



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

Planning Commission Staff Report

Project Type: Record Plat

Meeting Date: October 28, 2019

From: Annisa Kumerow, Planner **AK**

Location: A 223 acre tract of land located north of Wild Horse Creek Road and east of Long Road.

Description: **Fienup Farms (Record Plat 9):** Record Plat 9 of the 4 Record Plats that create Phase 2 of the 223 acre development known as Fienup Farms located north of Wild Horse Creek Road and east of Long Road.

PROPOSAL SUMMARY

Wild Horse Residential, LLC has submitted a request for four Record Plats over the 223 acres zoned “PUD” Planned Unit Development located on the north side of Wild Horse Creek Road approximately 3,250 feet east of its intersection with Kehrs Mill Road and 4,400 feet west of its intersection with Baxter Road. The four Record Plats would establish the remaining 97 of the 223 total lots within the Fienup Farms development. This request is for the second (Record Plat 9) of the 4 Record Plats that create Phase 2 of the 223 acre development.

HISTORY OF SUBJECT SITE

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.

On August 21, 2017, the City of Chesterfield approved Ordinances 2970 and 2971, which zoned the subject site from an “NU” Non-Urban District to an “E-1 AC” Estate District and “PUD” Planned Unit Development, respectively, 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. In conjunction with the “PUD” Planned Unit Development zoning request, a Preliminary Plan was prepared and approved during the zoning process.

On Monday, February 12, 2018, the Site Development Plan, Landscape Plan, Tree Preservation Plan, and Tree Stand Delineation for Fienup Farms were approved by the City of Chesterfield Planning Commission by a vote of 8-0.

On July 31, 2018, the City of Chesterfield approved the Improvement Plans for the development. The grading permit remains valid until the expiration of June 6, 2023. If work on this project will continue beyond that date, a permit extension request may be submitted.

On March 3, 2019, the City of Chesterfield approved the six Record Plats of Phase I that established 111 of the 223 total lots within the Fienup Farms development.

On May 20, 2019, the City of Chesterfield approved Record Plat 7 which established an additional 15 lots within the Fienup Farms development.



Figure 1: Subject Site Aerial

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 Plats must substantially conform to the approved Site Development Plan.

The applicant is required to execute Subdivision Improvement Construction Deposit agreements and Subdivision Improvement Maintenance Deposit agreements, along with the associated sureties prior to the acceptance of the Record Plats. The deposits include the improvements and/or portion of improvements necessary to support the required items in each plat. The estimates should include but are not limited to streets, sidewalk, storm sewer, sanitary sewer, detention, grading, sediment and erosion control, monuments, streetlights, street signs, water mains, street trees, common ground

seeding/island sodding, retaining walls, fences, emergency access, barricades and end-of-pavement markers, temporary turn-around, and amenities (trails, playgrounds, restrooms, etc.).

Figure 2 below outlines all plats included in both phases of the Fienup Farms development, along with the associated improvements for each plat. Table 1 below identifies each of the four Phase 2 plats, the number of lots contained in each plat, and a description of that plat.

