



**V.I.L.D**

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## 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 11):** Record Plat 11 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.

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### **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 last (Record Plat 11) 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.

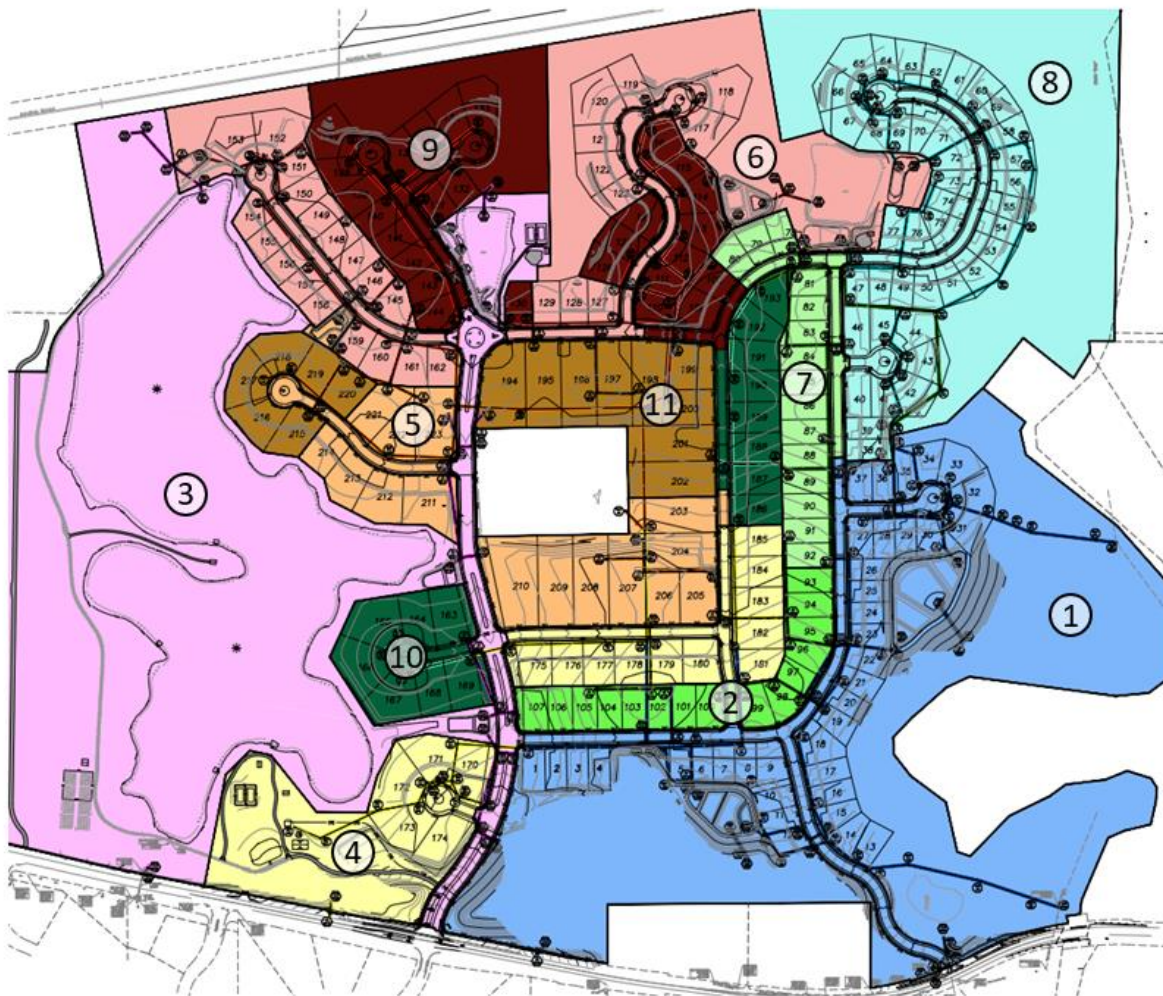


Figure 2: Plats and Associated Improvements

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 11**

Plat 11 contains 15 lots primarily located in the center of the site. The lot sizes range from 17,065 square feet to 40,271 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 11 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 11 of the Fienup Farms development."
- 2) "I move to approve Record Plat 11 of the Fienup Farms development with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments: Record Plat 11



