



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 10):** Record Plat 10 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 third (Record Plat 10) 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.

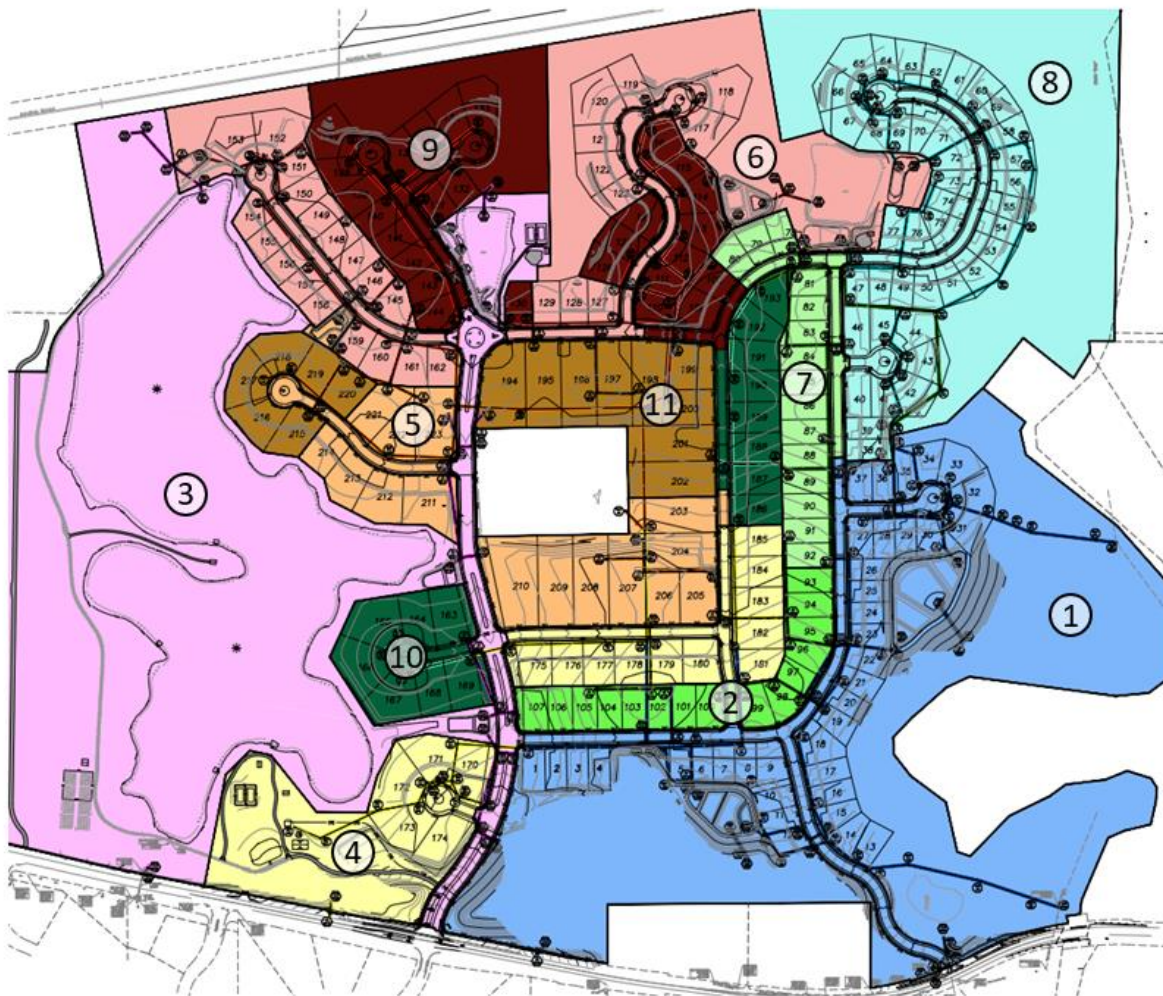


Figure 2: Plats and Associated Improvements

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 10

Plat 10 contains 15 lots located northeast and southwest of the site center. The lot sizes range from 16,847 square feet to 26,173 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 10 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 10 of the Fienup Farms development."
- 2) "I move to approve Record Plat 10 of the Fienup Farms development with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments: Record Plat 10

