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Planning Commission Issues Report

Subject: Change of Zoning Issues Report
Meeting Date: November 24, 2014
From: Jonathan Raiche, Senior Planner
Location: North of Wild Horse Creek Road, west of its intersection of Long Road and east of its intersection with Savonne Court
Petition: **P.Z. 09-2014 Bur Oaks (17751 Wild Horse Creek Road)**

Summary

Stock & Associates Consulting Engineers, Inc., on behalf of Pulte Homes of St. Louis, LLC, has submitted a request for a zoning map amendment from an “NU” Non-Urban District to an “E-1/2AC” Estate District with a Wild Horse Creek Road “WH” Overlay District designation to allow for a thirty-five (35) unit, detached single-family residential development. The subject site is located within the recently amended Wild Horse Creek Road Overlay District. While the base zoning for this proposal is the “E-1/2AC” Estate District, there are additional requirements and allowances that are provided by the overlay district.

This proposal includes an average lot size of 15,669 square feet which is permitted within the overlay district to encourage minimum grading; preservation of open space, natural amenities, and topography; and provide for trails, paths, and other community amenities. The proposed lots vary between 15,000 and 18,337 square feet.

Since the public hearing, the petitioner has made revisions to the proposal which include the ability to meet the following requirements without the need for a modification: setback between structures, and landscape buffers not located on private lots. With the removal of these modification requests, the petition includes a single request for the following modification:

1) Structure Setbacks

<u>Setback Location</u>	<u>Required</u>	<u>Modification Requested</u>
Side yard	15'	8'

The petitioner has provided information regarding the reasons for this setback request in the form of an Exhibit which is provided in the Planning Commission packet and will be discussed in a later section of this report.

Wild Horse Creek Road Overlay Procedures

The new Wild Horse Creek Road Overlay District regulations are established in Ordinance 2816 which is attached to this report for reference. As previously mentioned, the new ordinance does provide the developer with an ability to request modifications to a specific subset of the district requirements. These modification requests, however, are not voted on by the Planning Commission. Each modification request requires a separate, super majority vote by the City Council for approval. Since the public hearing occurred, the number of modification requests has been reduced from two requests to one. As required by the ordinance, the developer has included a note on the plan identifying the one modification request (described in the Summary section of this report) that will be voted on by the City Council.

If the Planning Commission votes in favor of the zoning request, plan approval is conditioned upon approval of modification by the City Council. In the case that the modification request is denied by the City Council, the preliminary plan is required to be amended and will be sent back to the Planning Commission for consideration.

Site History

The subject site was incorporated into the City of Chesterfield under an “NU” Non-Urban District from St. Louis County. The site currently contains one (1) residential structure along with two (2) large barn/storage buildings and various other smaller out-buildings. These buildings are in various physical conditions and can be seen in the photos on the next page. The main structure on this property, the Mary Schaeffer Farmhouse, was built in 1908 and is on the Chesterfield Historic and Landmark Preservation Committee’s list of structures to be evaluated for historic significance and value. The historical significance of these structures is evaluated in the attached report by Jesse Francis and is referenced in the Issues portion of this report.



Surrounding Land Use and Zoning

The land use and zoning for the properties surrounding this parcel shown in the aerial image on the next page are as follows:

North: The property to the north across the Missouri Pacific Railroad is the Landings at Spirit subdivision zoned “M-3” Planned Industrial. The current use on this property includes a recreational golf course. The Spirit of St. Louis Airport is located north of the golf course.

South: The properties to the south across Wild Horse Creek Road include the Greystone residential subdivision zoned “R1” Residence District with a Planned Environment Unit and the Chesterfield Elementary School zoned “NU” Non-Urban. Current uses include single-family residential and educational.

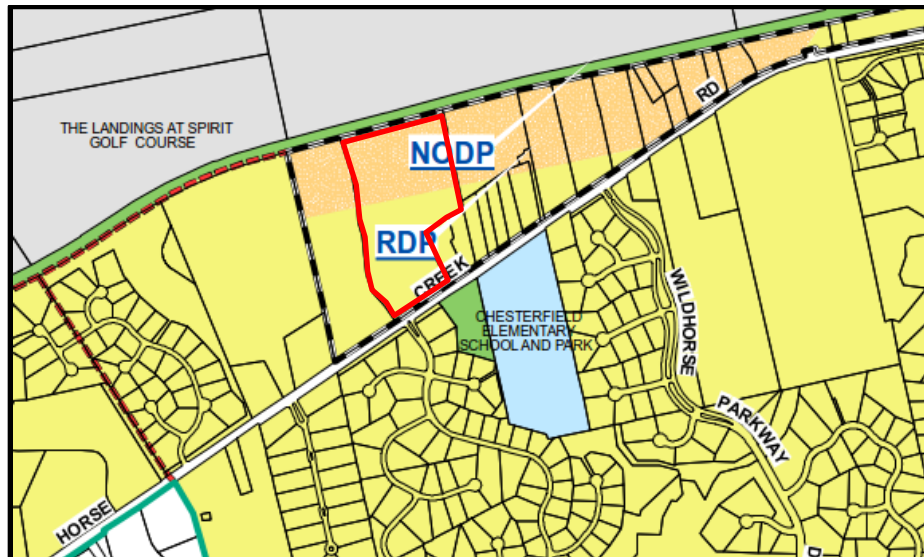
East: The properties to the east include six (6) single-family residential lots zoned “NU” Non-Urban and the Wildhorse-Schaeffer subdivision zoned “E-1AC” with a Conditional Use Permit to permit a Nursing Home and Senior Living units. The latter of these adjacent uses is currently a vacant lot.

West: The property to the west is the West County Christian Church subdivision zoned “NU” Non-Urban and is currently occupied by a church.



Comprehensive Plan Analysis

The subject site is located within both Neighborhood Office Development Policy (NODP) area and Residential Development Policy (RDP) area of the Wild Horse Creek Road Sub-area as seen in the figure on the next page. As previously mentioned, the ordinance for this area was recently amended which eliminated the provisions for Neighborhood Office uses and placed an emphasis on single-family residential use throughout the entire overlay district. The proposed plan does comply with the desire for single-family residential uses to occupy this site.



Issues

At the October 27, 2014 public hearing, several issues were identified by the Planning Commission and City Staff. Additionally, Staff identified several items related to the Preliminary Plan that were included with the Planning Commission’s issues and sent to the petitioner. The petitioner has included a formal response to each of these items which is attached to this report for review. While not an exhaustive list, additional information on a few of the items is provided below.

1. Setbacks

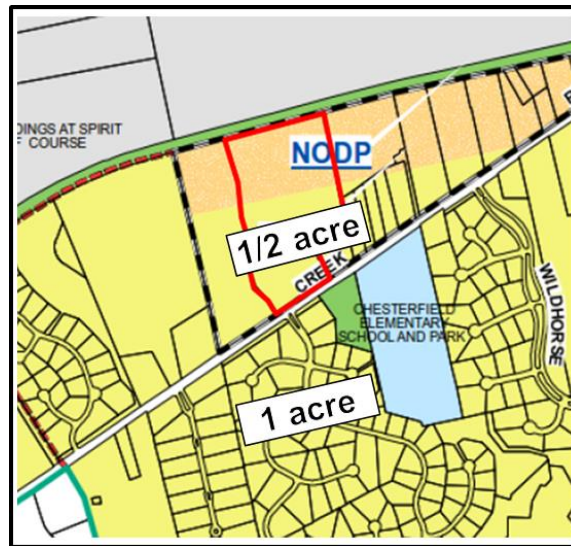
The modification request has been limited to reducing the side yard setback from 15 feet to 8 feet while still maintaining the 30 foot setback between structures. The petitioner has provided an exhibit that illustrates their ability to meet the requirement for setback between structures while needing the reduced side yard setback. Because the setback between structures is being maintained, the result of this modification would not be noticeable by an individual driving down the street. The modification allows the developer to utilize a specific home model that includes a side-entry garage and thus will shift the home toward one side of the lot. It is worth noting that the exhibit provided illustrates the scenario that every lot would develop using the largest model of home and therefore would be the worst case scenario. Staff does not have concern with this modification request because of the ability for the developer to maintain the 30 feet between structures. As a reminder, this modification will not be voted on by the Planning Commission, but will rather be forwarded to City Council for their vote.

2. Landscape Buffers

At the time of the public hearing, the petition included a modification request to allow for the placement of a portion of the Landscape Buffer on eight (8) of the private lots. Since that meeting, the petitioner has provided an updated Preliminary Plan, attached to this report, which includes adjustments to the property lines to ensure that the Landscape Buffer does not overlap into private property. Staff believes this will minimize the potential for Landscape Buffer maintenance issues in the future.

