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

Department of Planning & Public Works Public Hearing Summary Report

P.Z. 10-2010 Schoettler Village PEU (Mlake 5, LLC): A request for an amendment to St. Louis County Ordinance 6059 more specifically a modification to the density requirements of a Planned Environmental Unit in a "R1A" Residence District, "R2" Residence District, "R3" Residence District, "R6" Residence District, and a "R6A" Residence District of 158.2 acres in size and located along Schoettler Valley Drive at the north from US Highway 40/Interstate 64 southward to Squires Way Drive, including the subdivisions of Schoettler Valley Apartments, West Ridge Estates, Schoettler Valley Estates, Highcroft Ridge School, and Bridle Creek and all those lots within.

Summary

Mlake 5, LLC is requesting an ordinance amendment from St. Louis County Ordinance 6059, to change the density requirements of a Planned Environmental Unit (PEU). Through the passage of Ordinance 6059, St. Louis County granted the approval of 560 residential units, with no more than 300 being dedicated to a multi-family land use. The petitioner is requesting to increase the number of residential units dedicated to multi-family, from 300 to 303. No modifications are being proposed to the development standards for this property and the petitioner at this time is not requesting to make any exterior improvements to the already developed site.

The City of Chesterfield Comprehensive Plan Land Use Map delineates this property as both Residential Multi-Family and Residential Single-Family.

A public hearing further addressing the request will be held at the November 8, 2010 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice the original sketch plan of the PEU and a revised plan for the apartment's site.

Respectfully submitted,

Shawn Seymour, AICP
Senior Planner

Cc: Michael Herring, City Administrator
Rob Heggie, City Attorney
Michael Geisel, Director of Planning and Public Works
Aimee Nassif, Planning and Development Services Director



NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

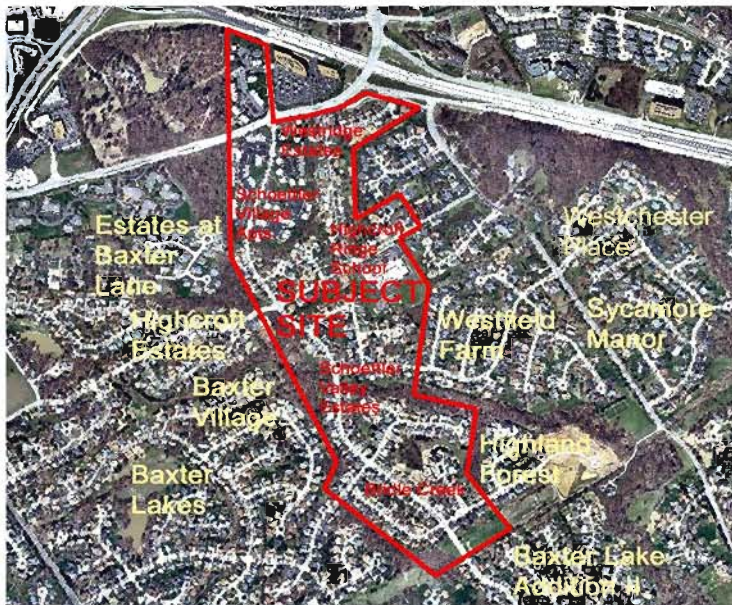
NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on Monday, November 8, 2010, at 7:00 PM, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearing will be as follows:

P.Z. 10-2010 Schoettler Village PEU (Mlake 5, LLC): A request for an amendment to St. Louis County Ordinance 6059 more specifically a modification to the density requirements of a Planned Environmental Unit in a "R1A" Residence District, "R2" Residence District, "R3" Residence District, "R6" Residence District, and a "R6A" Residence District of 158.2 acres in size and located along Schoettler Valley Drive at the north from US Highway 40/Interstate 64 southward to Squires Way Drive, including the subdivisions of Schoettler Valley Apartments, Westridge Estates, Schoettler Valley Estates, Highcroft Ridge School, and Bridle Creek and all those lots within.