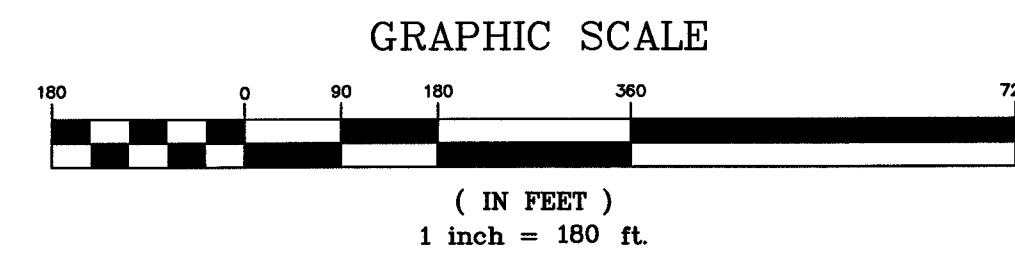
FIENUP FARMS PLAT TEN

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

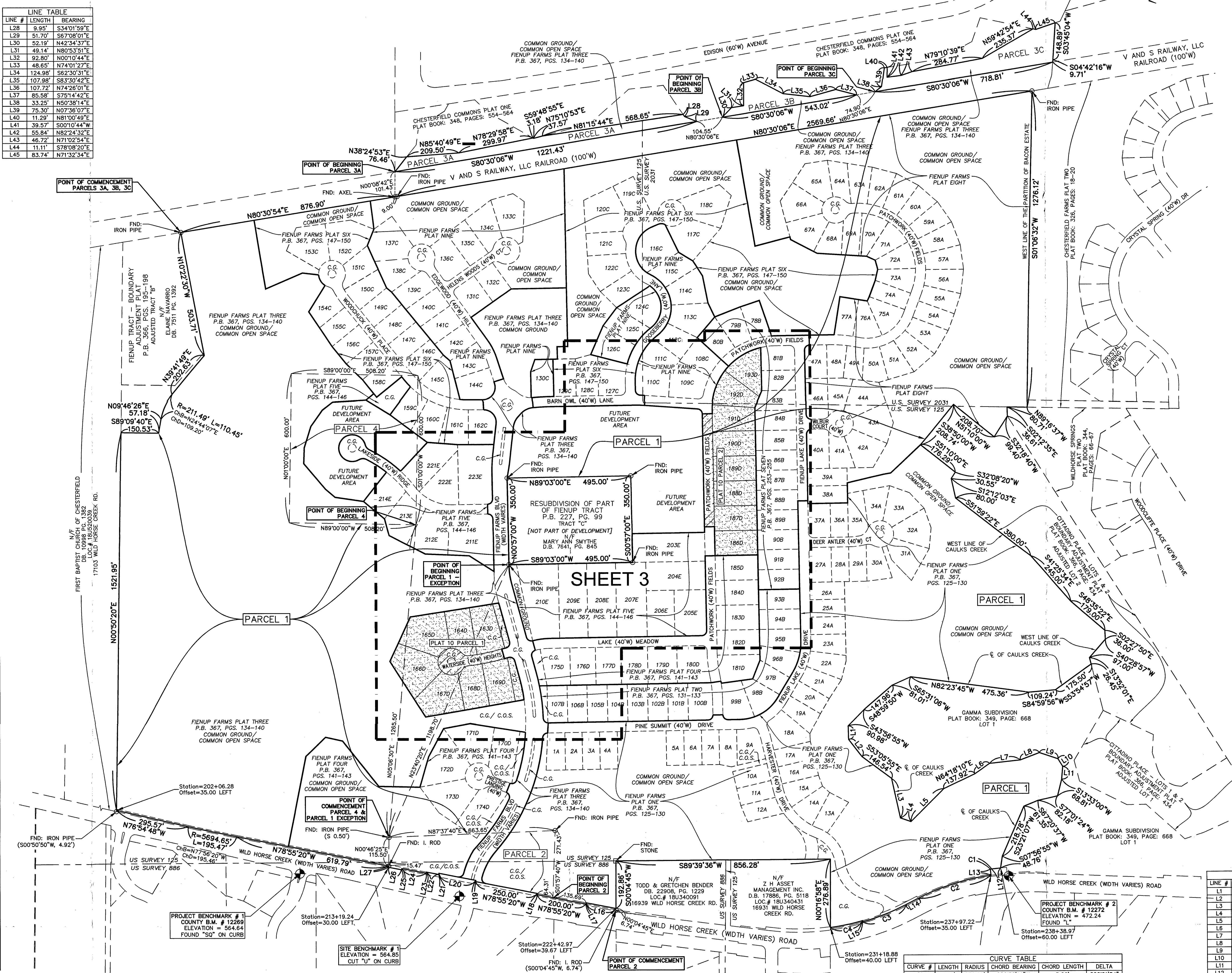
