

Planning Commission Staff Report

Project Type:	Record Plat
Meeting Date:	September 14, 2020
From:	Annisa Kumerow, Planner AK
Location:	North side of Wild Horse Creek Road and east of Harvester Road
Description:	Wildhorse Acres (16931 WHC Road): A Record Plat for a 2.52 acre tract of land zoned "E-1AC" Estate District located north of Wild Horse Creek Road east of Harvester Road.

PROPOSAL SUMMARY

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



Figure 1: Aerial

SITE HISTORY

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

Due to the requirements of the governing ordinance, a Site Development Plan was required for the subject site. On April 14th, 2004, the City of Chesterfield approved a Site Development Plan.

On July 7th, 2020, the City of Chesterfield approved an Amended Site Development Plan featuring two-single family detached home with an individual access to each lot; the westernmost lot accesses off of Wild Horse Creek Road, and the easternmost lot accesses off of Harvester Drive. The approved Amended Site Development Plan also depicts a 5' sidewalk along Wild Horse Creek Road and a 30' landscape buffer.

STAFF ANALYSIS

A Record Plat is the instrument which dedicates lots, easements, and road right-of-way for future roads within a development or portion thereof. Once a plat is recorded, the new lots may be sold to individual owners. The Record Plat must substantially conform to the approved Amended Site Development Plan.

RECORD PLAT

The Record Plat for the subdivision contains 2 lots along Wild Horse Creek Road, ranging from 1.24 to 1.26 acres. As previously discussed, one lot will access off of Wild Horse Creek Road, and the second lot will access off of Harvester Drive. The record plat substantially conforms to the approved Amended Site Development Plan. Figure 2 below depicts the proposed Record Plat.

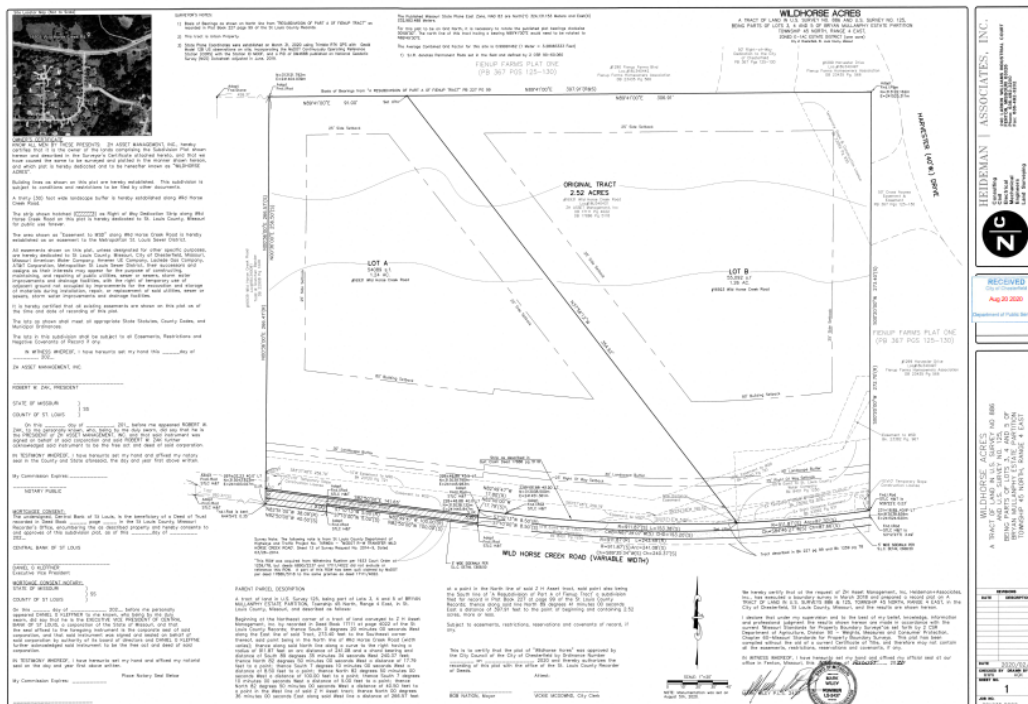


Figure 2: Wildhorse Acres Record Plat

STAFF RECOMMENDATION

Staff has reviewed the submittal and has found the application to be in conformance with the City of Chesterfield Unified Development Code (UDC). Staff recommends approval of the Wildhorse Acres Record Plat.

MOTION

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

- 1) “I move to approve (or deny) the Wildhorse Acres Record Plat.”
- 2) “I move to approve the Wildhorse Acres Record Plat with the following conditions...”
(conditions may be added, eliminated, altered or modified)

Attachments: Wildhorse Acres Record Plat

Site Locator Map (Not to Scale)



OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: ZH ASSET MANAGEMENT, INC., hereby certifies that it is the owner of the lands comprising the Subdivision Plot shown hereon and described in the Surveyor's Certificate attached hereto, and that we have caused the same to be surveyed and platted in the manner shown hereon, and which plot is hereby dedicated and to be hereafter known as "WILDHORSE ACRES".