3. Lot Sizes

As mentioned previously in this report, the proposed lot sizes vary from 15,000 square feet to 18,337 square feet with an average lot size of 15,669 square feet. This average lot size differs from residential developments south of Wild Horse Creek Road, however, the Comprehensive Plan distinguishes that properties south of Wild Horse Creek Road are designated for 1 Acre density while those properties north of Wild Horse Creek Road are designated for ½ Acre density, as seen in the figure below. This development would have the smallest average lot size in the immediate area; however, it does fall within the range of lot sizes to be considered with the overlay district.



4. Historic Considerations

At the public hearing, discussion occurred about the need to further evaluate the potential historic significance of the existing structures and the trees associated with the residential area. The “WH” Overlay District does also require that impact to historic sites be minimized. Since the public hearing, Staff has worked with the Chesterfield Historic and Landmark Preservation Committee (CHLPC) and developer on this matter. An evaluation of the structures was completed on October 30th by Jesse Francis. Mr. Francis is an ex-officio member of the CHLPC and is the Faust Park Curator/Preservationist. A copy of his report is provided in the Planning Commission packets. In summary of this report, the barn and house structures were deemed to be not of historical significance due to condition and alterations to the structures over the years. The report, however, does state that the smaller smokehouse found on the property is historically significant. The petitioner has agreed to donate this structure to Faust Park in an effort of preservation. Staff has had discussions with the developer and will continue to do so about the possibility of including historic markers designating the location of current structures. Staff is also working with the CHLPC and property owner to ensure that proper photo documentation of these structures occurs.

During the public hearing, interest was raised about the potential for the trees near the structures and their potential for status as legacy trees. Legacy tree is not a term that is used by the City or in City Code; however, some of the same characteristics considered in a legacy tree are consistent with the City’s Monarch Tree designation. These characteristics include size and condition of the tree. Because of the similar qualification between a legacy tree and the City’s Monarch Tree, Staff has evaluated the significance of these trees based on the City’s Code and its Monarch Tree criteria.

The petitioner provided an updated analysis by their tree specialist which has been reviewed by the City Arborist in addition to Planning Staff. The findings of this analysis are that the trees surrounding the home are largely a species not listed as a tree in the City's Recommended Tree List. Those trees that are included in the City's Recommended Tree List have poor condition ratings. Additionally, information provided by the petitioner's tree specialist and the property owner estimate that the trees that are on the City's Recommended Tree List were planted approximately 50 years ago and were not planted with the original homestead. Because of the factors mentioned above, the trees do not meet the requirements for designation as Monarch Trees.

5. Secondary Access

The development, as proposed, currently features one access point from Wild Horse Creek Road and one access point to the Chesterfield Senior Living property directly to the east. This connection to the east will eventually serve as a portion of the proposed loop road that is proposed to return back to Wild Horse Creek Road across from Wild Horse Parkway. Because there are more than 30 homes proposed, Monarch Fire District has indicated that it will require that secondary access be provided before the homes are constructed regardless of future road plans. While not an issue that affects the zoning of this property, this will be addressed during the Site Plan process by the developer and is noted here for informational purposes only.

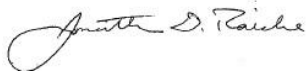
Request

This meeting is for the discussion of issues concerning the rezoning to "E ½ Acre" with a "WH" Overlay, but no vote is requested for this item at this time. Staff still has the remaining open issues:

1. Inclusion of historic markers designating current structures,
2. Coordination of photo documentation for historic properties, and
3. Outstanding agency comments.

Attached to this report is a Draft Attachment A reflecting the request from the petitioner. The intent of this Issues Meeting is to receive feedback and direction on the Draft Attachment A, analysis of the zoning request, and to examine if any further issues need to be resolved prior to requesting a recommendation from the Planning Commission.

Respectfully submitted,



Jonathan D. Raiche, AICP
Senior Planner

Attachments

1. Draft Attachment A
2. Petitioner Issues Response Letter
3. CHLPC Mary Schaeffer Farmhouse Report
4. Ordinance 2816
5. Layout Exhibit
6. Preliminary Plan
7. Tree Stand Delineation

cc: Aimee Nassif, Planning and Development Services Director

ATTACHMENT A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this "E ½ AC" Estate District with a Wild Horse Creek Road "WH" Overlay District shall be:
 - a. Dwellings, Single Family Detached.

B. DENSITY REQUIREMENTS

The total number of single family residential units shall not exceed thirty-five (35) units.

C. SETBACKS

1. Structure Setbacks

No building or structure, other than: a freestanding subdivision identification sign, light standards, or flag poles will be located within the following setbacks:

- a. Twenty-five (25) feet from the internal right-of-way shown on the Preliminary Plan as Oak Ridge Lane
- b. All other setbacks shall adhere to City Code.

2. Lot Setbacks

- a. Lots adjacent to Wild Horse Creek Road must be set back fifty (50) feet from the right-of way.
- b. All lots shall be setback a minimum of seventy-seven (77) feet from the northern boundary of this district.

D. DEVELOPMENT STANDARDS

1. Minimum lot size for this development shall be 15,000 sf.

E. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. No construction related parking shall be permitted within right of way or on any existing roadways. All construction related parking shall be confined to the development.

3. Parking is prohibited on the internal right-of-way shows on the Preliminary Plan as Oak Ridge Lane.

B. LANDSCAPE AND TREE REQUIREMENTS

1. The development shall adhere to Article 4 and the "WH" Overlay District sections of the City of Chesterfield Unified Development Code.
2. Landscape Buffers requirements:
 - a. A thirty (30) foot Landscape Buffer shall be required around the entire perimeter of the district.
 - b. The required Landscape Buffer shall be outside of any developed lot.
3. A minimum of thirty percent (30%) Common Ground shall be required for this district.

C. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or MoDOT, for sight distance considerations prior to installation or construction.

D. LIGHT REQUIREMENTS

Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

E. ARCHITECTURAL

The development shall adhere to the Architectural Review Standards and the "WH" Overlay District of the City of Chesterfield Code.

F. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall be as shown on the Preliminary Site Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield and the Missouri Department of Transportation, as applicable.
2. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the agency in control of the right of way off which the access is proposed.

3. Secondary access to the development shall be provided as directed by the City of Chesterfield and Monarch Fire Protection District.
4. No lot shall be allowed direct access to Wildhorse Creek Road.

G. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Oak Ridge Lane shall be a public street and may not be gated.
2. Provide street connections and right-of-way to the adjoining properties as shown on the Preliminary Plan and as directed by the City of Chesterfield and the Missouri Department of Transportation.
3. Stub streets shall conform to the requirements set forth in Article 4 of the Unified Development Code.
4. All roadway and related improvements in each plat or phase of the development shall be constructed prior to issuance of building permits exceeding 60% for that plat or phase. Delays due to utility relocation and/or adjustment, for which the developer is responsible monetarily, shall not constitute a cause to issue permits in excess of 60%.
5. Obtain approvals from the City of Chesterfield and the Missouri Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
6. Additional right-of-way and road improvements shall be provided, as required by the Missouri Department of Transportation and the City of Chesterfield.
7. Provide a 5 foot wide sidewalk, conforming to ADA standards, along Wildhorse Creek Road. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way controlled by another agency, if permitted by that agency or on private property within a 6 foot wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.
8. Provide an on-site pedestrian walking trail and community recreation area as shown on the Preliminary Site Plan.
9. Any work within MoDOT's right of way will require a MoDOT permit.
10. The entrance geometrics and drainage design shall be in accordance with MoDOT standards and shall be reviewed and approved by MoDOT.
11. The petitioner shall provide adequate detention and/or hydraulic calculations for review and approval of all storm water that will affect MoDOT right of way.

12. All drainage detention storage facilities shall be placed outside of the standard governmental agencies' planning and zoning setbacks, or 15 feet from the new or existing right of way line, whichever is greater.
13. All proposed work in MoDOT right of way must comply with MoDOT standards, specifications, conform to MoDOT's Access Management Guidelines with detailed construction plans being received and approved by MoDOT.
14. The proposed driveway location is subject to meet MoDOT's sight distance criteria and Access Management Engineering Policy.
15. All sidewalk and pedestrian facilities within MoDOT right of way must meet the ADA standards.
16. A left turn lane will need to be constructed for access to this subdivision from Wild Horse Creek Road as directed by MoDOT and the City of Chesterfield.

H. TRAFFIC STUDY

1. A traffic study may be required as directed by the City of Chesterfield and/or MoDOT. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.
2. MoDOT may require a scoping meeting to discuss what type of traffic analysis will be needed to determine the necessary roadway improvements. A traffic impact study may be required to assess the impacts of the proposed development to the state highway system.