City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017



Information on this Public Hearing may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Senior Planner Shawn Seymour at 636.537.4741 or via e-mail at sseymour@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.

0	02/18/10	INITIAL SUBMITTAL	K.S.D.
		REV DATE	DESCRIPTION

KENNETH J. DEDRICK
SURVEYOR
MO # 002571

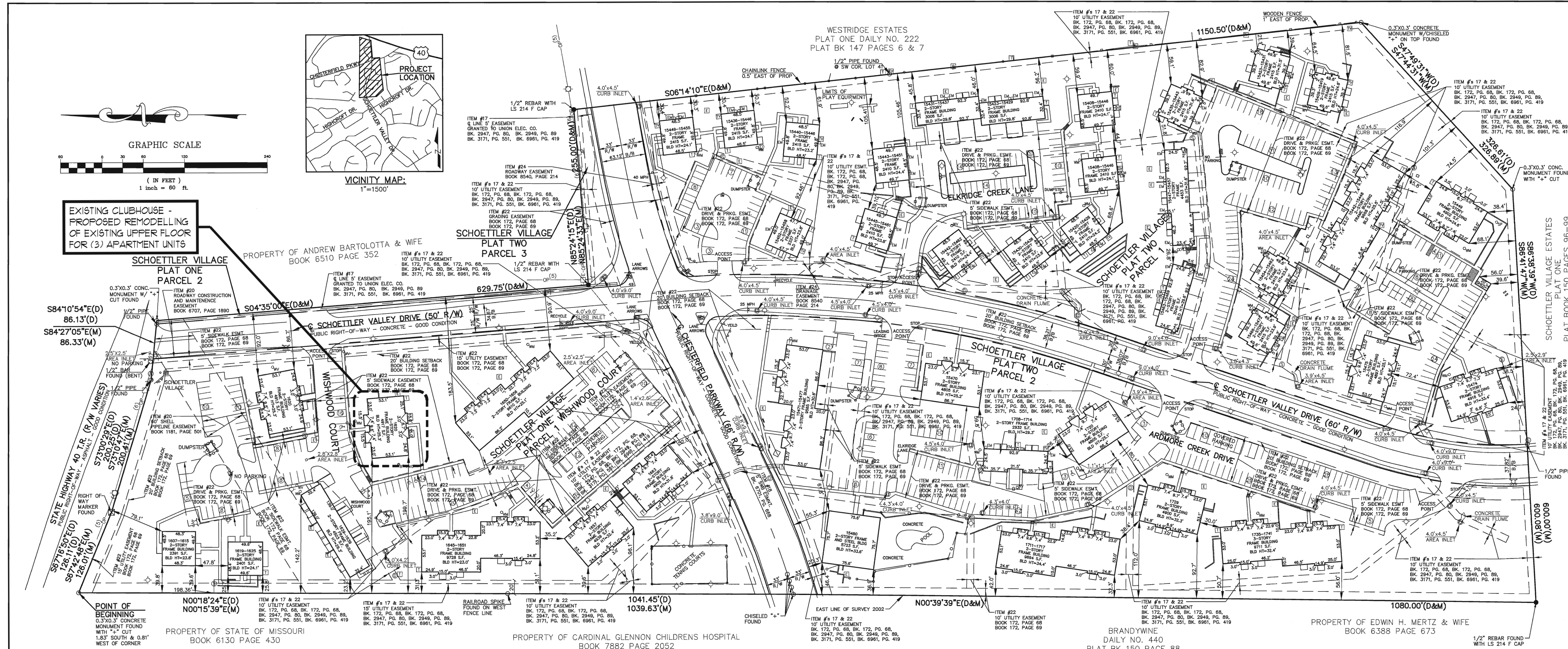
14700 W. 114TH TERRACE
MURKIN, MO 64586
913-894-5150 FAX 913-894-5977
E-MAIL: kdedrick@kvw.com
KAW VALLEY ENGINEERING, INC. 5150 W. 114TH TERRACE
OFFICES: JACKSON, MO; WARREN, MO; LEAVAN, MO; SHELBYVILLE, KY
KAW VALLEY ENGINEERING IS AUTHORIZED TO OFFER SURVEYING SERVICES BY MISSOURI STATE CERTIFICATE OF EXP. 12/27/11.