Building lines as shown on this plot are hereby established. This subdivision is subject to conditions and restrictions to be filed by other documents.

A thirty (30) foot wide landscape buffer is hereby established along Wild Horse Creek Road.

The strip shown hatched (////) as Right of Way Dedication Strip along Wild Horse Creek Road on this plot is hereby dedicated to St. Louis County, Missouri for public use forever.

The area shown as "Easement to MSD" along Wild Horse Creek Road is hereby established as an easement to the Metropolitan St. Louis Sewer District.

All easements shown on this plot, unless designated for other specific purposes, are hereby dedicated to St. Louis County, Missouri, City of Chesterfield, Missouri, Missouri American Water Company, Ameren UE Company, Laclede Gas Company, AT&T Corporation, Metropolitan St. Louis Sewer District, their successors and assigns as their interests may appear for the purpose of constructing, maintaining, and repairing of public utilities, sewer or sewers, storm water improvements and drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair, or replacement of said utilities, sewer or sewers, storm water improvements and drainage facilities.

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

The lots as shown shall meet all appropriate State Statutes, County Codes, and Municipal Ordinances.

The lots in this subdivision shall be subject to all Easements, Restrictions and Negative Covenants of Record if any.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of ____ 202__.

ZH ASSET MANAGEMENT, INC.

ROBERT W. ZAK, PRESIDENT

STATE OF MISSOURI)
COUNTY OF ST. LOUIS) SS

On this ____ day of _____, 201__ before me appeared ROBERT W. ZAK, to me personally known, who, being by me duly sworn, did say that he is the PRESIDENT of ZH ASSET MANAGEMENT, INC. and that said instrument was signed on behalf of said corporation and said ROBERT W. ZAK further acknowledged said instrument to be the free act and deed of said corporation.

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

My Commission Expires: _____

NOTARY PUBLIC

MORTGAGEE CONSENT:

The undersigned, Central Bank of St. Louis, is the beneficiary of a Deed of Trust recorded in Deed Book ____ page ____ in the St. Louis County, Missouri Recorder's Office, encumbering the as described property and hereby consents to and approves of this subdivision plat, as of this ____ day of ____ 202__.

CENTRAL BANK OF ST. LOUIS

DANIEL G. KLEFFNER
Executive Vice President

MORTGAGEE CONSENT NOTARY:
STATE OF MISSOURI)
COUNTY OF ST. LOUIS) SS

On this ____ day of _____, 202__, before me personally appeared DANIEL G. KLEFFNER to me known, who, being by me duly sworn, did say that he is the EXECUTIVE VICE PRESIDENT OF CENTRAL BANK OF ST. LOUIS, a corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its board of directors and DANIEL G. KLEFFNER further acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year first above written.

Place Notary Seal Below
My Commission Expires: _____

NOTARY PUBLIC

SURVEYOR'S NOTES:

- 1) Basis of Bearings as shown on North line from "RESUBDIVISION OF PART A OF FIENUP TRACT" as recorded in Plat Book 227 page 99 of the St. Louis County Records.
2) This tract is Urban Property.
3) State Plane Coordinates were established on March 31, 2020 using Trimble RTK GPS with Geoid Model 12B US observations on site, incorporating the MoDOT Continuously Operating Reference Station (CORS) with the Station ID MOOF, and a PID of DM4688 published on National Geodetic Survey (NGS) Datasheet adjusted in June, 2019.

The Published Missouri State Plane East Zone, NAD 83 are North(Y) 324,131.153 Meters and East(X) 232,983.488 Meters.

For this plot to be on Grid North, it is necessary to rotate the published plot bearings clockwise 00°08'30". The north line of this tract having a bearing N89°41'00"E would need to be rotated to N89°49'30"E.