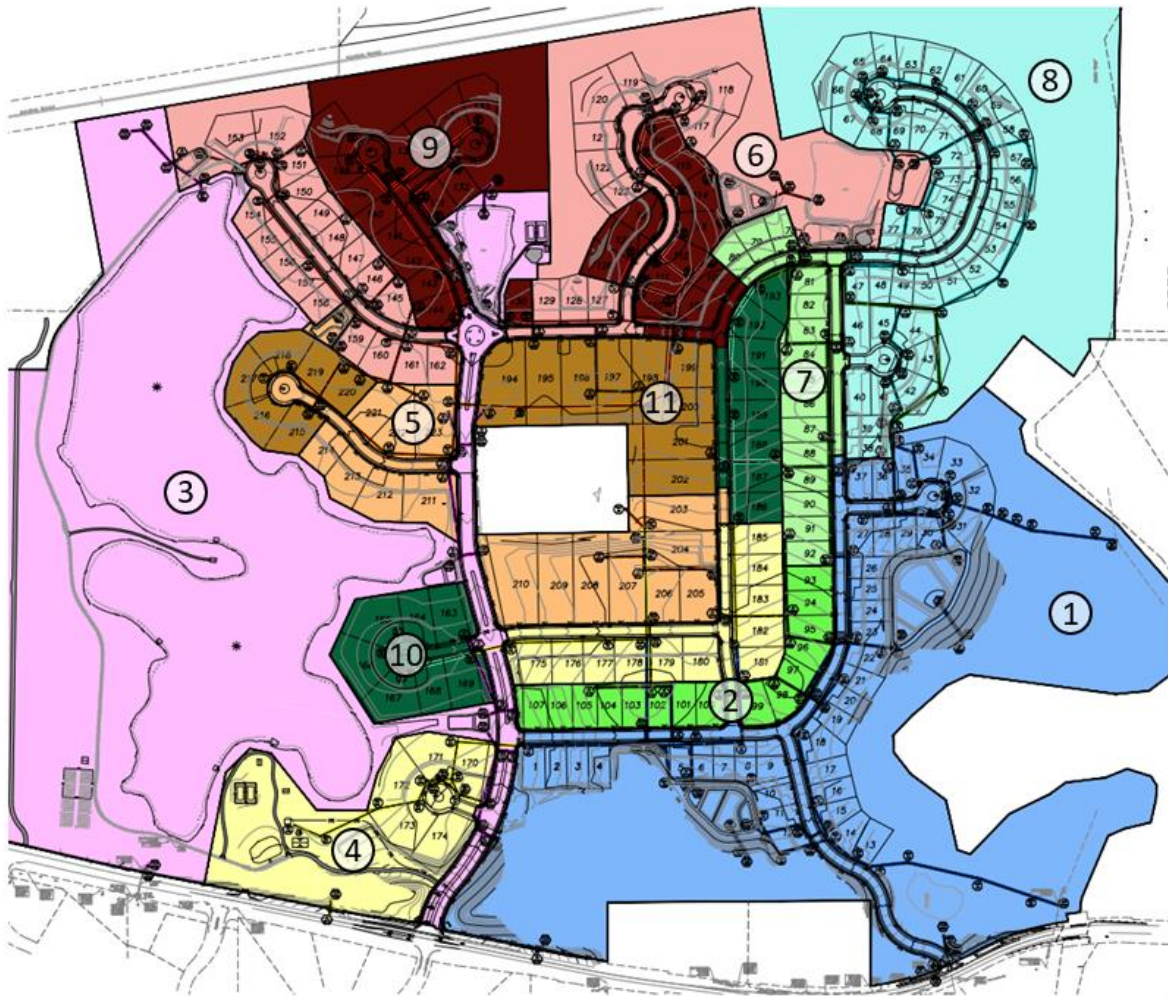


Figure 2: Plats and Associated Improvements

Record Plat	Lots	Description
Plat 8	40	Includes the most amount of lots for the overall development
Plat 9	27	Northern lots bordered by Plat 6 on both sides
Plat 10	15	East and west of the site center
Plat 11	15	Primarily in the center of the site

Table 1: Plat Description

In any case where the establishment of common land (including pedestrian walkways and cul-de-sac islands), private streets, street lighting, drainage facilities, such as detention basins and drainage pipe and ditches, or any other improvement that requires continuous maintenance, a trust indenture shall be recorded simultaneously with the Record Plat. The indenture shall provide for proper maintenance and supervision by the trustees who are selected to act in accordance with the terms of such indenture and the applicable provisions of this Unified Development Code. A trust indenture has been submitted and shall be recorded simultaneously with the Record Plats.

RECORD PLAT 9

Plat 9 contains 27 lots primarily located in the northern portion of the 223 acre site, with 3.90 acres of common ground surrounding those lots. The lot sizes range from 11,725 square feet to 21,669 square feet.

STAFF RECOMMENDATION

Staff has reviewed the submittal and has found the application to be in conformance with the City of Chesterfield Unified Development Code. Staff recommends approval of Record Plat 9 of the Fienup Farms development.

