



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 Report

Meeting Date: September 12, 2016

From: Jessica Henry, Senior Planner

Location: South side of South Outer 40 Road east of its intersection with Schoettler Road.

Petition: **P.Z. 09-2016 40 West Luxury Living (KU Development, LLC)**: A request for a zoning map amendment from the “NU” Non-Urban District to an “R-6A” Residence District for a 6.0 acre tract of land located on the south side of South Outer 40 Road east of its intersection with Schoettler Road (19S640262 and 19R430165).

Summary




Stock and Associates Consulting Engineers, Inc., on behalf of KU Development, LLC, has submitted a request for a zoning map amendment from the “NU” Non-Urban District to an “R-6A” Residence District for a 6.0 acre tract that currently contains one single family home.



Figure 1: Subject Site

The petitioner is requesting to zone the property "R-6A" Residence District as part of a two-step zoning process. The second step for the Petitioner is an additional petition for a zoning map amendment to obtain the "PUD" Planned Unit Development zoning. The "PUD" petition, P.Z. 10-2016, includes not only the 6.0 acre subject site, but also comprises the 14.29 acre site known as P.Z. 03-2016 and for which a Public Hearing was held on May 23, 2016. The image with legend below portrays the relationship between these three zoning petitions.



- | | | |
|---|---|---|
| Step 1:
"R" District
Zoning |  | P.Z. 03-2016: "NU", "R-1", & "R-2" to "R-6AA" for 14.29 acres. Public Hearing held May 23, 2016 |
| |  | P.Z. 09-2016: "NU" to "R-6A" for 6.0 acres. Public Hearing September 12, 2016 |
| Step 2:
Planned
District
Zoning |  | P.Z. 10-2016: "R-6AA" & "R-6A" to "PUD" for 20.29 acres. Public Hearing September 12, 2016 |

Site History

The subject site includes two parcels of land that total 6.0 acres in size. The single family home located at 1420 Schoettler Road was incorporated into the City of Chesterfield under the “NU” Non-Urban District designation from St. Louis County.

Surrounding Land Use and Zoning

North: Interstate 64 borders the subject site to the north.

South: To the south across Schoettler Road is the Schoettler Estates subdivision zoned “R1-A” Residence District.

East: The property to the east is the Westchester Place subdivision zoned “R-2” and “R-1A” Residence Districts.

West: The property to the east of the subject site is currently zoned “NU” Non-Urban District and contains a single family home.