I. POWER OF REVIEW

Either Councilmember of the Ward where a development is proposed or the Mayor may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than twenty-four (24) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

J. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point(s) or an adequate piped system(s). The adequacy and condition of the existing downstream system(s) shall be verified and upgraded as necessary.
2. Storm water quantity management, channel protection, and water quality improvements shall be provided as required by the Metropolitan St. Louis Sewer District, Missouri Department of Transportation, St. Louis County, the Monarch Chesterfield Levee District, and the City of Chesterfield. The location and types of storm water management facilities shall be identified on all Site Development and Improvement Plans.
3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as approved by the City of Chesterfield.
4. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
5. The lowest opening of all structures shall be set at least two (2) feet higher than the one hundred (100) year high water elevation in detention/retention facilities. All structures shall be set at least 30 feet horizontally from the limits of the one hundred (100) year high water.
6. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.
7. Stormwater control easements are required as detailed in Article 4 of the Unified Development Code.
8. Formal project development plans, shall be submitted to MSD for review, approval, and permits. The development shall be designed in accordance with the MSD Rules and Regulations and Engineering Design Requirements for Sanitary Sewer and Drainage Facilities that apply at the time of formal submission to MSD.
9. Easement to MSD will be required for any public sewers. The project is located within the Caulks Creek Impact area and is subject to applicable fees.
10. The proposed public gravity sewer and sanitary pump station shall be designed and configured such that non-sewered offsite properties may connect to it.

11. Stormwater quality, channel protection, and flood detention requirements will apply. This development will be considered “new development”, and controls shall be designed and implemented to reasonably mimic pre-construction runoff conditions (including runoff volume) to the maximum extent practicable. MSD will assess stormwater quality and flood detention effectiveness based on the site’s January 2000 pre-construction condition.
 - a. The District would consider waiving the requirement for stormwater detention for only the portions of the site that naturally drains off of the bluffs and into the Chesterfield Valley Master Stormwater System if other applicable agencies concur. Channel protection and Water Quality would still be required for those outlets. This is consistent with the approach taken with recent adjacent developments.
12. To comply with the region’s MS4 Permit, site characteristics should be considered upfront to ensure adequate planning for stormwater compliance. A pre-existing natural resources plan should be prepared and used to guide development layout and location of stormwater facilities.
13. The drainage areas tributary to each bioretention cell should be limited to five (5) acres in order to preserve BMP performance and filter longevity. Pretreatment is also required for the point discharges into these facilities. If these items place constraints on the design, MSD encourages the developer to explore methods for reducing impervious area and land disturbance as well as distributing BMPs into other site features located within greenspace in an effort to minimize water quality impacts and runoff volume generation on the site.
14. Sewers draining into the Chicago Rock Island and Pacific Railroad ROW may require approvals and licenses from them.
15. MoDOT approval will be required prior to formal MSD plan approval for public sewer construction located within the Wild Horse Creek Road ROW.

K. SANITARY SEWER

1. Sanitary sewers and pump stations shall be as approved by the Metropolitan St. Louis Sewer District and the City of Chesterfield.
2. The receiving sanitary sewer system(s) shall be evaluated to ensure adequate capacity and to ensure the project has no negative impacts to the existing system(s).
3. Easement to MSD will be required for any public sewers. The project is located in the Caulks Creek Impact area and subject to applicable fees.

L. GEOTECHNICAL REPORT

Prior to Site Development Plan approval, the developer shall provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the City of Chesterfield. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

M. MISCELLANEOUS

1. All utilities shall be installed underground.
2. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.
3. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.
4. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by MoDOT and/or the City of Chesterfield. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
5. Spirit of St. Louis Airport's existing FAA Part 150 Airport Noise Compatibility Study recommends that housing developments are not compatible with airport operations if the noise level at the subject site is greater than 65 DNL. The proposed development lies just outside the 65 DNL noise contour. A notation shall be placed on all plans regarding this development that clearly states the project is approximately 2,000 feet away from Spirit's Runway 26L and therefore aircraft noise will be noticeable at the site on a daily basis.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

- A.** The developer shall submit a Site Development Plan within eighteen (18) months of City Council approval of the change of zoning.
- B.** In lieu of submitting a Site Development Plan, the petitioner may submit a Site Development Concept Plan and Site Development Section Plans for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.
- C.** Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- D.** Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E.** Where due cause is shown by the developer, the City Council may extend the period to submit a Site Development Concept Plan or Site Development Plan for eighteen (18) months.

III. COMMENCEMENT OF CONSTRUCTION

- A.** Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.
- B.** Where due cause is shown by the developer, the City Council may extend the period to commence construction for not more than two (2) additional years.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan shall include, but not be limited to, the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.

5. Provide open space percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.

22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

V. RECORDING

Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

VI. ENFORCEMENT

- A.** The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B.** Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C.** Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D.** Waiver of Notice of Violation per the City of Chesterfield Code.
- E.** This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

STOCK & ASSOCIATES
Consulting Engineers, Inc.

November 7th, 2014

Hand Deliver

City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017-0760



Attention: Mr. Jonathan D. Raiche, AICP – Senior Planner

**Re: “Issues Letter Responses” for P&Z P209-2014 Bur Oaks
(17751 Wild Horse Creek Road) Rezoning - NU to E ½ Acre with
Wild Horse Creek Overlay - Stock Project No. (213-5241)**

Mr. Raiche:

The following responses are in reference to the comment letter from your office dated November 4, 2014.

REVIEW COMMENTS

1. The applicant is requesting a modification to allow for a 16’ setback between structures. Planning Commission would like further information related to the number and location of lots that will actually require this reduced setback.

Response: The Preliminary Plan provides for a minimum of thirty feet (30’) between homes as outlined in the E-1/2 Acre zoning district. The Preliminary Plan utilizes the largest home footprint with a fourth-car optional garage shown to display the widest possible structure on every lot; however it is highly unlikely that all homes will be the largest footprint with a fourth-car option added so the distance between homes will be greater than minimum dimensions shown in many cases. The side yard setback requirement is consistent with this “high-end” home which provides a side entry garage. The side entry garage requires a home to be placed off-center on the lot, thus requiring the eight ft. (8’) side yard setback. As demonstrated, the variance of side yard setback will not cause the 30 ft. side yard home separation to be compromised as demonstrated on the attached C1.1 Typical Layout drawing.

2. Discussion occurred at the meeting about possibilities for minimizing and/or removing the encroachment of the required Landscape Buffer on private lots. Revisit the current design

and provide an update on the ability to limit or remove the need for the placement of Landscape Buffers on private lots.

Response: The plan has been revised and no lots have any portion of the 30 ft. Landscape Buffer on their lots.

3. *A general concern about the proposed lot sizes was noted. Please provide information and justification for the proposed lot sizes with consideration given to the possibility of increasing the lot sizes.*

Response: The average lot size is 15,699 s.f. vs. the minimum required of 15,000 s.f. as outlined in the Wild Horse Creek Overlay District Ordinance #2816. The minimum 30% of common ground has been increased to 31.45%. We believe the lot sizes, as designed and backing to common ground, are desirable and sustainable in their high-end community.

4. *Protection of Historic Features is a requirement of the Wild Horse Creek Road Overlay District. This requirement was echoed by the Chesterfield Historic and Landmark Preservation Committee (CHLPC) at the public hearing. We understand that a representative of the CHLPC, Mr. Jesse Francis, made a visit to the site since the public hearing occurred. Provide information regarding the evaluation that was made during this visit along with efforts that will be made to protect the historic features to meet the requirements of the overlay district.*

Response: Mr. Francis evaluated, and took pictures of three structures. He said he will be providing a formal report to the CHLPC and Aimee Nassif. To summarize our conversation:

- a. The barn structure was not historically significant, and had been updated with materials over the years that make it not worth saving. A few boards on the barn piqued his interest, but nothing he would request to keep.
- b. The house has termite damage and the use of modern materials over the years making this structure not historically significant, and unsalvageable.
- c. The smokehouse – Mr. Francis found this piece to be historically significant. The Wilma’s family has agreed to donate this structure to St. Louis County to be displayed at Faust Park Historical Village.

5. *Staff and CHLPC also request that detailed photo documentation of the existing structures in their current condition be obtained by a representative of the CHLPC. Final photos should be provided to City staff.*

Response: Mr. Francis and his assistant took pictures on their visit. Additionally, Wilma’s family will allow Mr. Francis to come back and take pictures in the future. These will be provided to City staff.

