed differ from those listed, rates shall be provided by the St. Louis County Department of Highways and Traffic.

If a portion of the improvements required herein are needed to provide for the safety of the traveling public, their completion as a part of this development is mandatory.

Allowable credits for required roadway improvements will be awarded as directed by the St. Louis County Department of Highways and Traffic and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

- B.** As this development is located within a trust fund area established by St. Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development shall be retained in the appropriate trust fund.
- C.** Traffic generation assessment contributions shall be deposited with St. Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development. Funds shall be payable to Treasurer, St. Louis County.

- D.** The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2016, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the St. Louis County Department of Highways and Traffic.

## **VI. RECORDING**

Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

## **VII. ENFORCEMENT**

- A.** The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B.** Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C.** Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D.** Waiver of Notice of Violation per the City of Chesterfield Code.
- E.** This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.



# VIII. B.

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## Planning Commission Vote Report

**Subject:** Change of Zoning Vote Report

**Meeting Date:** July 27, 2015

**From:** Jessica Henry, Project Planner

**Location:** South of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Arbor Grove Court

**Petition:** **P.Z. 05-2015 Arbors at Wilmas Farm (17508 Wild Horse Creek Road)**

### **Proposal Summary**

Wilmas Farm, LLC, by: McBride & Son Acquisitions, LLC, has submitted a request for a zoning map amendment to rezone 50.5 acres for a proposed single-family residential development.

As discussed in the June 22<sup>nd</sup>, 2015, Public Hearing Staff Report, the Petitioner is requesting to zone the property "PUD" Planned Unit Development as part of a two-step zoning process in order to obtain entitlements to develop this tract of land as a single family residential subdivision. The first step requires a change of zoning from the current "NU" Non-Urban District and "FPNU" Flood Plain Non-Urban District to "E-1" Estate One-Acre District for the purpose of establishing a maximum density. This is being proposed by petition P.Z. 04-2015 Arbors at Wilmas Farm (17508 Wild Horse Creek Road).

A Public Hearing on this Petition was held on June 22, 2015. At that time, no issues were generated by the Planning Commission or Public. The only items under review by Staff were minor revisions to the Preliminary Plan and obtaining comment letters from outside agencies. Since that time, both of these items have been completed.

As required for a "PUD" Planned Unit Development, a Preliminary Plan is included for your review. As shown on the Preliminary Plan, the applicant is proposing a total of forty-seven (47) lots which range in size from 22,000 square feet to 28,637 square feet with an average lot size of 23,012 square feet. Nearly forty percent (39.6%) or 20.02 acres of common open space has been proposed, with an additional 0.64 acres (1.3% of site) as common ground.

**Note, while these two projects require separate criteria and separate vote, the "PUD" cannot be considered if the zoning to "E-1 Acre" is denied.**



### **Site History**

The subject property was zoned “NU” Non-Urban District and “FPNU” Flood Plain Non-Urban District by St. Louis County prior to the incorporation of the City of Chesterfield. The property is currently utilized for agricultural purposes and has been in the past as well. Additionally, there have been no known structures on this site.

In 2013, two petitions for a zoning map amendment from the “NU” Non-Urban District to an “E-1” Estate One-Acre District (P.Z. 15-2013) and “E-1” Estate One-Acre District to a “PUD” Planned Unit Development (P.Z. 16-2013) were filed by Fischer & Frichtel Custom Homes, LLC, for this property. The purpose of these petitions was to allow for the development of 48 single family homes on this property. Public Hearings on these petitions were held on November 25, 2013; thereafter, the following occurred for each of these petitions:

- **P.Z. 15-2013 “NU” to “E-1”:** At the March 10, 2014 Planning Commission meeting a motion to approve was passed by a vote of 8-0.
- **P.Z. 16-2013 “E-1” to “PUD”:** Presented at the March 10, 2014 Planning Commission meeting—outstanding issues were identified and the Commission voted to hold the project.

In July of 2014, both of these petitions were withdrawn by the Petitioner prior to any City Council action occurring.



Figure 1: Subject Site Aerial

### **City Code Requirements**

The City of Chesterfield Unified Development Code (UDC) Article 3 states “the purpose of the “PUD” District is to encourage flexibility to the density requirements and development standards of the zoning ordinance that will result in exceptional design, character, and quality of new homogenous and mixed use developments; to promote the most appropriate use of land; to facilitate the provision of streets and utilities; and to preserve the natural and scenic features and open space.”

The City of Chesterfield UDC requires the project meet three (3) **General Requirements** in order to fulfil the application requirements for a “PUD”, as listed below. The petition currently under consideration meets all of these requirements.

- The property is at least four (4) contiguous acres.
- The property is under single ownership, or if under multiple ownership then written consent of owners is required.
- Acknowledgement that satisfying the minimum standards of the “PUD” District does not per se indicate that an application is entitled to a zoning change and that the City of Chesterfield may impose conditions and safeguards in excess of, or in addition to, the specified minimal requirements.

Once the application has passed sufficiency review, it is reviewed against the **Minimum Design Requirements** for a “PUD”. There are four (4) minimum design requirements that must be met in order for the project to qualify for a “PUD” and once these have been met the petition is scheduled for Public Hearing. These four (4) items are listed below, and again, the petition meets these requirements.

- Proposal has to meet the maximum residential density determined by the existing zoning district or by submitting an application for a change of zoning from the "NU" Non-Urban District to a residential zoning district.
- Provision of thirty (30) percent Common Open Space to be displaced throughout the site and not concentrated in one (1) area or contain only that portion of the site that would be considered undevelopable.
- Provision of perimeter buffer of at least thirty (30) feet in width.
- Proposed project has to be consistent with the purposes and intent of the Comprehensive Plan and the City of Chesterfield Municipal Code.

The UDC also details an additional twelve (12) **Design Features** suggested to be utilized by developers when applying for “PUD” zoning. This section of code also states the following: “Satisfaction of all or any of these design features is not mandatory, but the approval of “PUD” zoning will be predicated on the use of the below list or any other design feature deemed desirable by the City of Chesterfield. Proposed inclusion of these design features within a “PUD” can increase the flexibility of design standards and the ability of the developer to negotiate the mitigation of other requirements.” Following is a list of the suggested Design Features:

- Placement of structures on most suitable sites with consideration of maintaining existing site topography, soils, vegetation, slope, etc.;

- Preservation of natural and cultural areas, as well as the creation of open space through active and passive recreation areas to include greenways, landscape gardens, plazas, and walking and cycling trails that serve to connect significant areas and various land uses;
- Preservation of existing mature trees and trees deemed extraordinary by the City of Chesterfield Tree Specialist due to but not limited to the following: size, type, origin, grouping, or number of;
- Enhanced landscaping, deeper and opaque buffers, and increased planting along public right-of-ways, open space/recreational areas, and the overall perimeter to protect and ensure compatibility with adjacent land uses;
- Utilization of mixed use buildings;
- Utilization of Traditional Neighborhood Design (TND) techniques in the layout and spatial organization of the development;
- Structures designed and constructed of an architectural vernacular that exceeds the typical building design and materials within the City of Chesterfield;
- Segregation of vehicular traffic from pedestrian/bicycle circulation networks, and other traffic mitigation measures;
- Incorporation of Transit Oriented Development (TOD) or direct access to public transportation;
- Provision of affordable housing;
- Utilization of Leadership in Energy and Environmental Design (LEED) construction practices and development standards and the proposed LEED certification of buildings and grounds by the U.S. Green Building Council within the PUD; and
- Inclusion of community facilities and the access thereto.