SCHOETTLER VILLAGE
1644 SCHOETTLER VALLEY DRIVE
CHESTERFIELD, MISSOURI

ALTA/ACSM LAND TITLE SURVEY

PROJ. NO. C1055209
DATE 02/18/10
DESIGNER
DRAWN BY
REV
5209ALTA
1 OF 1



LEGEND:

- MONUMENT FOUND
- ⊠ RIGHT-OF-WAY MARKER FOUND
- (M) MEASURED
- (D) DEEDED
- POWER POLE
- POWER POLE W/TRANSFORMER
- LIGHT POLE
- OVERHEAD POWER & NO. OF LINES
- BURIED ELECTRIC LINE
- DEADMAN ANCHOR
- AIR CONDITIONER
- UNDERGROUND TELEPHONE LINE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- TELEPHONE SPOKE BOX
- ELECTRIC PEDESTAL
- ELECTRIC METER
- B/B BACK TO BACK
- ⊠ TRAFFIC LIGHT CONTROL BOX
- ⊠ TRAFFIC SIGNAL LIGHT
- ⊠ FIRE HYDRANT
- WATER METER
- WATER LINE GATE VALVE
- SUBMERSIBLE PUMP
- ⊠ CABLE TV PEDESTAL
- ⊠ STORM SEWER MANHOLE
- ⊠ SANITARY SEWER MANHOLE
- ⊠ HANDICAP PARKING STALL
- ⊠ PARKING STALL COUNT
- BUSINESS SIGN
- STREET SIGN
- MAIL BOX
- PARK BENCH
- GAS YARD LIGHT
- CHAIN LINK FENCE
- WOOD FENCE

UTILITY NOTE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS AND MEETS THE "QUALITY LEVEL C" AS DEFINED IN THE ASCE STANDARD GUIDELINE FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA (C/ASCE 38-02). THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PREPARED FOR:
MAXUS PROPERTIES
104 ARMOUR ROAD
NORTH KANSAS CITY, MISSOURI
(816) 877-0823
CONTACT: CHADWICK SNEED

REFERENCE PLAT:
SURVEY BY VOLZ - ELBRING ENGINEERING AND SURVEYING, INC. DATED OCTOBER 9, 1996 AND NUMBERED 86-2266.
SURVEY BY DAVID J. SCHAEFER - KAW VALLEY ENGINEERING, INC. DATED OCTOBER 10, 2005 PROJECT NO. C0552893.

PROPERTY ADDRESS:
1644 SCHOETTLER VALLEY DRIVE, CHESTERFIELD, MISSOURI
1607 WISHWOOD COURT, CHESTERFIELD, MISSOURI
1729 & 15449 ARMORE CREEK DRIVE, CHESTERFIELD, MISSOURI
15480 ELK RIDGE LANE, CHESTERFIELD, MISSOURI

LAND AREA:
THE LAND AREA OF THE SUBJECT PROPERTY IS 1,157,601 SQUARE FEET AND 26.58 ACRES. (GROSS AREA INCLUDING PUBLIC ROAD RIGHT-OF-WAY IS 1,319,028 SQUARE FEET OR 30.28 ACRES)

LAND AREA (PER ZONING):
LAND AREA LYING WITHIN ZONE "R-6" = 838,433 SQUARE FEET OR 19.25 ACRES
LAND AREA LYING WITHIN ZONE "R-8A" = 319,168 SQUARE FEET OR 7.33 ACRES
TOTAL LAND AREA = 1,157,601 SQUARE FEET OR 26.58 ACRES

ENCROACHMENT:
THERE ARE NO APPARENT ENCROACHMENTS ON SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.