6. *Due to their historic significance, provide information regarding any preservation efforts with respect to the trees located near the existing structures.*

Response: The existing trees have been evaluated. None were determined to have historical significance.

7. Provide a label at the rear property line of Lots 1 and 2 where these lines overlap the Landscape Buffer Boundary to provide clarification that this is also the property line.

Response: Label added to plans.

8. Provide a label for the five (5) foot sidewalk, maintenance, utility and road widening easement adjacent to the right-of-way to 17719 and 17713 Wild Horse Creek Road.

Response: Label added to plans.

9. Evaluate access to the proposed BMP in the northwest corner of the site and provide a 20' wide (minimum) stormwater control easement, as necessary.

Response: Access easement added to plans. See revised sheet C1.0.

10. Because the design of the left turn lane on Wild Horse Creek Road has not been finalized, remove the dimension label shown for the length of the left turn lane. Also add a note to the plan indicating that the left turn lane is conceptual and the design will be finalized during the site plan process.

Response: Dimension removed from plans. See general note #14 on revised sheet C1.0.

11. The current street width provided does not allow for on-street parking. A note should be added to the Preliminary Plan and all subsequent plans to indicate this restriction.

Response: See noted #6 on sheet C1.0.

12. Provide a key or some other similar explanation of the rating system used which explains the meaning of the numbers used.

Response: The rating key has been added to the drawing. Trees are rated on a 1-5 scale with 1 representing a poor tree and 5 representing a superior tree.

13. When evaluating for monarch trees, give consideration to the historical significance of the trees located near the existing structures. Revise the plan to reflect this reassessment as necessary.

Response: The trees in this grouping are primarily Silver Maple – (*Acer saccharinum*) a common native tree. While these trees have grown large, they are not a desirable tree. These particular trees are low branched with multiple leaders. They are fast growing and weak wooded, susceptible to damage in wind storms. Silver Maple is not found in the City of Chesterfield Tree List as an approved tree.

We have examined the 12" Redbud located in the farmstead. We have estimated its age to be around 50 years old, therefore is not original to the historic

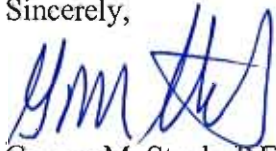
farmstead. Mr. Wilmas confirmed that the tree was planted by his father approximately in our estimated time frame.

We are not aware of any historical or cultural significance of these trees and stand by the original ratings of these trees.

Hopefully these responses, along with the attached revised plans, are acceptable to you and The Planning Commission.

Should you have any questions or comments, please feel free to call.

Sincerely,

A handwritten signature in blue ink, appearing to read "G.M. Stock".

George M. Stock, P.E.,
President

CC: Jacob Buening, P.E., Project Manager
Tim Stock, - Executive Vice-President
Doug Bruns, P.E. – Vice-President – Engineering
Daniel Ehlmann, P.L.S. – Vice-President – Surveying
Larry Butts – Pulte Group (via email, w/ drawing)
Matthew Segal – Pulte Group (via email, w/ drawing)

Enclosure: Three (3) copies of Preliminary Plan dated 11/06/14

CHLPC Mary Schaeffer Farmhouse Report
by Jesse Francis October 30, 2014



This is in response to a request from Matt Seagul after contacting the city for direction. They gave him my number and this is my response. This is for the Board I have not given this to anyone else yet.

I had a chance to look at the house and out building at 17751 Wild Horse Road Thursday at 9:00 with the owner. His Family has owned the property since 1930s they were very forth coming with all question I asked them and very interested and helpful.

1. The Barn I looked at first. It has a very distinct lean to it as I inspected it I notice a large amount of added braces to stabilize the structure. The structure its self has had many changes over the years.

The First phase of construction was of hand-hewed logs that I thought was built on site but after inspection the logs came from an older building from a different location and was used to build the current structure. The roofing system has been changed from a standard gable roof was changed gambrel roofing systems after the 20th century for added storage spaces. The structure has major structural damage and will be very expensive to first stabilize and then repair.

2. Outbuilding that has no structural are historical importance other than some interesting siding which is late 19th are early 20th century siding.

3. Main house Looks like a very stable farm house until closer inspection. The building has been eaten by termites for many years. You can see settling in the kitchen which raised an alarm and wainscoting, and door trim has evidence of damage so much you could put your finger through the wood trim its self. The sill beams have major termite damage and moving the structure would be difficult very difficult in deed! The total cost of stabilizing the house is unknown if even possible.

4. Last building was the Smoke house it seems to be in the best condition and could be saved without much effort if somebody would like to move it.

This is what I observed on 10/30/2014. This is my opinion and if you would like someone else look at the structures please feel free to do so. Sorry for the bad news if I can be of any assistance please just ask!

Jess

AN ORDINANCE AMENDING ARTICLE 2 SECTION 04.B.3 AND SECTION 07 AND ARTICLE 3 SECTION 05C AND SECTION 08 OF THE UNIFIED DEVELOPMENT CODE TO AMEND DEVELOPMENT CRITERIA AND STANDARDS PERTAINING TO THE WILD HORSE OVERLAY DISTRICT (P.Z. 14-2014 CITY OF CHESTERFIELD {WILD HORSE CREEK ROAD OVERLAY DISTRICT UPDATES}).

WHEREAS, the City of Chesterfield Unified Development Code contains regulations and requirements pertaining to the development and construction of land within the City; and,

WHEREAS, the Unified Development Code serves to promote the public health, safety, and general welfare of the citizens of the City of Chesterfield; and,

WHEREAS, the City of Chesterfield seeks to update development criteria and standards pertaining to the Wild Horse Creek Road Overlay District; and,

WHEREAS, a Public Hearing was held before the Planning Commission on August 25, 2014; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval with amendments; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval with amendments pertaining to the development criteria; and,

WHEREAS, the City Council, having considered said request, voted to approve the updates to Article 2 and 3 of the Unified Development Code pertaining to the Wild Horse Creek Road Overlay District with amendments to the development criteria.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The City of Chesterfield hereby repeals Article 2 Sections 04.B.3 and Section 07 and Article 3 Section 05C and Section 08 of the Unified Development Code and replaces them with new Sections as set out in Attachment "A" which is attached hereto and made part thereof.

Section 2. If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as whole, or any part thereof.

Section 3. The provisions of the Ordinance may be amended in the future by the City Council of the City of Chesterfield, after notice and hearing as provided by law.

Section 4. Where this Ordinance differs or conflicts with other laws, rules and regulations, unless the right to do so is preempted or prohibited by the County, State, or Federal government, the more restrictive or protective of the City and the public shall apply.

Section 5. The City Council, pursuant to the petition filed by the City of Chesterfield in P.Z. 14-2014, requesting amendment embodied in this Ordinance and pursuant to the recommendations of the City of Chesterfield Planning Commission, Planning and Public Works Committee and City Council that said petition be granted and after public hearing, held by the Planning Commission on the 25th day of August, 2014, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 6. This Ordinance shall be codified within the Municipal Code of the City of Chesterfield.

Section 7. This Ordinance shall take effect immediately upon its publication, pursuant to applicable legal and procedural requirements.

Section 8. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 6th day of October, 2014.

Bob Patton

MAYOR

ATTEST:

Vickie Hass
CITY CLERK

First Reading Held: 9/15/2014

ATTACHMENT A

UNIFIED DEVELOPMENT CODE AMENDMENTS

Amendment 1: Article 03-05C.

OVERLAY DISTRICTS AND ZONING PROCEDURES

- C. "WH" Wildhorse Creek Road Overlay District.
1. Purpose. The intent of the "WH" Wild Horse Creek Road Overlay District is to protect and maintain the scenic character of the Wild Horse Creek Road Sub Area and the adjacent neighborhoods by ensuring compatibility through site design, site plan review, and the regulation of activity upon the designated sites so that the uses of the property will not adversely affect the character of the neighborhood or the general welfare of the City.
 2. Applicability. All properties located within the Wild Horse Study Sub Area (also known as "the Bow Tie") are required to zone to the "WH" Overlay District prior to any development or redevelopment action. The properties included within this Study Area are as described and shown in the City of Chesterfield Comprehensive Plan and attached hereto marked as Exhibit A.
 3. Zoning. Properties located within the Wild Horse Study Sub Area may only seek a zoning map amendment to one of the Estate District categories. As the "WH" Overlay District is required for all properties in this sub area, properties in the sub area do not qualify for a "PUD" Planned Unit Development zoning.
 4. Scope of Provisions. This Section contains the regulations of the "WH" Overlay District. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in the UDC and additional regulations as required in the underlying estate district zoning.
 5. Compatibility of Residential Uses with Airport. Zoning of land near airports raises a unique set of challenges and issues to ensure that safety of both the aircraft and the general public is achieved. This includes, but is not limited to, items such as noise, lighting, and building height. The impacts of long term noise exposure on the public's health and safety is of great importance to the City of Chesterfield. Therefore, the following airport and noise mitigation requirements shall apply to all residential development in the Wild Horse Sub Area:
 - a.) Residential development shall not be permitted on parcels located in areas with a DNL of greater than 65 as depicted on the Noise Disclosure Map. If a portion of a residential development

is located above the 65 DNL line, the area may be used as common ground, open space, or other such preservation area only.

