



IV. A&B

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

Planning and Development Services Division Public Hearing Summary Report

P.Z. 09-2013 Schoettler Grove (2349 Schoettler Rd.): A request for a zoning map amendment from “NU” Non-Urban District (3 acre) to “R-3” Residence (10,000 sqft lot min.) for 17.0 acres located northwest of the intersection of Clayton Rd. and Schoettler Rd. (20R310137 & 20R220010).

And

P.Z. 10-2013 Schoettler Grove (2349 Schoettler Rd.): A request for a zoning map amendment from “R-3” Residence District (10,000 sqft lot min.) to “PUD” Planned Unit Development for 17.0 acres located northwest of the intersection of Clayton Rd. and Schoettler Rd. (20R310137 & 20R220010).

Summary

Brinkman Holdings, LLC has submitted a request for a zoning map amendment to rezone 17.0 acres for a proposed single-family residential development. The City of Chesterfield Land Use Plan indicates these parcels are within the Residential Single-Family district. The applicant is proposing to rezone from “NU” Non-Urban District (3 acre minimum) to R-3 Residence (10,000 sqft. minimum (application P.Z. 09-2013) and then rezone the entire tract to “PUD” Planned Unit Development (application P.Z. 10-2013). The purpose of rezoning the tract from NU to R-3 is to fulfill a requirement of the City Code (a property cannot be rezoned to PUD from NU) and to establish the overall density for the proposed PUD.

As required for a PUD, a proposed Preliminary Plan associated with the PZ 10-2013 is included for your review. The proposed plan indicates a total of 31 lots or a density of 1.82 units per acre. Lots range in size from 7,128 square feet to 15,069 square feet with an average lot size of 10,827 square feet. A little over thirty percent (30.18%) or 5.13 acres of common ground has been proposed. In addition, another 1.78 acres of Preservation Area is proposed (western portion of site). This Preservation Area includes grave markers from a cemetery on-site.

Access for the proposed development would be provided off Schoettler Road (eastern access) and Westerly Court (north access). Schoettler Road is a Minor Arterial paved two-lane public road maintained by the City of Chesterfield and Westerly Court is an interior subdivision paved public road which is currently stubbed into the proposed development.

A public hearing further addressing the request will be held at the August 12, 2013, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice and Project Narrative.

P.Z. 09 & 10-2012 Schoettler Grove

Public Hearing Report
August 12, 2013

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'John Boyer', with a long horizontal line extending to the left.

John Boyer
Senior Planner

Attachments

1. Public Hearing Notice
2. Preliminary Plan
3. Project narrative

cc: Aimee Nassif, Planning and Development Services Director

**NOTICE OF PUBLIC HEARING
CITY OF CHESTERFIELD
PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold Public Hearings on August 12, 2013 at 7:00 p.m. in the City Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017. Said Hearings will be as follows:

P.Z. 09-2013 Schoettler Grove (2349 Schoettler Rd.): A request for a zoning map amendment from “NU” Non-Urban District (3 acre) to “R-3” Residence (10,000 sqft lot min.) for 17.0 acres located northwest of the intersection of Clayton Rd. and Schoettler Rd. (20R310137 & 20R220010).

And

P.Z. 10-2013 Schoettler Grove (2349 Schoettler Rd.): A request for a zoning map amendment from “R-3” Residence District (10,000 sqft lot min.) to “PUD” Planned Unit Development for 17.0 acres located northwest of the intersection of Clayton Rd. and Schoettler Rd. (20R310137 & 20R220010).



Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review from the Planning and Development Services Division at Chesterfield City Hall, 690 Chesterfield Parkway West, weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact John Boyer, Senior Planner by telephone at 636-537-4734 or by email at jboyer@chesterfield.mo.us.

CITY OF CHESTERFIELD
Michael Watson, Chair
Chesterfield Planning Commission

For information about this and other projects under review by the Planning and Development Services Division, please visit “Planning Projects” at www.chesterfield.mo.us

LEGAL DESCRIPTION

A tract of land being part of Fractional Section 24 in Township 45 North, Range 4 East of the Fifth Principal Meridian in the City of Chesterfield, St. Louis County Missouri.

JUL 22 2019

Narrative Statement (PUD)

The subject 17.0 acre site in the Northwestern corner of the Schoettler Road/Clayton Road intersection (the "Property") presents a number of development challenges. There are existing residential subdivisions to the North (Westerly), South (Gascony Villas) and East (Amberleigh Villas) so compatibility of uses, density, and design will be addressed. The topography of the Property is difficult, dropping off substantially from South to North with ravines running South to North that require extensive grading and tree removal on the Property. In order to accommodate the conditions of the Property, address storm water drainage, and provide utilities, streets, common ground and buffering and address compatibility, a Planned Unit Development is requested. A separate Application for rezoning to R-3 has been filed.

The Plan submitted with this Application (the "Plan") shows a total of 31 lots (16 detached villas and 15 detached single family), ranging in size from 7,128 sq. ft. to 15,069 sq. ft.

The Applicant is owner under contract of the Property, and the acreage meets the minimum requirements of the PUD enabling ordinance of the City (the "PUD Ordinance").

Justification for PUD

Section 1003.187, Planned Unit Development, states that one of the purposes of the PUD District is "to promote the most appropriate use of the land". Presumably the "most appropriate use" of the subject site is residential since that is the Comprehensive Plan designation for the subject site. Compatibility with the adjacent residential is also a planning objective, and the Petitioner has considered that in proposing the PUD. The subject site cannot be developed for its "most appropriate use" without substantial grading and clearing existing trees from the subject site. The proposed development proposes an exceptional design for a difficult infill site which presents extraordinary difficulties due to topography and stormwater. The PUD development, although allowing an R3 density compatible with adjacent developments, is proposed at a significantly lesser density. In recognition of the initial site impacts, the developer has sacrificed significant allowable density to provide for exceptional site design, including but not limited to: 1) rolling road design with longitudinal slope as steep as eight percent (8%) and connection to adjacent stub street and alignment with the entrance to adjacent development, 2) extensive perimeter, professionally landscaped buffers, 3) expansive, restricted and common open space, and 4) sensitivity to known stormwater concerns. This site design is materially impacted by adjacent developments. While extensive grading (110,000 cubic yards) is necessitated by the existing site limitations described in more detail herein, expansive perimeter landscape buffers and extensive common open space is provided. Inasmuch as the required grading impacts the existing site vegetation, these

common open spaces and landscape buffers will be used to provide compensatory vegetative mitigation as provided by City Code.

There is no flat area on the subject site. It falls 66 feet from the South (Clayton Road) to the North (Westerly Ct.), and several non-jurisdictional ravines cut through the subject site from South to North. Even though substantial grading is required, the subject site will not be "flattened". After development, the portion of the subject site devoted to developed lots will fall 42 feet from South to North, and 15 out of 31 lots will be walk-outs thereby taking advantage of the existing topography to a significant degree. Even after taking into account that street grades cannot exceed 8%, the streets and the site will be "rolling" and not "flat". This "rolling" character will be a reflection of the original topography. To further complicate the grading, a stub street connection is required from the North, which establishes a fixed elevation and maximum grade in order to meet City requirements. In essence, not only is the grading dictated by existing grades at the perimeter of the site, but the grades are also fixed, roughly in the center of the site, creating a fulcrum on which the grading in the east-west direction is fixed.

The extensive grading and storm water management facilities contemplated by the proposed plan are also necessary to mitigate the existing storm water drainage problem acknowledged by MSD. The proposed grading and storm water management facilities will improve existing runoff conditions as follows: (1) there will be a 100% volume reduction for the first 1.14 inch of storm water runoff by implementation of bio-retention; and (2) the runoff rate for the 2 year through 100 year events will be reduced below the pre-development condition by implementation of storm water management basins. This cannot be accomplished without extensive grading and tree removal. As the City is fully aware, stormwater was a significant concern in the development of the Westerly subdivision immediately downstream. The stormwater discharge for this development flows through Westerly and impacts the prior developed Scarborough West, and Georgetown subdivisions. Significant attention has been required to address the downstream stormwater concerns.