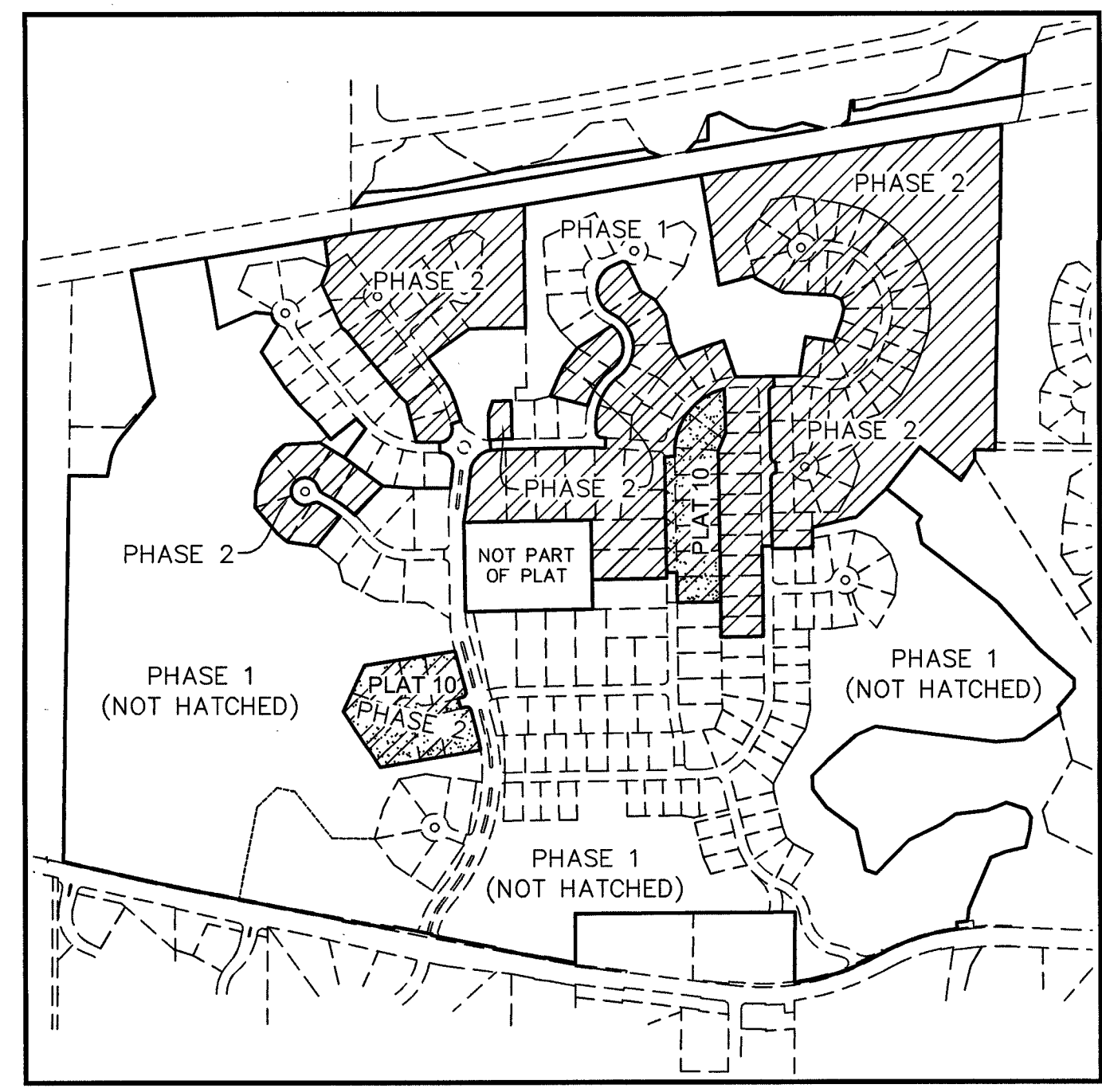
NOTE: SEE SHEET 3 FOR
 CORRESPONDING STATE PLANE
 CORNERS AND ASSOCIATED
 REFERENCED LABELS.