# FIENUP FARMS PLAT ELEVEN

A TRACT OF LAND BEING PART OF ADJUSTED TRACT "A" OF FIENUP TRACT - BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 366, PAGES 195-198, TOGETHER WITH PART OF A TRACT OF LAND LOCATED U.S. SURVEY 125, ALL LOCATED IN U.S. SURVEY 125, 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

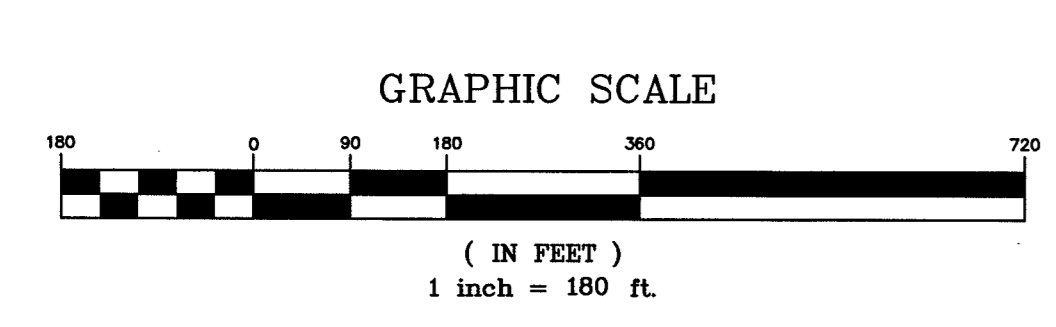
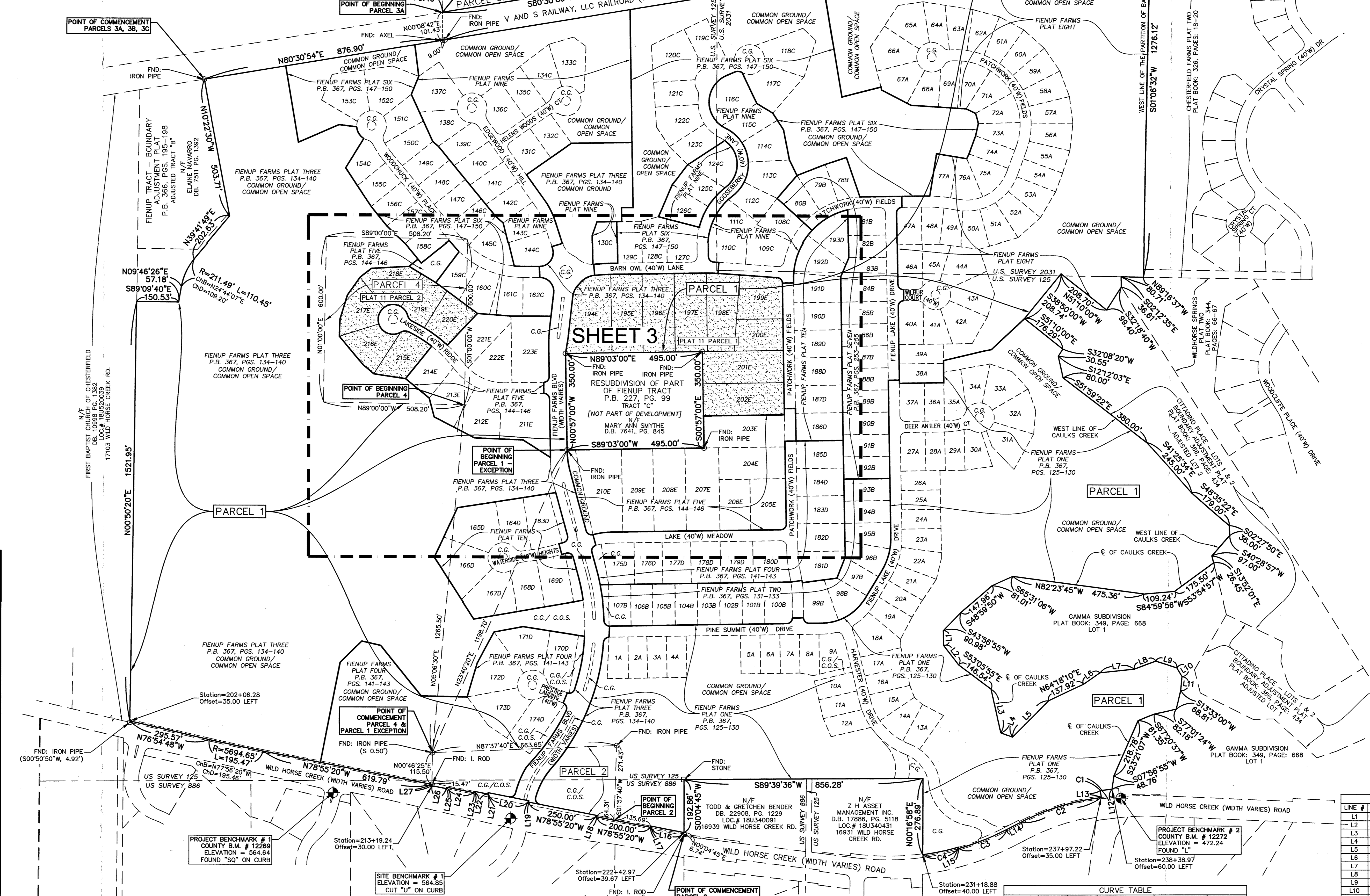
NOTE: SEE SHEET 3 FOR CORRESPONDING STATE PLANE CORNERS AND ASSOCIATED REFERENCED LABELS.