The "General considerations" listed in Section 1003.187 have been considered, and the "Design features" also "suggested" in that Section have also been considered. (See further comments below). Site conditions and storm water management have dictated that extensive grading and tree removal must be done, but Petitioner has sought to balance this by creating open space/buffering at the perimeter that exceeds requirements. Along Schoettler Road, the buffer ranges from 31 feet to 41 feet with most of the buffer approximating 41 feet. Along Clayton Road, the buffer ranges from 45 to 65 feet. These buffer areas allow for enhanced landscaping. **The adjacent 2.8 acres to the West of the proposed developed lots has been included but will not be developed except for the storm water facility shown on the Plan. It will be permanently preserved as undeveloped area ("Preservation Area").** The addition of

the Preservation Area results in the Plan meeting or exceeding applicable “General considerations” and “Design features.”

With respect to the General Considerations under the PUD Ordinance, Applicant has the following comments:

- A. A Narrative Statement has been submitted;
- B. The proposed uses are permitted uses within the City’s applicable ordinances, assuming approval of the separate Application for rezoning to R-3;
- C. The proposed density compares favorably to adjacent existing developments, can be served by all relevant public utilities and is appropriate to the location and conditions of the Property;
- D. This is not a phased development;
- E. The proposed land uses are compatible with the surrounding land uses and the Land Use Map of the Comprehensive Plan;
- F. Development of the Property pursuant to the Plan will promote public health, safety and general welfare.

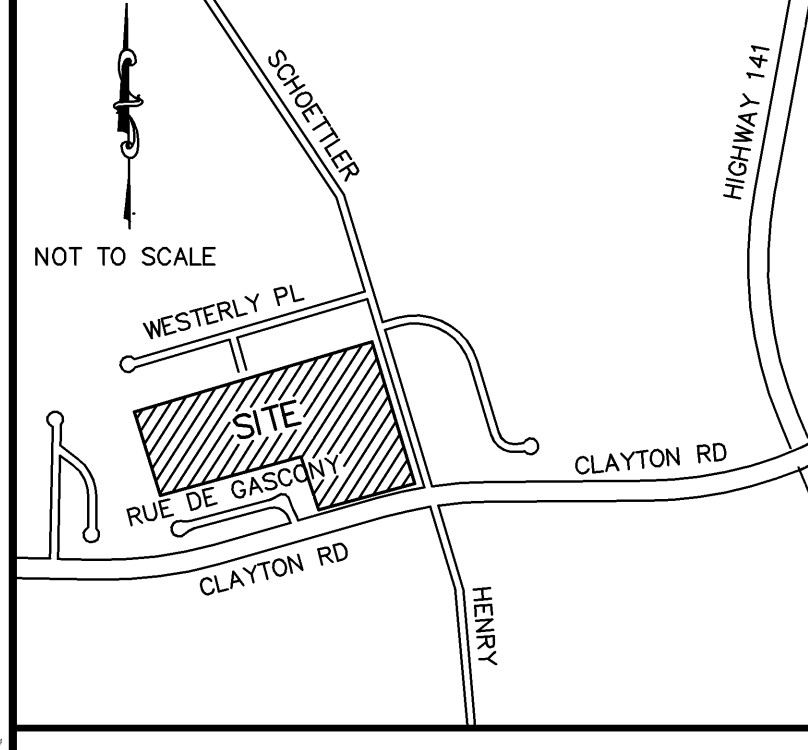
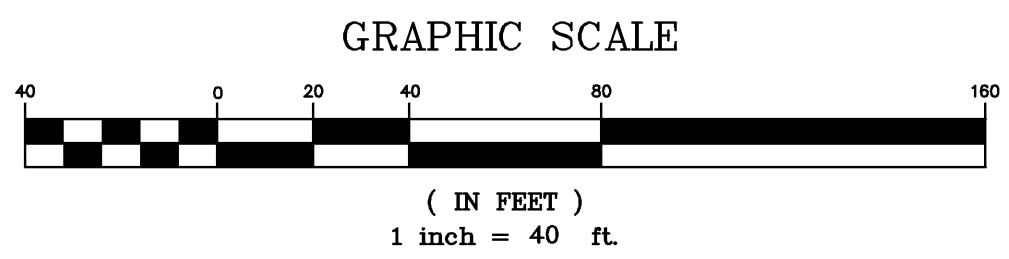
With respect to the Design Features and the Minimum design requirements, Applicant has the following comments:

- A. As noted above, the topographical condition and location of the Property and the adjacent Gascony, Amberleigh and Westerly subdivisions were taken into consideration in locating the Villas along Clayton and Schoettler Roads and in aligning the main entrance with the entrance to Amberleigh; because of the topographical condition of the Property and storm water drainage requirements, existing topography is not desirable and cannot be maintained; necessary extensive grading will result in the removal of existing vegetation;
- B. 4.32 acres of common open space, exclusive of the Preservation Area, is provided by the Plan, and that complies with the requirement of the PUD Ordinance; the perimeter buffer provided by the Plan complies with the requirement of the PUD Ordinance;
- C. See comment A.;

- D. See comment B; enhanced landscaping will be provided;
- E. Both single family detached and detached villas are provided;
- F. These techniques were considered in the Plan;
- G. This will be an upscale residential community compatible with the existing adjacent residential neighborhoods;
- H. A sidewalk will be provided within the development;
- I. This is not applicable to the proposed development;
- J. This is not applicable to the proposed development;
- K. This is not applicable to the proposed development;
- L. This is not applicable to this development.