STATE PLANE COORDINATES		
NORTHING	EASTING	
A	313438.437	241123.462
B	313390.786	241136.139
C	313383.329	241131.815
D	313381.957	241126.661
E	313370.176	241129.795
F	313371.547	241134.949
G	313367.224	241142.407
H	313346.466	241147.929
I	313319.583	241153.296
J	313298.896	241033.659
K	313287.138	240990.366
L	313421.839	241015.961
M	313495.238	241387.201
N	313531.133	241386.729
O	313530.973	241374.539
P	313669.782	241372.711
Q	313669.943	241384.901
R	313673.936	241384.850
S	313750.920	241444.800
T	313697.677	241445.496
U	313676.834	241436.626
V	313495.920	241439.008

LINE #	LENGTH	BEARING
L28	8.85'	S34°01'59"E
L29	51.70'	S87°08'01"E
L30	52.19'	N42°34'37"E
L31	49.14'	N80°05'51"E
L32	92.80'	N00°10'44"E
L33	48.65'	N74°01'27"E
L34	124.98'	S82°02'31"E
L35	107.98'	S83°50'42"E
L36	107.72'	N74°26'01"E
L37	85.50'	S75°14'42"E
L38	33.25'	N50°38'14"E
L39	75.30'	N07°36'07"E
L40	11.29'	N81°00'49"E
L41	39.57'	S00°04'44"W
L42	55.84'	N82°24'32"E
L43	46.72'	N71°02'54"E
L44	11.11'	S78°03'20"E
L45	83.74'	N71°32'34"E



DEVELOPMENT PHASE DETAIL
 SCALE: 1 in = 600 ft



LINE #	LENGTH	BEARING
L16	120.54'	N78°55'20"W
L17	5.00'	S11°04'40"W
L18	5.00'	N11°04'40"E
L19	5.00'	N11°04'40"E
L20	150.00'	N78°55'20"W
L21	5.00'	S11°04'40"W
L22	50.00'	N78°55'20"W
L23	5.00'	S11°04'40"W
L24	100.00'	N78°55'20"W
L25	5.00'	S11°04'40"W
L26	52.58'	N78°55'20"W
L27	5.08'	N00°46'25"E

