



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: Amended Site Development Section Plan

Meeting Date: November 23, 2009

From: Mara M. Perry, AICP
Senior Planner

Location: Baxter Road south east of the intersection with Wild Horse Creek Road

Applicant: Volz Inc. on behalf of Gunhay LLC

Description: **The Reserve at Chesterfield Village (Phase One)**: Amended Site Development Section Plan and Amended Architectural Elevations for a 28.13 acre lot of land zoned R-5 and R-8 Residence District with a “PEU” Planned Environment Unit located at Baxter Road south of the intersection with Wild Horse Creek Road.

PROPOSAL SUMMARY

Volz, Inc., on behalf of Gunhay, LLC has submitted a request for a Amended Site Development Section Plan and Amended Architectural Elevations. The request is to amend twenty-six of the lots to have single-family detached homes that were previously approved as single-family attached homes. Due to the change from the attached model, the elevations of the proposed new detached units have amended architectural elevations.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

Prior to the incorporation of the City of Chesterfield this property was zoned “R5” and “R8” Residence District with a “PEU” Planned Environment Unit by St. Louis County via Ordinance 6816. The Ordinance was amended by St. Louis County three times after that with Ordinances 10,240; 12,717; and 12,755. In 1996, the City of Chesterfield approved Ordinance 2021 which incorporated a series of amendments to the original ordinance into one new ordinance.

In July of 2006, two Site Development Section Plans were approved by the Planning Commission for Phase One and Phase Two of the Reserve at Chesterfield Village. The project was required to be done in phases due to a limit on the acreage per section plan in the

ordinance. The request was for thirty (30) single-family detached homes, sixty-four (64) single-family attached homes and ninety-six (96) garden homes in five (5) two-story structures.

A record plat for Phase One of the development was approved by the City Council in October of 2007.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Chesterfield Village C148	“C8” Planned Commercial District
South	Stonehill Village	“R5” and “R8” Residence District
East	Riparian Corridor	“R5” Residence District & “FPNU”
West	Baxter Point Villas	“R2” and “R5” Residence District