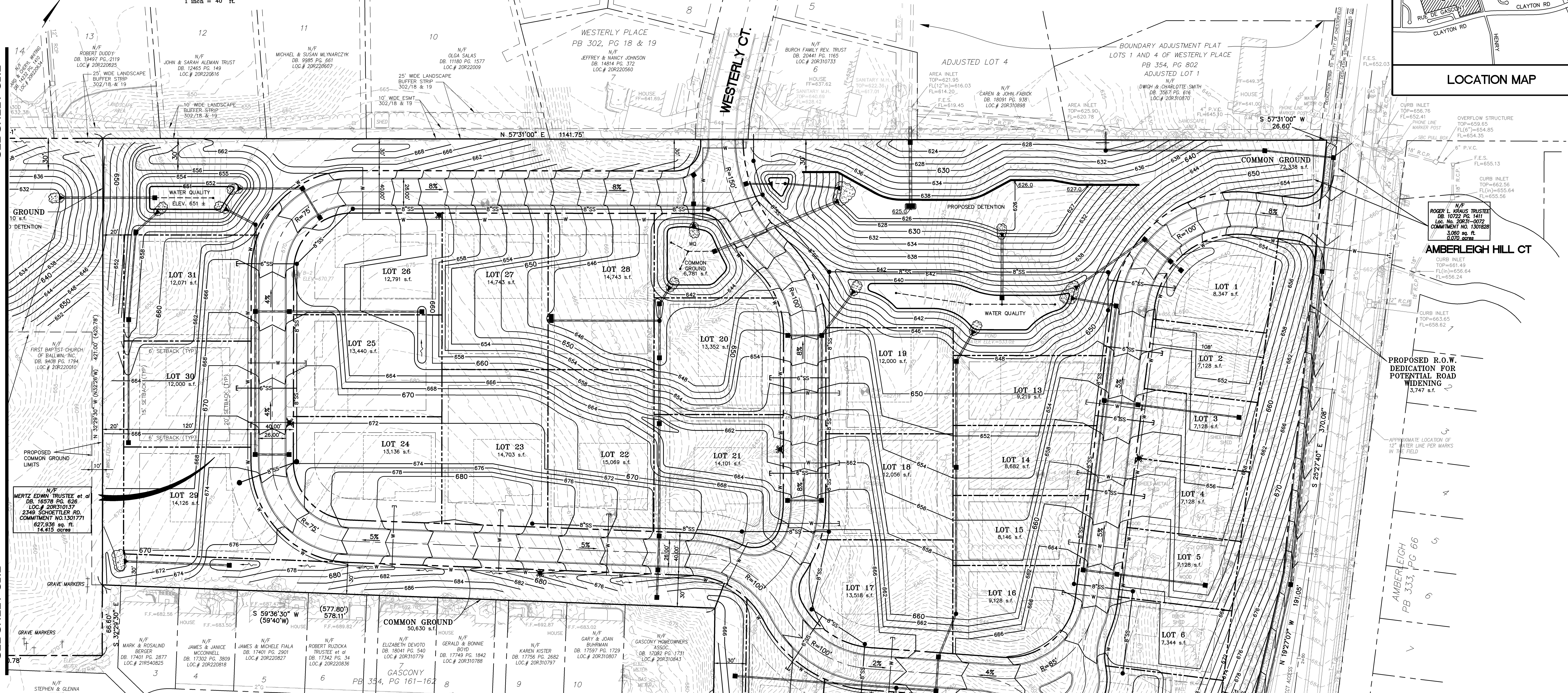
SCHOETTLER GROVE

A tract of land being Adjusted Lot 1 of the "Boundary Adjustment Plat of Lots 1 and 4 of Westerly Place" as recorded in Plat Book 354, Page 802 of the St. Louis County Records being a part of U.S. Survey 412 and part of Fractional Section 24 in Township 45 North, Range 4 East of the Fifth Principal Meridian in the City of Chesterfield, St. Louis County, Missouri



SEE SHEET C1.2

SEE SHEET C1.2



- NOTES:**
- PRELIMINARY PLAN LAYOUT AND DESIGN IS SUBJECT TO A COMPLETE BOUNDARY AND TOPOGRAPHIC SURVEY. EXISTING INFORMATION SHOWN IS TAKEN AN ACTUAL SURVEY AND ADDED INFO FROM RECORD DRAWINGS.
 - SITE INFO.**
 - PROPOSED ZONING: R-3 (PUD) (10,000 s.f. LOT DENSITY)
 - PROPOSED ROAD: 40' R.O.W. - 26' WIDE P.W.M.T.
 - PROPOSED LOT: DESIGN DEPTH - 120' MIN. (HOUSE); 108' MIN. (VILLA) (VILLA LOTS 1-16) DESIGN WIDTH - 96' MIN. (HOUSE); 66' MIN. (VILLA) (HOUSE LOTS 17-31) FRONT SETBACK - 20' SIDE SETBACK - 6' REAR SETBACK - 15'
 - GRADING AND DRAINAGE PER CITY OF CHESTERFIELD, M.S.D. AND ST. LOUIS COUNTY STANDARDS AND SPECIFICATIONS.** STORM WATER TO DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
 - NO SLOPE GREATER THAN 3:1 ALLOWED WITHOUT CITY AND GEOTECH. APPROVAL.** GRADING SHALL FOLLOW GEOTECHNICAL RECOMMENDATIONS. SEE GEOTECHNICAL REPORT PREPARED BY GATEWAY GEOTECHNICAL, LLC, DATED MARCH 2013, FOR ALL RECOMMENDATIONS.
 - STREET TREES, STREET LIGHTS AND SIDEWALKS SHALL BE PER CITY OF CHESTERFIELD & ST. LOUIS CO. HWY. DEPT. STANDARDS.**
 - REQUIRED PAVEMENT SECTIONS FOR PROPOSED ROAD (26' WIDE P.W.M.T)
 - CONCRETE: 7" P.C. CONCRETE OVER 4" TYRP 1 AGGREGATE BASE OVER NON-WOVEN FABRIC* OVER PREPARED SUBGRADE
 - ASHPALT: 7.5" TYPE "C" ASPHALTIC CONCRETE WITH 2" TYPE "C" ASPHALTIC CONCRETE OVER 4" TYPE 1 AGGREGATE BASE OVER NON-WOVEN FABRIC* OVER PREPARED SUBGRADE
 - * FABRIC UNDER STREET MUST COMPLY WITH AASHTO M288-96 FOR SEPARATION PURPOSES. NON-WOVEN FABRICS WITH SURVIVABILITY CLASS 2 AND A MINIMUM PERMEABILITY OF 0.02, SUCH AS MACO 4552, TYPAR501, CARTRIDGE MILLS FX-60-HS, MIRA1 160H OR PRE-APPROVED EQUAL.
 - COMMON GROUND AREA CALCULATIONS:**
 - OVERALL SITE = 740,647 s.f. (17.002 Ac.±)
 - TOTAL COMMON GROUND (30% MIN. REQ'D) = 223,494 s.f. (30.18 % OF OVERALL SITE)
 - TOTAL PROPOSED PRESERVATION AREA = 77,600 s.f. (10.48 % OF OVERALL SITE)
 - POTENTIAL R.O.W. DEDICATION (CHESTERFIELD) = 3,747 s.f. (FUTURE SCHOETTLER WIDENING)
 - POTENTIAL R.O.W. DEDICATION (ST. LOUIS CO.) = 1,625 s.f. (PER ST. LOUIS COUNTY COMMENTS DATED: 4/9/2013)

- ST. LOUIS COUNTY NOTES:**
- ALL SIDEWALKS TO BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
 - ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
 - NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3" (HORIZONTAL) TO 1" (VERTICAL).
 - SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
 - PRIOR TO "SPECIAL USE PERMIT" ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MUST BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
 - PROVIDE A SIDEWALK CONFORMING TO ST. LOUIS COUNTY ADA STANDARDS ADJACENT TO CLAYTON ROAD.
 - ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE "ST. LOUIS COUNTY" AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PERSON AND PER OCCURRENCE LIMITS.
 - ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
 - PROVIDE SIDEWALK TERMINATIONS IN COMPLIANCE WITH ST. LOUIS COUNTY ADA STANDARDS.

ST. LOUIS COUNTY BENCHMARK

13-223 ELEV=646.21
"STANDARD ALUMINUM DISK" CLAYTON SL-64 1992 DISK IS AT NORTHWEST CORNER OF CLAYTON ROAD AND CABERNET DRIVE; 36' WEST OF THE CENTERLINE OF CABERNET DRIVE AND 19' NORTH OF THE NORTH EDGE OF CLAYTON ROAD.

ROUGH EARTHWORK QUANTITIES

BULK CUT: 100,400 c.y. ±

BULK FILL: 110,700 c.y. ±

GRADING PER GEOTECH RECOMMENDATIONS. (SEE REPORT PER GATEWAY GEOTECHNICAL, LLC PREPARED FOR NB PROPERTIES AND DATED MARCH 2013 - GATEWAY NO. 1300711)

BULK NUMBERS INCLUDE 5' GRANULAR BACKFILL BEHIND WALLS, TOP SOIL RE-USE ON SITE, 1' SUBGRADE UNDER ROADS. BULK FILL NUMBER DOES NOT INCLUDE SHRINKAGE.

BORING LOG INFORMATION PER GEOTECHNICAL REPORT:

BORING NO.	EX. GRND. ELEV.	CLAYEY SHALE ELEV.	TERMINATED	PR. GRND. ELEV.
1	668.77	655 ±	644 ±	657 ±
2	670.77	658 ±	650 ±	666 ±
3	670.33	657 ±	645 ±	676 ±
4	652 ±	641 ±	627 ±	654 ±
5	656.01	645 ±	626 ±	652 ±
6	627.11	622 ±	617 ±	655 ±
7	680 ±	667.5 ±	655 ±	667 ±

PREPARED BY:

PRELIMINARY SITE PLANS FOR:

SCHOETTLER GROVE
CLAYTON AND SCHOETTLER ROAD
CHESTERFIELD, MO.