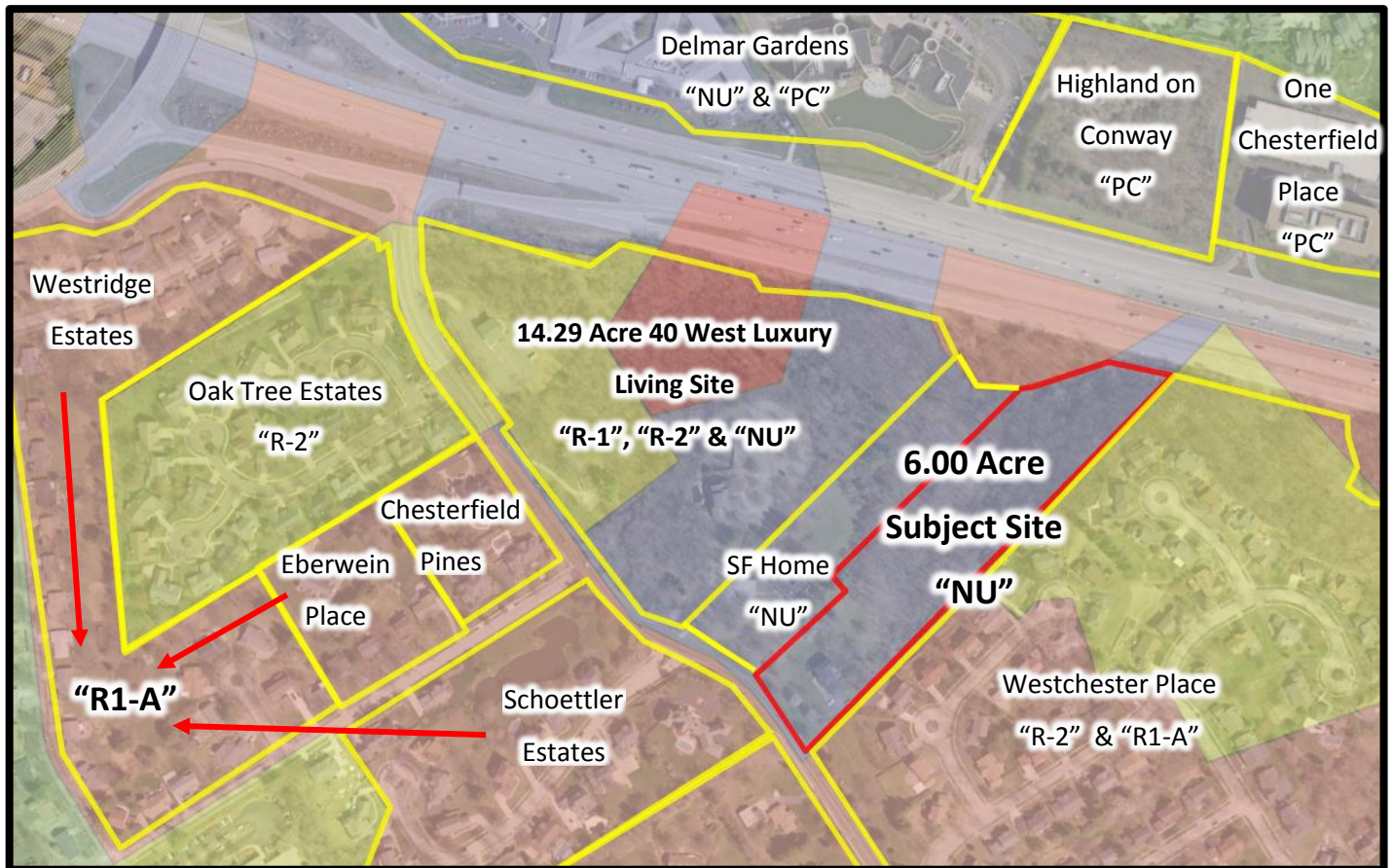


Figure 2: Surrounding Developments & Zoning

Comprehensive Plan Analysis

The subject site is located within Ward 2 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates these parcels are within the Residential Multi-Family land use designation. This subject site is not located in any sub-area identified by the Comprehensive Plan. The subject site is located within the Residential Multi-Family land use designation as shown in the following Comprehensive Plan excerpt.



Figure 3: Comp Plan Surrounding Land Use Designation—Residential Multi-Family (brown)

Request

A Public Hearing further addressing the request will be held at the Monday, September 12th, 2016, City of Chesterfield Planning Commission meeting.

Attached, please find a copy of the Public Hearing Notice and Property Survey for this request as required by City Code. Additionally, citizen letters of support and opposition that have been submitted to the City are linked in the Planning Commission Meeting Agenda.

Attachments

1. Public Hearing Notice
2. Property Survey
3. Tree Stand Delineation

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 a Public Hearing on Monday, September 12, 2016 at 7:00 p.m. in the Great Room at the DoubleTree by Hilton Hotel at 16625 Swingley Ridge Road, Chesterfield, Missouri 63017.

P.Z. 09-2016 40 West Luxury Living (KU Development, LLC): A request for a zoning map amendment from the “NU” Non-Urban District to an “R-6A” Residence District for a 6.00 acre tract of land located on the south side of South Outer 40 Road east of its intersection with Schoettler Road (19S640262, and 19R430165).

