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Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

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## Planning Commission Staff Report

**Project Type:** Amended Site Development Concept Plan

**Meeting Date:** September 30, 2013

**From:** John Boyer  
Senior Planner

**Location:** Justus Pointe at Chesterfield Village

**Applicant:** Martin Knobloch and Volz Engineers Inc.

**Description:** **Justus Pointe at Chesterfield Village:** An Amended Site Development Concept Plan for a 1.132 acre tract of land zoned "R-6" Residential District with a "PEU" Planned Environment Unit District located on the north side of Milbridge Drive, approximately 300 feet west of Justus Pointe Road (19S431943).

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### **PROPOSAL SUMMARY**

The request is for a modification in an existing development for the construction of three (3) single-family residences and one four (4) unit attached dwelling for a total of seven (7) units. The subject site is zoned R-6 with a PEU Planned Environment Unit Procedure and is governed under the terms and conditions of City of Chesterfield Ordinance #2021. Associated with the Amended Site Development Concept Plan, the Amended Site Development Section Plan is also up for review under a separate agenda item.

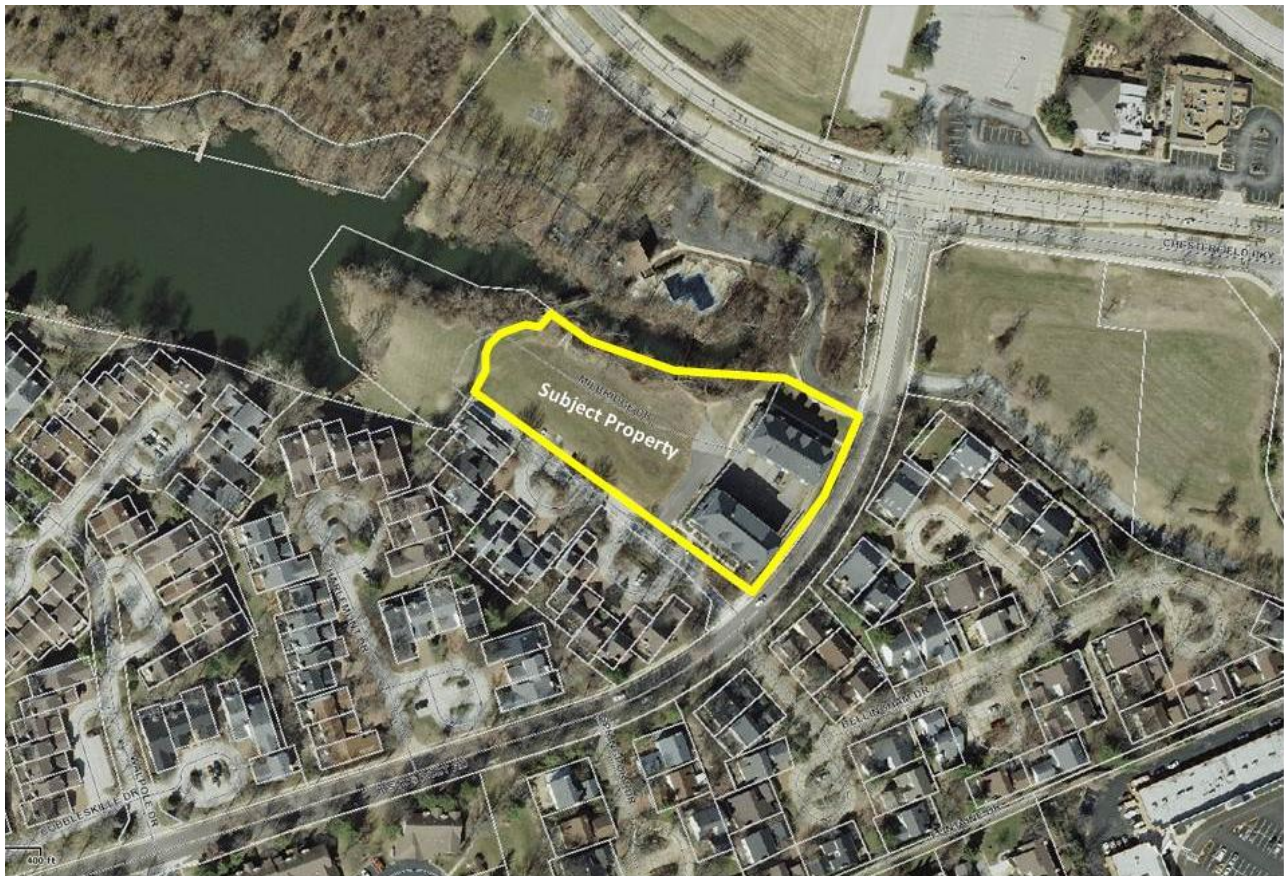
### **HISTORY OF SUBJECT SITE**

On July 17, 1973, St. Louis County approved Ordinances #6814 and #6815 which changed the zoning of the subject site from "NU" Non-Urban District to an "R-6" PEU Residential District. These Ordinances were amended by St. Louis County Ordinances #10,240, #12,717, and #12,755. On August 19th, 1996, the City of Chesterfield approved Ordinance #2021 which incorporates a series of amendments to the original Ordinance into one new Ordinance showing the prior amendments to the St Louis County Ordinance.

On November 25, 2005, the City approved a Site Development Concept and Section Plan for the Justus Pointe subdivision consisting of 2.26 acres. This development plan approved 32 multi-family units, of which only 16 were constructed (see figure 1). The proposed development would complete the remaining section of this plan.

Land Use and Zoning of Surrounding Properties