257 Theemfield Building
St. Louis, MO 63103
(636) 538-9000 FAX (636) 538-9030 e-mail: gmm@stockandassociates.com Web: www.stockandassociates.com

STOCK & ASSOCIATES
Consulting Engineers, Inc.

07/23/2013

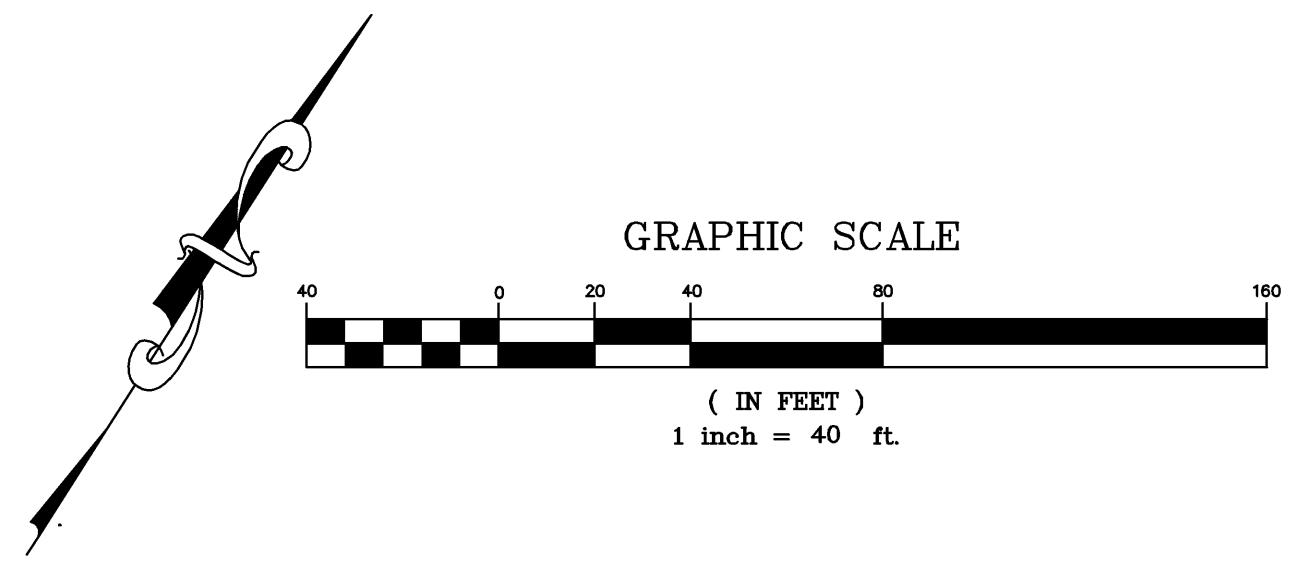
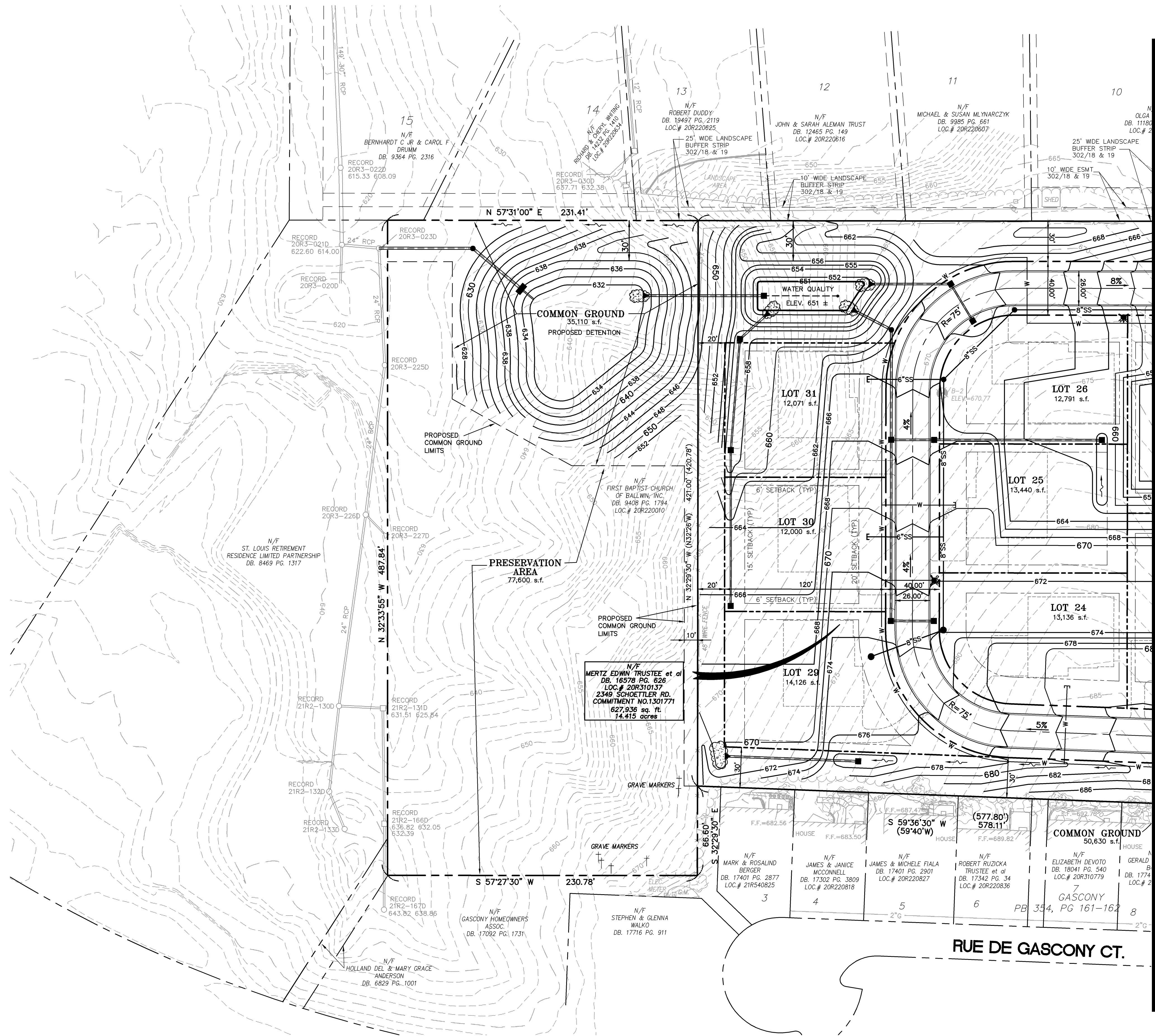
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NUMBER: 000996

- REVISIONS:**
- 6/12/2013 REVISED PER OWNER
 - 6/28/2013 ADDED SECTIONS
 - 7/22/2013 INCLUDED CHURCH PROPERTY TO OVERALL SITE
 - 7/23/2013 REVISED LEGAL

DATE	T.P.S.	DESIGNED BY	G.M.S.
3/20/13			212-5071
DATE	BY	DATE	BY
DATE	BY	DATE	BY
DATE	BY	DATE	BY

PRELIMINARY SITE PLAN

SHEET NO: **C1.1**



UTILITY INFO:

WATER SERVICE MISSOURI AMERICAN WATER COMPANY 727 CRAIG ROAD ST. LOUIS, MO 63141 PH: 314-998-2322 CONTACT: MARIANN KLEMMIE	ELECTRIC SERVICE AMEREN UE 280 OLD STATE ROAD ELLISVILLE, MO 63021 PH: 314-992-2814 CONTACT: BRUCE LARSON	FIRE DISTRICT MONARCH FIRE PROTECTION 13725 OLIVE BOULEVARD CHESTERFIELD, MO 63017 PH: 314-514-0800 CONTACT: ROGER HERIN
SEWER DISTRICT METROPOLITAN ST. LOUIS SEWER DIST. 2350 MARKET STREET ST. LOUIS, MO 63103 PH: 314-768-8000 CONTACT: MR. FRANCIS KAISER	GAS SERVICE LACLEDE GAS 720 OLIVE STREET, RM 1413 ST. LOUIS, MO 63101 PH: 314-342-0702 CONTACT: MIKE LANGAN	
PHONE SERVICE AT&T 402 N. 3RD STREET ST. CHARLES, MO 63301 PH: 636-948-4329 CONTACT: SHERRY SCHMIDLE	CABLE SERVICE CHARTER COMMUNICATIONS 941 CHARTER COMMONS DR. TOWN & COUNTRY, MO 63017 PH: 636-387-8641 CONTACT: STEVE GERREIN	

PROPERTY DESCRIPTION TOTAL TRACT

A tract of land being Adjusted Lot 1 of the "Boundary Adjustment Plat of Lots 1 and 4 of Westery Place" as recorded in Plat Book 354, Page 802 of the St. Louis County Records being a part of U.S. Suvetry 412 and part of Fractional Section 24 in Township 45 North, Range 4 East of the Fifth Principal Meridian in the City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at a Stone in the Southern line of U.S. Survey 412, said point being the Northwest corner of a tract of land described in a deed book 10722, page 1411 of the St. Louis County records; thence along the Northern line of said tract North 57 degrees 31 minutes 00 seconds East, a distance of 26.60 feet to the Western line of Schoettler Road; thence along the Western line of Schoettler Road the following: thence South 25 degrees 27 minutes 40 seconds East, a distance of 370.08 feet to a point; thence South 19 degrees 27 minutes 07 seconds East, a distance of 191.05 feet to a point; thence South 25 degrees 27 minutes 40 seconds East, a distance of 110.00 feet to a point; thence South 29 degrees 57 minutes 47 seconds West, a distance of 121.31 feet to a point on the Northern line of Clayton Road; thence along said Northern line South 62 degrees 34 minutes 18 seconds West, a distance of 386.24 feet to a point; thence leaving said North line along the Eastern and Northern line of Gascony, a subdivision filed for record on Plat Book 354, Pages 161 and 162 of the St. Louis County Records the following: North 31 degrees 39 minutes 30 seconds West, a distance of 242.61 feet to a point; thence South 59 degrees 36 minutes 30 seconds West, a distance of 578.11 feet to a point on the Eastern line of a tract of land described in a deed to the First Baptist Church of Ballwin as recorded in Deed Book 9408 Page 1794 of the St. Louis County Records; thence along the Eastern line of said tract South 32 degrees 29 minutes 30 seconds East, a distance of 66.60 feet to the Southeast corner thereof; thence along the Southern line of said tract South 57 degrees 27 minutes 30 seconds West, a distance of 230.78 feet to the Southwestern corner thereof; thence along the Western line of said tract North 32 degrees 33 minutes 55 seconds West, a distance of 487.84 feet to the Northwest corner thereof; said corner also being on the Southern line of Westery Place, a subdivision filed for record in Plat Book 302, Pages 18 and 19 of said St. Louis County Records; thence along the Southern line of said Westery Place and the Northern line of the aforesaid First Baptist Church tract North 57 degrees 31 minutes 00 seconds East, a distance of 231.41 feet to the Northeast corner of said First Baptist Church tract; thence continuing along the Southern line of Westery Place, North 57 degrees 31 minutes 00 seconds East, a distance of 1141.75 feet to the Point of Beginning and containing 740,647 square feet or 17,002 acres more or less as per a survey by Stock & Associates Consulting Engineers, Inc. during the Month of April, 2013.

SEE SHEET C1.1

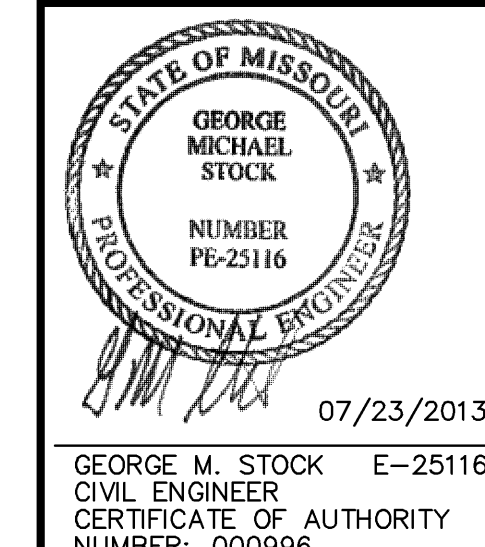
SEE SHEET C1.1

PREPARED BY:



PRELIMINARY SITE PLANS FOR:

SCHOETTLER GROVE
CLAYTON AND SCHOETTLER ROAD
CHESTERFIELD, MO.



REVISIONS:

1	6/12/2013	REVISED PER OWNER
2	6/28/2013	ADDED SECTIONS
3	7/22/2013	INCLUDED CHURCH PROPERTY TO OVERALL SITE
4	7/23/2013	REVISED LEGAL

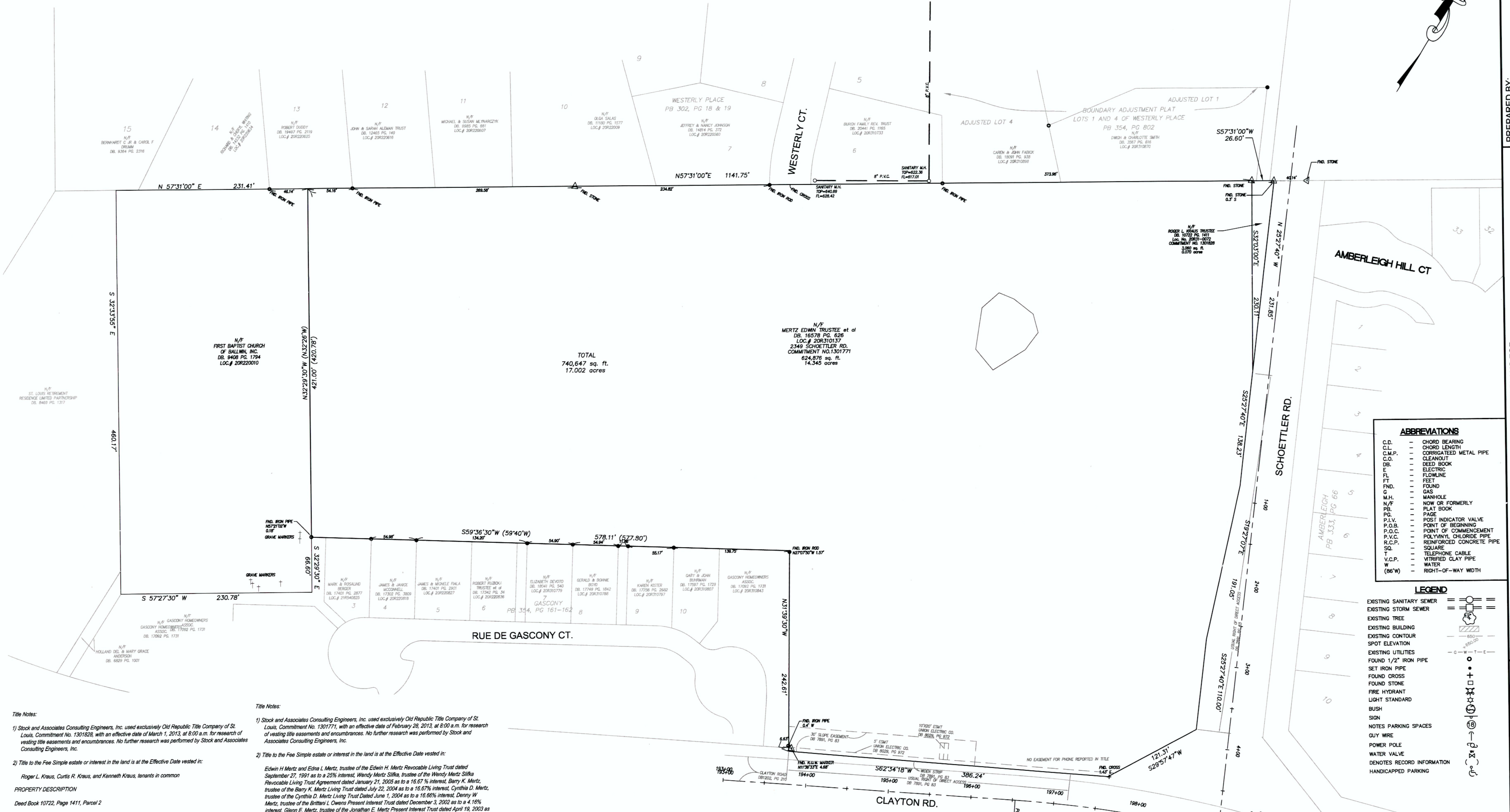
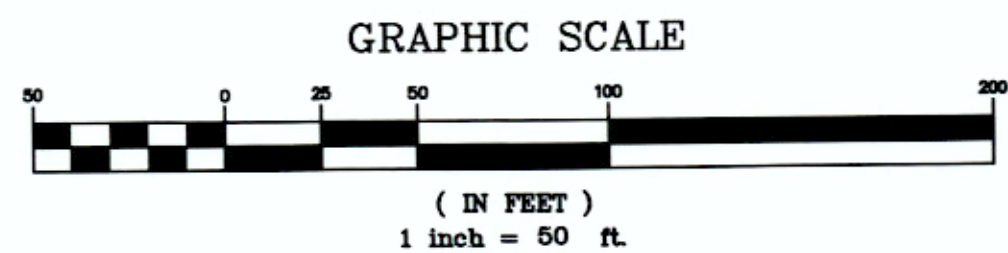
DRAWN BY:	T.P.S.	DESIGNED BY:	G.M.S.
DATE:	3/20/13	JOB NO.:	212-5071
SCALE:	AS SHOWN	BASE MAP #:	
S.L.C. MAP #:		NAT. SUP. #:	
MO. R. #:	MO-00		