Description of Property

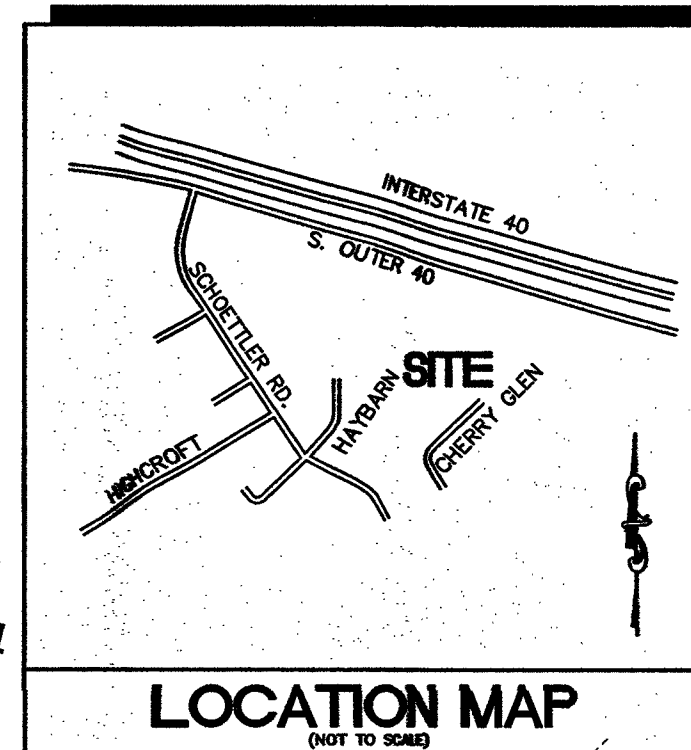
A tract of land being Lots 2 and 3 of SJM Estates, a subdivision filed for record in Plat Book 200, page 47, of the St. Louis County, Missouri records all being in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri.



Information on these Public Hearings may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Senior Planner Jessica Henry at 636.537.4741 or via e-mail at jhenry@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.