MOTION

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

- 1) "I move to approve (or deny) Record Plat 9 of the Fienup Farms development."
- 2) "I move to approve Record Plat 9 of the Fienup Farms development with the following conditions..."
(Conditions may be added, eliminated, altered or modified)

Attachments: Record Plat 9

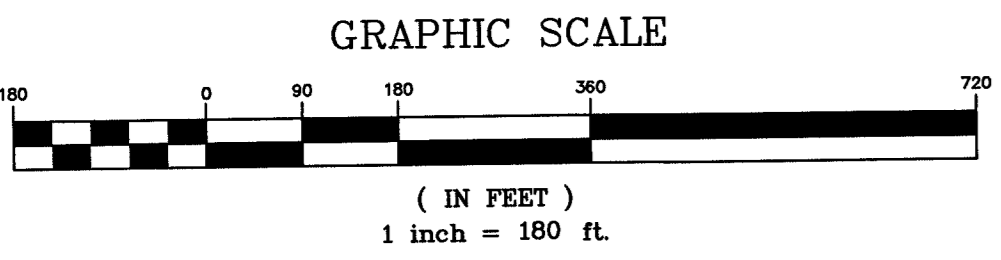
FIENUP FARMS PLAT NINE

A TRACT OF LAND BEING PART OF ADJUSTED TRACT "A" OF FIENUP TRACT - BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 366, PAGES 195-198, LOCATED IN U.S. SURVEYS 125 AND 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI. ZONED "PUD" PLANNED UNIT DEVELOPMENT, ORDINANCE NO. 2971