PRELIMINARY SITE PLAN

SHEET NO.: **C1.2**

PROPERTY BOUNDARY EXHIBIT

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 24
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



TOTAL
740,647 sq. ft.
17.002 acres

ABBREVIATIONS	
C.B.	CHORD BEARING
C.L.	CHORD LENGTH
C.M.P.	CORRUGATED METAL PIPE
C.O.	CLEANOUT
D.B.	DEED BOOK
E	ELECTRIC
FL	FLOWLINE
FT	FEET
FND.	FOUND
G	GAS
M.H.	MANHOLE
N/F	NOW OR FORMERLY
PL	PLAT BOOK
P.I.V.	POST INDICATOR VALVE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.V.C.	POLYVINYL CHLORIDE PIPE
R.C.P.	REINFORCED CONCRETE PIPE
SQ.	SQUARE
T	TELEPHONE CABLE
V.C.P.	VITRIFIED CLAY PIPE
W	WATER
(96°W)	RIGHT-OF-WAY WIDTH

LEGEND	
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING TREE
	EXISTING BUILDING
	EXISTING CONTOUR
	SPOT ELEVATION
	EXISTING UTILITIES
	FOUND 1/2" IRON PIPE
	SET IRON PIPE
	FOUND CROSS
	FOUND STONE
	FIRE HYDRANT
	LIGHT STANDARD
	BUSH
	SIGN
	NOTES PARKING SPACES
	GUY WIRE
	POWER POLE
	WATER VALVE
	DENOTES RECORD INFORMATION
	HANDICAPPED PARKING

Title Notes:

1) Stock and Associates Consulting Engineers, Inc. used exclusively Old Republic Title Company of St. Louis, Missouri, Commitment No. 1301771, with an effective date of February 28, 2013, at 8:00 a.m. for research of vesting title assessments and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.

2) Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:
Roger L. Kraus, Curtis R. Kraus, and Kenneth Kraus, tenants in common

PROPERTY DESCRIPTION

Deed Book 10722, Page 1411, Parcel 2

A parcel of land consisting of 0.07 acre, more or less, situated on the West side of Schoettler Road, in U.S. Survey No. 412, Township 45 North of Range 4 East in St. Louis County, Missouri, identified as Locator No. 20R310072 in the St. Louis County Assessor's Office.

GENERAL NOTES:

(1) Subject property lies within Flood Zone "A" (area determined to be outside the 500-year flood) according to the National Flood Insurance Program Flood Insurance Rate Map for St. Louis County, Missouri and Incorporated Areas. The Maps are identified as Map 28180C0157 H with an effective date of August 2, 1995.

(2) Present Zoning: "NU" Non-Urban
Setback Requirements:
Front Yard: 50 feet
Side Yard: 20 feet
Rear Yard: 20 feet

(3) Basis of Bearings is the North line of the tract of land described in the deed recorded in Deed Book 16578, Page 626.

Title Notes:

1) Stock and Associates Consulting Engineers, Inc. used exclusively Old Republic Title Company of St. Louis, Missouri, Commitment No. 1301771, with an effective date of February 28, 2013, at 8:00 a.m. for research of vesting title assessments and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.

2) Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:
Edwin H. Mertz and Edna L. Mertz, Trustees of the Edwin H. Mertz Revocable Living Trust dated September 27, 1991 as to a 25% interest, Wendy Mertz Silka, trustee of the Wendy Mertz Silka Revocable Living Trust Agreement dated January 21, 2005 as to a 16.67% interest, Barry K. Mertz, trustee of the Barry K. Mertz Living Trust dated July 22, 2004 as to a 16.67% interest, Cynthia D. Mertz, trustee of the Cynthia D. Mertz Living Trust Dated June 1, 2004 as to a 16.66% interest, Denny W. Mertz, trustee of the Brittain L. Owens Present Interest Trust dated December 3, 2002 as to a 4.16% interest, Glenn E. Mertz, trustee of the Jonathan E. Mertz Present Interest Trust dated April 19, 2003 as to a 4.16% interest, Jane L. Owens Revocable Living Trust dated September 27, 1991 as to a 4.17% interest, Glenn E. Mertz as to a 4.17% interest, Denny W. Mertz as to a 4.17% interest, and Valerie B. Mertz as to a 4.17% interest.

(3) Title Commitment No. 1301771 with Schedule B-Section 2 exceptions:

a. Item 5. Easement to Laclede Gas Company recorded in Book 5125 Page 138. "NOT SHOWN" Does not affect the survey parcel.

b. Item 6. Subject to Easement to Union Electric Company recorded in Book 8029 Page 972. "SHOWN"

c. Item 7. Subject to Easement granted to State of Missouri recorded as Cause Number 528966, a copy of which is recorded in Book 7891 Page 83. "SHOWN"

d. Item 8. Establishment of Clayton Road according to the instrument recorded in Book 1184 Page 491 and Book 1202 Page 210. "SHOWN"