To support these twelve items, the Petitioner has submitted a project narrative, which is attached for the Planning Commission’s consideration. Staff has reviewed the narrative and finds that a significant number of these Design Features have been addressed.

**Staff Analysis**

The Petitioner is requesting the “PUD” Planned Unit Development designation for 50.5 acres to develop 47 single-family dwelling units on lots which range in size from 22,000 square feet to 28,637 square feet with an average lot size of 23,012 square feet. As shown in the table below, the proposed lot size is consistent with that of surrounding developments.

Development	Lots	Acres	Minimum Lot Size (Square Feet)
Wildhorse	101	139.3	22,000
Arbors at Wildhorse	22	23.4	24,000
Windridge Estates	15	21.74	22,000
Country Lake Estates	41	46.7	22,000
<b><i>Arbors at Wilmas Farm (proposed)</i></b>	<b><i>47</i></b>	<b><i>50.5</i></b>	<b><i>22,000</i></b>

In order to address the minimum design requirements listed on the previous page of this report, the Petitioner is proposing to provide 20.02 acres of Common Open Space, which represents nearly 40% of the site; this significantly exceeds the 30% minimum requirement for Common Open Space. The Common Open Space areas are dispersed throughout the site and include amenities such as a recreation area, a children's playground, and a sports field. Each of these amenities will be connected via a walking trail. The trail features multiple linkages to the sidewalks within the proposed development, allowing easy access for homeowners throughout the subdivision. The provision of such community amenities is included amongst the desirable design features for "PUD" developments.

Additionally, 83% of the existing tree canopy will be preserved, and landscape buffers are proposed along the northern, eastern, and western perimeters in addition to a 7.82 acre greenspace preservation area along the southern perimeter of the site. The northern landscape buffer, which fronts along Wild Horse Creek Road, will be 50 feet in width and the Petitioner notes in the attached Project Narrative that all of the landscape buffers will feature enhanced landscaping. The eastern and western landscape buffers are to be 30' in width; all of these buffers are located within common ground areas outside of individual lots and exceed the minimum design standard set forth by the UDC. In addition to meeting and/or exceeding the minimum design requirements for buffer width, the enhanced northern landscape buffer and preservation of natural topography and forest are also desirable design features.

There are two access points proposed for the development; the main entrance off Wild Horse Creek Road and as secondary access off of Deep Forest Drive. Deep Forest Drive is a local public road maintained by the City of Chesterfield and Wild Horse Creek Road is a major arterial maintained by the Missouri Department of Transportation.

As previously stated, the applicant has provided a narrative which further details how this petition incorporates the desired design requirements established in the UDC for the "PUD" zoning district.

#### **Future Cross Access to the West**

The Gateway 61 church abuts a portion of the northwestern perimeter of the proposed development. A direct access to the Gateway 61 church property is currently provided from Wild Horse Creek Road; however, as shown on the Preliminary Plan for the Arbors at Wilmas Farm development, a 30 foot wide access easement to the Gateway 61 property is being provided. This will permit for a singular shared access point from Wild Horse Creek Road if the Gateway 61 church pursues a zoning map amendment at a future point in time.

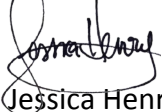
#### **Surrounding Land Uses and Comprehensive Plan Analysis**

For detailed information on the surrounding land uses and Comprehensive Plan Analysis, please refer to the Staff Report for P.Z. 04-2015, which was submitted in conjunction with this request as part of a two-step zoning process in order to obtain entitlements to develop this tract of land as a single-family residential subdivision.

**Recommendation**

Staff has reviewed the requested zoning map amendment by the Applicant as it pertains to the “PUD” request and has prepared an Attachment A reflecting this request for consideration by the Planning Commission. The petition has met all filing requirements and procedures of the City of Chesterfield. Additionally, all agency comments have been received and comments are represented in the provided Attachment A. Staff therefore recommends approval and requests action on P.Z. 05-2015 Arbors at Wilmas Farm (17508 Wild Horse Creek Road).

Respectfully submitted,

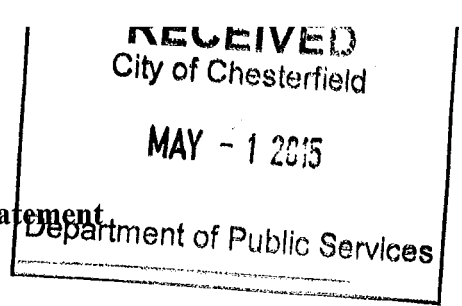


Jessica Henry, AICP  
Project Planner

Attachments

1. Attachment A
2. Petitioner’s Project Narrative
3. Preliminary Plan
4. Tree Stand Delineation

cc: Aimee Nassif, Planning and Development Services Director



**Arbors at Wilmas Farm Zoning Narrative Statement**

***a. General Description of the Proposal:***

The employee owners of McBride & Son Homes are proud to have the opportunity to unveil their newest project to the City of Chesterfield. McBride is proposing to develop 50.5 acres of property along Wild Horse Creek Road and is requesting an E-1AC PUD zoning in order to permit the development. The project consists of 47 large, wooded residential home sites on 50.5 acres which is less than one house per acre density. Greenspace, pocket parks and recreational amenities are dispersed throughout the development. McBride will be constructing its luxury home product line and will feature many upgraded architectural features that were added specifically for this project. McBride researched the densities, site development characteristics and architectural elements of the homes in surrounding subdivisions in order to create a project that is compatible with the surrounding communities. In addition, McBride has made every effort to preserve the many existing natural resources located on the site. The project meets and exceeds all of the relevant PUD requirements.

***b. List of requested uses:***

McBride is requesting single family detached residential use for the entire site. The site will also contain common ground (including common ground amenities) and public streets which will be designed and constructed in accordance with the City's guidelines for residential construction.

***c. Proposed Land Uses and development standards, density and height limitations, yard requirements (compatible with nearby uses and Comprehensive Plan):***

McBride is requesting a single family detached residential use for the site. The development standards are noted throughout this application and identified on the plan. The proposed density is less than one-acre. The plan includes 47 lots on 50.5 acres.

The maximum building height will be fifty feet which is consistent with the E-1AC district.