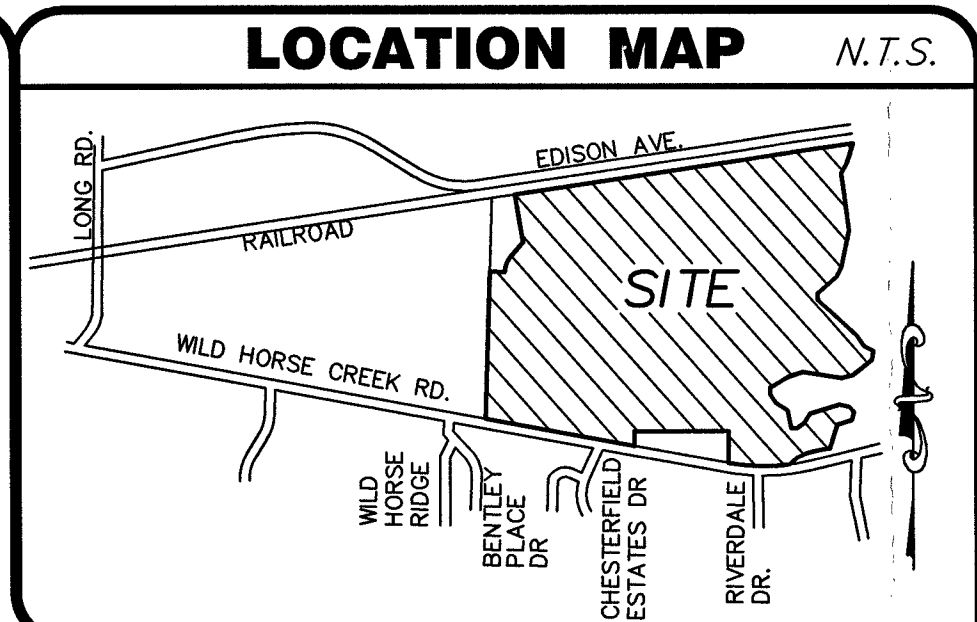
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1	3.60'	879.02'	S83°58'14"W	3.60'	0°02'11.54"
C2	307.57'	854.02'	S72°28'14"W	305.92'	0°20'38.06"
C3	188.15'	920.37'	S88°00'33"W	187.82'	0°11'42.45"
C4	131.78'	915.37'	S77°53'43"W	131.63'	0°08'14.48"

LINE #	LENGTH	BEARING
L1	54.83'	S01°35'57"E
L2	67.39'	S37°24'53"E
L3	163.27'	S12°31'43"E
L4	44.57'	S72°22'17"E
L5	185.44'	N44°28'07"E
L6	72.15'	N54°56'38"E
L7	123.88'	N83°32'31"E
L8	81.25'	N84°31'15"E
L9	80.37'	S72°03'00"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°50'40"E

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

DRAWN BY: GFS
 CHECKED BY: JAH
 JOB NO.: 14-06-196

MSD # - MULTIPLE
 DATE: AUG. 2, 2019
 FIENUP FARMS PLAT TEN



- LEGEND:**
- ▲ PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS) (8" F.I. ROD W/ ALUMINUM CAP)
 - SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS) (1/2" I. ROD W/ PLASTIC CAP) OR CUT CROSS
 - FOUND PERMANENT MONUMENT
 - FOUND SEMI-PERMANENT MONUMENT
 - FND. = FOUND
 - P.W.M. = PAVEMENT
 - T.S.C.L. = TEMPORARY SLOPE AND CONSTRUCTION LICENSE
 - H.O.A. = HOMEOWNERS ASSOCIATION
 - 327 = 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 10 LIMITS
 - PHASE 2 LIMITS

SURVEYOR'S CERTIFICATE:
 SEE SHEET 1 OF 3 FOR CERTIFICATION.