SURVEY REFERENCE:
TITLE INSURANCE COMMITMENT NUMBER 020101100
EFFECTIVE DATE: DECEMBER 29, 2009
CHICAGO TITLE INSURANCE COMPANY

DESCRIPTION:
ALL OF THAT PROPERTY SHOWN ON SCHOETTLER VILLAGE PLAT ONE, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI AS PER PLAT THEREOF RECORDED IN PLAT BOOK 172 PAGE 68 OF THE ST. LOUIS COUNTY RECORDS AND ALL OF THAT PROPERTY SHOWN ON SCHOETTLER VILLAGE PLAT TWO, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 172 PAGE 69 OF THE ST. LOUIS COUNTY RECORDS, WHICH PROPERTY IS TOGETHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE PARCEL CONVEYED TO THE STATE OF MISSOURI FOR WIDENING STATE HIGHWAY 40 T.R. AS DESCRIBED IN BOOK 6120 PAGE 329 OF THE ST. LOUIS COUNTY RECORDS; SAID POINT BEING ALSO A POINT IN THE EAST LINE OF U.S. SURVEY 2002; THENCE EASTWARD ALONG THE SOUTH LINE OF SAID PARCEL CONVEYED TO THE STATE OF MISSOURI, SOUTH 67 DEGREES 16 MINUTES 59 SECONDS EAST, 126.11 FEET, SOUTH 73 DEGREES 00 MINUTES 29 SECONDS EAST, 200.25 FEET AND SOUTH 84 DEGREES 10 MINUTES 54 SECONDS EAST, 86.13 FEET TO A POINT IN THE WEST LINE OF PROPERTY NOW OR FORMERLY OF ANDREW BARTOLOTTA AND WIFE AS DESCRIBED IN BOOK 6510 PAGE 352 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTHWESTWARD ALONG SAID WEST LINE SOUTH 4 DEGREES 35 MINUTES EAST 629.75 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE EASTWARD ALONG THE SOUTH LINE OF SAID BARTOLOTTA PROPERTY, NORTH 85 DEGREES 24 MINUTES 25 SECONDS EAST 255 FEET TO A POINT; THENCE SOUTH 6 DEGREES 14 MINUTES 10 SECONDS EAST 1150.50 FEET TO A POINT; THENCE SOUTH 47 DEGREES 49 MINUTES 31 SECONDS WEST 326.61 FEET TO A POINT; THENCE SOUTH 86 DEGREES 38 MINUTES 39 SECONDS WEST 600 FEET TO A POINT IN THE AFORESAID EAST LINE OF U.S. SURVEY 2002; SAID POINT ALSO A POINT IN THE EAST LINE OF PROPERTY NOW OR FORMERLY OF EDWIN H. MERTZ AND WIFE AS DESCRIBED IN BOOK 6388 PAGE 673 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARD ALONG SAID EAST LINE OF U.S. SURVEY 2002 BEING ALSO ALONG SAID EAST LINE OF MERTZ PROPERTY AND ALONG THE EAST LINE OF PROPERTY NOW OR FORMERLY OF HUNDERSHELL DEVELOPMENT COMPANY, NORTH 0 DEGREES 39 MINUTES 39 SECONDS EAST 1080 FEET TO THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO HARRY J. LAWRENCE AND WIFE BY DEED RECORDED IN BOOK 2280 PAGE 234 OF THE ST. LOUIS COUNTY RECORDS; THENCE CONTINUING NORTHWARD ALONG SAID EAST LINE OF U.S. SURVEY 2002 BEING ALSO ALONG THE EAST LINE OF SAID LAWRENCE PROPERTY, NORTH 0 DEGREES 18 MINUTES 24 SECONDS EAST, 1041.45 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THOSE PARTS TAKEN FOR RIGHT-OF-WAYS OF PUBLIC ROAD BY ST. LOUIS COUNTY, MISSOURI ACCORDING TO CAUSE NO. 589174 OF THE CIRCUIT COURT OF ST. LOUIS COUNTY, MISSOURI, A CERTIFIED COPY OF THE REPORT OF COMMISSIONERS OF WHICH IS RECORDED IN BOOK 8540 PAGE 214.