| Direction | Land Use                 | Zoning  |
|-----------|--------------------------|---|
| North     | Private Development Pool | “R-6/PEU” Residence District/Planned Environment Unit |
| South     | Residential              | “R-6/PEU” Residence District/Planned Environment Unit |
| East      | Residential              | “R-6/PEU” Residence District/Planned Environment Unit |
| West      | Vacant                   | “R-6/PEU” Residence District/Planned Environment Unit |



**Figure 1: Aerial Photo**

**STAFF ANALYSIS**

A Site Development Concept Plan shows a conceptual layout, street trees and street lighting of a development planned to be constructed in phases. An Amended Site Development Concept Plan is required for this project due to the planned change to construct three (3) single-family residences and one multi-family four (4) unit structure in lieu of sixteen (16) condominiums. This change does not substantially comply with the approved Site Development Concept Plan, necessitating the amendment.

The original Site Development Concept Plan indicated all multi-family condominiums for thirty-two (32) total units with only sixteen (16) being constructed. This change indicates an amendment to allow nine (9) less units within this development. No street trees or additional street lighting is planned associated with this amended development. According to the original Site Development Concept Plan, all street trees were planned adjacent to Justus Post Road. Additional landscaping associated with this planned development is

provided associated with the Amended Site Development Section Plan. Street lighting exists on the opposite side of Milbridge Drive which provides lighting for this private drive.

Zoning

The subject site is currently zoned “R-6/PEU” Residence District/Planned Environmental Unit under the terms and conditions of City of Chesterfield Ordinance #2021. The submittal was reviewed against the requirements of Ordinance #2021 and all applicable Zoning Ordinance requirements.

**DEPARTMENT INPUT**

Staff has reviewed the 2<sup>nd</sup> Amended Site Development Concept Plan and has found the proposal to be in compliance with the site specific ordinance and all City Code requirements. Staff recommends approval of the 2<sup>nd</sup> Amended Site Development Concept Plan.