### STATE PLANE COORDINATES

	NORTHING	EASTING
A	313592.160	241134.639
B	313608.919	241137.429
C	313654.656	241142.715
D	313668.140	241148.204
E	313669.826	241150.698
F	313678.454	241166.868
G	313679.107	241175.266
H	313679.535	241184.666
I	313680.920	241289.825
J	313680.537	241302.497
K	313675.781	241367.064
L	313669.782	241372.711
M	313524.149	241374.629
N	313522.988	241286.426
O	313594.147	241289.489
P	313638.451	241038.309
Q	313601.398	241005.488
R	313627.962	240967.034
S	313633.961	240962.192
T	313615.828	240954.629
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AA	313630.601	240887.695
AB	313656.798	240895.826
AC	313676.635	240909.882
AD	313686.397	240922.427
AE	313688.608	240963.702
AF	313670.565	240992.824

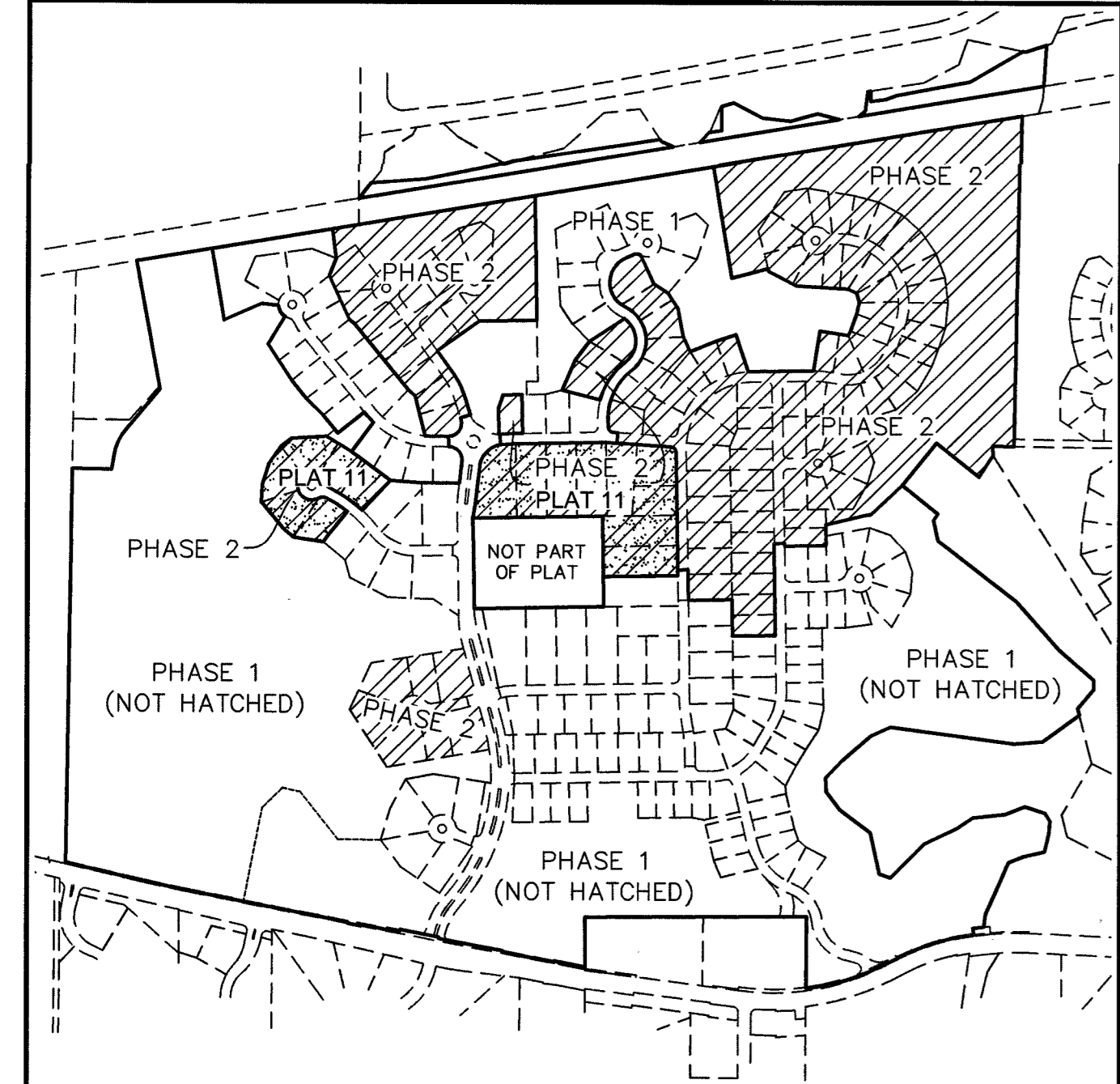
### LINE TABLE

LINE #	LENGTH	BEARING
L28	9.95'	S34°01'59"E
L29	51.70'	S67°08'01"E
L30	53.19'	N42°54'37"E
L31	49.14'	N80°53'51"E
L32	52.80'	N00°10'44"E
L33	48.65'	N04°01'27"E
L34	124.98'	S82°30'31"E
L35	107.98'	S83°30'42"E
L36	107.72'	N74°28'01"E
L37	89.58'	S75°14'02"E
L38	33.25'	N50°38'14"E
L39	75.30'	N07°38'07"E
L40	11.29'	N81°00'44"W
L41	39.57'	S00°10'44"W
L42	55.84'	N82°24'32"E
L43	46.72'	N71°23'54"E
L44	11.11'	S78°08'20"E
L45	83.74'	N71°32'34"E



### DEVELOPMENT PHASE DETAIL

SCALE: 1 in = 600 ft



### LINE TABLE

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	62.58'	N78°55'20"W
L27	5.00'	N00°48'25"E

### CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1	5.69'	879.02'	S82°28'14"W	5.60'	000°21'54"
C2	302.57'	854.02'	S72°28'14"W	306.92'	000°38'06"
C3	188.15'	920.37'	S68°00'33"W	187.82'	011°42'45"
C4	131.75'	915.37'	S77°53'43"W	131.63'	008°14'48"

### LINE TABLE

LINE #	LENGTH	BEARING
L1	54.83'	S01°35'27"E
L2	87.39'	S37°24'53"E
L3	163.27'	S23°14'37"E
L4	44.57'	S76°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'	N68°43'16"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	23.07'	S02°12'43"E
L14	52.12'	S62°09'11"W
L15	5.22'	N00°30'40"E

### LEGEND:

- ▲ = PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS)
- = SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS)
- = FOUND PERMANENT MONUMENT
- = FOUND SEMI-PERMANENT MONUMENT
- FND. = FOUND
- P.W.M.T. = 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