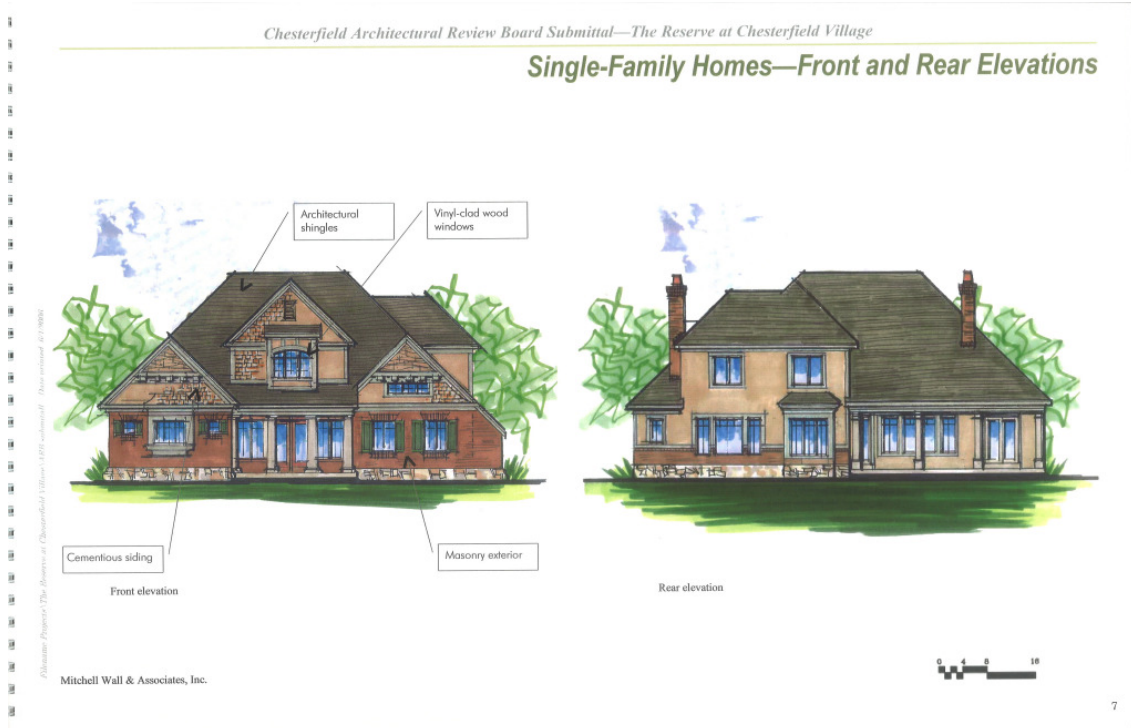


STAFF ANALYSIS

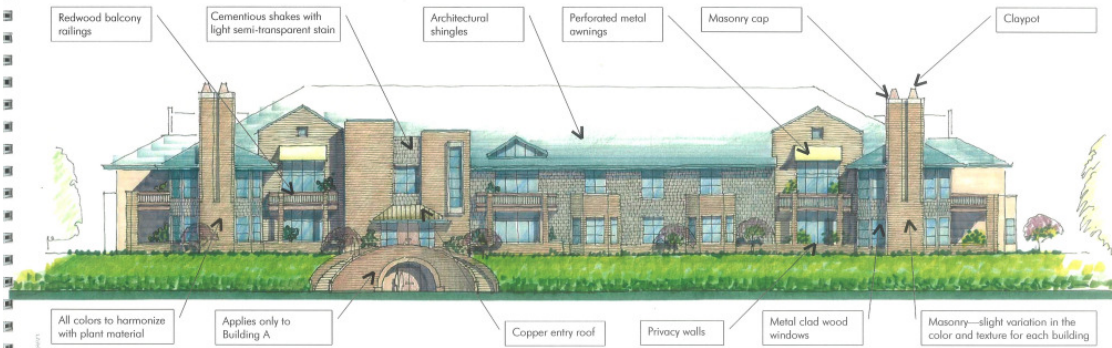
- Zoning**
 The subject site is currently zoned “R5” and “R8” Residence District with a Planned Environment Unit and was reviewed against its requirements and all applicable Zoning Ordinance requirements. The site adheres to the applicable Zoning Ordinance requirements. The new lots will have to meet the side yard setback for the single-family detached structures.
- Open Space**
 The Open Space in the development will not be changed due to the proposed housing type change.

- Architectural Review Board**

This project went before the Architectural Review Board on June 15, 2006. It was approved unanimously and forwarded onto Planning Commission with questions for staff to review the stormwater detention and guest parking requirements. Three types of elevations were reviewed which included single-family detached, single-family attached and condominium buildings. The previously approved elevations are located below.



Condominium Homes—Front Elevation



See landscape drawings for accessories including light fixtures, signage etc.

Platinum Properties/The Reserve

Saur & Associates, Inc.



Condominium Homes—Rear Elevation



Platinum Properties/The Reserve at Chesterfield

Saur & Associates, Inc.



Villa Homes—Front Elevation



R.L. Just & Associates, Inc.

Villa Homes—Rear Elevation



R.L. Just & Associates, Inc.

Staff has reviewed the proposed amendment to the elevations and feels that it is compatible with the approved elevations and materials. The original intent of the project was to have exterior colors which would identify each housing type with a color palette that was selected to provide an overall theme for the development.

- **Landscaping**

No changes are being proposed to the landscaping for the development.

DEPARTMENTAL INPUT

Staff has reviewed the submittal and has found the application to be in conformance with the Comprehensive Plan, Zoning Ordinance and the site specific ordinance.