The minimum front yard setback will be 25 feet. The minimum rear yard setback will be 25 feet and the minimum side yard setback will be 8 feet with a minimum of 20 feet between homes.

***d. List of Permitted uses for each tract:***

McBride is requesting single family detached residential use for the entire site.

***e. Exceptions or variations from the requirement of the Zoning Ordinance:***

Pursuant to the City's Zoning Code, the purpose of the PUD is to encourage flexibility to the density requirements and development standards of the zoning ordinance. The lots will be smaller than one-acre in size however all of the lots will exceed 22,000 square feet which is consistent with the surrounding communities. The lot sizes allow for the inclusion of more common ground and amenities within the development. The plan includes front and side yard setbacks which are smaller than the minimum setbacks identified in the E-1AC district. These setbacks create more interspersed recreational opportunities within the project.

***f. Table Showing Number of Acres in the proposed development and each proposed land use including public facilities:***

The site contains 50.5 acres and will be entirely devoted to residential use. The public streets will consist of 4.68 acres.

***g. Proposed dedication or reservation of land for public use, including streets and easements.***

The project includes 4.68 acres of public streets and McBride will establish all of the necessary utility easements.

***h. Plans for parking, loading, access ways, and means of protecting adjacent areas from lighting and other potential, adverse effects.***

The site design features two cul-de-sacs and two eyebrows. All homes will include a standard three-car side-entry garage. This feature is not typically included as standard within this product line. McBride decided to include this option as standard based upon its research of existing architectural elements within some nearby communities.

***i. Phases for Construction:***

McBride anticipates that the entire site will be developed in one phase.

***j. Landscaping and Tree Preservation:***

McBride is proposing to preserve 83% of the existing woodland tree canopy which is nearly 50% more than the City's 30% tree preservation requirement. The preservation of these trees is an important characteristic of the overall community and is also identified as a key design feature for the PUD in the City's Zoning Code.

In addition to the tree preservation, McBride will provide extensive landscaping throughout the community. McBride is proposing enhanced landscape buffers around the perimeter of the project. This buffer is 30' wide along the eastern and western portions of the site and will include a walking trail providing pedestrian connectivity to the sidewalks and interior pocket parks and greenways. The buffer area is 50' in width along the northern property line with a 7.82 acre greenspace preservation area along the



southern boundary of the site both of which exceeds the City's standards. The northern buffer will be heavily landscaped along Wildhorse Creek Road. All of the foregoing buffer areas are located on common ground and not located within any lots.

***k. Character of and rationale for the PUD:***

The City's zoning code states that the purpose of the PUD District is: to encourage flexibility to the density requirements and development standards of the zoning ordinance that will result in exceptional design, character, and quality of new development; to promote the most appropriate use of land; to facilitate the provision of streets and utilities; and to preserve the natural and scenic features and open space.

McBride had three primary considerations when it designed the project. First, McBride wanted the project to compliment the existing communities in the area. After careful study of the surrounding area, McBride determined that one-acre density was the most appropriate for the site. While the one-acre density does not yield as many homes, it is important to preserve this one-acre density in this area. The City's Zoning Code identifies compatibility with surrounding land uses and the Comprehensive Plan as a "general consideration" for the PUD. The proposed E-1AC PUD zoning is consistent with the communities in the vicinity of the project. The nearby Wildhorse Community is zoned R-1 PEU which is the same density and the same type of zoning as the subject project. The adjacent Arbors at Wildhorse Creek is zoned E-1 PUD with the same density and similar lot sizes and setbacks. The City's Comprehensive Plan identifies this area as "Residential Single Family (Attached/Detached)" use which is entirely consistent with the project.

Second, the site contains many natural features and McBride sought to preserve many of these features. These natural features will also enhance the desirability of the location which contributes to the sustainability of the community. The environmental benefits of preserving these natural resources are numerous. The natural vegetation will cleanse and filter storm water and recharge the groundwater. In addition to the many environmental benefits, these features serve to provide residents with an identity to their community which further promotes sustainability. The preservation of these natural features achieves another design feature of the PUD identified in the City's Zoning Code.

Finally, McBride wanted to design a community worthy of its most luxurious product line. McBride will be offering homes with many upgraded architectural features. McBride designed many unique amenities and features (described below) which help to create a country estate-inspired home site for McBride's future residents. These features and amenities are also consistent with the City's Zoning Code which identifies the creation of open space through passive recreation areas as a design feature for the PUD.

The PUD is necessary in order to allow for flexibility in some of the design standards in the E-1AC zoning category while preserving many of the natural resources on the site. Most notably, the lots sizes will be less than one-acre however the lot sizes will all exceed 22,000 square feet which is greater than one-half acre. The overall density of the



site is actually less than one-acre density because the project consists of only 47 lots on 50.5 acres.

Based on the site plan, McBride anticipates that nearly twenty-five percent of the site will be left in its natural state. These natural areas will not be graded and natural slopes and vegetation will remain. The PUD section of the City's Zoning Code states that maintaining existing topography, soils and vegetation is a design feature for the PUD.

The design and construction of homes with an architectural vernacular that exceeds the typical building designs is also noted as a design feature in the PUD section of the City's Zoning Code. This design feature is achieved by offering McBride's most luxurious housing product on this site. McBride added important standard architectural features such as three-car side-entry garages and architectural shingles. In addition to the brick and stone elements on many of the elevations, McBride will be utilizing Hardie board siding which is a low maintenance and more sustainable alternative to other forms of siding.

The City's Zoning Code identifies environmentally conscious building techniques as a design feature of the PUD. McBride is committed to this concept as well. McBride is proposing to offer several sustainable and environmentally conscious options in its homes, including, Hardie board siding, energy efficient appliances, upgraded ceiling insulation, low-e windows, low-flow toilets, low-flow faucets and high efficiency HVAC systems. McBride is also utilizing many water quality features as part of the site design.

#### *1. Description of Amenities*

McBride is proposing several areas of common ground interspersed throughout the development. The "Recreation Area" in the middle of the site will likely have some type of covered picnic area and horseshoe pits to create a community gathering area for residents. The "Playground Area" adjacent to Lot 33 will contain children's playground equipment. McBride included a sports field on part of the large common ground area encompassing the entire southern boundary of the site. McBride designed each amenity so that it was dispersed throughout the development such that the parks and greenspace can be seen and easily accessed from every lot within the subdivision. All of the common areas, amenities and landscaped buffers will be maintained by the community association. Enhanced landscaping, deeper buffers and planting along right-of-way are all identified as design features of the PUD in the City's Zoning Code which is achieved by the proposed plan.

All of these recreational areas are connected with a trail and the trail will connect in various locations to the site's internal sidewalks. These trails will create interconnectivity throughout the site to all recreational areas and to Deep Forest Drive and Wildhorse via the new sidewalks. The interconnected trails will allow every future owner to easily walk to each recreational area and either Deep Forest or Wildhorse from every lot and/or recreational area within the project.