PROPERTY DESCRIPTION

A tract of land being Adjusted Lot 1 of the "Boundary Adjustment Plat of Lots 1 and 4 of Westerly Place" as recorded in Plat Book 354, Page 802 of the St. Louis County Records being a part of U.S. Survey 412 and part of Fractional Section 24 in Township 45 North, Range 4 East of the Fifth Principal Meridian in the City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at a Stone in the Southern line of U.S. Survey 412, said point being the Northwest corner of a tract of land described in a deed book 10722, page 1411 of the St. Louis County records; thence along the Northern line of said tract North 57 degrees 31 minutes 00 seconds East, a distance of 26.60 feet to the Western line of Schoettler Road; thence along the Western line of Schoettler Road the following: thence South 25 degrees 27 minutes 40 seconds East, a distance of 370.08 feet to a point; thence South 19 degrees 27 minutes 07 seconds East, a distance of 191.05 feet to a point; thence South 25 degrees 27 minutes 40 seconds East, a distance of 110.00 feet to a point; thence South 28 degrees 57 minutes 47 seconds West, a distance of 121.31 feet to a point on the Northern line of Clayton Road; thence along said Northern line South 82 degrees 34 minutes 18 seconds West, a distance of 386.24 feet to a point; thence leaving said North line along the Eastern and Northern line of Gascony, a subdivision filed for record on Plat Book 354, Pages 161 and 162 of the St. Louis County Records the following: North 31 degrees 38 minutes 30 seconds West, a distance of 242.61 feet to a point; thence South 59 degrees 36 minutes 30 seconds West, a distance of 578.11 feet to a point on the Eastern line of a tract of land described in a deed to the First Baptist Church of Ballwin as recorded in Deed Book 9408 Page 1794 of the St. Louis County Records; thence along the Eastern line of said tract South 32 degrees 29 minutes 30 seconds East, a distance of 66.60 feet to the Southeast corner thereof; thence along the Southern line of said tract South 57 degrees 31 minutes 00 seconds East, a distance of 230.78 feet to the Southwest corner thereof; thence along the Western line of said tract North 32 degrees 33 minutes 55 seconds West, a distance of 457.84 feet to the Northwest corner thereof, said corner also being on the Southern line of Westerly Place, a subdivision filed for record in Plat Book 302, Pages 18 and 19 of said St. Louis County Records; thence along the Southern line of said Westerly Place and the Northern line of the aforesaid First Baptist Church tract North 57 degrees 31 minutes 00 seconds East, a distance of 221.41 feet to the Northeast corner of said First Baptist Church tract; thence continuing along the Southern line of Westerly Place, North 57 degrees 31 minutes 00 seconds East, a distance of 1141.75 feet to the Point of Beginning and containing 740,647 square feet or 17.002 acres more or less as per a survey by Stock & Associates Consulting Engineers, Inc. during the Month of April, 2013.

This Property Boundary Exhibit has been prepared from an actual Property Boundary Survey and record information and the results are shown hereon. The existing subdivision and parcels are as shown on this exhibit.

Stock & Associates Consulting Engineers, Inc.
L.C. No. 222-D

Daniel Ehlmann 7/23/13
Daniel Ehlmann M.O.P.L.S. #2215



PREPARED BY: STOCK & ASSOCIATES Consulting Engineers, Inc.

PRELIMINARY SITE PLANS FOR:
SCHOETTLETT GROVE
CLAYTON AND SCHOETTLETT ROAD
CHESTERFIELD, MO.

07/23/2013
GEORGE M. STOCK E-25118
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:	
1	6/12/2013 REVISED PER OWNER
2	6/28/2013 ADDED SECTIONS
3	7/22/2013 INCLUDED CHURCH PROPERTY TO OVERALL SITE
4	7/23/2013 REVISED LEGAL

DATE	T.P.S.	DRAWN BY	CHECKED BY
3/20/13		SAE MFP	G.M.S.
7/23/13		SAE MFP	G.M.S.

SHEET TITLE:
PROPERTY BOUNDARY EXHIBIT

SHEET NO.:

PREPARED FOR:
WB PROPERTIES, LLC
c/o BRINKMAN CONSTRUCTORS
16650 Chesterfield Grove Road, Suite 100
CHESTERFIELD, MO. 63005
PHONE: (314) 537-9700

ST. LOUIS COUNTY BENCHMARK
13-223 ELEV=466.23
"STANDARD ALUMINUM DISK" STAMPED 31-64 1992 DSK
IS AT NORTHWEST CORNER OF CLAYTON ROAD AND
CABINET DRIVE, 30' WEST OF THE CENTERLINE OF
CLAYTON ROAD AND 19' NORTH OF THE NORTH EDGE OF
CLAYTON ROAD.

August 3, 2013

Mr. John Boyer
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017-0760

Dear Mr. Boyer:

Thank you for meeting with Nan Johnson and I to review the plans for the development of Schoettler Grove. After meeting and reviewing the proposed development with you, the developers and our councilman, we have several items which we would encourage the City of Chesterfield to carefully review before granting approval to this project. As homeowners of the Westerly Court subdivision immediately adjacent to the Mertz property, we are concerned about the following:

- **Storm water drainage** – Currently, there is a lot of water that drains into the storm water drain at the southeast end of our property. Several of the yards in the neighborhood have areas that are wet and boggy. There is a concern that the change in the topography could exacerbate an already less than ideal situation.
- **Buffer between Schoettler Grove and Westerly Place** –It is our understanding the developer plans a 30' buffer between our subdivision and Schoettler Grove. We would like to see a buffer of at least 30' and heavily landscaped with trees and plants. The landscaping would provide a private divider between neighboring subdivisions consistent with what we now have between Westerly Place and Georgetown. But more importantly, the dense, heavy landscaping would help to diffuse the noise and light from Clayton Road and the surrounding area allowing not only us to maintain a lifestyle consistent with what we currently have but also our future neighbors.
- **Traffic on Schoettler Road** – Since this property is proposed to be zoned R-3, the lots available in Schoettler Grove would be set at 16 villas and 15 homes. This density presumably will dictate a minimum of 31 more cars on the road. Schoettler Road is presently very busy with cars waiting in long lines to turn onto Clayton Road. Additionally, there have been quite a number of accidents as cars turn into our subdivision. These traffic issues should be addressed to allow us ease to and from both subdivisions, quick access to Clayton Road as well as reducing chances for accidents.
- **Continuance of Westerly Court into Schoettler Grove** – The proposed development outlines the extension of Westerly Court into the Schoettler Grove subdivision. The developers have assured Westerly Place homeowners they are neutral on access to their development through our subdivision. As a result of the extension of Westerly Place, the homeowners in both subdivisions will be faced with increased traffic, increased noise and the potential for more accidents due to more traffic. This connection between the two subdivisions is not consistent with maintaining distinct private neighborhoods like we see in the neighboring subdivisions on Schoettler. We have been told it is desirable to have two entries into a subdivision in the event emergency

personnel are needed and cannot access one of the entrances. The impact to the lives we have enjoyed in the Westerly Place subdivision with our privacy and without the increased noise and traffic seems incredibly huge for the infinitesimally small chance an additional entry point would be needed. If an additional entry is deemed a requirement for this project, we would welcome the opportunity to explore a grassed entry like they have in the Seasons at Schoettler subdivision.

Although we personally will experience a rather significant change to our lives with the loss of the wooded area full of wildlife next to our home, we welcome the opportunity to have a residential area with plenty of green space next to our home. We appreciate your attention to our concerns. Thank you!

Sincerely,

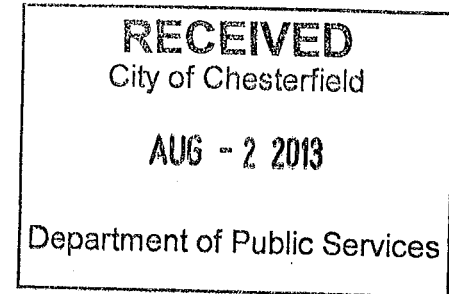
Handwritten signatures of Robert M. Burch and Cindy Burch. The signature for Robert M. Burch is on the left, and the signature for Cindy Burch is on the right.