**MOTION**

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

- 1) “I move to approve (or deny) the 2nd Amended Site Development Concept Plan for Justus Pointe.”
- 2) “I move to approve the 2nd Amended Site Development Concept Plan for Justus Pointe, with the following conditions...” (Conditions may be added, eliminated, altered or modified)

CC: Aimee Nassif, Planning and Development Services Director

Attachments: 2<sup>nd</sup> Amended Site Development Concept Plan



|                                  |  |
|----------------------------------|--|
| <b>PROJECT NOTES</b>             |  |
| LOCATOR NUMBER:                  | 195431943  |
| EXISTING ZONING:                 | "R-6 P.E.U."   |
| OWNER OF RECORD:                 | MARTIN KNOBLOCH<br>16355 JUSTUS POST ROAD<br>CHESTERFIELD, MO 63017<br>JUSTUS POINTE<br>CONDOMINIUM ASSOCIATION  |
| PREPARED BY:                     | VOLZ INCORPORATED<br>10849 INDIANHEAD IND. BLVD<br>ST. LOUIS, MISSOURI 63132   |
| PREPARED FOR:                    | MARTIN KNOBLOCH<br>825 OLD SLAVE ROAD<br>CHESTERFIELD, MO. 63005   |
| PROPOSED USES:                   | MULTI FAMILY RESIDENTIAL<br>SINGLE FAMILY RESIDENTIAL  |
| AREA OF SITE:                    | OVERALL 2.26 ACRES<br>PHASE I 1.128 ACRES<br>PHASE II 1.132 ACRES  |
| GREENSPACE:                      | 45%<br>1.03 ACRES GREENSPACE / 2.26 ACRES SITE   |
| NUMBER OF UNITS / LOTS:          | 16 CONDOMINIUM UNITS PHASE I<br>4 CONDOMINIUM UNITS PHASE II<br>3 SINGLE FAMILY LOTS PHASE II<br>39 UNITS / LOTS   |
| TOTAL PARKING REQUIRED           | PHASE I 1.5 SPACES / UNIT x 16 UNITS = 24 SPACES<br>PHASE II 1.5 SPACES / UNIT x 4 UNITS = 6 SPACES<br>PHASE II 2.0 SPACES / LOTS x 3 LOTS = 6 SPACES<br>PHASE I & II TOTAL REQUIRED 36 SPACES |
| TOTAL PARKING EXISTING PHASE I   | PHASE I 2 GARAGE SPACES / UNIT x 16 UNITS = 32 SPACES<br>PHASE I EXISTING ONSITE = 5 SPACES<br>PHASE I TOTAL EXISTING 37 SPACES  |
| TOTAL PARKING PROPOSED PHASE II  | PHASE II 4 CONDOMINIUM UNITS = 6 SPACES<br>PHASE II 2 GARAGE SPACES / S.F. LOT x 3 LOTS = 6 SPACES<br>PHASE II TOTAL PROPOSED 12 SPACES  |
| TOTAL EXISTING & PROPOSED SPACES | 50 SPACES  |

**GENERAL NOTES:**

**THIS SITE IS IN THE FOLLOWING DISTRICTS:**

METROPOLITAN ST. LOUIS SEWER DISTRICT  
MONARCH FIRE PROTECTION DISTRICT  
PARKWAY SCHOOL DISTRICT  
BONHOMME CREEK WATERSHED

**THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:**

ST. LOUIS COUNTY WATER COMPANY  
LA CLEDE GAS COMPANY  
AMEREN UE COMPANY  
SOUTHWESTERN BELL TELEPHONE COMPANY  
CHARTER COMMUNICATION (CABLE TV)

SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN STATE OF MISSOURI )  
ST. LOUIS SEWER DISTRICT. ) SS.  
COUNTY OF ST. LOUIS )

STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO THE CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.

THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL CONDITIONS AND SHALL BE INDICATED ON THE LOCATION SHALL BE DETERMINED BY FIELD IMPROVEMENT PLANS.

GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS

BE ADVISED, A GRADING PERMIT OR IMPROVEMENT PLAN APPROVAL WILL NEED TO BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES ON THE SITE.

SHOULD ANY MODIFICATION BE MADE TO THIS SITE DEVELOPMENT PLAN OR SITE DEVELOPMENT CONCEPT PLAN THE DEVELOPER MUST NOTIFY THE TRUSTEES OF THE OAK AND SYCAMORE SUBDIVISIONS PRIOR TO BEING PLACED ON A PLANNING COMMISSION AGENDA.