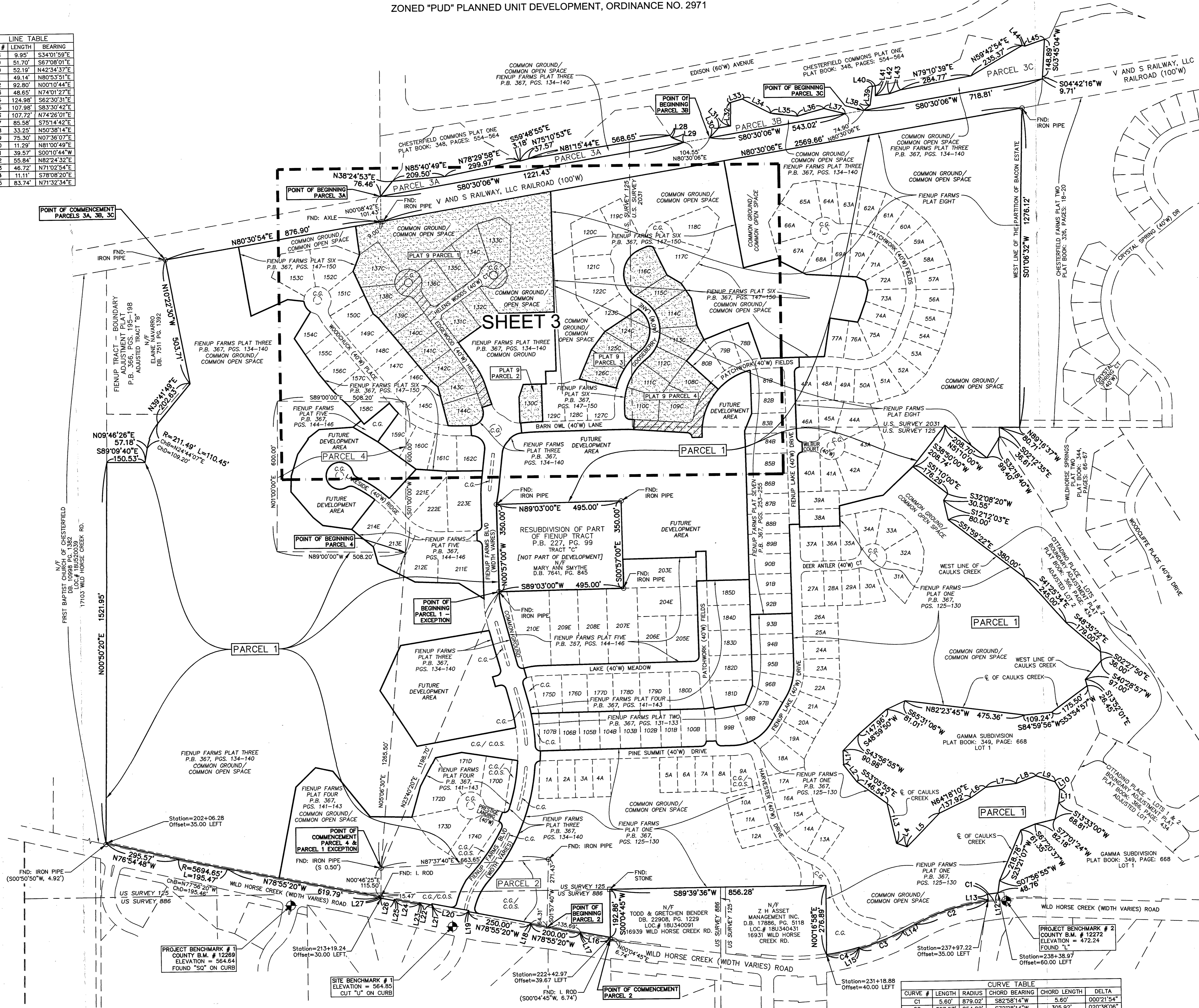
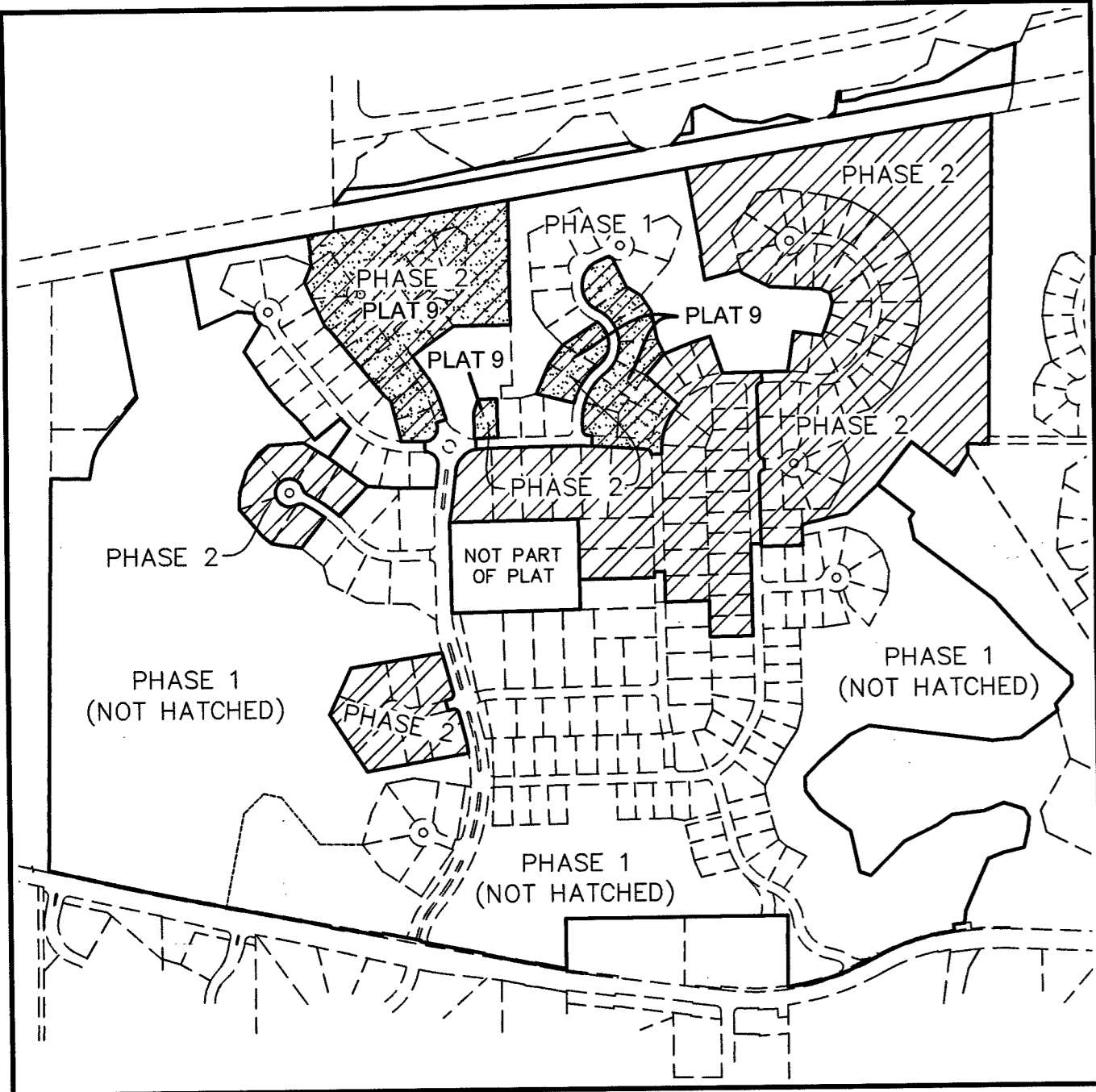
NOTE: SEE SHEET 3 FOR CORRESPONDING STATE PLANE CORNERS AND ASSOCIATED REFERENCED LABELS.