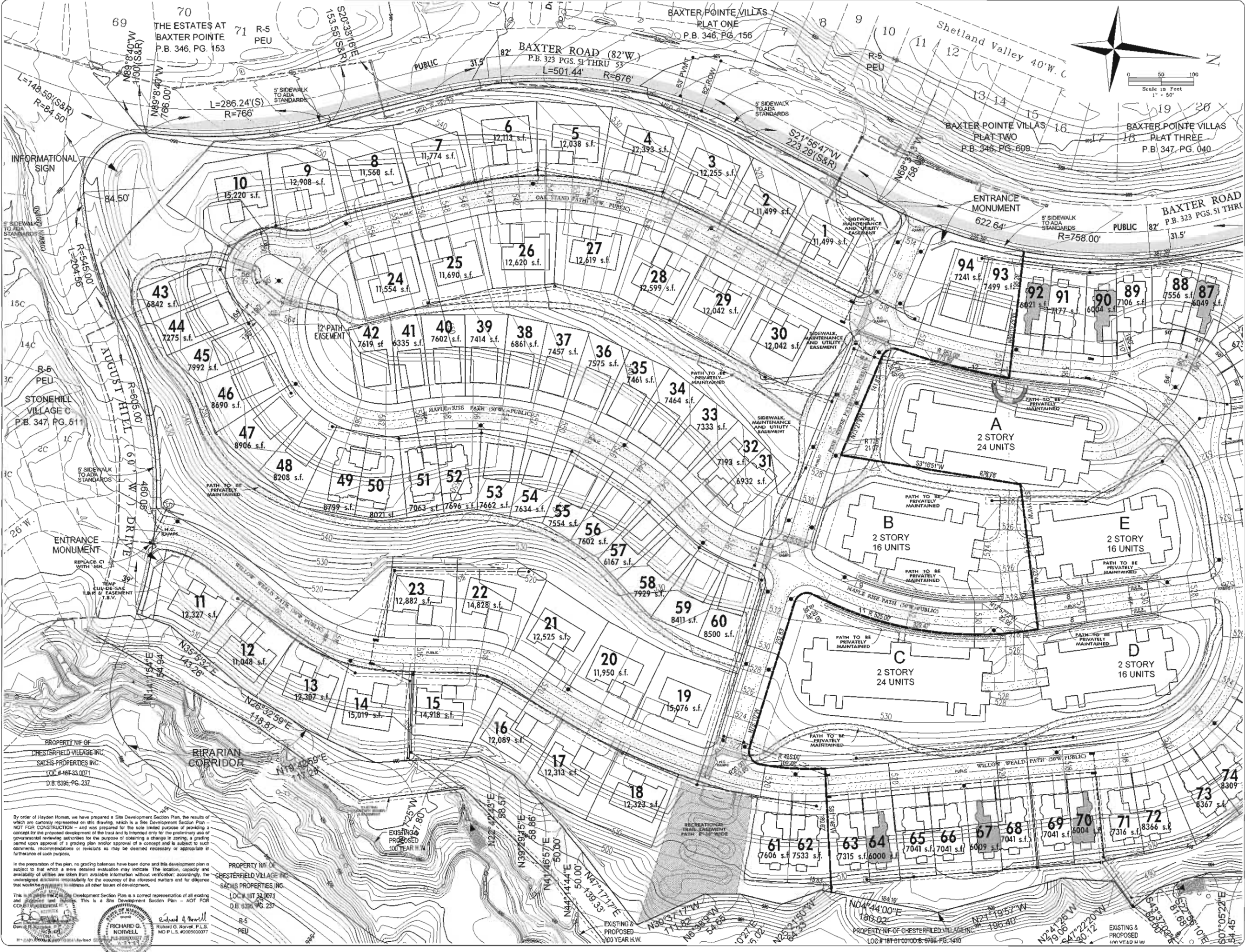
MOTION

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

- 1) "I move to approve (or deny) the Amended Site Development Section Plan and Amended Architectural Elevations for the Reserve at Chesterfield Village (Phase One)."
- 2) "I move to approve the Amended Site Development Section Plan and Amended Architectural Elevations for the Reserve at Chesterfield Village (Phase One)with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Cc: City Administrator
City Attorney
Department of Planning and Public Works

Attachments: Amended Site Development Section Plan
Amended Architectural Elevations



HAYDEN
James S. Lutz, Esq.
7 The Plaza Court, Suite A
St. Louis, MO 63114-6076
Phone: 314-434-9820
Fax: 314-434-9861

VOLZ
Walter Volz, Inc. (not in title)
11111 N. Lindbergh Blvd., Suite 100
St. Louis, MO 63141-1111
Phone: 314-434-9820
Fax: 314-434-9861

A TRACT OF LAND BEING PART OF LOT 15, 2, 3 AND 4 OF THE WEST SUBDIVISION OF U.S. SURVEY RANGE 5, TOWNSHIP 14 NORTH, RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

The Reserve at Chesterfield Village

AMENDED SITE DEVELOPMENT SECTION PLAN
REVISED 11-2-2009
10-20-3009
10064-0
PHASE 1

By order of Hayden Homes, we have prepared a Site Development Section Plan, the results of which are customarily represented on this drawing, which is a Site Development Section Plan - NOT FOR CONSTRUCTION - and was prepared for the sole limited purpose of providing a concept for the proposed development of the tract and is intended only for the preliminary use of governmental reviewing authorities for the purpose of obtaining a change in zoning, a grading permit upon approval of a grading plan and/or approval of a concept and is subject to such conditions, recommendations or revisions as may be deemed necessary or appropriate to the furtherance of such purpose.