McBride will construct two full access entrances avoiding the need for a secondary emergency access entrance. The 50' landscape buffer area along Wildhorse Creek Road will create an impressive sense of arrival to the community, including an upscale lighted monument sign. This entrance will compliment the other community entrances in this area.

The site currently contains mature trees. McBride is proposing to preserve 83% of the existing trees (well in excess of the 30% preservation requirement).

***m. Lands to be dedicated for public use, if any:***

The project includes 4.68 acres of public streets and all of the necessary utility easements. Additionally, McBride is planning on a 15' wide road dedication along Wildhorse.

***n. Phasing:***

McBride anticipates that the entire site will be developed in one phase.

***o. Phasing and time schedule for Public Facilities:***

McBride anticipates that the entire site will be developed in one phase.



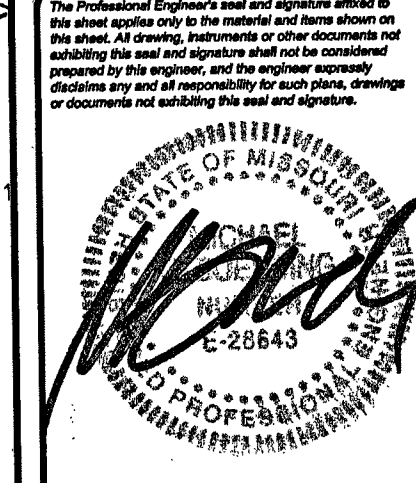


1	INITIAL SUBMITTAL 05-01-15
2	Revised Per Chesterfield Comments 5-30-15
3	Revised Per Verbal City Comments 7-21-15
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8	
9	

**Wilmas Farm, LLC**  
 5091 New Baumgartner Road  
 St. Louis, Missouri 63129  
 Ph: (314) 487-5617

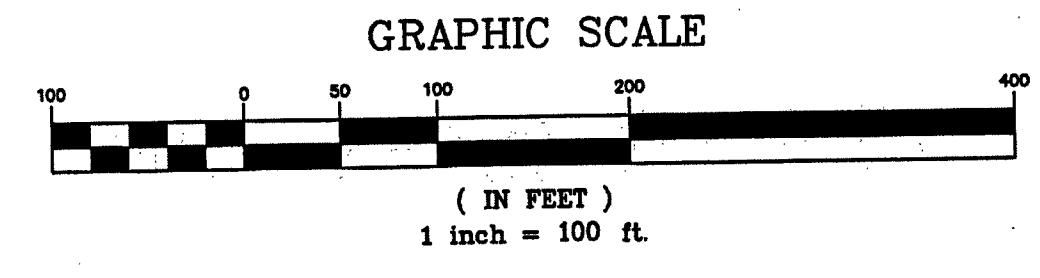
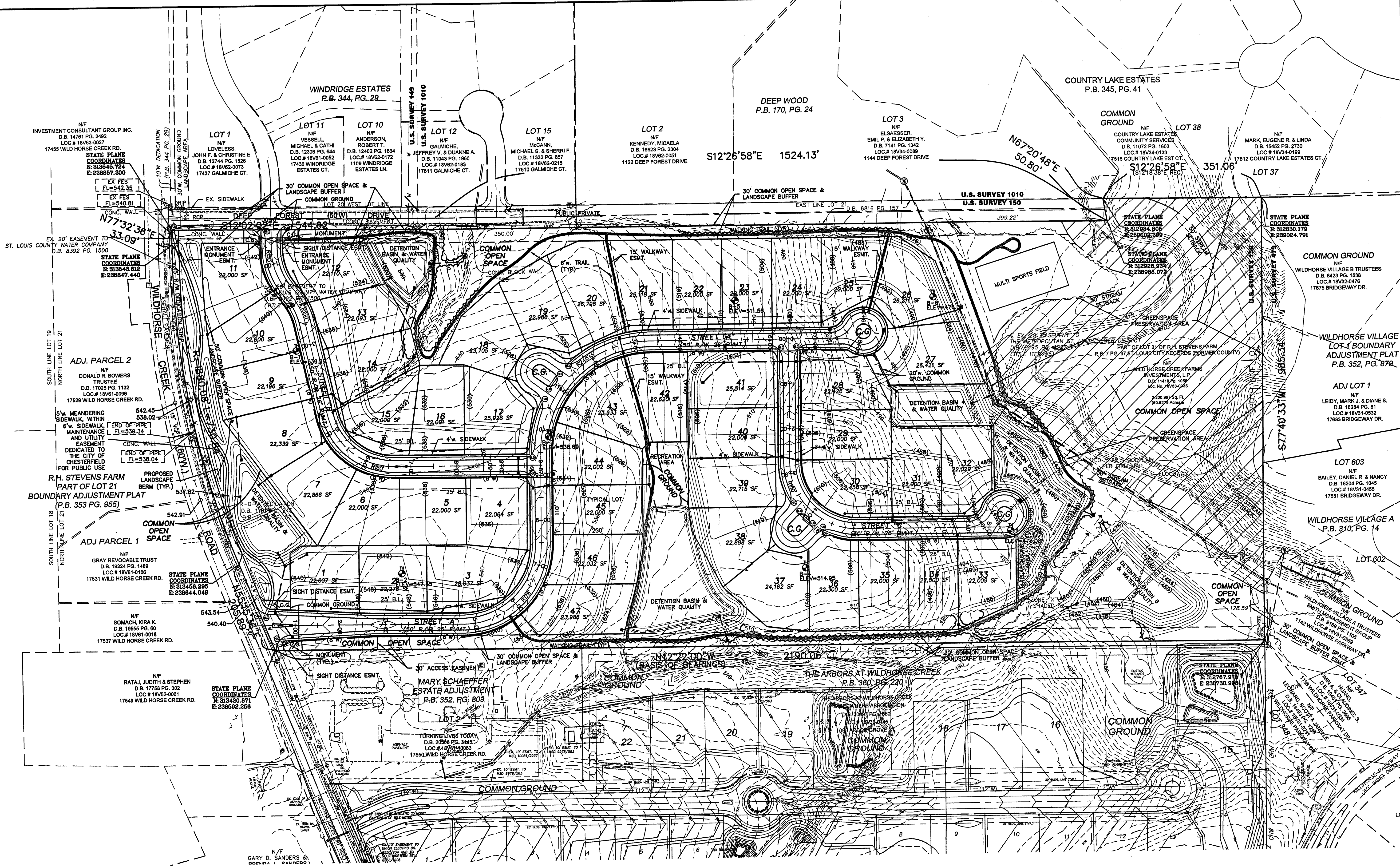
**THE STERLING CO.**  
**ENGINEERS & SURVEYORS**  
 5055 New Baumgartner Road  
 St. Louis, Missouri 63129  
 Ph: 314-487-5617 Fax: 314-487-9644  
 www.sterling-eng-survey.com  
 Corporate Certificate of Authority #001948