Bob and Cindy Burch
2208 Westerly Court
Chesterfield, MO 63017
636-391-4832 Home
314-616-2233 Cell

KAREN C. MOCULESKI
14405 RUE DE GASCONY COURT
BALLWIN, MISSOURI 63011
T 314-566-5456
EMAIL kkis1@aol.com

July 29, 2013

Mr. Mike Watson, Chair
Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017-0760



RE: PZ 09 – 2013 Schoettler Grove Zoning request NU to R-3

Dear Mr. Watson and Members of the Commission,

I am a resident of the Gascony subdivision that is immediately adjacent to the south of the property commonly known as the "Mertz property" and denominated by the developer as Schoettler Grove. The name alone is a misnomer, given the proposed preliminary development plan. What are now several groves of Monarch tree stands of native Missouri trees will become a barren landscape with the elimination of over 525 identified trees, several mature Monarch stands of hardwood trees and the destruction of 98 Monarch Trees, as those terms are defined under the Tree Preservation and Landscape ordinance (Ordinance no. 2512). There exist an additional 27 "almost Monarch" trees that measure 18 inches or greater at DBH. Although, we are aware of several inaccuracies with the Tree Stand Delineation Plan as submitted by the developer, these figures are derived from that Plan. Many of these trees are likely to be at or over 200 years in age and the proposed development has completely ignored the purpose of the ordinance to preserve trees. Should the Planning Commission allow the change in zoning, given the proposed development, the Commission is de facto permitting the proposed development to go forward ignoring the purpose of the Tree Preservation and Landscape ordinance and permitting the developer to violate its provisions. I have made inquiry as to exceptions granted by the City to comply with the tree preservation requirements, and there is little record and apparently exceptions granted have been within commercial zoning parcels, not residential proposals. This is wholesale destruction of native mature stands of trees and significant destruction of the native landscape. R-3 zoning is not appropriate, under this proposal for this reason alone.

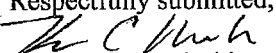
This is not to say that the property cannot be developed for any residential purposes. With a different plan and reduction in the number of units, or perhaps clustered development some significant areas of this property could be dedicated for common ground and still comply with various MSD and governmental requirements. Instead of working against the topography of the property, a plan can be formed that works with it and the existing stands of trees. I would expect that the developer will plea to the contrary, but challenge them to find a plan. There seems no hesitation by the developer to attempt to find an exception to the Tree Preservation ordinance; perhaps there are other exceptions that can be made to allow for working with this topography. The better question is not, "how many living units can we construct on this property", but rather, "how can we develop this property to reasonably conserve what took some 100 to 200 years to mature". This is not the usual approach for developers and it may not generate the profit expected, but that is not the Planning Commission's purpose or duty.

R-3 is not appropriate zoning for the additional reason that R-3 is a "buffer" type zoning. Looking at the City of Chesterfield zoning map, it is clear that R-3 borders commercial zoning and is located along heavily trafficked streets, i.e. Clayton Road. There is no current R-3 zoning that is not a buffer. If this development is zoned R-3, it will not be consistent with existing zoning.

As to the proposed development itself, it does little to buffer the existing residential properties from subdivision vehicle traffic. The 30 ft. proposed buffer on the south side of the development which borders the Gascony subdivision will not provide a sufficient buffer to the street that serves the development. Vehicle headlights will shine into the living areas of the Gascony residences even though there is some drop off in elevation to the proposed street from the rear of those residences. Interestingly, the proposed development has a much larger buffer along Clayton and Schoettler Roads and is recognition by the developer that a 30 foot buffer is inadequate to ameliorate vehicle light and noise pollution.

Lastly, the developer has failed to comply with the requirement of submitting a Tree Stand Delineation Plan that complies with ordinance 2515. Trees on and bordering the Boyd and Buhrman Gascony subdivision properties were inaccurately identified or not identified at all and fail to comply with the stated requirements of the ordinance. I would urge the Commission to hire an independent Arborist to verify the accuracy of the submitted Tree Stand Delineation Plan and make corrections as deemed necessary. The application should be rejected by the Commission for developer's failure to comply with application requirements.

For all of these reasons, the Planning Commission should deny the zoning application request as submitted by this developer from NU to R-3.

Respectfully submitted,

Karen C. Moleculeski
Attorney at Law

Chesterfield Planning Commission c/o J. Boyer
RE: PZ 09-2013 Schoettler Grove Zoning

RECEIVED
City of Chesterfield

AUG - 6 2013

Department of Public Services

Dear Mr. Watson and Members of the Commission;

I am not in favor of the request for R-3 zoning of the Mertz property at Clayton and Schoettler Rds. Rather than making decisions based on the developer's plans and other written descriptions, I would urge you to physically walk the property of discussion (Mertz property).


This property is not appropriate for R-3 density development.

- Imagine driving westward on Clayton Rd and approaching the intersection of Clayton and Schoettler. Per the developer, the dwelling rooftops will be level with Clayton Rd! People will certainly know they just exited Town and Country.
- The planned roads within the development are at the maximum grade allowed, unlike any neighboring development.
- My backdoor neighbor's house will be built on land 18-20 feet higher than my backyard. Their second story windows will therefore be about 35 feet above me.

If developed as planned, I urge you to consider requiring minimal destruction of the existing foliage, especially along the northern edge of the Mertz property. If you physically view the property you will see mature trees along the utility line providing a natural barrier typical throughout Chesterfield neighborhoods.

Thank you for your consideration,

-Steve

 06 Aug 2013
Steve Unwin
14706 Westerly Pl
636.527.1913

August 5, 2014

Mr. Mike Watson, Chair
Planning commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017-0760

RE: PZ 09 - 2013 Schoettler Gove Zoning request NU to R-3

Dear Mr. Watson and Members of the Commission,

We respectfully submit two objections to the proposed Schoettler Grove subdivision: the connection to Westerly Place and the lack of an adequate buffer between the subdivisions.

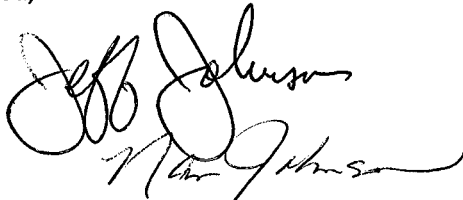
There is a precedence along Schoettler Road for keeping subdivisions separated from each other and allowing access to each neighborhood from one entrance. The homes within each subdivision are of similar size and value. One entrance to a subdivision prevents cut-through traffic and discourages crime and vandalism. We believe access to the proposed R-3 Schoettler Grove through Westerly Place, which is zoned R1A, is detrimental and unnecessary.

Connecting even an R1A zoned subdivision to Westerly Place would change the nature of our subdivision. We are a small, quiet subdivision. We all purchased homes here with the understanding that the road serviced twenty homes. Additional residences would mean a substantial increase in the number of homeowners using the entrance as well as regular, daily traffic from delivery, maintenance and service vehicles. Westerly Place would suffer a significant negative impact if access to Schoettler Grove is allowed through our subdivision via Westerly Court. The developers assured us that they were neutral on the matter of an access road through our subdivision.

Second, we believe our subdivision should be separated from Schoettler Grove similar to the buffer created between Westerly Place and Georgetown to our north. Georgetown was able to secure a solid strip of green space between their subdivision and Westerly Place when it was developed. Instead of trying to salvage a few trees along our property line we would like to request the construction of a heavily landscaped berm which extends ten feet above the level of the road in the proposal and extends along the length of the north edge of the proposed Schoettler Grove. This would help to abate the increased noise and light pollution from Clayton Rd and Schoettler Grove when the existing protective green canopy disappears and would lessen the negative impact of a new development on our subdivision. Also, it should be noted that a variance was granted to the home builder for lots #6 and #7 in Westerly Court. These driveways were placed on the lot line of the Mertz property. Therefore, a 30' buffer is not an adequate zone of separation between the two subdivisions.

For these reasons, we request that you deny extending Westerly Court into the proposed Schoettler Grove subdivision and also require the developer to build a berm with heavy landscaping along the north border of Schoettler Grove in order to retain the quality of the Westerly Place neighborhood.

Respectfully submitted,

Handwritten signatures of Jeff and Nan Johnson. The signature for Jeff Johnson is on top, and the signature for Nan Johnson is below it.

Jeff and Nan Johnson
2207 Westerly Court