In the preparation of this plan, no grading balances have been done and this development plan is subject to that which a more detailed evaluation may indicate. The location, capacity and availability of utilities are taken from available information without verification; accordingly, the undersigned disclaims responsibility for the accuracy of the referenced matters and for clearance that would be necessary to address all other issues of development.

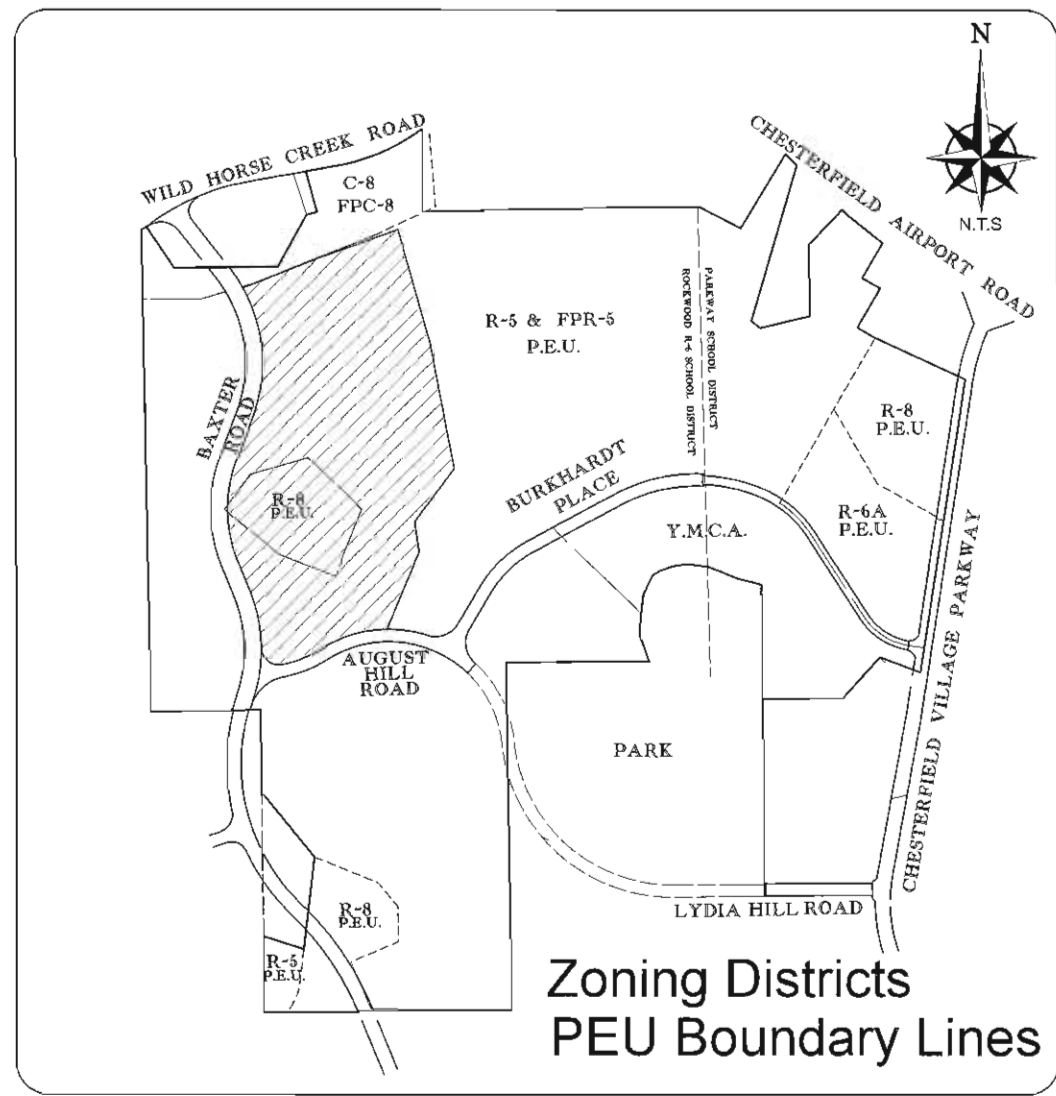
This is a preliminary Site Development Section Plan and is a correct representation of all existing and proposed conditions. This is a Site Development Section Plan - NOT FOR CONSTRUCTION.