**The Arbors at Wilmas Farm**  
 Chesterfield, Missouri  
 PRELIMINARY DEVELOPMENT PLAN



Date: 7-21-2015  
 MICHAEL G. BOERDING  
 License No. MO E-28643  
 Civil Engineer

Job Number: 15-03-091  
 Date: July 21, 2015  
 Designed: MF Sheet: 2.1  
 Drawn: LG  
 Checked: PRE



MSD Base Map 18-V

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 318, RSMo

Drawing name: V:\1503091\Landmarks\Drawings\Preliminary\0091\_PFE.dwg Plotted on: Jul 21, 2015 - 10:28am Plotted by: slw/steve



# The Arbors at Wilmas Farm

A TRACT OF LAND BEING PART OF LOT 21 OF R.H. STEVENS FARM  
 RECORDED IN PLAT BOOK 7 PAGE 37 OF THE ST. LOUIS CITY (FORMER COUNTY) RECORDS,  
 LOCATED IN U.S. SURVEYS 122, 150, 102 AND 419, TOWNSHIP 45 NORTH, RANGE 3 EAST,  
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

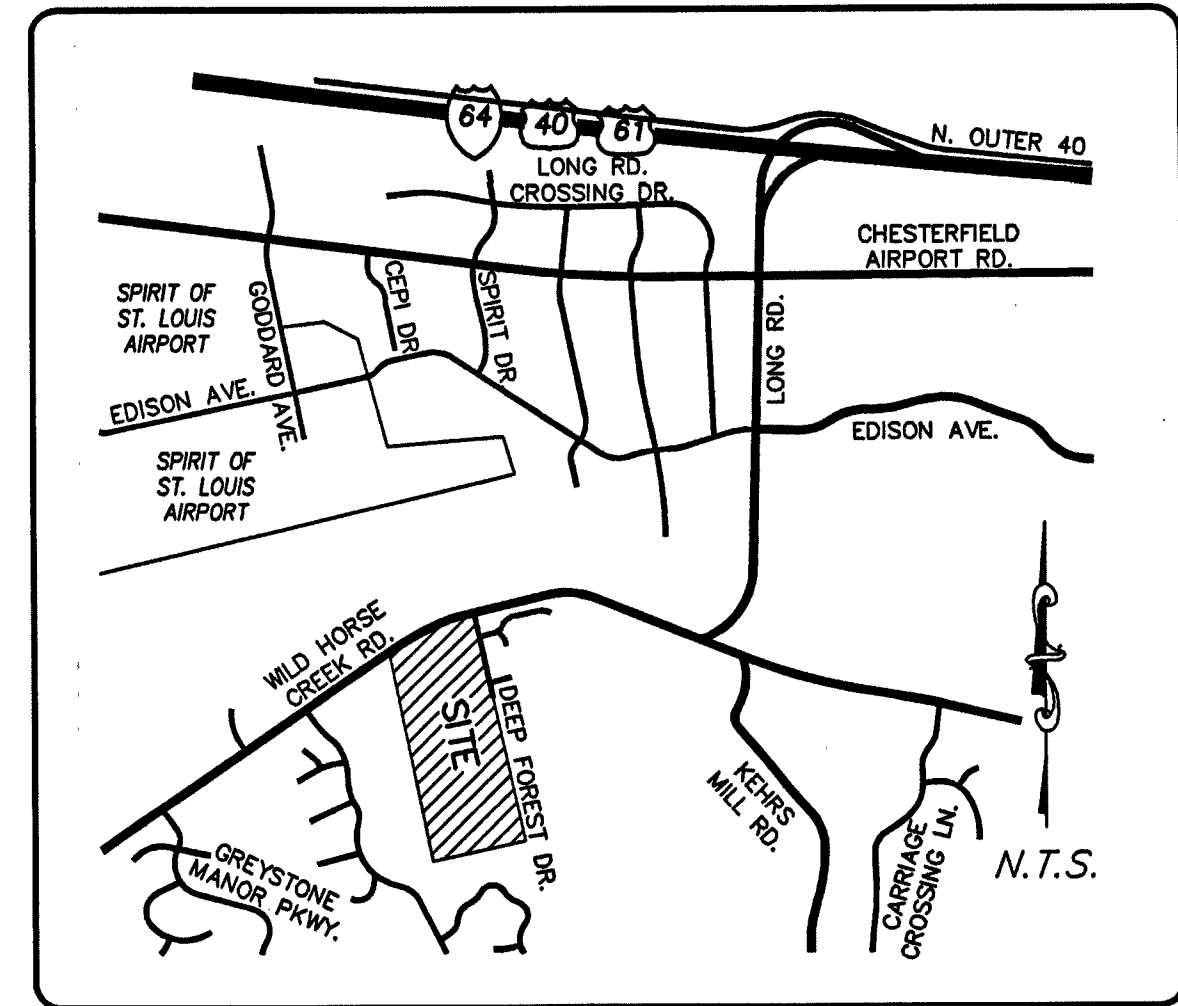
## Natural Resource Map

	Existing Tree Mass
	Hydrologic Group "C/D" Soils
	Hydrologic Group "C" Soils
	Areas of Slopes in Excess of 20%
	Regulated Waters

NATURAL RESOURCE	PRESENCE	ADDITIONAL INFORMATION
Wetlands	Yes	Southwest corner of site.
Streams and Floodplains	Yes	Bonhomme Creek tributaries flow through site. Southern portion of site is located in the 100 year floodplain. Stream buffer requirements apply.
Karst	No	
Ponds	No	