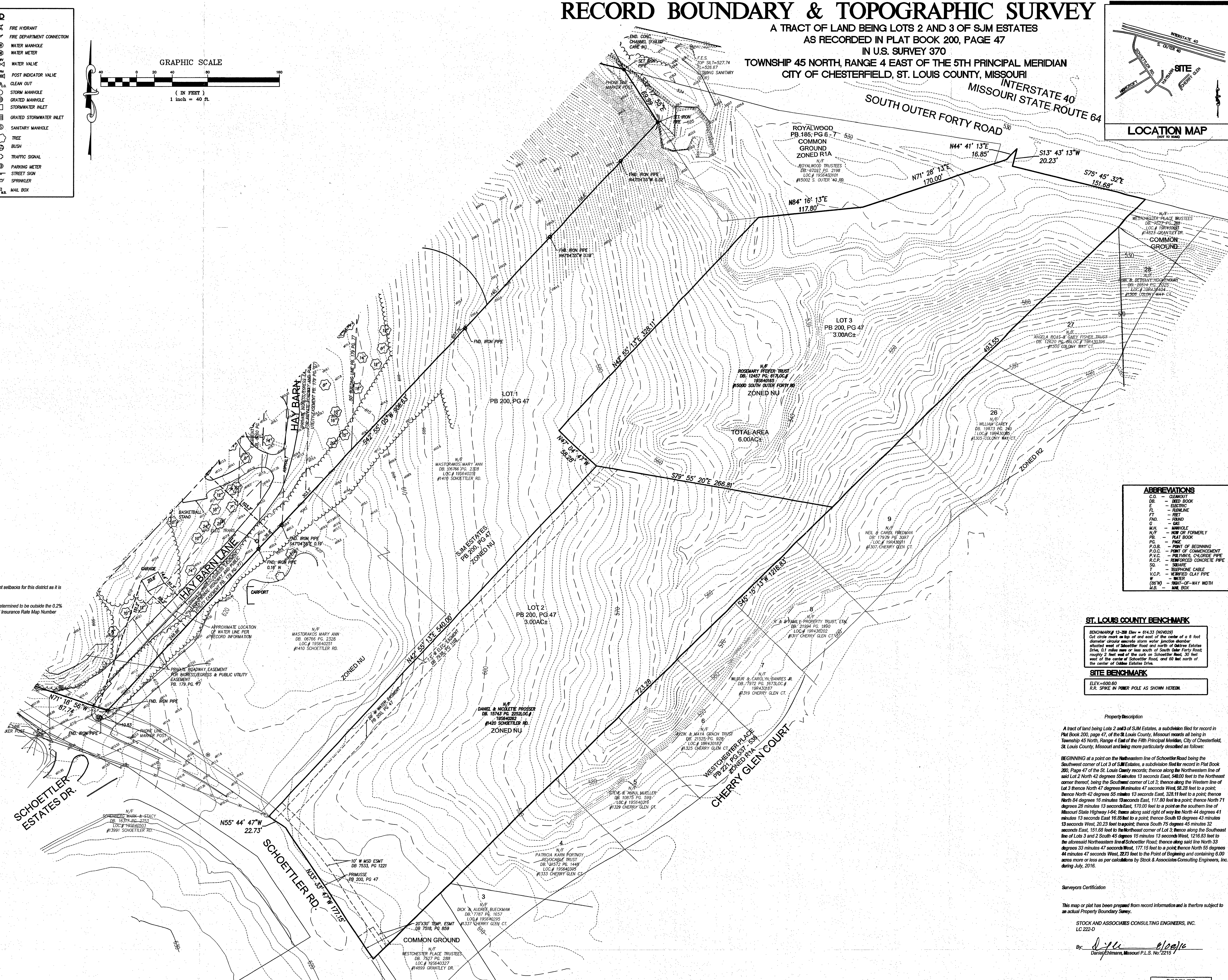
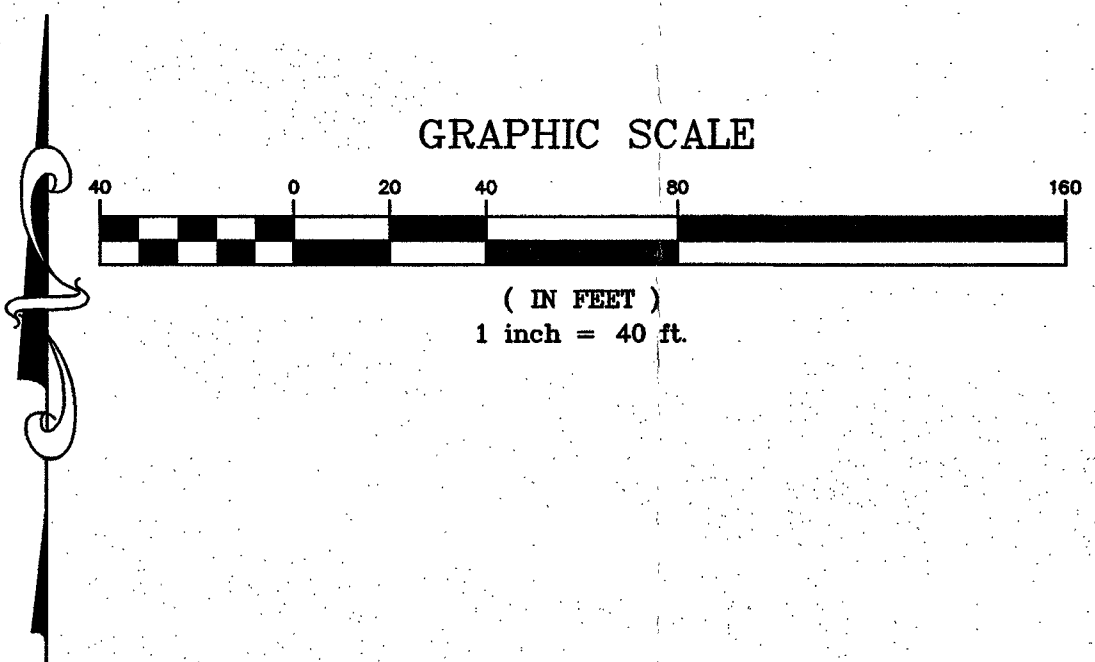
RECORD BOUNDARY & TOPOGRAPHIC SURVEY

