



VII.E.

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November 8, 2007

Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

The Planning Commission agenda for **November 15, 2007** will include the following item for your consideration:

The Manors at Schoettler Valley: A Record Plat for an 8.85 acre lot of land zoned “R-2” Residence District, under a “PEU” Planned Environment Unit Procedure, located approximately 600’ NE of the intersection of Squires Way Drive and Schoettler Valley Drive.

Dear Planning Commission:

Wind Engineering on behalf of Schoettler Manor Homes LLC., has submitted a Record Plat for your review. The Department of Planning has reviewed this submittal and submits the following report.

BACKGROUND

1. On June 5th, 2006, The City of Chesterfield approved Ordinance 2276 which amended the City of Chesterfield Zoning Ordinance by changing the boundaries of an “NU” Non-Urban to “R-2” 15,000 square foot residential district for 8.85 acres of land located east of Schoettler Valley on Squires Way Drive.
2. On June 5th, 2006, The City of Chesterfield approved Ordinance 2277 which established a Planned Environment Unit (PEU) Special Procedure in the “R-2” residential district.
3. On July 21st, 2006, the City of Chesterfield Board of Adjustment approved a side yard setback of 6 ft. in lieu of the required 8 ft. and PEU perimeter boundary setback of 6 ft. in lieu of the required 15 ft. for lots 1 and 9.


SUBMITTAL INFORMATION

The purpose of the Record Plat is to establish 9 lots on a 8.85 acre tract of land for a single family attached and detached residential development.

DEPARTMENTAL INPUT

The submittal was reviewed for compliance with all City of Chesterfield ordinances. The Department of Planning requests action on the Record Plat.

Respectfully submitted,



Charlie Campo
Project Planner

Respectfully submitted,



Mara M. Perry, AICP
Senior Planner of Plan Review

Cc: City Administrator
City Attorney
Department of Public Works

Attachments:
Record Plat