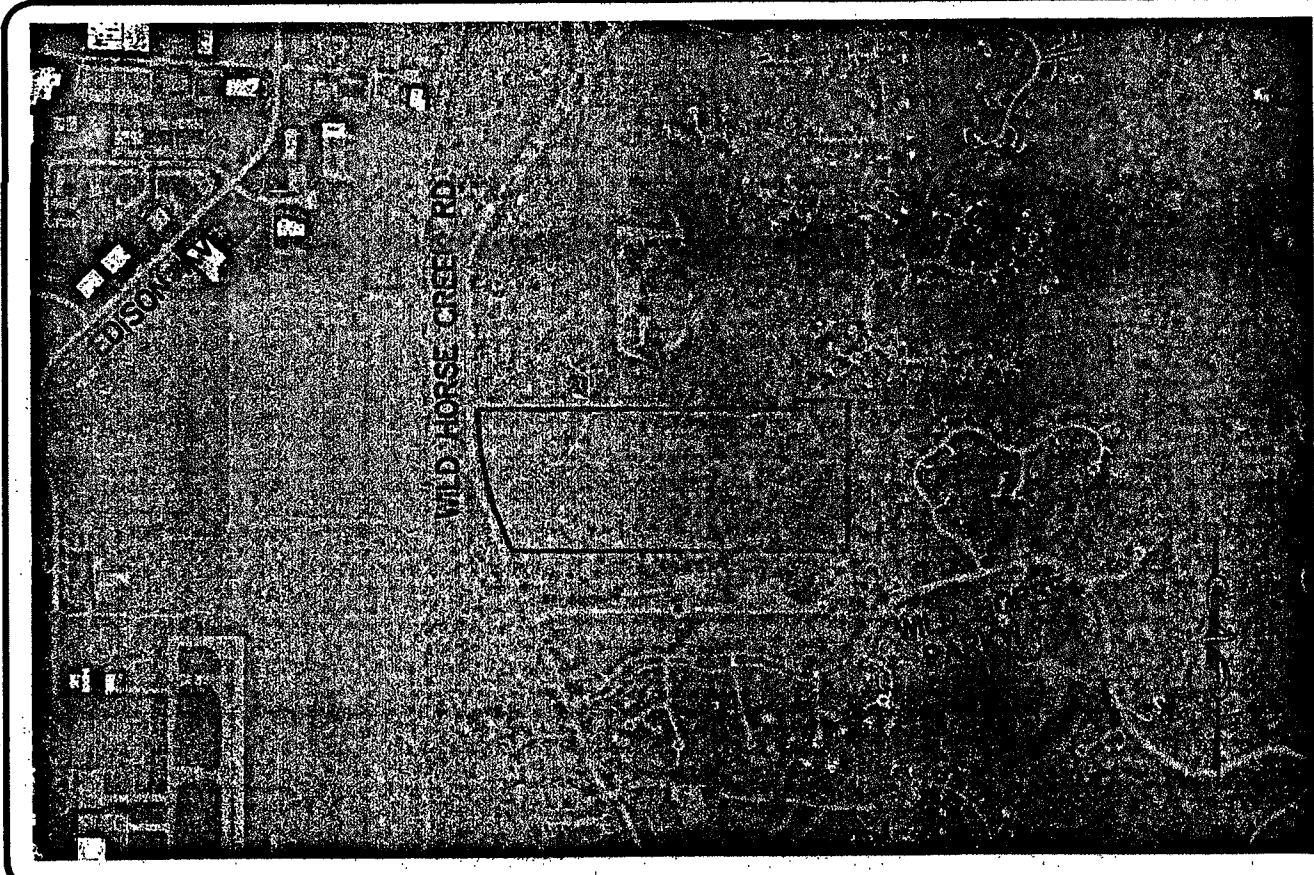
### SITE INFORMATION:

EXISTING USE: VACANT  
 SURROUNDING PROPERTY USES: RESIDENTIAL



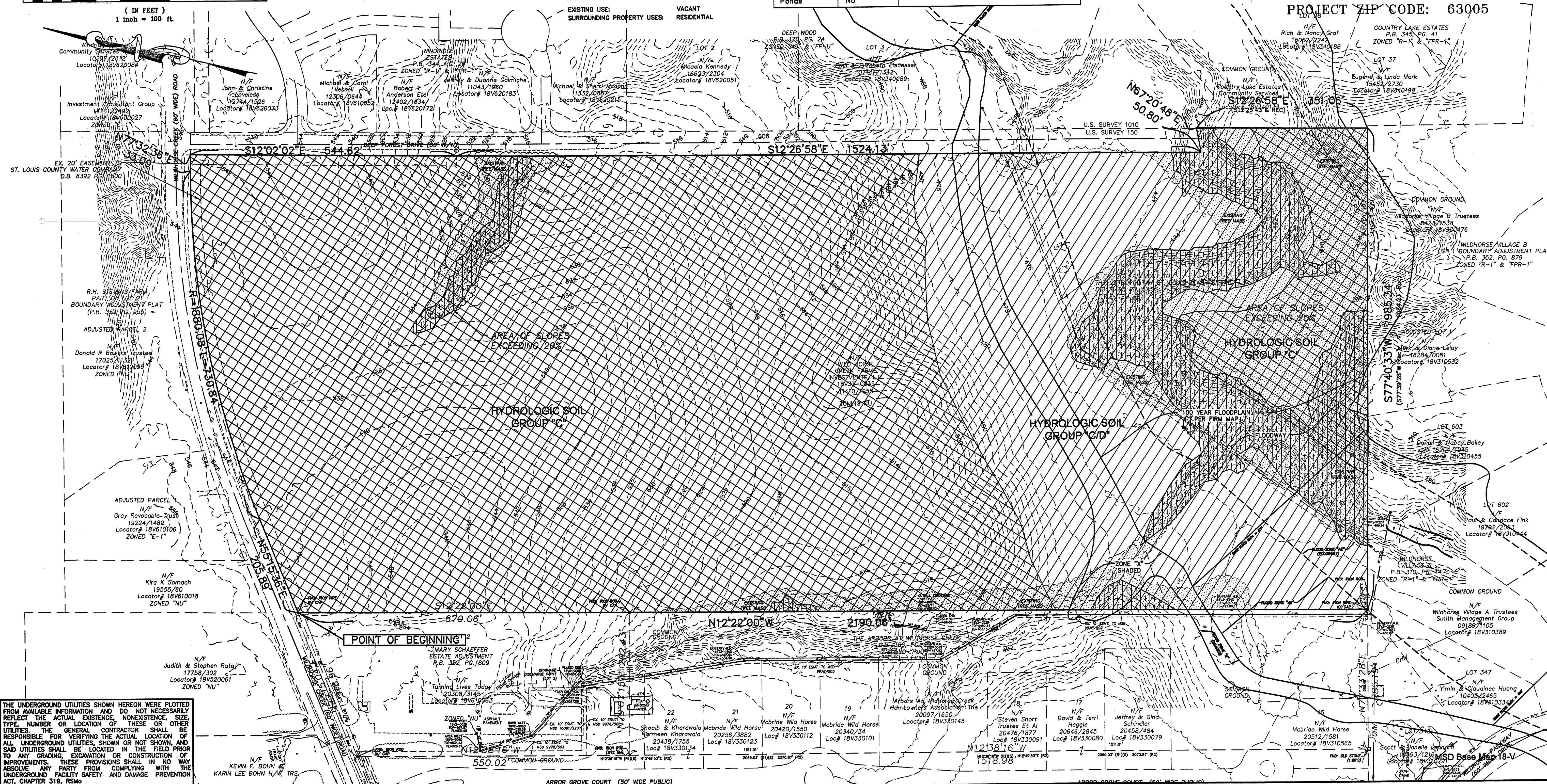
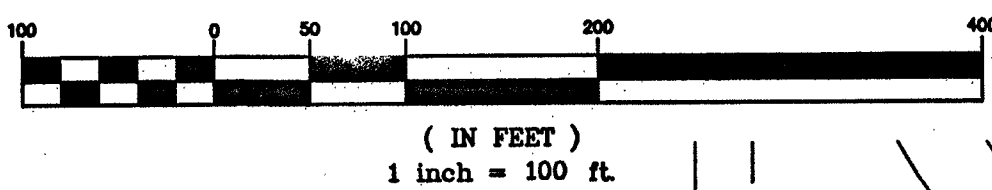
LOCATION MAP  
 N.T.S.