RICHARD G. NORVELL
Richard G. Norvell, P.L.S.
MO P.L.S. #2005000077

PROPERTY NO. OF CHESTERFIELD VILLAGE INC. SACHS PROPERTIES INC. LOC. # 181 33 0071 D.B. 6395, PG. 237

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PROPERTY NO. OF CHESTERFIELD VILLAGE INC. SACHS PROPERTIES INC. LOC. # 181 31 00100 B, 6786, PG. 1410



Zoning Districts PEU Boundary Lines

GENERAL NOTES

- 1. SANITARY SEWER CONNECTIONS SHALL BE AS PROVIDED BY THE CITY OF CHESTERFIELD AND BY METROPOLITAN ST. LOUIS COUNTY DISTRICTS.
2. STORM WATER HANDLING SHALL BE PROVIDED PURSUANT TO THE CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS COUNTY DISTRICTS AND RECORDED WITH CISTERNS AND SOAKAWAYS.
3. THE LOCATION OF STORM AND SANITARY SEWER HANDINGS ARE APPROXIMATELY ONLY. ACTUAL LOCATION SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE APPROVED PLAN.
4. ELEVATIONS SHALL BE PER CITY OF CHESTERFIELD STANDARDS.
5. LANSINGHAM STREETLIGHTS WILL BE PROVIDED BY THE CITY OF CHESTERFIELD.
6. PROPOSED SIDEWALKS SHALL BE 8 FEET WIDE WITH A 6 INCH BURN IN AT THE CURB. A 4 INCH DEPTH OF 3/4 INCH GRANITE CURB SHALL BE PROVIDED TO THE CURB.
7. THE PROPOSED SIDEWALKS SHALL BE CONCRETE WITH A 4 INCH DEPTH OF 3/4 INCH GRANITE CURB.
8. ALL PROPOSED SIDEWALKS SHALL BE 8 FEET WIDE WITH A 6 INCH BURN IN AT THE CURB. A 4 INCH DEPTH OF 3/4 INCH GRANITE CURB SHALL BE PROVIDED TO THE CURB.
9. THE PROPOSED SIDEWALKS SHALL BE CONCRETE WITH A 4 INCH DEPTH OF 3/4 INCH GRANITE CURB.
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- AREA OF SITE: 28.10 AC
RIGHT-OF-WAY: 5.31 AC
COMMON GROUND: 7.66 AC
GREEN SPACE: 10.00 AC-57%
TOTAL LOTS: 60 LOTS
MULTI-FAMILY PARKING REQUIRED & PROPOSED: 2.5 SPACES PER UNIT = 40 SPACES
SINGLE FAMILY ATTACHED PARKING REQUIRED & PROPOSED: 2 UNITS
SINGLE FAMILY PARKING REQUIRED & PROPOSED: 3 UNITS
7 SPACES PER UNIT = 112 SPACES
M.S.D. BENCH MARK: FUNDAMENTAL BENCHMARK (MSD) IS A STANDARD TABLET STAMPED TT 1E 100 SET BY A CONCRETE POST. 30 INCH OF CHESTERFIELD AIRPORT ROAD AND 150 SOUTH OF OLD BAY STREET ROAD. 307 SOUTH OF TOWNHIP 45 NORTH 21 RANGE 4 EAST. CITY OF CHESTERFIELD, ST. LOUIS SEWER DISTRICT 14 119970-222 VATION 682 1/2 170001 119970-222
SITE BENCH MARK: C CROSS CUT IN RELAND AT THE NORTHEAST CORNER OF INTERSECTION OF AUGUST HILL DRIVE AND BAXTER ROAD. ELEVATION +52.12 FEET (ADD 0.18 TO CONVERT TO NVD=1020)

GUNHAY, L.L.C. the owner(s) of the property shown on this plan for and in connection with being granted a permit to develop under the provisions of Chapter 100.187, (P.L.S.) of the City of Chesterfield Ordinance 2004.10 to hereby agree and declare that said property from the date of recording this plan shall be developed only as shown herein, unless said plan is amended by the Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield.