A TRACT OF LAND BEING LOTS 2 AND 3 OF SJM ESTATES
AS RECORDED IN PLAT BOOK 200, PAGE 47
IN U.S. SURVEY 370
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



LEGEND

○ BENCH MARK	⊕ FIRE HYDRANT
○ FOUND IRON ROD	⊕ FIRE DEPARTMENT CONNECTION
○ FOUND IRON PIPE	⊕ WATER MANHOLE
△ RIGHT OF WAY MARKER	⊕ WATER METER
⊕ UTILITY POLE	⊕ WATER VALVE
⊕ SUPPORT POLE	⊕ POST INDICATOR VALVE
⊕ UTILITY POLE WITH LIGHT	⊕ CLEAN OUT
⊕ LIGHT STANDARD	⊕ STORM MANHOLE
⊕ ELECTRIC METER	⊕ GRATED MANHOLE
⊕ ELECTRIC MANHOLE	⊕ STORMWATER INLET
⊕ ELECTRIC PEDESTAL	⊕ GRATED STORMWATER INLET
⊕ ELECTRIC SPURCE BOX	⊕ SANITARY MANHOLE
⊕ GAS DRIP	⊕ TREE
⊕ GAS METER	⊕ BUSH
⊕ GAS VALVE	⊕ TRAFFIC SIGNAL
⊕ TELEPHONE MANHOLE	⊕ TELEPHONE PEDESTAL
⊕ TELEPHONE PEDESTAL	⊕ TELEPHONE SPURCE BOX
⊕ CABLE TV PEDESTAL	⊕ SPRINKLER
	⊕ MAIL BOX



GENERAL NOTES:

1) Subject property is Zoned "NU".
Note: The City of Chesterfield does not list any current setbacks for this district as it is designated on the Inactive list.

2) Subject property lies within Flood Zone X (areas determined to be outside the 0.2% annual chance flood) according to the National Flood Insurance Rate Map Number 29168C0170K with an effective date of 12/24/2015.

ABBREVIATIONS

C.O.	— CLEANOUT
DB.	— DEED BOOK
EL.	— ELEVATION
FL.	— FLOWLINE
FT.	— FEET
FND.	— FOUND
G.	— GAS
M.H.	— MANHOLE
N.F.	— NOW OR FORMERLY
N.P.	— NAIL BOX
P.O.B.	— POINT OF BEGINNING
P.O.C.	— POINT OF COMMENCEMENT
P.V.C.	— POLYVINYL CHLORIDE PIPE
R.C.P.	— REINFORCED CONCRETE PIPE
SO.	— SQUARE
W.	— WATER
W.C.P.	— VERIFIED CLAY PIPE
W.	— WIRE
(86'W)	— RIGHT-OF-WAY WIDTH
M.B.	— MAIL BOX

ST. LOUIS COUNTY BENCHMARK
BENCHMARK # 12-28 Elev = 614.33 (NGVD29)
Out circle mark on top of and east of the center of a 6 foot diameter circular concrete storm water junction chamber situated west of Schoettler Road and north of Oaktree Estates Drive, 0.1 meter less on line south of South Outer Forty Road, roughly 2 feet west of the curb on Schoettler Road, 30 feet west of the center of Schoettler Road, and 60 feet north of the center of Oaktree Estates Drive.