STATE PLANE COORDINATES	NORTHING	EASTING
A	313971.677	241207.184
B	313824.945	241209.116
C	313824.063	241142.071
D	313789.372	241092.917
E	313761.716	241112.436
F	313738.896	241123.721
G	313715.829	241131.584
H	313710.180	241119.952
I	313708.095	241120.606
J	313688.295	241106.014
K	313688.360	241087.062
L	313688.816	241078.535
M	313736.208	241067.023
N	313743.426	241058.901
O	313820.999	240996.461
P	313826.153	240990.359
Q	313876.209	240967.156
R	313898.195	240975.185
S	313933.010	240971.078
T	313938.397	241004.008
U	313737.541	241191.813
V	313691.829	241192.415
W	313691.725	241184.528
X	313691.261	241174.321
Y	313690.608	241165.922
Z	313690.553	241164.938
AA	313722.014	241164.524
AB	313727.252	241169.844
AC	313742.933	241238.344
AD	313778.357	241253.693
AE	313800.363	241270.344
AF	313827.002	241311.123
AG	313775.592	241312.002
AH	313731.290	241282.552
AI	313709.410	241292.036
AJ	313765.924	241319.428
AK	313840.702	241311.858
AL	313898.855	241313.192
AM	313902.590	241321.848
AN	313902.103	241330.060
AO	313867.908	241346.176
AP	313857.247	241363.242
AQ	313838.799	241375.035
AR	313905.531	241381.385
AS	313788.386	241389.480
AT	313763.105	241367.743
AU	313727.807	241405.670
AV	313673.836	241384.850
AW	313669.943	241384.901
AX	313665.792	241372.711
AY	313676.791	241367.084
AZ	313680.537	241352.497
BA	313693.695	241303.353
BB	313692.999	241298.026
BC	313698.009	241292.173

LINE #	LENGTH	BEARING
L28	9.95	S54°01'59"E
L29	51.70	S87°08'01"E
L30	52.19	N42°34'37"E
L31	49.14	N80°53'01"E
L32	92.80	N00°10'44"E
L33	48.65	N74°01'27"E
L34	124.98	S82°30'31"E
L35	107.68	S83°00'42"E
L36	107.72	N74°26'01"E
L37	85.56	S75°14'42"E
L38	33.25	N50°29'14"E
L39	75.50	N07°36'07"E
L40	11.29	N81°00'49"E
L41	39.57	S00°10'44"W
L42	55.84	N82°24'32"E
L43	46.72	N71°02'54"E
L44	11.11	S78°08'02"E
L45	63.74	N71°32'34"E



DEVELOPMENT PHASE DETAIL
SCALE: 1 in = 600 ft



LINE #	LENGTH	BEARING
L16	129.54	N78°52'20"W
L17	3.00	S11°04'40"W
L18	5.00	N11°04'40"E
L19	5.00	N11°04'40"E
L20	150.00	N78°52'20"W
L21	5.00	S11°04'40"W
L22	50.00	N78°52'20"W
L23	5.00	S11°04'40"W
L24	100.00	N78°52'20"W
L25	5.00	S11°04'40"W
L26	52.58	N78°52'20"W
L27	5.08	N00°46'25"E

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1	5.60	878.02	S82°58'14"W	5.60	0°00'21.94"
C2	307.57	854.02	S72°28'14"W	305.92	0°02'38.06"
C3	188.13	920.37	S69°10'33"W	187.62	0°11'42.45"
C4	131.75	915.37	S77°53'43"W	131.63	0°08'14.48"