Michael J Henja Manger

THE UNDERSIGNED OWNER OR LEGAL HOLDER OF NOTES SECURED BY DEED RECORDED IN DEED BOOK _____ PAGE _____ OF THE COUNTY OF ST. LOUIS, MISSOURI JOINS IN AND APPROVES IN EVERY DETAIL THIS SITE DEVELOPMENT PLAN.

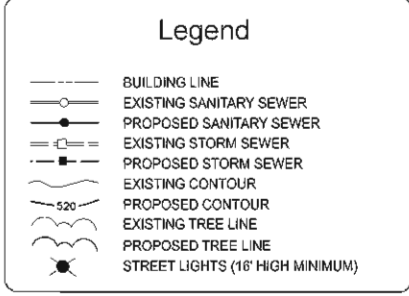
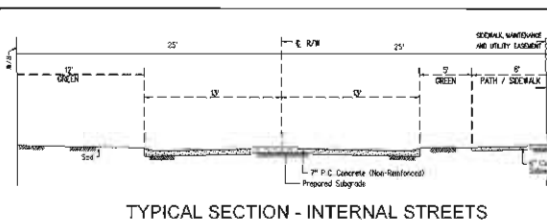
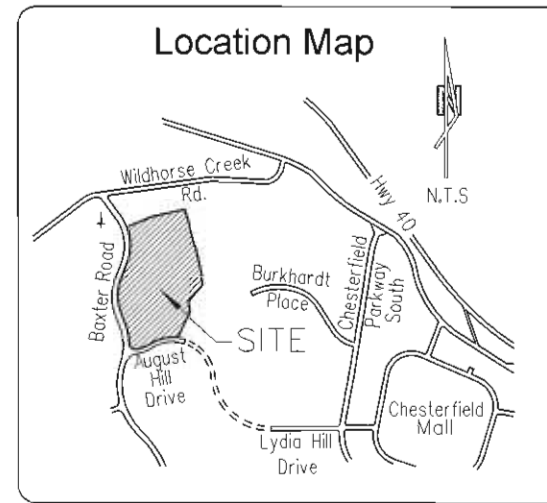
STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

ON THIS _____ DAY OF _____ BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, APPEARED TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE ASSOCIATION, AND THAT HE HAS SEEN AND APPROVED THE INSTRUMENT IN HIS HAND AND BELIEVED ON BEHALF OF SAID ASSOCIATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE ACKNOWLEDGED SAID INSTRUMENT TO BE HIS FREE ACT AND DEED OF SAID ASSOCIATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY NOTARY SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THIS DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

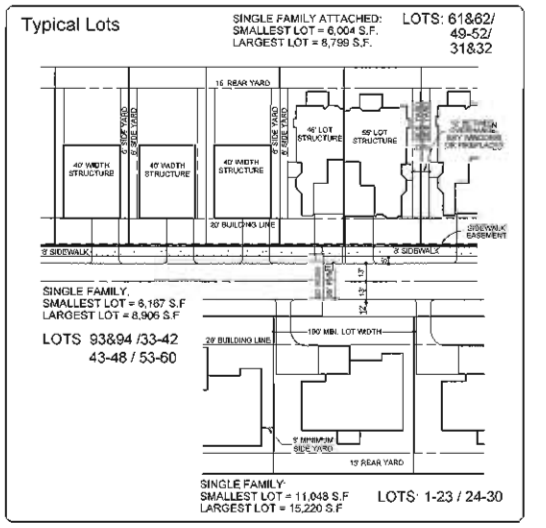
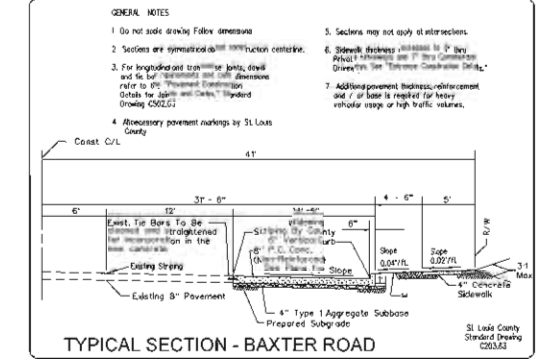
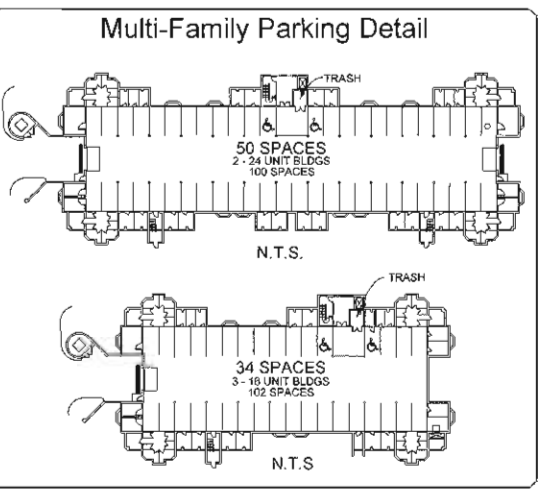