SURVEYOR'S CERTIFICATE:
TO MAXUS PROPERTIES, INC., FEDERAL HOME LOAN MORTGAGE CORPORATION, NORTHMARO CAPITAL, INC., CHICAGO TITLE INSURANCE COMPANY, MOSS & BARNETT, AND RESPECTIVE SUCCESSORS AND ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 4, 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(A), AND 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF MISSOURI, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

KENNETH J. DEDRICK
SURVEYOR PROFESSIONAL LAND SURVEYOR NUMBER 2571

I, KENNETH J. DEDRICK, BEING A DULY REGISTERED AND LICENSED LAND SURVEYOR IN THE STATE OF MISSOURI HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND MEETS OR EXCEEDS THE CURRENT MISSOURI MINIMUM STANDARDS FOR BOUNDARY SURVEYS. THAT THE SUBJECT PARCEL IS THE SAME AS THAT DESCRIBED IN THE TITLE COMMITMENT REFERRED HEREON, THAT THE LINES OF POSSESSION ARE DEPICTED HEREON, THE COURSES AND DISTANCES SHOWN HEREON ARE THOSE MEASURED ON THE DATE OF THE SURVEY AND THAT THE SURVEY WAS COMPLETED IN THE FIELD AND ON THE GROUND ON FEBRUARY 11, 2010, AND MAY BE RELIED UPON BY THE PARTIES CERTIFIED TO AS CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.