SITE BENCHMARK
ELEV = 600.60
R.R. SPIKE IN POWER POLE AS SHOWN HEREON.

Property Description

A tract of land being Lots 2 and 3 of SJM Estates, a subdivision filed for record in Plat Book 200, page 47, of the St. Louis County, Missouri records all being in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at a point on the Northeastern line of Schoettler Road being the Southwest corner of Lot 3 of SJM Estates, a subdivision filed for record in Plat Book 200, Page 47 of the St. Louis County records; thence along the Northwestern line of said Lot 2 North 42 degrees 55 minutes 13 seconds East, 540.00 feet to the Northeast corner thereof, being the Southwest corner of Lot 3; thence along the Western line of Lot 3 thence North 47 degrees 09 minutes 47 seconds West 55.29 feet to a point; thence North 42 degrees 55 minutes 13 seconds East, 328.11 feet to a point; thence North 84 degrees 16 minutes 13 seconds East, 117.80 feet to a point; thence North 71 degrees 28 minutes 13 seconds East, 170.00 feet to a point on the southern line of Missouri State Highway 144; thence along said right of way line North 44 degrees 41 minutes 13 seconds East 16.85 feet to a point; thence South 13 degrees 43 minutes 13 seconds West, 20.23 feet to a point; thence South 75 degrees 45 minutes 32 seconds East, 151.00 feet to the Northeast corner of Lot 3; thence along the Southeast line of Lots 2 and 3 South 45 degrees 15 minutes 13 seconds West, 1216.63 feet to the aforesaid Northeastern line of Schoettler Road; thence along said line North 33 degrees 33 minutes 47 seconds West, 177.15 feet to a point; thence North 55 degrees 44 minutes 47 seconds West, 2273 feet to the Point of Beginning and containing 6.00 acres more or less as per certificate by Stock & Associates Consulting Engineers, Inc. during July, 2016.

Surveyors Certification

This map or plat has been prepared from record information and is therefore subject to an actual Property Boundary Survey.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC 222-D

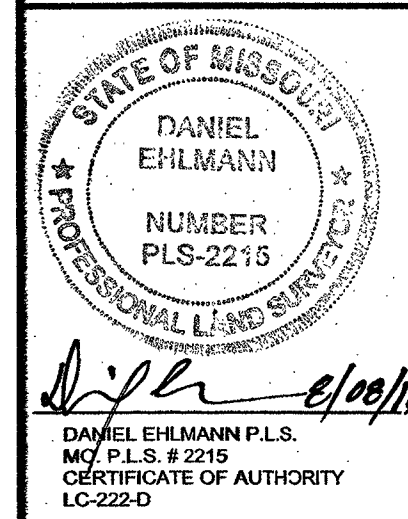
By: *[Signature]*
Daniel Ehlmann, Missouri P.L.S. No. 2215

RECEIVED
SEP - 6 2016
City of Chesterfield
Department of Public Services

PREPARED FOR:
MIA ROSE HOLDINGS, LLC &
KU DEVELOPMENT, LLC
7 BAXTER LANE
CHESTERFIELD, MO 63017

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63016 P.O. (888)
630-9100 FAX (636) 594-3900
e-mail: general@stockassoc.com
Web: www.stockassoc.com