PROJECT ZIP CODE: 63005



AERIAL PHOTO  
 N.T.S.

GRAPHIC SCALE



POINT OF BEGINNING

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo

ISSUE	REMARKS/DATE
1	INITIAL SUBMITTAL 05-01-15
2	Revised Per Chesterfield Comments 6-30-15
3	Revised Per Verbal City Comments 7-21-15
4	
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The Arbors at Wilmas Farm  
 Chesterfield, Missouri  
 PRELIMINARY DEVELOPMENT PLAN  
 NATURAL RESOURCE MAP

The Professional Engineer's seal and signature are shown in this sheet. Copies may be made and used for other projects only if the original and these sheets are submitted to the Missouri State Board of Professional Engineers and Surveyors for approval. The Missouri State Board of Professional Engineers and Surveyors shall not be responsible for any errors or omissions in this plan or any other documents prepared hereon and shall not be responsible for any damages or claims resulting from the use of this plan or any other documents prepared hereon.

Date: 7-21-2015  
 MICHAEL G. BOERDING  
 License No. MO E-28843  
 Civil Engineer

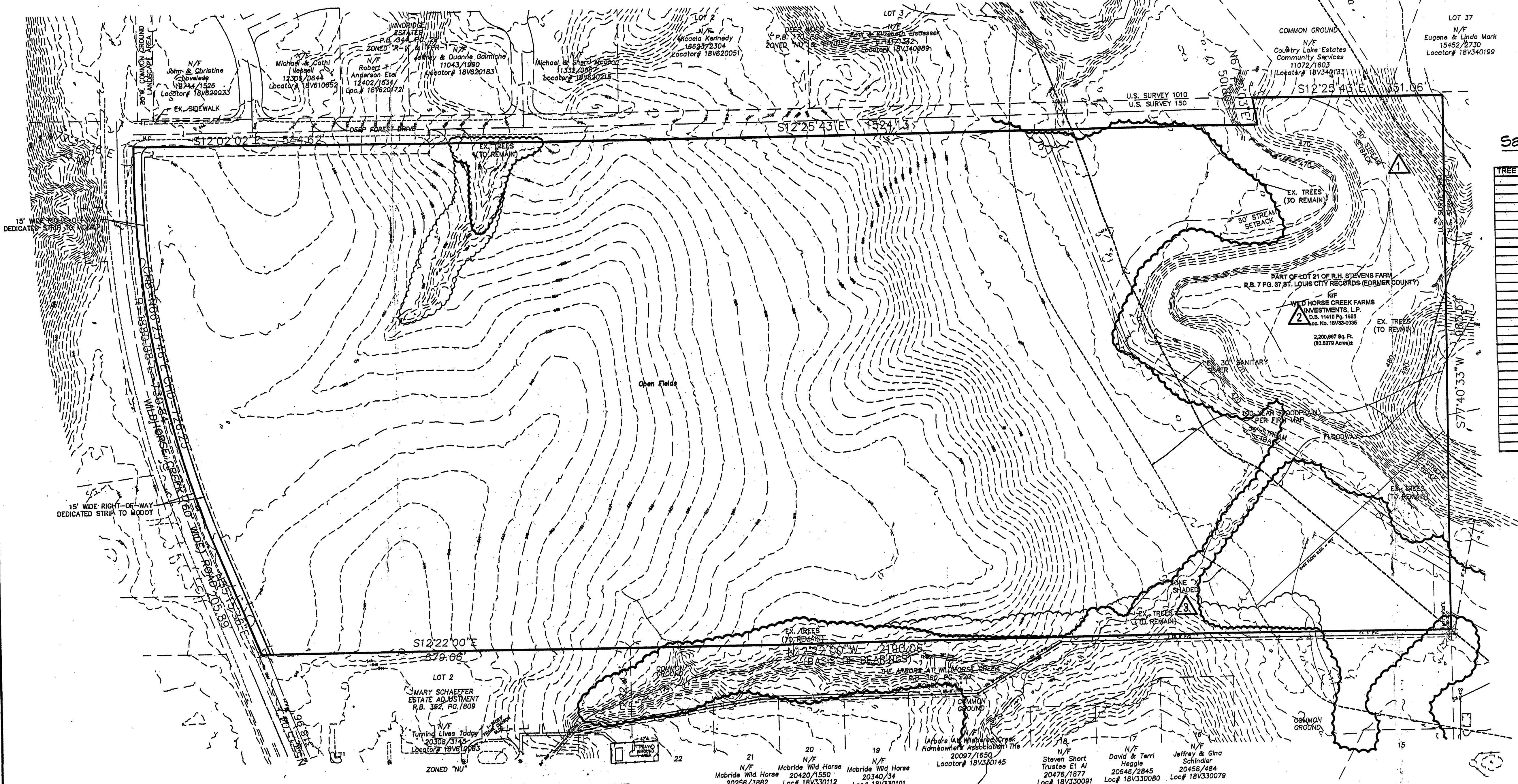
Job Number  
 15-03-091  
 Date  
 July 21, 2015  
 Designed: MF Sheet  
 Drawn: LG 3.1  
 Checked: PRE