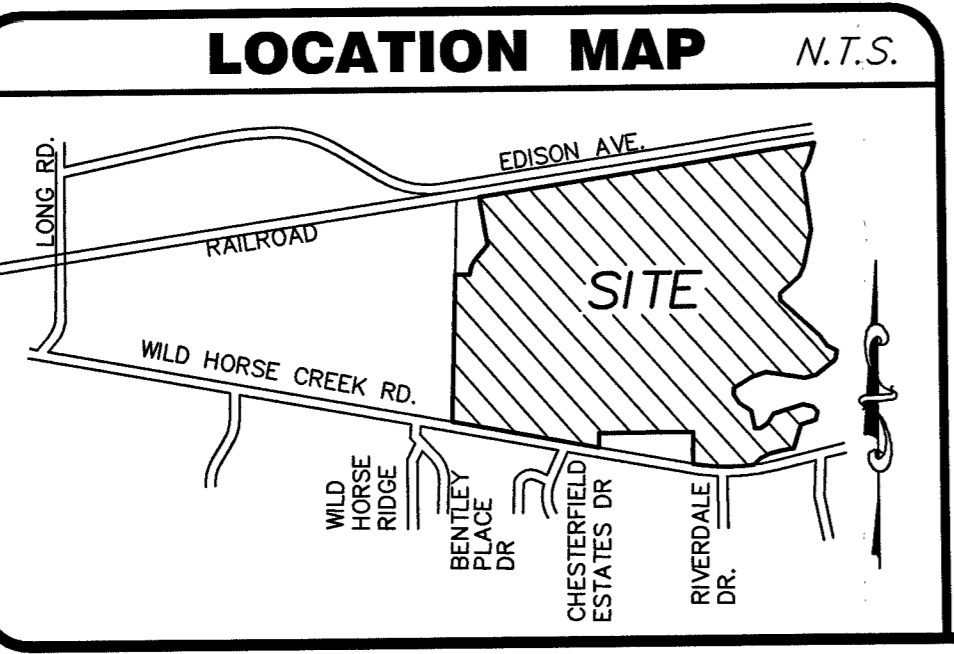
LINE #	LENGTH	BEARING
L1	54.83	S01°35'57"E
L2	87.39	S37°24'53"E
L3	163.27	S12°11'43"E
L4	44.57	S70°22'17"E
L5	185.44	N44°26'07"E
L6	72.15	N54°58'09"E
L7	123.88	N83°32'31"E
L8	81.25	N68°43'16"E
L9	80.37	S72°33'02"E
L10	36.22	S31°16'48"E
L11	51.83	S05°05'09"W
L12	36.53	S83°09'11"W
L13	25.00	S07°12'43"E
L14	52.12	S82°09'11"W
L15	5.22	N00°30'40"E

- LEGEND:**
- ▲ = PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS) (8" I.R.O.D. W/ ALUMINUM CAP)
 - = SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS) (1/2" I.R.O.D. W/ PLASTIC CAP) OR CUT CROSS
 - = FOUND PERMANENT MONUMENT
 - = FOUND SEMI-PERMANENT MONUMENT
 - = FOUND
 - PM/T = PAYMENT
 - T.S./C.L. = TEMPORARY SLOPE AND CONSTRUCTION LICENSE
 - H.O.A. = HOMEOWNERS ASSOCIATION
 - ① = ADDRESS
 - + = FOUND CROSS
 - ⊕ = FOUND ANCHOR
 - ⊙ = BENCHMARK
 - C.C. = COMMON GROUND
 - C.O. = COMMON OPEN SPACE
 - ESMT. = EASEMENT
 - BLDG. = BUILDING
 - TEMP. = TEMPORARY
 - S.F. = SQUARE FEET

- HATCHING LEGEND:**
- Public Right-of-Way
 - Plat 9 Limits
 - Phase 2 Limits

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com

DRAWN BY: GFS MSD # - MULTIPLE
CHECKED BY: JAH DATE: JULY 31, 2019
JOB NO.: 14-06-196 FIENUP FARMS PLAT NINE



SURVEYOR'S CERTIFICATE:

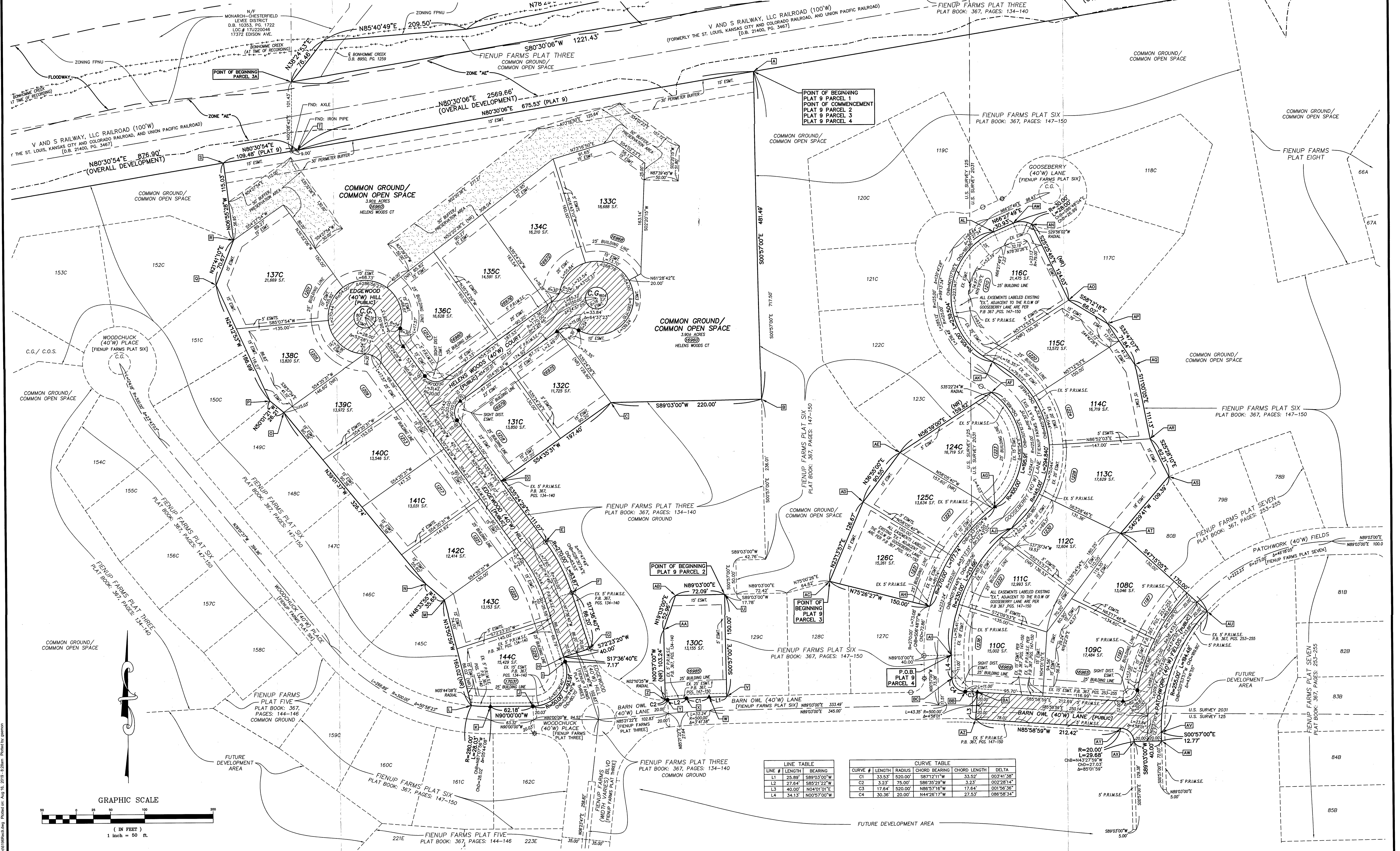
SEE SHEET 1 OF 3 FOR CERTIFICATION.