The Average Combined Grid Factor for this site is 0.99991462 (1 Meter = 3.28083333 Feet)

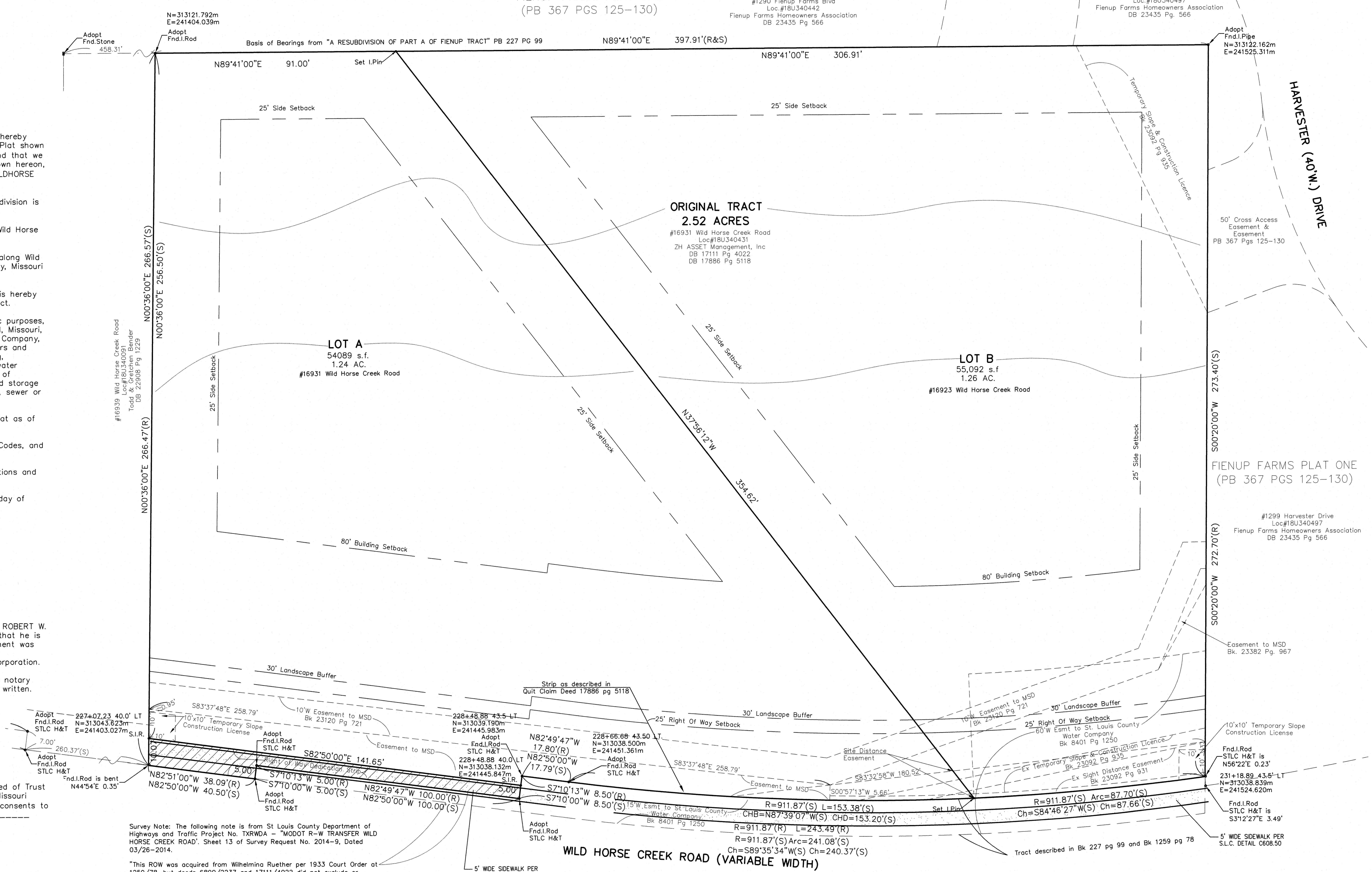
- 1) S.I.R. denotes Permanent Rods set in the field and defined by 2 CSR 90-60.060

FIENUP FARMS PLAT ONE
(PB 367 PGS 125-130)

#1290 Fienup Farms Blvd
Loc.#18U340442
Fienup Farms Homeowners Association
DB 23435 Pg 566

50' Right-of-Way
Dedication to the City
of Chesterfield
PB 367 Pgs 125-130

#1299 Harvester Drive
Loc.#18U340497
Fienup Farms Homeowners Association
DB 23435 Pg. 566



Survey Note: The following note is from St. Louis County Department of Highways and Traffic Project No. TXRWD - "MODOT R-W TRANSFER WILD HORSE CREEK ROAD". Sheet 13 of Survey Request No. 2014-9, Dated 03/26-2014.
*This ROW was acquired from Wilhelm Ruetter per 1933 Court Order at 1259/78, but deeds 8890/2237 and 17111/4022 did not exclude or reference this ROW. A part of this ROW has been quit claimed by MoDOT per deed 17886/5118 to the same grantee as deed 17111/4022.