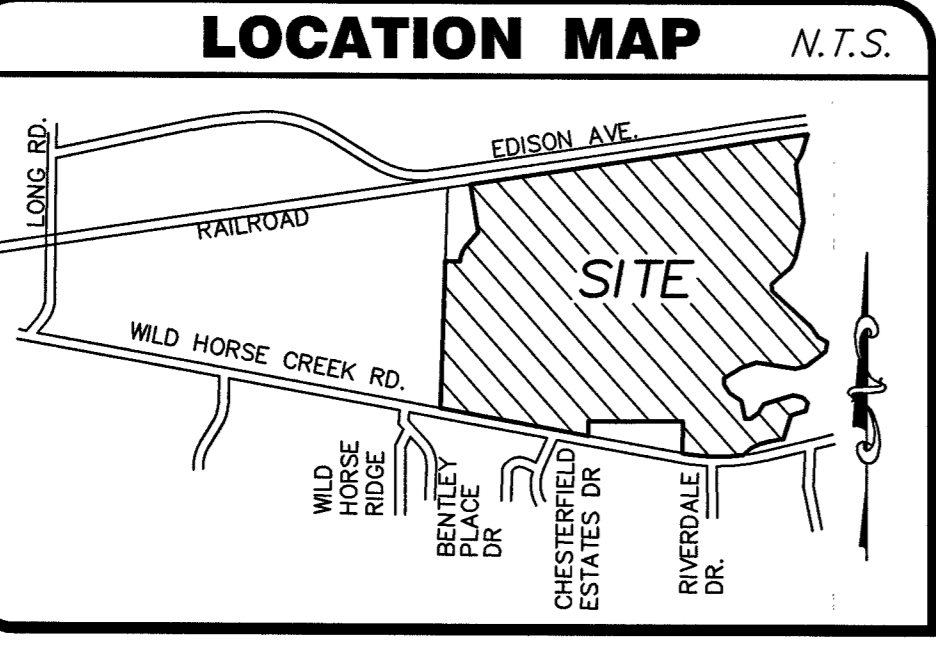
### HATCHING LEGEND:

- PLAT 11 LIMITS = [Hatched pattern]
- PHASE 2 LIMITS = [Hatched pattern]