RECORD BOUNDARY & TOPOGRAPHIC SURVEY
SJM ESTATES LOTS 2 & 3
CHESTERFIELD, MISSOURI



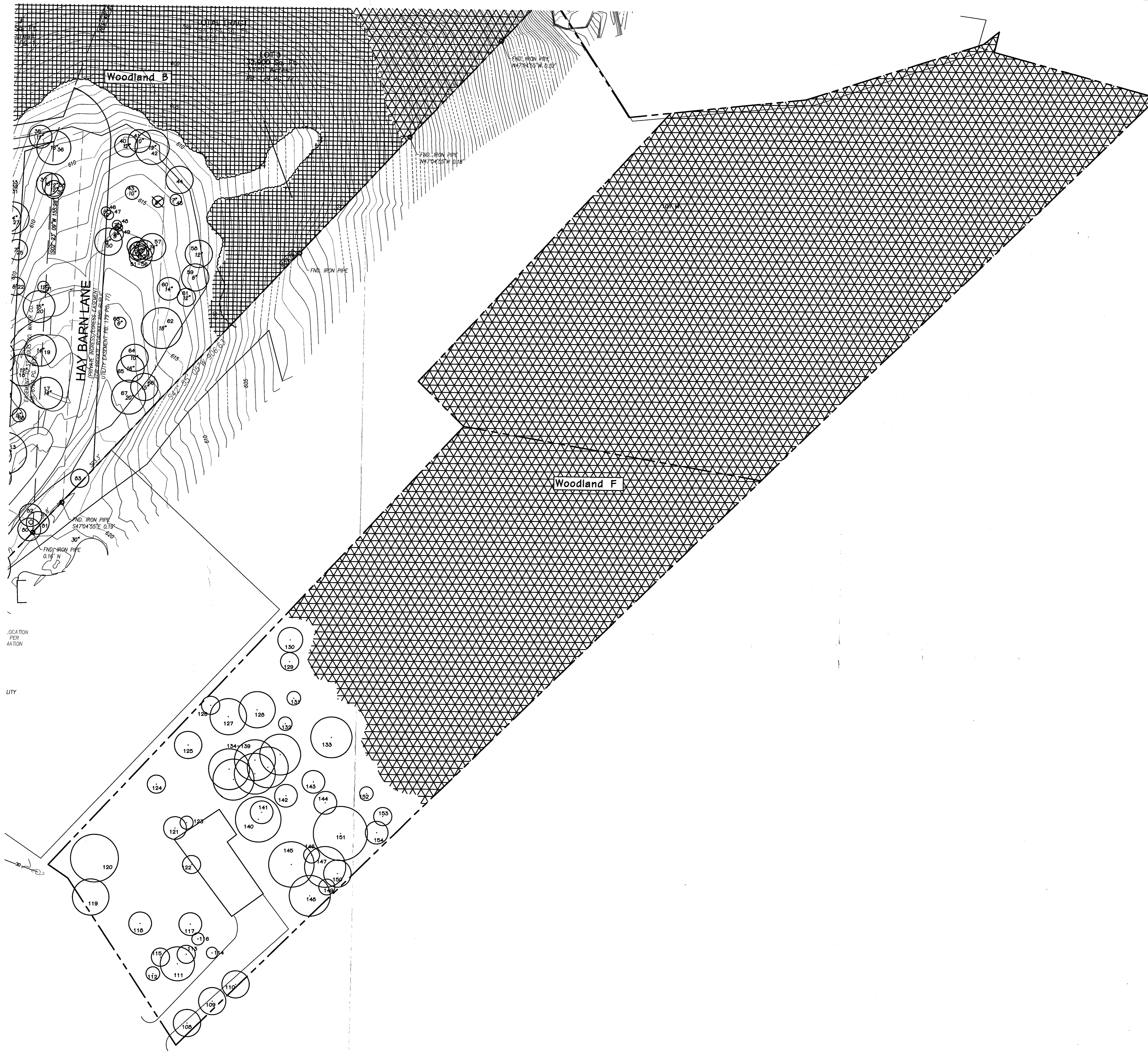
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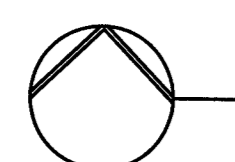
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DRAWN BY: J.K.D.M.E. **CHECKED BY:** D.M.E.
DATE: 7/15/16 **JOB NO.:** 215-5541
M.S.D. P. #: BASE MAP #
P-XXXXXX: XXXX
S.L.C. HRT #: HRT SUP. #
SCALE: XXXX
MC-XXXXXX: XX-XXXXXX