**LEGEND:**

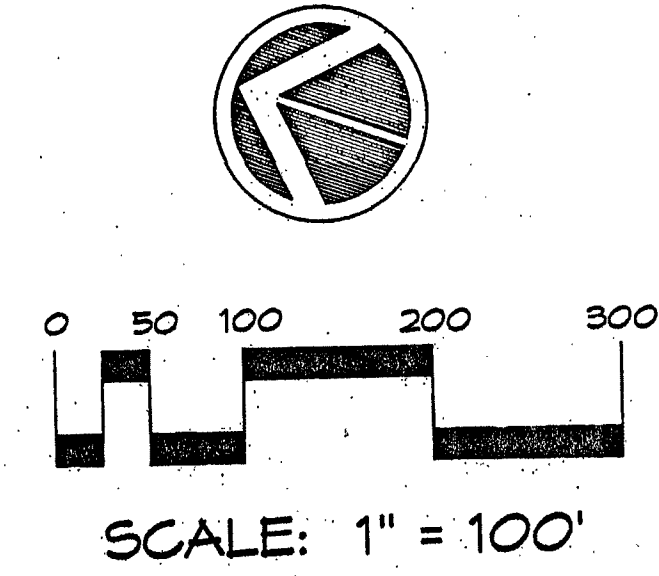
Existing tree or tree mass

BAF-10 Sample Point



**Sample Point Inventory and Evaluation**

TREE NUMBER	SPECIES	DIAMETER	CONDITION	COMMENTS
1	Hickory	4"	Fair	BAF Point 1
2	American Elm	17"	Poor	BAF Point 1
3	Boxelder	10"	Fair	BAF Point 1
4	Hickory	38"	Good	BAF Point 1
5	Sycamore	51"	Fair	BAF Point 1
6	American Elm	18"	Good	BAF Point 1, top out storm damage
7	Ash	23"	Dead	BAF Point 1, hollow, storm damage
8	American Elm	26"	Poor	BAF Point 1, hollow, storm damage
9	Hickory	5"	Fair	BAF Point 2
10	Hickory	2"	Fair	BAF Point 2
11	Hickory	4"	Fair	BAF Point 2
12	Slippery Elm	5"	Fair	BAF Point 2
13	American Elm	19"	Fair	BAF Point 2
14	Boxelder	13"	Fair	BAF Point 2
15	Slippery Elm	11"	Fair	BAF Point 2
16	Slippery Elm	15"	Fair	BAF Point 2
17	Boxelder	6"	Poor	BAF Point 2
18	Boxelder	19"	Fair	BAF Point 2
19	Oak	20"	Dead	BAF Point 2, hollow, storm damage
20	Ash	2"	Poor	BAF Point 3
21	Slippery Elm	7"	Fair	BAF Point 3
22	American Elm	12"	Fair	BAF Point 3
23	American Elm	10"	Fair	BAF Point 3
24	Dogwood	3"	Fair	BAF Point 3
25	Boxelder	12"	Poor	BAF Point 3
26	American Elm	4"	Poor	BAF Point 3
27	American Elm	14"	Fair	BAF Point 3
28	Slippery Elm	3"	Poor	BAF Point 3
29	Slippery Elm	4"	Fair	BAF Point 3
30	Black Cherry	12"	Fair	BAF Point 3
31	Black Cherry	14"	Fair	BAF Point 3



**FORESTRY CONSULTANT SERVICES**

Bruce Vawter  
Consulting Forester  
8321 Manorok Dr. • St. Louis, MO 63128  
(314) 849-2753  
E-mail: FCSvawter@jocjobal.net

**ARBORS AT WILMAS FARM**  
(formerly known as)  
WILMAS FARM / LANDVETTER  
Chestertfield, Missouri  
Tree Stand Delineation Narrative  
October 9, 2015

The Wilmas Farm / Landvetter development is situated in an area of west St. Louis County, in the City of Chesterfield located along the south side of Wild Horse Creek Road, immediately west of Deep Forest Drive. The development encompasses approximately 51.82 acres of land with a total of 9.72 acres in woodlands. The woody plant coverage of this property is a mixture of old field succession and bottomland tree species with the species including: flowering dogwood, boxelder, American elm, slippery elm, black cherry, oak, hickory, ash, and sycamore. The understory trees, shrubs and herbaceous species include hickory, sugar maple, pawpaw, poison ivy, sumac, bush honeysuckle and wild grape. During my site inspection, I found no significant, state-listed champion trees or rare trees and plants, located on the property.

The majority of the 9.72 wooded acres is in the southern portion of the property. This densely wooded area also includes the creek with steep terrain and a varied collection of trees. There are also small areas of tree cover along intermittent drainage near the northeast corner and along portions of the west property line. I took 3 BAF-10 sample points in the woodlands (locations shown on the Tree Stand Delineation drawing) and recorded a density of 103 trees per acre with an average diameter (dbh) of 12.4". There were 31 trees tallied on the three BAF-10 sampling points with species distributed by the following percentages: elm 45%, boxelder 16%, hickory 16%, black cherry 6%, ash 6% and sycamore, oak and dogwood 3% each. I found no evidence of any major insect or disease concerns.

The wooded tree canopy coverage on the site totals 9.72 acres or 423,403 square feet. The required tree canopy coverage to be retained is 30%, which totals 2.92 acres or 127,195 square feet. The wooded tree cover on the Tree Stand Delineation plan, scheduled to be retained, includes 9.05 acres or 350,658 square foot of canopy coverage. Retention of the trees within this wooded area will exceed the required tree canopy coverage retention.

**ARBORS AT WILMAS FARM**  
(formerly known as)  
WILMAS FARM / LANDVETTER  
Tree Stand Delineation Tabular Summary

- Acreage of the site - 51.82 acres
- Tree canopy coverage of wooded area - 9.72 acres (423,403 sq. ft.)
- Tree canopy coverage required (30%) 2.92 acres (127,195 sq. ft.)
- Tree canopy coverage to be removed (17%) 1.67 acres (72,745 sq. ft.)
- Tree canopy coverage to be retained - (83%) 8.05 acres (350,658 sq. ft.)
- Forest type: Bottomland Hardwoods and Old Field Regeneration
- Dominant species: elm, boxelder and hickory
- Density expressed in trees per acre: - 103 trees per acre
- Average diameter: 12.4" dbh
- Apparent health problems: None

I hereby certify that I viewed this property and provided this professional opinion regarding the Tree Stand Delineation details for the property identified as Wilmas Farm / Landvetter, Chesterfield, Missouri.

Bruce Vawter  
Bruce Vawter  
Consulting Forester  
Certified Forester #2501  
Certified Arborist # MW-0469A

- General Notes:**
1. Base information: Outboundary and topographic survey and air photo by Sterling Engineering & Surveyors, Job No. 15-08-265, dated 9-26-2015. Floodplain and Floodway areas are present at the rear portion (southern end) of the subject site, per FIRM Flood Insurance Rate Map, map number 29184C0145 K, with effective date of February 4, 2015.
  2. Flood Plain:
  3. Address of Subject Property: 17505 Wild Horse Creek Road
  4. Locator Number: 18V33005

\*\* Note calculations are subject to final engineering design being performed. Final plans may show more or less trees being saved. However, as a minimum, there shall be at least 30% of the existing trees retained.

Prepared For:  
**ARBOR HOLDINGS II, L.L.C.**  
5091 New Baumgartner Road  
St. Louis, Missouri 63129  
Phone: 314-487-6711

**Arbors at Wilmas Farm**  
Tree Stand Delineation

**HALL + ASSOCIATES, L.L.C.**  
LAND PLANNING  
LANDSCAPE ARCHITECTURE

424 SOUTH CLAY AVENUE, ST. LOUIS, MO 63122 314.966.5577

Drawn by: JRH	Checked by:	Project Number: 13014	Sheet Number: 1 OF 1
Date: 10-10-15	Revisions: 10-11-15, 2-7-14, 2-25-14, 5-3-14, 5-4-14, 5-5-14, 4-22-14 4-25-14, 4-30-15, 6-30-15		