- b.) Comments from the Spirit of St Louis Airport shall be required prior to approval of any zoning request and site development plan request.
- c.) Provide an avigation easement or other such easement as required by the Spirit of St. Louis Airport.
- d.) Sound attenuation methods through the use of site design and layout, architectural design and building materials shall be utilized and may be required in addition to other standards provided herein. This may include, but not be limited to, building height, room arrangement, window placement, building material, and orientation of residential structures.

6. Minimum Standards of Design. In addition to the development standards and district requirements required for the site in accordance with the underlying Estate District zoning, the following performance standards are applicable to the "WH" Overlay District:

- a.) Uses. Permitted and Conditional Uses for the "WH" Overlay District are found in Section 03-08 of this Article.
- b.) Community amenities such as a community center, nature preserve areas, park, lake, recreation areas, and other similar uses and amenities are required for all residential development and shall be shown on any preliminary plan and/or site development plan.
- c.) Specific design requirements are set forth in Table 1:

Table 1: Specific Design Requirements	
Building Design	Rear and side facades shall be designed with similar detailing and be compatible with the principal facades of the building.
Internal Roadway System	As development occurs in the area, an internal roadway system, complete with buffers, landscaping, pedestrian circulation, and cross access shall be required as directed by the City of Chesterfield.
Pedestrian Circulation	To achieve pedestrian circulation, all development shall include sidewalks and/or trails.
Preservation of Slopes and Natural Features	Development on slopes in excess of 20% shall be minimized to the greatest extent practicable except for necessary infrastructure and public improvements.
Protection of Historic Features	Future development shall minimize any impact to historic and heritage sites. Historic buildings and archeological sites shall be of utmost importance.

- d.) Specific development criteria requirements are set forth in Table 2. In addition, any requests for modification to any of these requirements in Table 2 shall follow the procedure set forth below:
- a. An Applicant may submit to the PDS Division a statement requesting modification to any criteria in Table 2. Said request shall include an explanation as to why the modification is being requested. Each modification request shall include an explanation statement.
 - b. Each modification request to criteria in Table 2 shall require a separate, super majority (two-thirds) vote by the City Council for approval. Therefore, the preliminary plan submitted to the Planning Commission for consideration of the zoning request, shall include a note identifying the modification request that will be made to the City Council. Approval of the zoning request by the Planning Commission is conditional upon approval by the City Council.
 - c. If one or more of the modification requests is denied by the City Council, the preliminary plan shall be amended so that it adheres to all criteria of Table 2 and sent back to the Planning Commission for consideration.

Building Height	The building height for residential structures shall not exceed 50 feet.
Structure Setbacks	Structure setbacks shall be as established in the underlying zoning district.
Landscape Buffering	The perimeter landscape buffer required in the underlying estate district zoning category shall not be located within any developed lot with a residential structure on it. The landscape buffer may include areas of common ground or conveyed park lands.
Protection of Wild Horse Creek Road Character	To protect the scenic character of Wild Horse Creek Road, all developed lots must be set back at least fifty (50) feet from Wild Horse Creek Road right of way and screened from view. In addition, when any residential structure's rear façade fronts Wild Horse Creek Road, additional landscape buffering and vegetative screening such as landscape berms shall be provided within a permanent landscape easement to screen the view of the structure from Wild Horse Creek Road.
Common Ground	A minimum of 30% common ground shall be provided in the development. Common ground shall be deed restricted, not concentrated in one area of the development site, and not located within any developable lot. However, common ground may be concentrated in areas in a residential development which lie above the 65 DNL line. Any land conveyed for public park purposes may be counted toward the Common Ground requirement.

7. **Lot Size.** In order to encourage minimum grading, preservation of open space and natural amenities and topography, and provide for trails, paths and other community amenities, the minimum lot sizes for developments may be reduced with the "WH" Overlay zoning in accordance with Table 3 below:

Table 3: Minimum Lot Size Requirements		
Underlying Zoning District	Minimum Lot Size Required in Underlying Zoning District	Minimum Lot Size Permitted with WH Overlay
E-2	2 acres	1 acre
E-1	1 acre	22,000 sq ft
E-1/2	½ acre	15,000 sq ft

8. The procedure for zoning to the "WH" Overlay District and site development plan approval is established in Article 02 of this UDC.

Amendment 2: Article 03-08.

USE TABLE FOR OVERLAYS AND SPECIAL PROCEDURES

Use Table for Overlays and Special Procedures

Uses:

P-Permitted

C-Conditional

* means the use is allowed with conditions. See the district regulations the underlying district in this Article for additional regulations

USE GROUP	Overlay District or Special Procedure				
	FP	MAA	PUD	RBU	WH
<i>CIVIC</i>					
Church and other places of worship					P
Community center					C
Library					C
Open air performance and educational facility		p*			
Parks	P				P
Public safety facility					P
Railroad switching yard and tracks and associated structures	C				
Retreat center					C
Wildlife reservations and forests including conservation projects					P
Wildlife habitats and fish hatcheries	P				
<i>RESIDENTIAL</i>					
Dwelling, single-family attached					P
Dwelling, single-family detached					P
Dormitories					C
Group residential facility					C
Yard areas for single-family lots	p*				
<i>PUBLIC/RECREATIONAL</i>					
Airport	C				
Art gallery		P			
Athletic fields	C				
Boat dock for other than commercial or industrial use	P				
Cemetery					C*

USE GROUP	Overlay District or Special Procedure				
	FP	MAA	PUD	RBU	WH
Club					C*
Farming	P				
Golf courses	P				
Hunting, fishing, and propagation of wildlife	P				
Mortuary					C
Museum		P			
Recreation facility	C				
Riding stable					C
Shooting range, outdoor	P				
Swimming pools-outdoor	P				
Swimming pools-indoor	P				
Theatre		P			
Theatre, drive-in	C				
OFFICE					
Office-dental				p*	
Office-general		P		P	
Office-medical				p*	
COMMERCIAL/SALES					
Newspaper stand			p*		
Restaurant, sit-down			p*		
Retail sales establishment, neighborhood			p*	p*	
Commercial sales facility				p*	
SERVICE/INDUSTRIAL					
Barber or beauty shop			p*		
Day care center			p*		C
Drug store and pharmacy			p*		
Extraction & processing of raw materials from the earth and processing thereof	C				
Hospice					C
Hospital					C
Kennel, boarding					C
Kennel, private					C
Laundromat			p*		
Nursing home					C
Open storage	C				
Tow yard	C				

USE GROUP	Overlay District or Special Procedure				
	FP	MAA	PUD	RBU	WH
EDUCATIONAL					
College/university					P
Educational facility		P			P
Kindergarten or nursery school					P
Specialized private school					C
UTILITIES					
Public utility facilities	P*				P
Public facilities over 60 ft. in height					C
Radio, television, and communication transmitting, receiving, or relay towers and facilities					C
Sewage treatment facilities, other than facilities permitted as an accessory use	C				C

Amendment 3: Article 02-04.

PROCEDURES FOR ESTABLISHING PLANNED DISTRICTS AND SPECIAL PROCEDURES

B. Procedures.

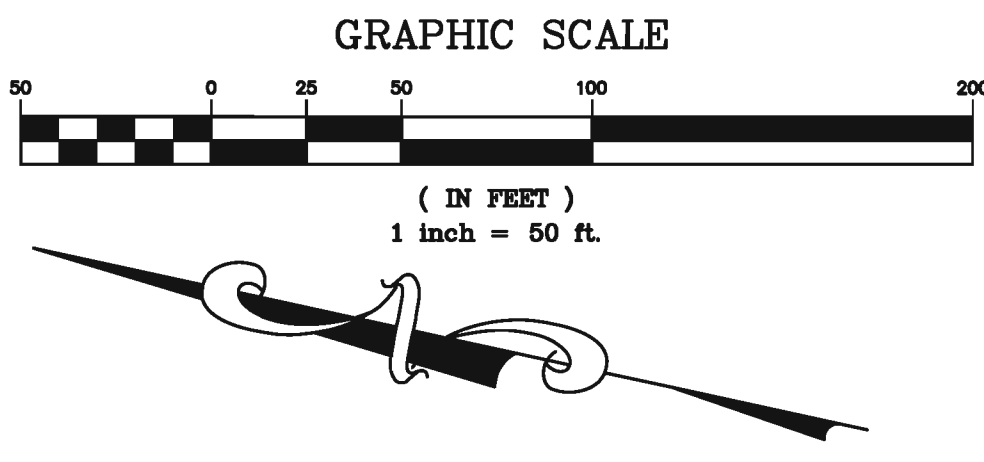
3. Planning Commission Review and Recommendation. No action shall be taken by the City Council with respect to the petition until it has received the recommendation of the Planning Commission. The recommendation shall address the proposed development and its relation to all applicable Sections of this UDC, the City of Chesterfield Comprehensive Plan, and compatibility with adjoining permitted developments and uses. A recommendation of approval or approval as amended shall include recommended conditions to be included in the ordinance, preliminary development plan, or permit authorizing the establishment of the Planned District or Special Procedure.