## THE STERLING CO.

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www.sterling-eng-sur.com

DRAWN BY:	GFS	MSD # -	MULTIPLE
CHECKED BY:	LAH	DATE:	SEPT. 10, 2019
JOB NO.:	14-06-196	PROJECT:	FIENUP FARMS PLAT ELEVEN



### SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 3 FOR CERTIFICATION.

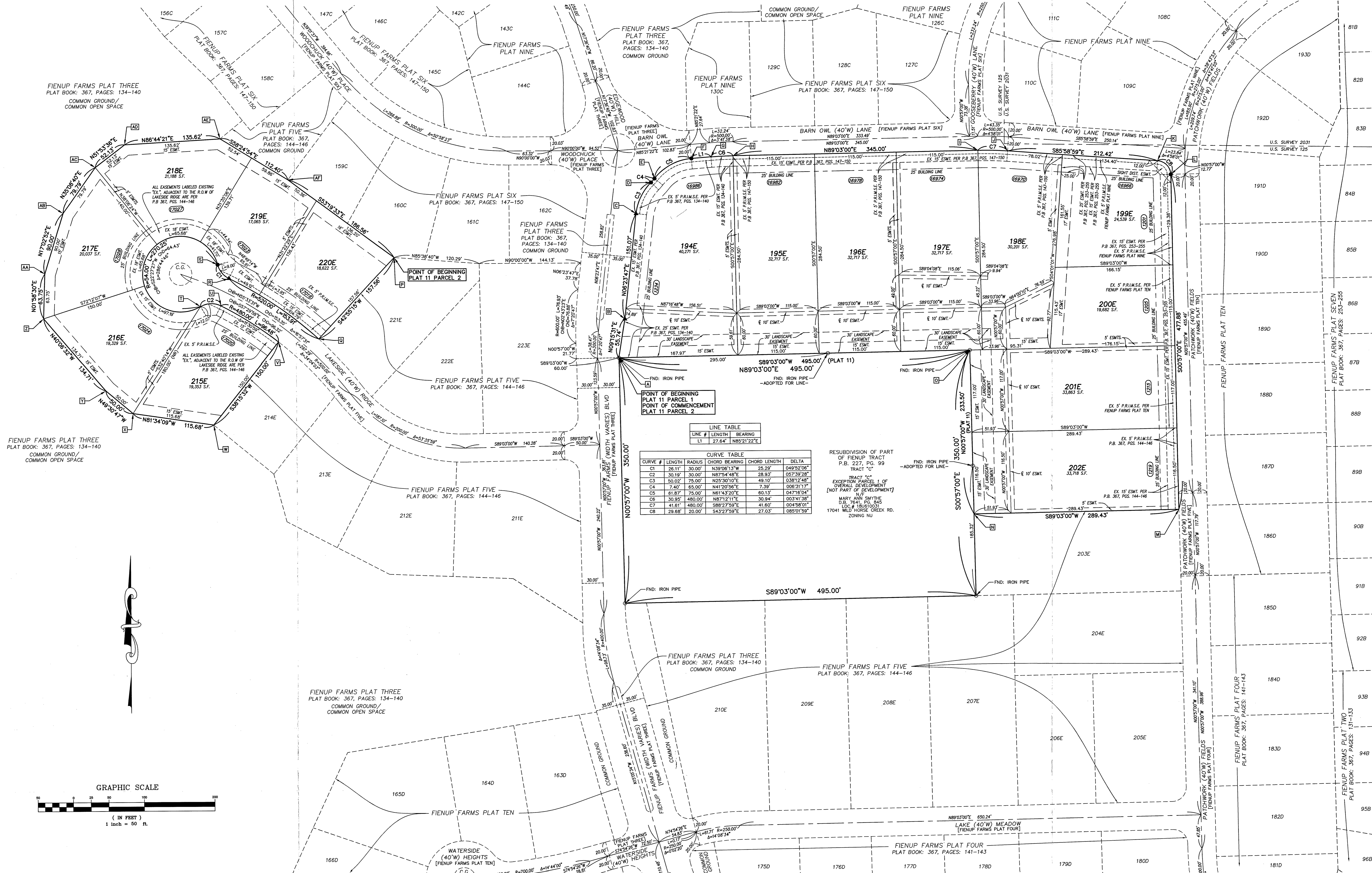
THE STERLING COMPANY  
MO REG. 307-D

JAMIE A. HENSON  
PLS. 2007017963  
MISSOURI PROFESSIONAL LAND SURVEYOR

*J. Henson* 9-12-19  
JAMIE A. HENSON, P.L.S., VICE PRESIDENT DATE  
MO. REG. L.S. #2007017963

SHEET 2 OF 3

# FIENUP FARMS PLAT ELEVEN



CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	26.11'	30.00'	N39°06'13"W	25.29'
C2	30.19'	30.00'	N87°54'48"E	28.93'
C3	50.02'	75.00'	N25°30'10"E	49.10'
C4	7.40'	65.00'	N41°20'56"E	7.39'
C5	61.87'	75.00'	N61°43'20"E	60.13'
C6	30.93'	480.00'	N87°21'17"E	30.94'
C7	41.61'	480.00'	S85°27'59"E	41.60'
C8	29.68'	20.00'	S43°27'59"E	27.03'

RESUBDIVISION OF PART OF FIENUP TRACT P.B. 227, PG. 99 TRACT "C" EXCEPTION PARCEL 1 OF OVERALL DEVELOPMENT (NOT PART OF DEVELOPMENT) MARY ANN SMYTHE D.B. 784, PG. 845 LOC. 186100331 17041 WILD HORSE CREEK RD. ZONING NU

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STATE PLANE COORDINATES		
NORTHING	EASTING	
AE	313688.608	240963.702
AF	313670.565	240992.824