THE UNDERGROUND UTILITIES SHOWN HEREIN 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 SHALL BE LOCATED IN EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

MARTY KNOBLOCH, THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAN FOR AND IN CONSIDERATION OF BEING GRANTED A PERMIT TO DEVELOP PROPERTY UNDER THE PROVISIONS OF CHAPTER 1003.187, R-6 PEU OF CITY OF CHESTERFIELD ORDINANCE #624, DO HEREBY AGREE AND DECLARE THAT SAID PROPERTY FROM THE DATE OF RECORDING THIS PLAN SHALL BE DEVELOPED ONLY AS SHOWN THEREON, UNLESS SAID PLAN IS AMENDED BY THE PLANNING COMMISSION, OR VOIDED OR VACATED BY ORDER OF ORDINANCE OF THE CITY OF CHESTERFIELD COUNCIL.

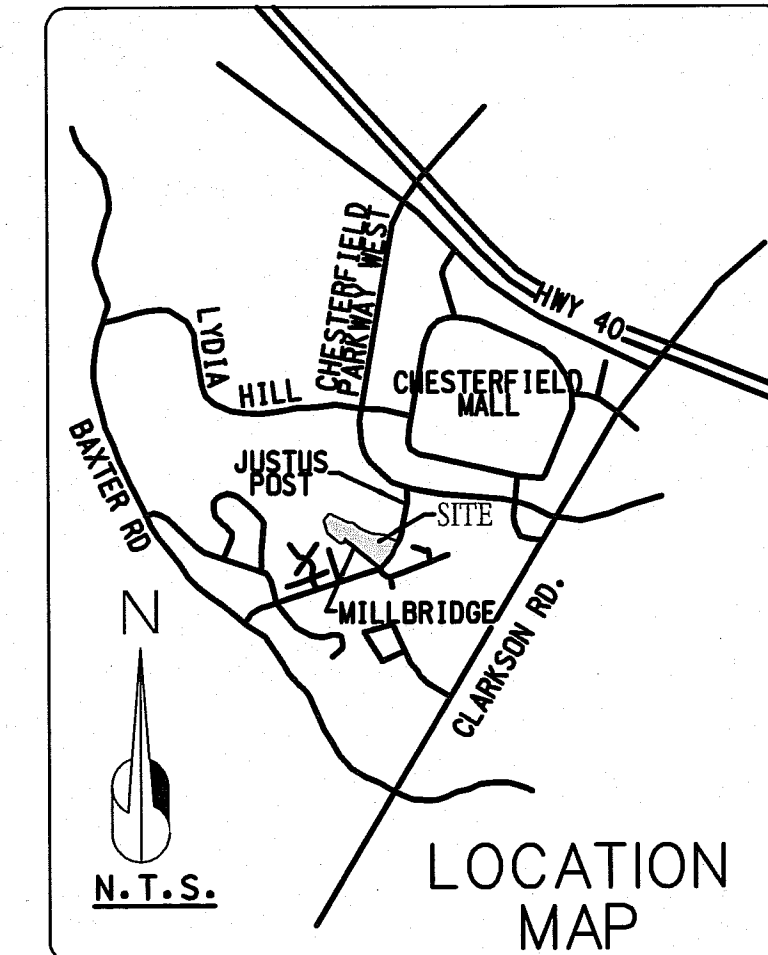
(Signature): \_\_\_\_\_  
(Name Typed): \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2013, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ AND \_\_\_\_\_, HIS WIFE, TO ME (KNOWN TO BE THE PERSON(S) DESCRIBED IN, AND WHO EXECUTED THE ABOVE GOING INSTRUMENT, AND ACKNOWLEDGE THAT HE, SHE OR THEY EXECUTED THE SAME AS HIS, HERS, OR THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN \_\_\_\_\_ THE DAY AND YEAR LAST ABOVE WRITTEN. MY TERM EXPIRES \_\_\_\_\_

(Notary Public)

THIS AMENDED SITE DEVELOPMENT CONCEPT PLAN WAS APPROVED BY THE CITY OF CHESTERFIELD PLANNING COMMISSION AND DULY VERIFIED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE CHAIRPERSON OF SAID COMMISSION, AUTHORIZING THE RECORDING OF THIS SITE PLAN PURSUANT TO CHESTERFIELD ORDINANCE NUMBER 200, AS ATTESTED TO BY THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR AND THE CITY CLERK.