Amendment 4: Article 02-07.

WILD HORSE CREEK ROAD (WH) OVERLAY DISTRICT

A. Procedure.

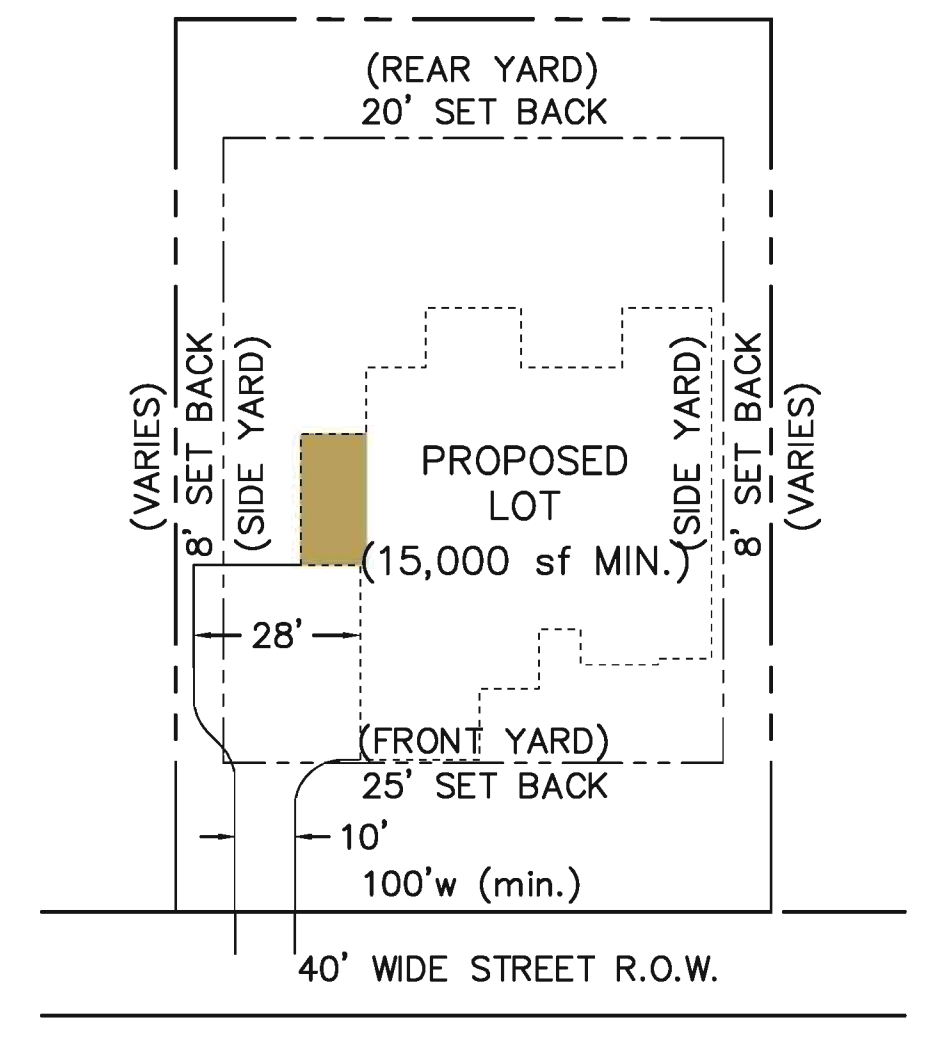
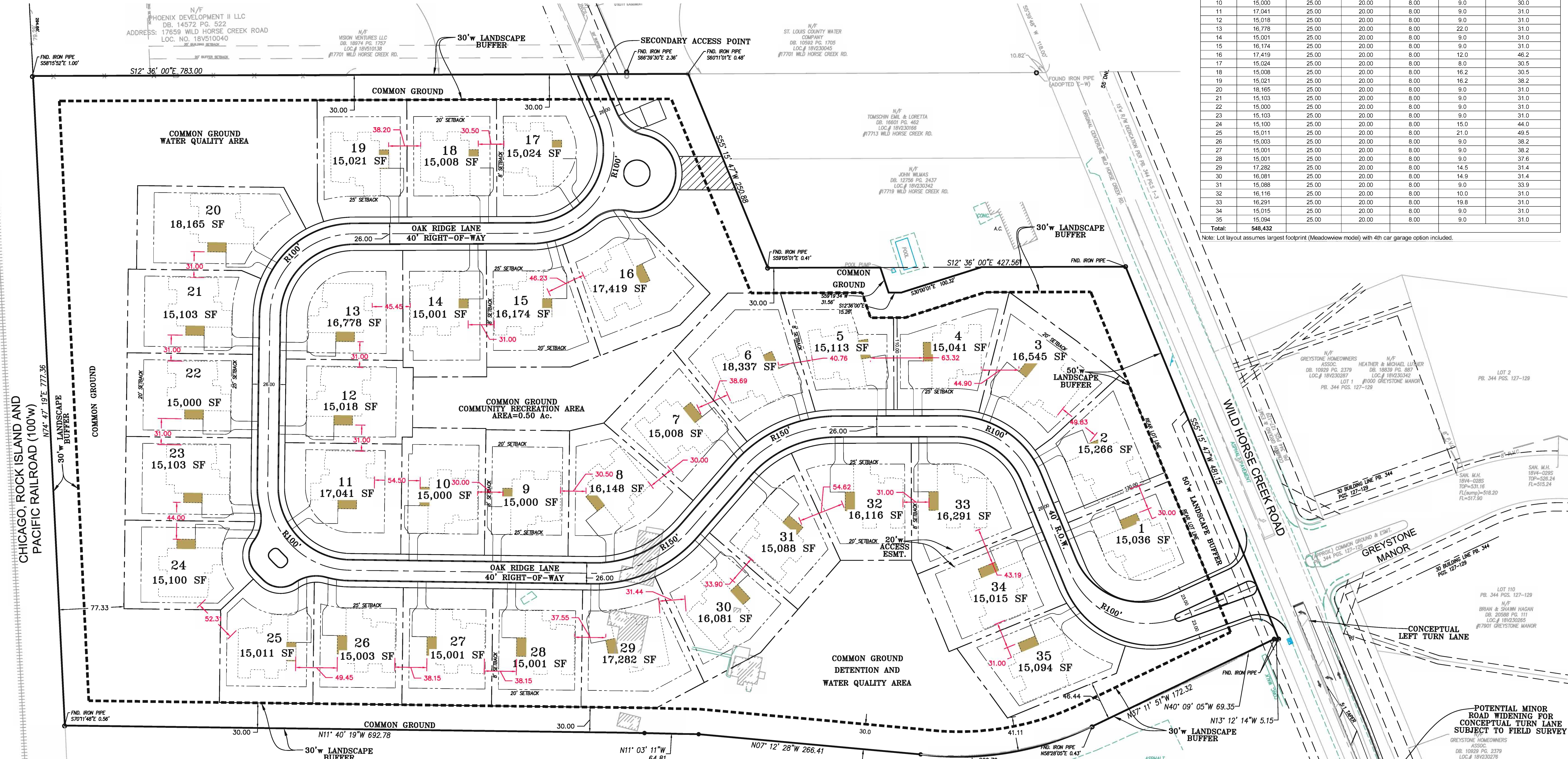
1. The "WH" District is established as an Overlay District. An Overlay District is a special procedure which addresses circumstances or environmental safeguards and is superimposed over the underlying existing zoning district.
2. Properties required to zone to the "WH" Overlay District per Article 03.05 of this UDC must zone to one of the Estate District zoning classifications found in Article 03 of this UDC concurrently.
3. All properties in utilizing the "WH" Overlay District shall follow the procedures set forth for establishment of special procedures or amendments thereto in Section 02-04 of this Article of the UDC.
4. Development requirements are established by the underlying zoning district, the "WH" Overlay District, and the preliminary development plan.
5. Approval of development plans or amendments thereto shall be in accordance with Article 02-10 of this UDC.