THE STERLING COMPANY
 MO. REG. 307-D

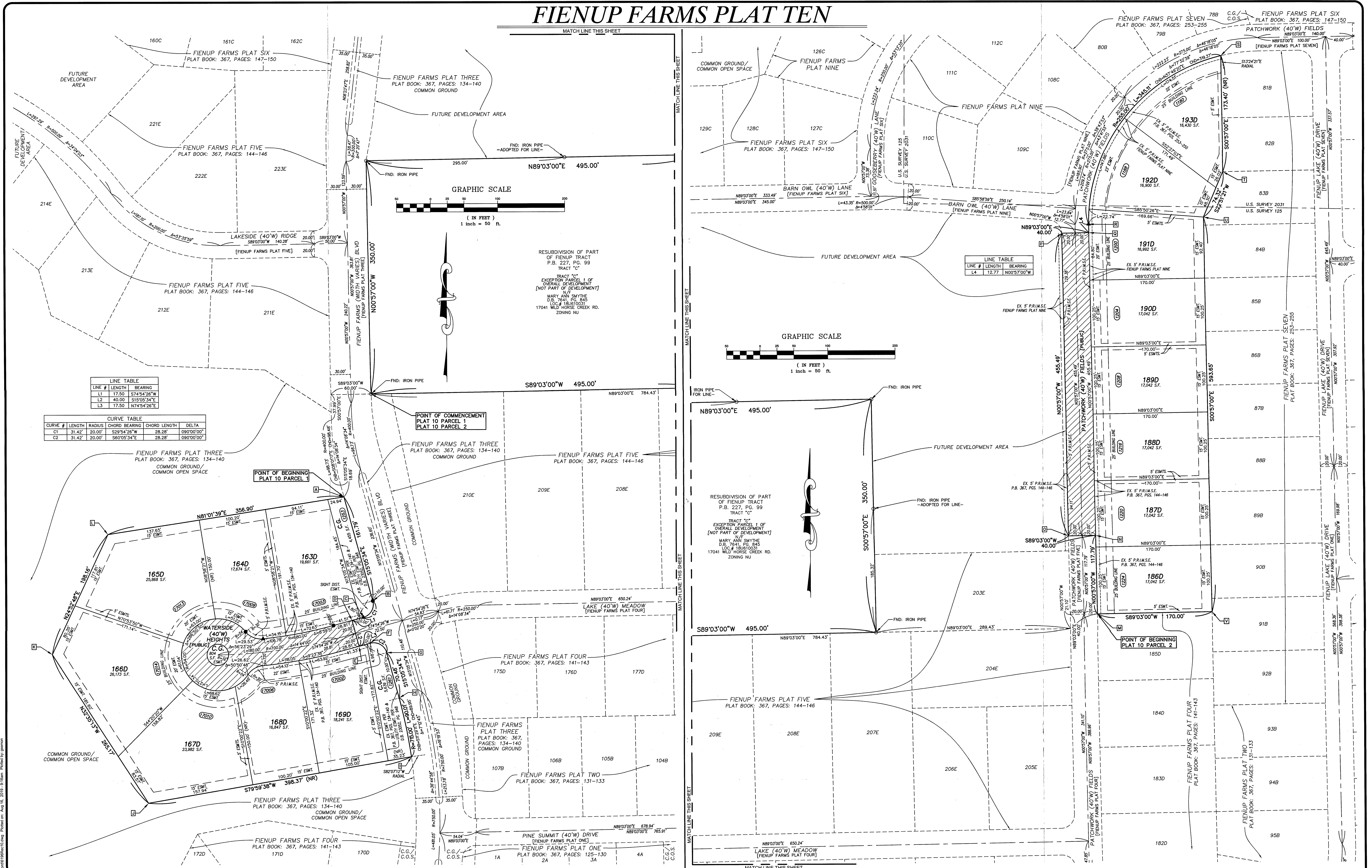
JAMES A. HENSON
 NUMBER PL-5-20070765

1-8-19

JAMES A. HENSON, P.L.S. - VICE PRESIDENT
 MO. REG. L.S. #20071963

SHEET 2 OF 3

FIENUP FARMS PLAT TEN

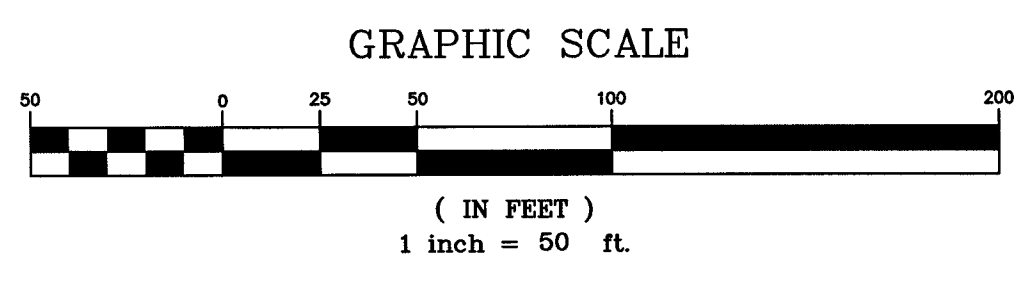
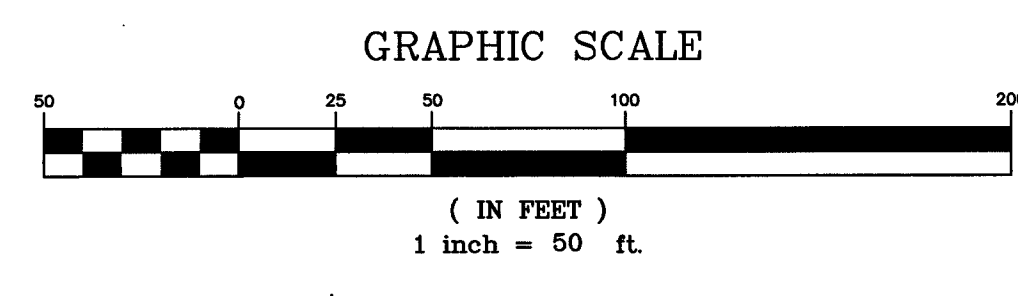


LINE TABLE

LINE #	LENGTH	BEARING
L1	17.50	S74°54'26"W
L2	40.00	S15°05'34"E
L3	17.50	N74°54'26"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1	31.42'	20.00'	S29°54'26"W	28.28'	090°00'00"
C2	31.42'	20.00'	S80°05'34"E	28.28'	090°00'00"



RESUBDIVISION OF PART OF FIENUP TRACT P.B. 227, PG. 99 TRACT "C"
 TRACT "C" EXCEPTION PARCEL 1 OF OVERALL DEVELOPMENT (NOT PART OF DEVELOPMENT)
 MARY ANN SMYTHE D.B. 7841, PG. 845 LOC. # 18,610,031 17041 WILD HORSE CREEK RD. ZONING NU

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HATCHING LEGEND:

	PUBLIC RIGHT-OF-WAY
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ABBREVIATION LEGEND:

BK.	BOOK
BLDG.	BUILDING
C.G.	COMMON GROUND
CHB	CHORD BEARING
CHD	CHORD DISTANCE
C.O.S.	COMMON OPEN SPACE
D.B.	DEED BOOK
ESMT.	EASEMENT
EX.	EXISTING
FND.	FOUND
NR.	NOW OR FORMERLY
NR.	NON-RADIAL
P.B.	PLAT BOOK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PRMT.	PRIVILEGE
RE.	RECORD
R.O.W.	RIGHT-OF-WAY
RET.	RETAINING
SI.	SURVEYED
S.F.	SQUARE FEET
T.S.C.L.	TEMPORARY SURVEYING AND CONSTRUCTION LICENSE
W.	WIDTH

SYMBOL LEGEND:

- ▲ SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (5/8" IRON W/ ALUMINUM CAP).
- SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (1/2" IRON 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
- ⊞ ADDRESS

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 SHEET 3 OF 3