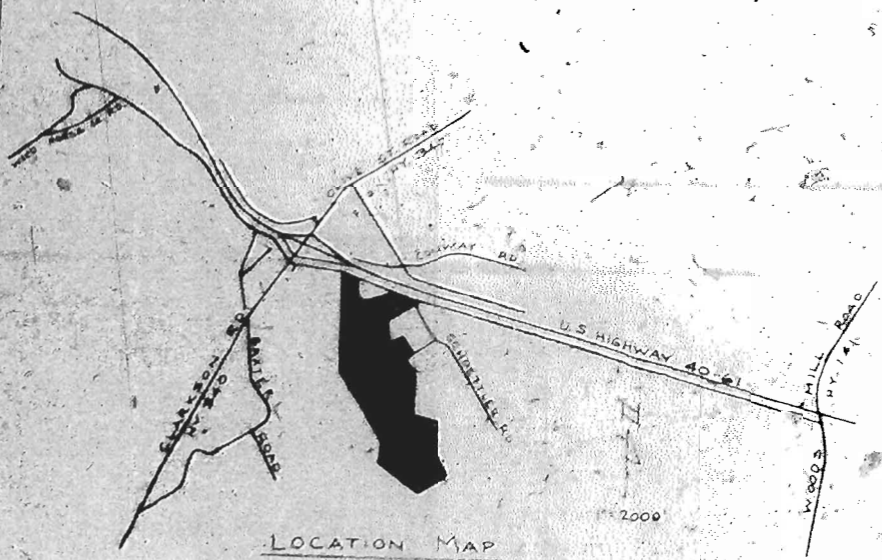
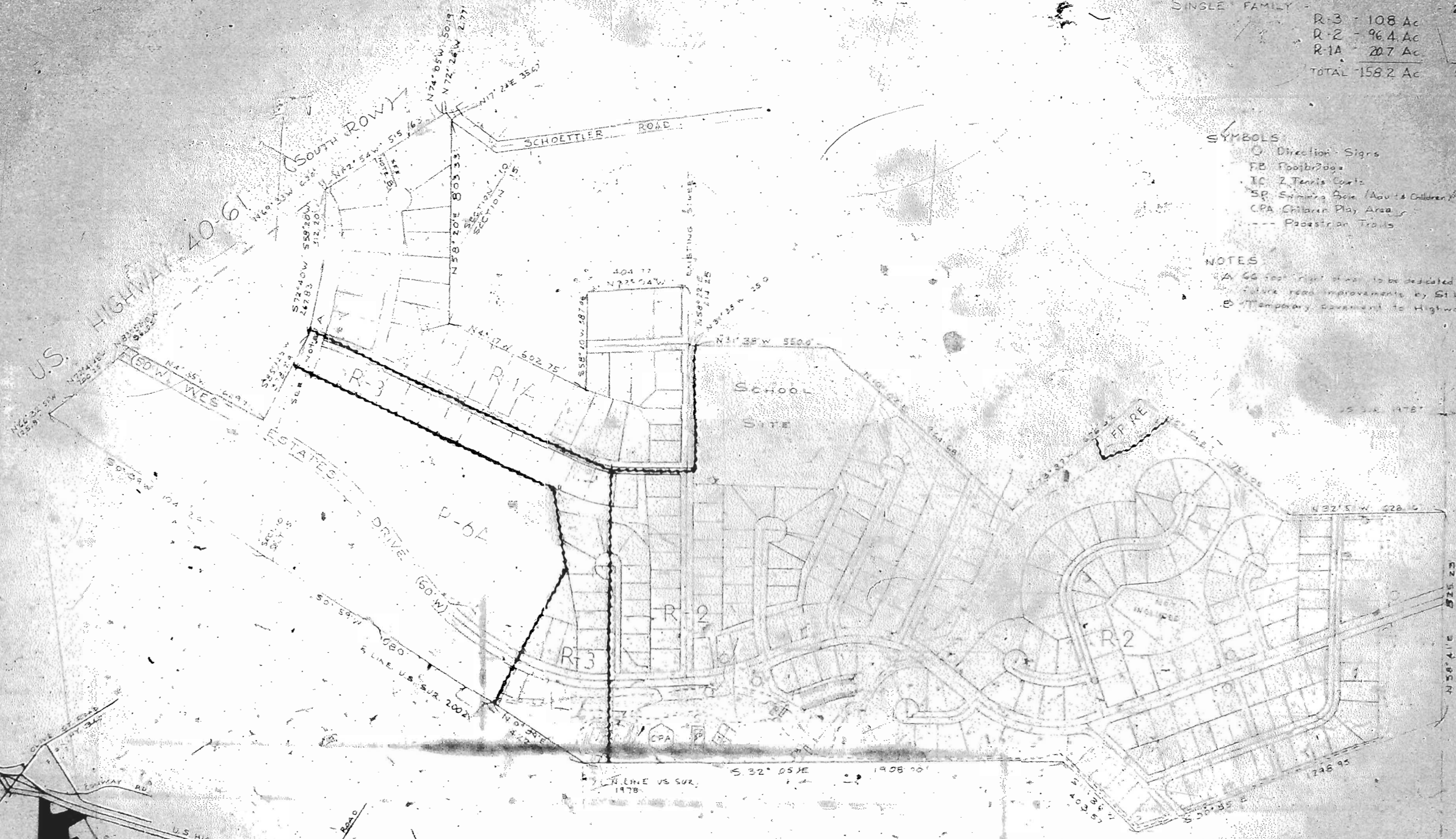
THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.

SCALE 1" = 200'

MULTIPLE FAMILY - R-6A	30.3 Ac	300 UNITS
SINGLE FAMILY - R-3	108 Ac	260 LOTS
R-2	96.4 Ac	
R-1A	20.7 Ac	
TOTAL	158.2 Ac	560

- SYMBOLS**
- Direction Signs
 - FB Footbridge
 - TC Tennis Courts
 - SP Swimming Pool (Adult & Children)
 - CPA Children Play Area
 - Pedestrian Trails

- NOTES**
- 1. A 60 foot right-of-way to be dedicated by developer for future road improvements by St. Louis County.
 - 2. Temporary easement to Highway 40 Service Road.



U.S. Survey 1978, Sections 10 and 15, T45N R4E

**WEST RIDGE ESTATES
DEVELOPMENT PLAN**
Residence District - St. Louis County, Mo.
Planned Environment Unit Plan

3/3/72
RCP
3/3/72
HIS