Project name:	BUR OAKS	Calculated By:	J.M.B.
Project number:	213-5241	Checked By:	G.M.S.
Project Location:	Chesterfield, MO	Date:	11/5/2014

Lot	Lot Area (sf)	Front Yard Setback (ft)	Rear Yard Setback (ft)	Side Yard Setback (ft)	Side Yard Setback (actual) (ft)	Distance Between Structures (minimum) (ft)
1	15,036	25.00	20.00	8.00	21.0	30.0
2	15,286	25.00	20.00	8.00	9.0	30.0
3	16,545	25.00	20.00	8.00	14.8	44.9
4	15,041	25.00	20.00	8.00	8.0	44.9
5	15,113	25.00	20.00	8.00	11.0	40.7
6	18,337	25.00	20.00	8.00	14.3	38.7
7	15,008	25.00	20.00	8.00	11.9	30.0
8	16,148	25.00	20.00	8.00	8.0	30.0
9	15,000	25.00	20.00	8.00	9.0	30.0
10	15,900	25.00	20.00	8.00	9.0	30.0
11	17,041	25.00	20.00	8.00	9.0	31.0
12	15,018	25.00	20.00	8.00	9.0	31.0
13	16,778	25.00	20.00	8.00	22.0	31.0
14	15,001	25.00	20.00	8.00	9.0	31.0
15	16,174	25.00	20.00	8.00	9.0	31.0
16	17,419	25.00	20.00	8.00	12.0	46.2
17	15,024	25.00	20.00	8.00	8.0	30.5
18	15,008	25.00	20.00	8.00	16.2	30.5
19	15,021	25.00	20.00	8.00	16.2	38.2
20	18,165	25.00	20.00	8.00	9.0	31.0
21	15,103	25.00	20.00	8.00	9.0	31.0
22	15,000	25.00	20.00	8.00	9.0	31.0
23	15,103	25.00	20.00	8.00	9.0	31.0
24	15,100	25.00	20.00	8.00	15.0	44.0
25	15,011	25.00	20.00	8.00	21.0	49.5
26	15,003	25.00	20.00	8.00	9.0	38.2
27	15,001	25.00	20.00	8.00	9.0	38.2
28	15,001	25.00	20.00	8.00	9.0	37.6
29	17,282	25.00	20.00	8.00	14.5	31.4
30	16,081	25.00	20.00	8.00	14.9	31.4
31	15,088	25.00	20.00	8.00	9.0	33.9
32	16,116	25.00	20.00	8.00	10.0	31.0
33	16,291	25.00	20.00	8.00	19.8	31.0
34	15,015	25.00	20.00	8.00	9.0	31.0
35	15,094	25.00	20.00	8.00	9.0	31.0
Total:	548,432					

Note: Lot layout assumes largest footprint (Meadowview model) with 4th car garage option included.



SECTION 1003.019 E-1/2 ACRE ZONING CRITERIA

3.) SETBACKS FOR RESIDENTIAL USE

(A.) THE MINIMUM FRONT YARD SETBACK FROM ANY LOCAL STREET RIGHT-OF-WAY SHALL BE TWENTY (20) FEET.

(B.) THE MINIMUM REAR YARD SETBACK FROM ANY LOCAL STREET RIGHT-OF-WAY SHALL BE TWENTY (20) FEET.

(C.) THE MINIMUM SIDE YARD SETBACK FROM ANY PROPERTY LINE SHALL BE FIFTEEN (15) FEET.

(D.) THE MINIMUM SETBACK BETWEEN STRUCTURES SHALL BE THIRTY (30) FEET.

(E.) THE SIDE YARD SETBACK MAY BE REDUCED UP TO FIVE (5) FEET IF THE ADJACENT LOTS NEIGHBORING SIDE YARD SETBACK IS INCREASED BY THE SAME AMOUNT SO THE DISTANT BETWEEN STRUCTURES REMAINS AT THIRTY (30) FEET.

PREPARED FOR:
 FULTE GROUP
 C/O BJ KEANE, P.E. - LAND DEVELOPMENT MANAGER
 1707 CHESTERFIELD AIRPORT ROAD, SUITE 120
 CHESTERFIELD, MISSOURI 63005
 PHONE (636) 537-7228
 FAX (636) 537-6622

TYPICAL LOT DETAIL
 LOTS 1-35

287 Chesterfield Business Center Dr.
 Louis MO 63005 PH (636) 538-5900
 FAX (636) 538-5900 -mail: general@stockandassociates.com
 www.stockandassociates.com

PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.

PRELIMINARY PLAN FOR:
 RE-ZONING FROM NU TO E-1/2 ACRE W/ WILD HORSE CREEK OVERLAY
BUR OAKS SUBDIVISION
 17751 WILD HORSE CREEK RD.

GEORGE M. STOCK E-26116
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER 000096

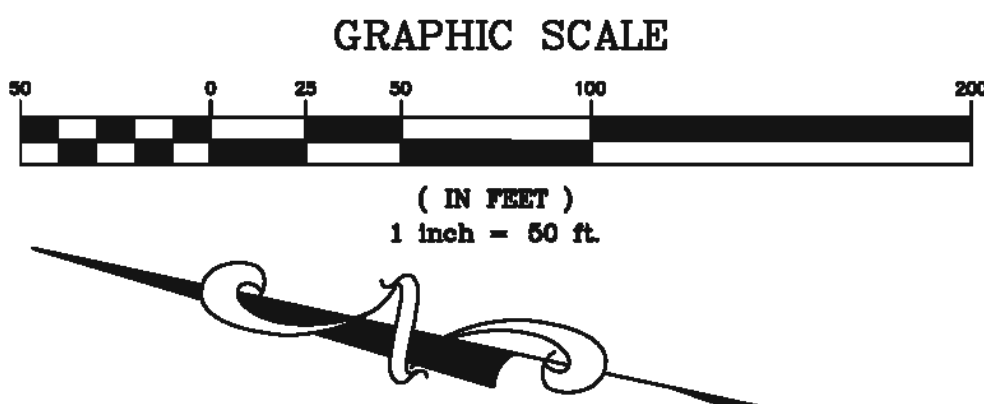
REVISIONS:

- 2014-10-02 REVISED PER CITY COMMENTS
- 2014-10-21 REVISED PER CITY COMMENTS
- 2014-11-06 REVISED PER CITY COMMENTS

DRAWN BY: J.M.B. CHECKED BY: G.M.S.
 DATE: 08/12/2014 JOB NO: 213-5241
 M.S.D. P. # P-300000000 BASE MAP # 15-F
 S.L.C. PART # XXXX HMT SLP. # XXX-XXX-XX
 REVISION # MO-XXXXXXX
 SHEET TITLE: LAYOUT EXHIBIT
 SHEET NO.: 1 of 1

BUR OAKS SUBDIVISION

A TRACT OF LAND BEING PART OF LOT 1 OF MARY SCHAEFFER ESTATES SUBDIVISION, AS RECORDED IN PLAT BOOK 17, PAGE 4 OF THE ST. LOUIS COUNTY RECORDS AND PART OF SHARE 6 OF THE PARTITION OF THE ESTATE OF MISSOURI A. STEVENS, ALSO BEING A PART OF LOT 24 OF R.H. STEVENS FARM SUBDIVISION AND LOCATED IN U.S. SURVEY 122, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