A tract of land being part of Lots 1, 2, 3 and 4 of the Subdivision of the John Long Estate in U.S. Survey 415, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as:

Commencing at the Northwest corner of August Hill Drive, 100 feet wide, as depicted on the plat of August Hill Drive Road Dedication and Easement Plat, recorded in Plat Book 345, pages 355 and 368 of the St. Louis County Record, then along the northern line of said August Hill Drive, Northwesterly along a curve to the left whose radius point bears South 89 degrees 21 minutes 51 seconds West 655.00 feet from the last mentioned point, a distance of 75.17 feet to the ACTUAL POINT OF BEGINNING, thence southeasterly along a curve to the left whose radius point bears South 82 degrees 14 minutes 58 seconds West 446.00 feet from the last mentioned point, a distance of 476.00 feet to a point of tangency, thence North 89 degrees 08 minutes 40 seconds West 766.00 feet from the last mentioned point, a distance of 286.24 feet to a point of tangency, thence North 21 degrees 18 minutes 16 seconds West 132.35 feet to a point of curvature, thence Northwesterly along a curve to the right whose radius point bears North 69 degrees 26 minutes 44 seconds East 676.00 feet from the last mentioned point, a distance of 504.44 feet to a point of tangency, thence North 21 degrees 18 minutes 16 seconds East 223.29 feet to a point of curvature, thence Northwesterly along a curve to the left whose radius point bears North 16 degrees 02 minutes 51 seconds East 775.80 feet from the last mentioned point, a distance of 21.07 feet to a point of tangency, thence Southwesterly along a curve to the left whose radius point bears South 79 degrees 07 minutes 12 seconds East 223.47 feet to a point of tangency, thence South 89 degrees 08 minutes 40 seconds East 192.29 feet to a point of tangency, thence Southwesterly along a curve to the left whose radius point bears North 85 degrees 33 minutes 29 seconds West 993.00 feet from the last mentioned point, a distance of 172.89 feet to a point of reverse curvature, thence Southwesterly along a curve to the left whose radius point bears South 76 degrees 02 minutes 17 seconds East 720.78 feet to a point of tangency, thence North 77 degrees 11 minutes 12 seconds East 223.44 feet to a point of tangency, thence South 77 degrees 11 minutes 12 seconds East 223.44 feet to a point of tangency, thence Southwesterly along a curve to the left whose radius point bears South 76 degrees 02 minutes 17 seconds East 720.78 feet from the last mentioned point, a distance of 223.47 feet to a point of reverse curvature, thence Southwesterly along a curve to the left whose radius point bears South 67 degrees 59 minutes 07 seconds East 20.00 feet from the last mentioned point, a distance of 35.26 feet to a point of tangency, thence South 79 degrees 01 minutes 00 seconds East 232.82 feet to a point of curvature, thence Northwesterly along a curve to the left whose radius point bears North 10 degrees 59 minutes 00 seconds East 20.00 feet from the last mentioned point, a distance of 33.43 feet to a point of compound curvature, thence Northwesterly along a curve to the left whose radius point bears North 85 degrees 25 minutes 38 seconds West 425.00 feet from the last mentioned point, a distance of 109.44 feet to a point of tangency, thence North 81 degrees 11 minutes 46 seconds East 276.00 feet to a point of tangency, thence North 84 degrees 44 minutes 00 seconds West 15.83 feet to a point of tangency, thence South 21 minutes 51 seconds East 64.23 feet to a point of tangency, thence South 40 minutes 27 seconds West, 60.02 feet to a point of tangency, thence South 06 degrees 38 minutes 09 seconds East, 54.65 feet to a point of tangency, thence South 30 degrees 37 minutes 17 seconds East, 111.63 feet to a point of tangency, thence South 47 degrees 17 minutes 12 seconds West, 129.33 feet to a point of tangency, thence South 44 degrees 34 minutes 44 seconds West, 50.56 feet to a point of tangency, thence South 47 degrees 17 minutes 12 seconds West, 50.00 feet to a point of tangency, thence South 39 degrees 29 minutes 17 seconds West, 28.80 feet to a point of tangency, thence South 23 degrees 42 minutes 43 seconds West, 26.77 feet to a point of tangency, thence South 19 degrees 17 minutes 15 seconds East, 117.15 feet to a point of tangency, thence South 19 degrees 17 minutes 15 seconds West, 117.25 feet to a point of tangency, thence South 26 degrees 32 minutes 19 seconds West, 118.87 feet to a point of tangency, thence South 25 degrees 15 minutes 32 seconds West, 143.29 feet to a point of tangency, thence South 13 degrees 09 minutes 50 seconds West, 54.92 feet to the point of beginning and containing 28136 square more or less, according to calculations by Volz Incorporated on May 18, 2006.