PLANNING AND DEVELOPMENT SERVICES DIRECTOR  
CITY CLERK



16,585 sf EXISTING TREE CANOPY  
7,280 sf TREES TO REMAIN 44%  
9,305 sf TREES REMOVED 56%

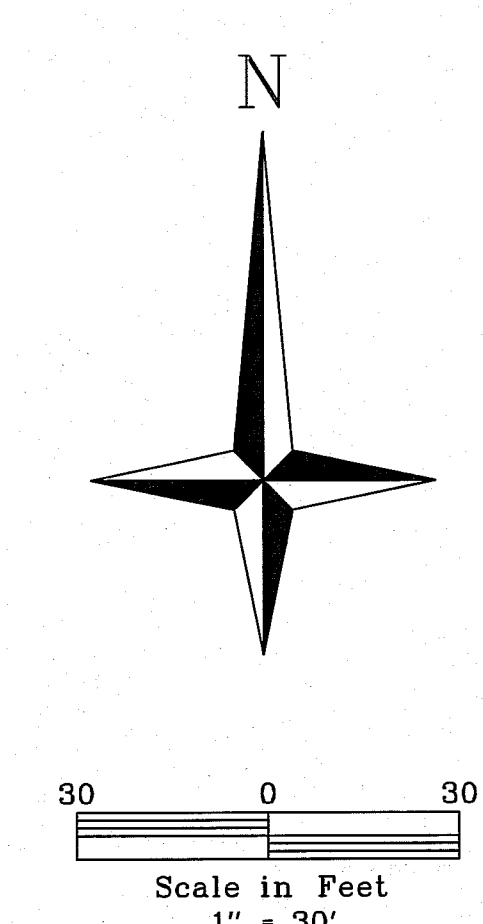
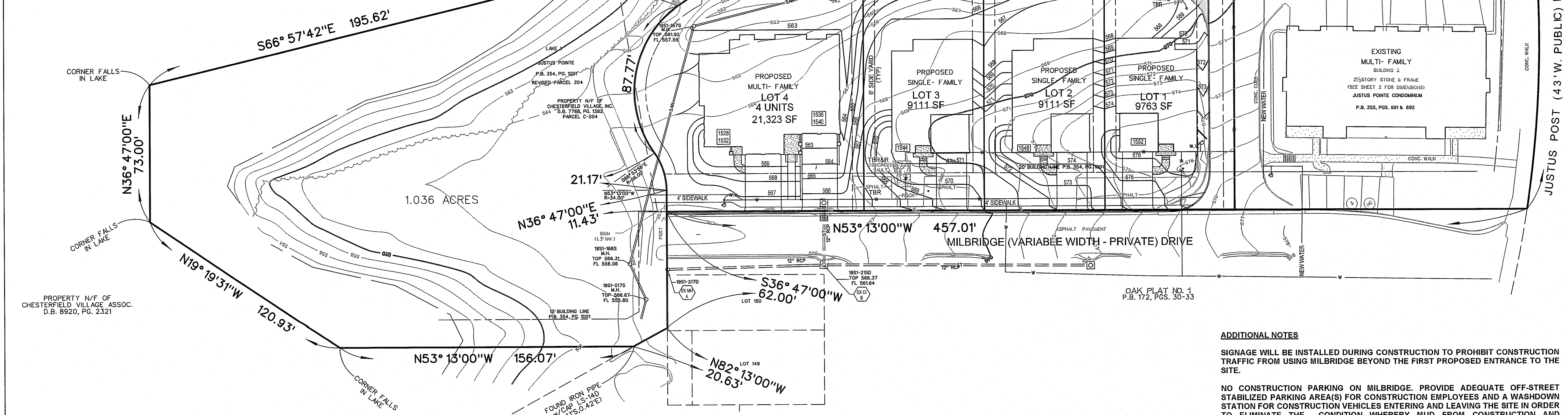
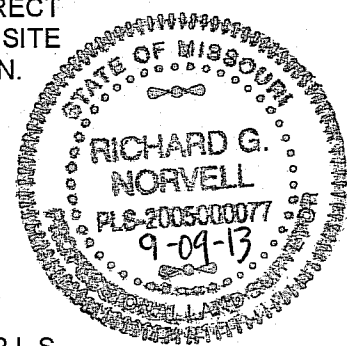
BY ORDER OF MARTY KNOBLOCH, WE HAVE PREPARED A SITE DEVELOPMENT CONCEPT PLAN, THE RESULTS OF WHICH ARE CURRENTLY REPRESENTED ON THIS DRAWING, WHICH IS A SITE DEVELOPMENT CONCEPT PLAN, NOT FOR CONSTRUCTION AND WAS PREPARED FOR THE SOLE LIMITED PURPOSE OF PROVIDING A CONCEPT FOR THE PROPOSED DEVELOPMENT OF THE TRACT, AND IS INTENDED ONLY FOR THE PRELIMINARY USE OF GOVERNMENTAL REVIEWING AUTHORITIES FOR THE PURPOSE OF OBTAINING APPROVAL OF A CONCEPT, AND IS SUBJECT TO SUCH COMMENTS, RECOMMENDATIONS OR REVISIONS AS MAY BE DEEMED NECESSARY OR APPROPRIATE IN FURTHERANCE OF SUCH PURPOSES.

IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCE HAS BEEN DONE AND THIS PARTIAL FINAL DEVELOPMENT PLAN IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY INDICATE. SOILS AND SUBSURFACE INFORMATION HAVE NOT BEEN MADE AVAILABLE AND HENCE NOT TAKEN INTO ACCOUNT; BOUNDARY LINES HAVE BEEN PREPARED FROM INFORMATION SUPPLIED BY THE CLIENT WITHOUT BENEFIT OF TITLE SEARCH OR FIELD SURVEYS. TOPOGRAPHIC DATA HAS BEEN TAKEN FROM EXISTING MAPS AND NOT VERIFIED BY PHYSICAL ELEVATIONS. ZONING DENSITY IS ASSUMED AND THE LOCATION, CAPACITY AND AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT VERIFICATION. ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF THE AFORESAID MATTERS AND FOR THE DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT. THIS PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS THIS SITE DEVELOPMENT CONCEPT PLAN IS A PRELIMINARY PLAN - NOT FOR CONSTRUCTION.

LAKE, DETENTION AREA, IS LOCATED DOWNSTREAM FROM THE PROPOSED DEVELOPMENT WHICH MAY, IN THE OPINION OF PUBLIC WORKS, BE IMPACTED BY DEVELOPMENT OF SUBJECT SITE. A BOND, IN A FORM ACCEPTABLE TO THE CITY OF CHESTERFIELD, SHALL BE POSTED TO ASSURE COMPLIANCE WITH THIS SECTION. THE DEVELOPER SHALL PERFORM PRECONSTRUCTION AND POST-CONSTRUCTION SURVEYS OF THESE FACILITIES AND DETERMINE ANY CHANGED CONDITION. PRECONSTRUCTION SURVEYS SHALL BE PERFORMED PRIOR TO ANY CLEARING, GRADING, DEMOLITION OR OTHER CONSTRUCTION RELATED TO THE PROPOSED DEVELOPMENT. POST-CONSTRUCTION SURVEYS SHALL BE PERFORMED WITHIN TWELVE (12) MONTHS OF THE COMPLETION OF THE PROPOSED DEVELOPMENT OR TWO (2) YEARS FROM THE START OF THE DEVELOPMENT, WHICHEVER IS GREATER. THE DEVELOPER SHALL RETURN AFFECTED FACILITIES TO THEIR PRECONSTRUCTION CONDITION WITHIN 3 MONTHS OF THE POST-CONSTRUCTION SURVEY. IF THE OWNER/OPERATOR OF POTENTIALLY IMPACTED FACILITIES WILL NOT GRANT THE DEVELOPER THE NECESSARY EASEMENTS TO COMPLETE THE SURVEYS AND/OR RESTORATIVE WORK, THE REQUIREMENTS IN THIS PARAGRAPH ARE NULL AND VOID. THE REQUIRED BOND AND PRE-CONSTRUCTION SURVEY OF DOWNSTREAM FACILITIES SHALL BE SUBMITTED PRIOR TO APPROVAL OF A GRADING PERMIT OR IMPROVEMENT PLANS.