THE STERLING COMPANY
MO REG. 307-D

JAMEY A. HENSON
NUMBER: 85-2807017963
STATE OF MISSOURI
JULY 31, 2019
DATE: 1-8-19
JAMEY A. HENSON, P.L.S. - VICE PRESIDENT
MO. REG. L.S. #207017963

SHEET 2 OF 3

FIENUP FARMS PLAT NINE



LINE TABLE		CURVE TABLE					
LINE #	BEARING	CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
L1	25.89°	C1	33.53	520.00'	S87°12'11"W	33.52'	003°41'38"
L2	27.64°	C2	3.23	75.00'	S88°52'28"W	3.23'	002°28'14"
L3	40.00°	C3	17.84	500.00'	N89°57'16"W	17.84'	001°58'36"
L4	34.13°	C4	30.36	20.00'	N44°26'17"W	27.53'	088°58'34"

THE STERLING CO.
ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph. 314-487-0440 Fax 314-487-8944
 www.sterling-eng-srv.com

DRAWN BY: GFS **MSD # -** MULTIPLE
CHECKED BY: JAH **DATE:** JULY 31, 2019
JOB NO.: 14-06-196 **FIENUP FARMS PLAT NINE**

STATE PLANE COORDINATES		STATE PLANE COORDINATES		STATE PLANE COORDINATES		STATE PLANE COORDINATES		STATE PLANE COORDINATES		STATE PLANE COORDINATES	
NORTHING	EASTING	NORTHING	EASTING	NORTHING	EASTING	NORTHING	EASTING	NORTHING	EASTING	NORTHING	EASTING
A	313971.677	241207.184	K	313688.360	241067.062	U	313737.541	241191.813	AD	313867.908	241346.176
B	313824.945	241209.116	L	313688.816	241078.535	V	313691.829	241192.415	AP	313857.247	241363.242
C	313824.063	241142.071	M	313736.208	241067.023	W	313691.725	241184.526	AQ	313775.592	241372.002
D	313789.372	241092.917	N	313743.426	241058.901	X	313691.261	241174.321	AR	313838.799	241375.035
E	313761.716	241112.436	O	313820.999	240996.461	Y	313690.531	241181.385	AS	313805.531	241381.385
F	313738.886	241123.721	P	313826.153	240996.356	Z	313690.553	241165.922	AT	313788.386	241389.490
G	313713.829	241131.584	Q	313878.209	240967.159	AA	313722.014	241164.038	AJ	313763.105	241367.743
H	313710.180	241119.952	R	313888.195	240975.185	AB	313732.214	241169.844	AK	313840.702	241311.858
I	313708.095	241120.606	S	313933.010	240971.078	AC	313742.833	241238.344	AL	313898.865	241313.192
J	313688.295	241106.014	T	313938.397	241004.008	AD	313778.357	241253.693	AM	313902.590	241321.848
									AN	313902.103	241330.060
									AO	313969.782	241372.711

HATCHING LEGEND:
 PUBLIC RIGHT-OF-WAY
 BUFFER/PRESERVATION AREA

ABBREVIATION LEGEND:
 BK = BOOK
 BLDG = BUILDING
 C.G. = COMMON GROUND
 CHORD = CHORD BEARING
 C.O.S. = COMMON OPEN SPACE
 D.B. = DEED BOOK
 EX. = EXISTING
 EAS. = EASEMENT
 FND. = FOUND OR FORMERLY FOUND
 N/R. = NON-RADIAL
 P.B. = PLAT BOOK
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 P.M.T. = PERMANENT MONUMENT
 R.F.D. = RECORD
 R.O.W. = RIGHT-OF-WAY
 RET. = RETAINING
 S.F. = SURVEYED
 S.Q. = SQUARE SET
 T.S.C.L. = TEMPORARY SLOPE AND CONSTRUCTION LICENSE
 W. = WIDTH

SYMBOL LEGEND:
 ▲ = SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (8" I.D. W/ ALUMINUM CAP)
 ● = SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (1/2" I.D. W/ PLASTIC CAP OR CUT CROSS)
 ○ = SET PERMANENT MONUMENT IN PREVIOUS PLAT.
 ⊙ = SET SEMI-PERMANENT MONUMENT IN PREVIOUS PLAT.
 ⊕ = FOUND PERMANENT MONUMENT
 ⊙ = FOUND SEMI-PERMANENT MONUMENT
 ⊕ = FOUND CROSS
 ⊕ = FOUND ANCHOR
 ⊕ = BENCHMARK
 (323) = ADDRESS

SURVEYOR'S CERTIFICATE:
 SEE SHEET 1 OF 3 FOR CERTIFICATION.
 THE STERLING COMPANY
 NO. REG. 307-D

JAMES A. HENSON, P.L.S. - VICE PRESIDENT
 NO. REG. L.S. 000707963
 DATE: 1-8-19
SHEET 3 OF 3