This Amended Site Development Section Plan was approved by the City of Chesterfield Planning Commission and duly certified on the _____ day of _____, 2009, by the Chairperson of said Commission, authorizing the recording of this Amended Site Development Section Plan pursuant to Chesterfield Ordinance Number 200, as amended to be by the Planning and Development Services Director:

Ameek Nassif, Planning and Development Services Director
Judith Naggar City Clerk



These plans have been reviewed by SCI Engineering Inc. for their compliance regarding geotechnical recommendations relative to site development. Based on the review and available geotechnical information, it is our opinion that the site may be developed in accordance with the plans, good construction practices, and the recommendations given in our Geotechnical Report(s).

We have not prepared any part of these plans and my seal on these plans is intended only to confirm my personal review and approval of the site grading plan as it relates to the stability of earth slopes.

SCI Engineering Inc. must be involved during the construction phase of this project in order to determine if construction conditions are as indicated from the field inspection data that our recommendations relative to site grading are implemented, and that other geotechnical aspects of this site development are performed in accordance with these plans.

SCI ENGINEERING INC.

By order of Hayden Nomis, we have prepared a Site Development Section Plan, the results of which are hereby represented on this drawing which is a Site Development Section Plan - NOT FOR CONSTRUCTION - and was prepared for the limited purpose of providing a concept for the proposed development of the tract and is intended only for the preliminary use of governmental reviewing authorities for the purpose of obtaining a change in zoning, a grading permit upon approval of a grading plan and/or approval of a concept and is subject to such comments, recommendations or revisions as may be deemed necessary or appropriate in furtherance of such purpose.

In the preparation of this plan, no grading balances have been done and this development plan is subject to that which a more detailed evaluation may indicate. The location, capacity and availability of utilities are based on available information without verification, accordingly, the undersigned disclaims responsibility for the accuracy of the utillity location, and for design that would be necessary to address all other issues of development.

Professional seals and signatures for Richard G. Norvell, P.L.S. and Hayden Nomis, P.S. with dates and stamps.

HAYDEN Nomis, St. Louis Style
VOLTZ Engineering & Construction

REVISIONS
A TRACT OF LAND BEING PART OF LOTS 2, 3 AND 4 OF THE SUBDIVISION OF THE JOHN LONG ESTATE IN U.S. SURVEY 415, TOWNSHIP 45 NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

at Chesterfield Village

The Reserve

AMENDED SITE DEVELOPMENT SECTION PLAN
REVISED 11-2-2009
10064-0 PHASE 1