PARENT PARCEL DESCRIPTION

A tract of land in U.S. Survey 125, being part of Lots 3, 4 and 5 of BRYAN MULLANPHY ESTATE PARTITION, Township 45 North, Range 4 East, in St. Louis County, Missouri, and described as follows:

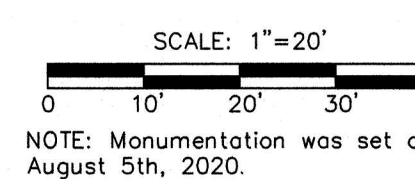
Beginning at the Northeast corner of a tract of land conveyed to Z H Asset Management, Inc. by recorded in Deed Book 17111 at page 4022 of the St. Louis County Records, thence South 0 degrees 20 minutes 00 seconds West along the East line of said Tract, 273.40 feet to the Southeast corner thereof, said point being in the North line of Wild Horse Creek Road (width varies); thence along said North line along a curve to the right having a radius of 911.87 feet on an arc distance of 241.08 and a chord bearing and distance of South 89 degrees 35 minutes 34 seconds West 240.37 feet; thence North 82 degrees 50 minutes 00 seconds West a distance of 17.79 feet to a point; thence South 7 degrees 10 minutes 00 seconds West a distance of 8.50 feet to a point; thence North 82 degrees 50 minutes 00 seconds West a distance of 100.00 feet to a point; thence South 7 degrees 10 minutes 00 seconds West a distance of 5.00 feet to a point; thence North 82 degrees 50 minutes 00 seconds West a distance of 40.50 feet to a point in the West line of said Z H Asset tract; thence North 00 degrees 36 minutes 00 seconds East along said West line a distance of 266.57 feet

at a point in the North line of said Z H Asset tract, said point also being the South line of 'A Resubdivision of Part A of Fienup Tract' a subdivision filed for record in Plat Book 227 at page 99 of the St. Louis County Records; thence along said line North 89 degrees 41 minutes 00 seconds East a distance of 397.91 feet to the point of beginning and containing 2.52 acres, more or less.

Subject to easements, restrictions, reservations and covenants of record, if any.

This is to certify that the plat of "Wildhorse Acres" was approved by the City Council of the City of Chesterfield by Ordinance Number _____ on _____, 2020 and thereby authorizes the recording of this plat with the office of the St. Louis County Recorder of Deeds.

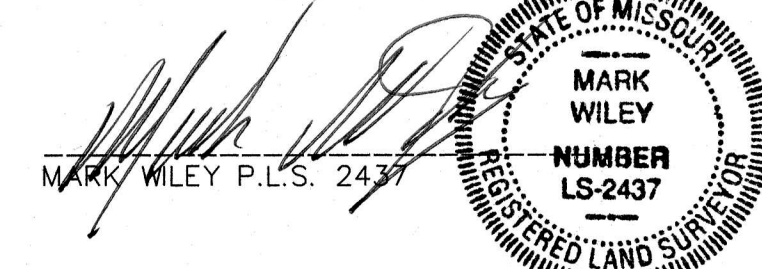
Attest:
BOB NATION, Mayor
VICKIE MCGOWND, City Clerk



We hereby certify that at the request of ZH Asset Management, Inc, Heideman+Associates, Inc., has executed a boundary survey in March 2018 and prepared a record plat on A TRACT OF LAND IN U.S. SURVEYS 886 & 125, TOWNSHIP 45 NORTH, RANGE 4 EAST, in the City of Chesterfield, St. Louis County, Missouri, and the results are shown hereon.

I declare that under my supervision and to the best of my belief, knowledge, information and professional judgment the results shown hereon are made in accordance with the current Missouri Standards for Property Boundary Surveys as set forth by 2 CSR Department of Agriculture, Division 90 - Weights, Measures and Consumer Protection, Chapter 60-Missouri Standards for Property Boundary Surveys. This plat has been compiled without the aid of a current Certificate of Title, and therefore may not contain all the easements, restrictions, reservations and covenants, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at our office in Fenton, Missouri, this 20th day of AUGUST, 2020.



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

HEIDEMAN ASSOCIATES, INC.
Consulting
Civil
Electrical
Mechanical
Engineers
Land Surveying
248 LARKIN WILLIAMS INDUSTRIAL COURT
2401 MISSOURI BLVD
FENTON, MISSOURI 63026
Phone: 636-492-3200
Fax: 636-492-3202

RECEIVED
City of Chesterfield
August 20, 2020
Department of Public Services

WILDHORSE ACRES
A TRACT OF LAND IN U.S. SURVEY NO. 886 AND U.S. SURVEY NO. 125, BEING PARTS OF LOTS 3, 4 AND 5 OF BRYAN MULLANPHY ESTATE PARTITION TOWNSHIP 45 NORTH, RANGE 4 EAST
City of Chesterfield, St. Louis County, Missouri
REVISIONS
DATE DESCRIPTION
DATE 2020/02/26
CHECKED BY MWW
DRAWN BY AGK
SHEET NO. 1
JOB NO. 201235.0002