SHEET TITLE:
RECORD BOUNDARY & TOPOGRAPHIC SURVEY

SHEET NO.:
SHEET #1



 **Tree Stand Delineation**
SCALE 1" = 40' - 0"

40 West Luxury Living		1420 Schoettler RD.		
Number	Common Name	DBH	Canopy Area	Condition Rating
108	Black Cherry	13	452	3
109	Red Maple	7	314	3
110	Black Cherry	17	615	3
111	Tree of Heaven	18	706	3
112	Flowering Cherry	6	113	3
113	Bradford Pear	12	200	2
114	Freeman Maple	5	78	2
115	Freeman Maple	7	153	3
116	Sugar Maple	3	78	3
117	Black Cherry	15	314	3
118	Bradford Pear	13	314	2
119	Pin Oak	17	803	3
120	Shingle Oak	21	1384	3
121	Tree of Heaven	16	314	2
122	Flowering Crab	5	200	3
123	Freeman Maple	5	113	3
124	Bradford Pear	11	200	3
125	Tree of Heaven	12	452	2
126	Red Cedar	8	200	2
127	Red Oak	18	803	3
128	Shingle Oak	19	1017	3
129	Black Cherry	8	200	2
130	Mulberry	11	379	1
131	Freeman Maple	4	78	3
132	Freeman Maple	4	78	3
133	Bald Cypress	18	1017	4
134	Persimmon	11	1017	3
135	Persimmon	11	1017	3
136	Persimmon	11	1017	3
137	Persimmon	11	1017	3
138	Persimmon	11	1017	3
139	Persimmon	11	1017	3
140	Elm	20	1256	2
141	Elm	8	314	3
142	Persimmon	10	314	1
143	Persimmon	19	1256	3
144	Sassafras	10	314	2
145	Shingle Oak	21	1756	3
146	Shingle Oak	7	153	3
147	Shingle Oak	19	1017	3
148	Shingle Oak	20	1017	2
149	Elm	8	354	2
150	Shingle Oak	12	452	2
151	Silver Maple	34	2826	2
152	Redbud	5	113	3
153	Elm	12	314	2
154	Elm	8	200	2
Total			28,333	

Douglas A. DeLong, Landscape Architect LA-81
Consultants:

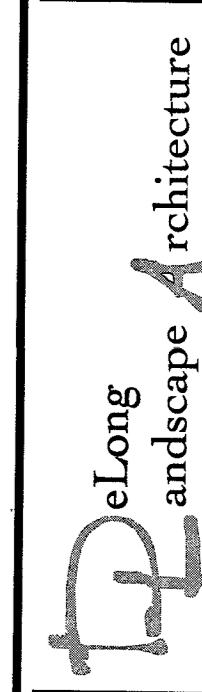
#1 & #15 Haybarn Lane & 1330 Schoettler RD.
Chesterfield, Missouri 63017

Schoettler Luxury Living LLC

Revisions:

Date	Description	No.
5/2/16	City Comments	1
7/15/16	Added Property	2

Drawn: **bad**
Checked: **dad**

 eLong landscape architecture
7620 West Bruno Ave
St. Louis, MO. 63117
(314) 346-4856
delong.la@gmail.com

PREPARED FOR:
SCHOETTLE LUXURY LIVING LLC
8 JENNYCLIFFE LANE
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PREPARED FOR:
MIA ROSE HOLDINGS LLC
7 BAXTER LANE
CHESTERFIELD, MO 63017

PREPARED FOR:
KU DEVELOPMENT LLC
7 BAXTER LANE
CHESTERFIELD, MO. 63017

Tree Stand Delineation Plan Prepared
by Douglas A. DeLong
Certified Arborist MW-4826A

Douglas A. DeLong

Base Map Provided by: Stock & Associates

Sheet Title:	Tree Stand Delineation
Sheet No.:	TSD-2
Date:	4/5/2016
Job #:	155.001