9/19/13  
TIMOTHY JOHN MEYER  
PROFESSIONAL ENGINEER  
E-24665

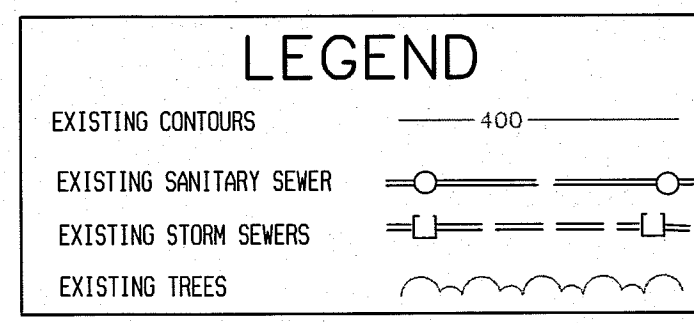
RICHARD G. NORWELL  
P.L.S. #200500077  
P.L.S. #200500077



**ADDITIONAL NOTES**

SIGNAGE WILL BE INSTALLED DURING CONSTRUCTION TO PROHIBIT CONSTRUCTION TRAFFIC FROM USING MILBRIDGE BEYOND THE FIRST PROPOSED ENTRANCE TO THE SITE.

NO CONSTRUCTION PARKING ON MILBRIDGE. PROVIDE ADEQUATE OFF-STREET STABILIZED PARKING AREA(S) FOR CONSTRUCTION EMPLOYEES AND A WASHDOWN STATION FOR CONSTRUCTION VEHICLES ENTERING AND LEAVING THE SITE IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVING CONDITIONS. THE STREETS SURROUNDING THIS DEVELOPMENT AND ANY STREET USED FOR CONSTRUCTION ACCESS THERETO SHALL BE CLEANED THROUGHOUT THE DAY. THE DEVELOPER SHALL KEEP THE ROAD CLEAR OF MUD AND DEBRIS AT ALL TIMES.



**BENCHMARK**  
12-49 598.05 - "SQ" ON NORTHEAST CORNER OF SIGNAL CONTROL BOX AT SOUTHEAST CORNER OF CHESTERFIELD VILLAGE PARKWAY AND LYDIA HILLS DR.

BOUNDARY ADJUSTMENT PLAT OF LOTS 127, 128, 133 & 134 AND THE COMMON GROUND OF PART OF OAK PLAT NO. 4  
P.B. 191, PG. 24

MARTIN T. KNOBLOCH  
16355 JUSTUS POST ROAD  
CHESTERFIELD, MO 63017  
**VOLZ**  
Incorporated  
10849 INDIANHEAD IND. BLVD  
ST. LOUIS, MISSOURI 63132  
314.426.6212 (MAIN)  
314.880.1250 (FAX)

PARTIAL FINAL DEVELOPMENT PLAN  
**JUSTUS POINTE @ CHESTERFIELD VILLAGE**  
A TRACT OF LAND BEING IN TOWNSHIP 45N - RANGE 4 W.  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

AMENDED  
SITE DEVELOPMENT  
CONCEPT PLAN  
REVISED: 8-30-2013  
Date Map No. 19-5  
10945-3  
4-4-2013