**ABBREVIATION LEGEND:**  
 BK. = BOOK  
 BLDG. = BUILDING  
 C.G. = COMMON GROUND  
 CHB = CHORD BEARING  
 C.D. = CHORD DISTANCE  
 C.O.S. = COMMON OPEN SPACE  
 D.B. = DEED BOOK  
 ESM. = EASEMENT  
 EX. = EXISTING  
 FND. = FOUND  
 NF. = NOW OR FORMERLY  
 NR. = NON-RADIAL  
 P.B. = PLAT BOOK  
 P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCEMENT  
 P.M.T. = PAVEMENT  
 REC. = RECORD  
 R.O.W. = RIGHT-OF-WAY  
 RET. = RETAINING  
 S.F. = SURVEYED  
 S.C. = SQUARE FEET  
 T.S.C.L. = TEMPORARY SLOPE AND CONSTRUCTION LICENSE  
 W. = WIDTH

**SYMBOL LEGEND:**  
 ▲ = SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (8" I.R.O.W. W/ ALUMINUM CAP)  
 ● = SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (1/2" I.R.O.W. 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  
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**SURVEYOR'S CERTIFICATE:**  
 SEE SHEET 1 OF 3 FOR CERTIFICATION.  
 THE STERLING COMPANY  
 MO REG. 307-D  
 JAMES A. HENSON  
 NUMBER 115-280707963  
 DATE 9-12-19  
 JAMES A. HENSON, P.L.S. - VICE PRESIDENT  
 MO REG. L.S. #201071963  
**SHEET 3 OF 3**

**THE STERLING CO.**  
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**DRAWN BY:** GFS **MSD #:** MULTIPLE  
**CHECKED BY:** JAH **DATE:** SEPT. 10, 2019  
**JOB NO.:** 14-06-196 **FIENUP FARMS PLAT ELEVEN**