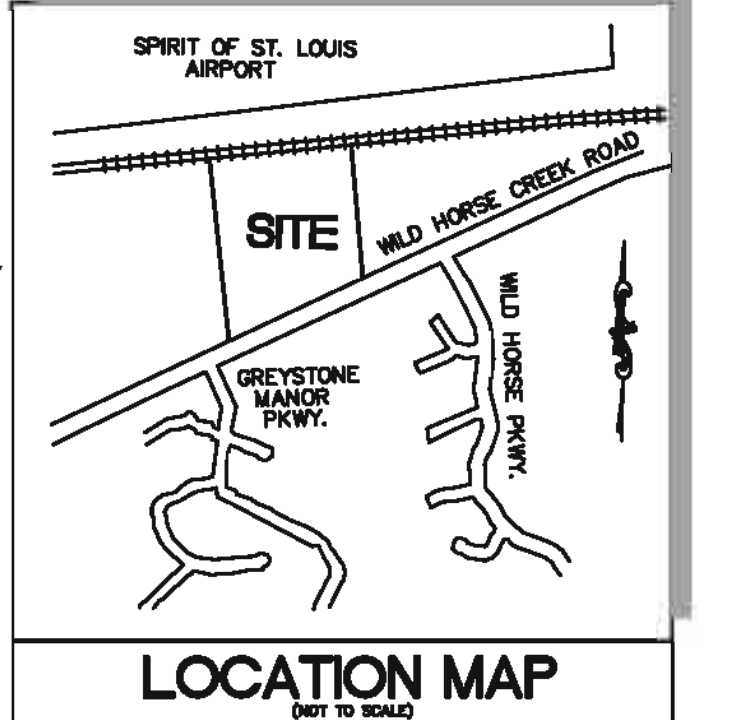


PERTINENT DATA

OWNER: ETHEL WILMAS FAMILY LTD. PARTNERSHIP
 SITE ADDRESS: 17751 WILD HORSE CREEK ROAD, CHESTERFIELD, MISSOURI 63005
 LOCATOR NO.: 18V510105
 WATER SHED: BONNHOMME CREEK
 EXISTING ZONING: 'NU' - NON-URBAN DISTRICT
 PROPOSED ZONING: 'E-1/2 ACRE' w/ WILD HORSE CREEK OVERLAY
 FIRE DISTRICT: MONARCH FPD
 SCHOOL DISTRICT: ROCKWOOD

ST. LOUIS COUNTY BENCHMARK

BENCHMARKS 11-3 ELEV=598.00
 RW 55 FEMA PANEL 120; STANDARD TABLE STAMPED 28 JUL 1975 SET IN SOUTH END OF WEST HEADWALL OF PRIVATE DRIVE ALONG WILD HORSE CREEK ROAD 0.2 MILE WEST OF THE CHESTERFIELD SCHOOL. ALSO 200 FEET WEST OF STEELE HILL DRIVE PRIVATE 127 SOUTH OF 70.2 MILE WEST OF THE CENTERLINE OF WILD HORSE CREEK ROAD AND 140' EAST OF THE CENTERLINE OF KEYSTONE TRAIL DRIVE

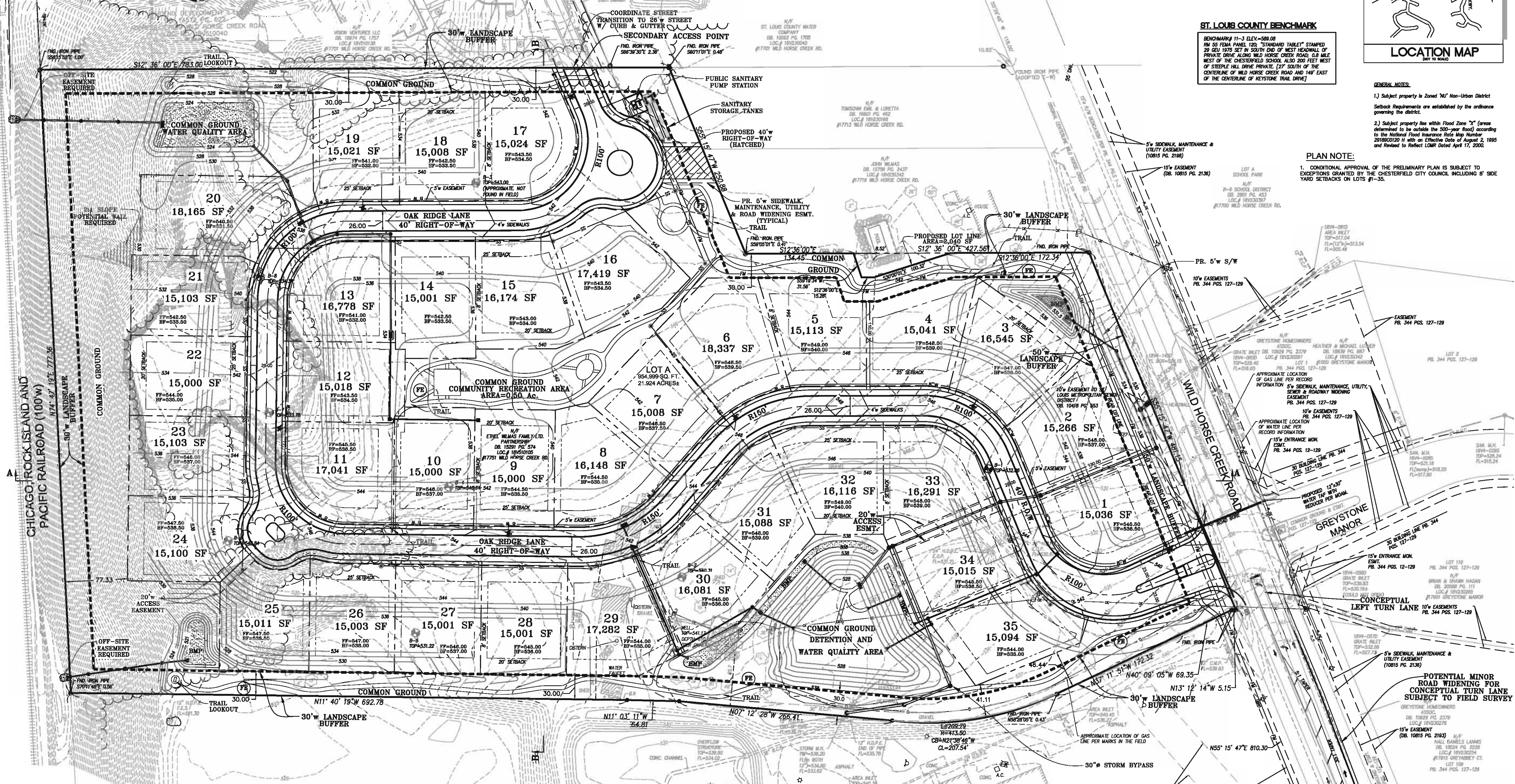


GENERAL NOTES:

- 1.) Subject property is Zoned 'NU' Non-Urban District. Setback Requirements are established by the ordinance governing the district.
- 2.) Subject property lies within Flood Zone 'X' (areas determined to be outside the 500-year flood) according to the National Flood Insurance Rate Map Number 251602012D 11 with an Effective Date of August 2, 1995 and Revised to Reflect LOMR Dated April 17, 2002.

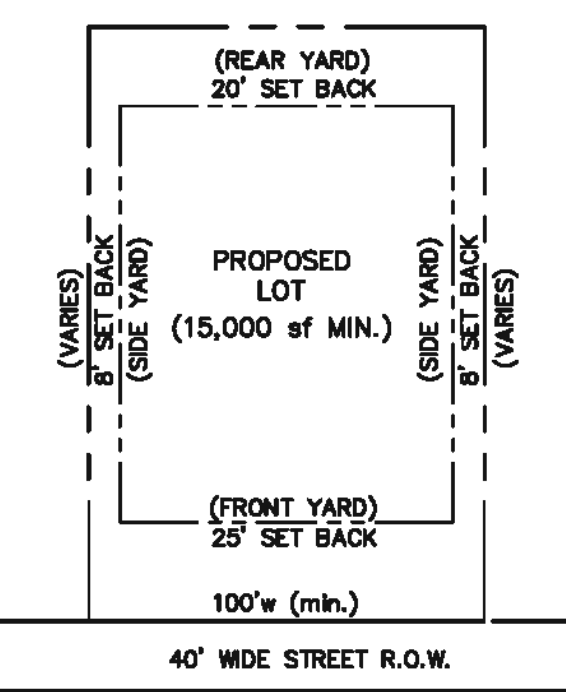
PLAN NOTE:

1. CONDITIONAL APPROVAL OF THE PRELIMINARY PLAN IS SUBJECT TO EXCEPTIONS GRANTED BY THE CHESTERFIELD CITY COUNCIL INCLUDING 'S' SIDE YARD SETBACKS ON LOTS #1-35.



GENERAL NOTES

1. EXISTING CONTOURS PER ALTA/ACSM LAND TITLE SURVEY DATED 3/14/14 PREPARED BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
2. UNDERGROUND FACILITIES, STRUCTURES & UTILITIES HAVE BEEN PLOTTED FROM BEST AVAILABLE RECORDS. THEREFORE THE RELATIONSHIP BETWEEN PROPOSED WORK AND EXISTING FACILITIES, STRUCTURES & UTILITIES MUST BE CONSIDERED APPROXIMATE, AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION AND THE EXISTENCE OF ANY NOT SHOWN.
3. THIS PLAN IS FOR THE EXCLUSIVE USE OF PULTE GROUP. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION BUT RATHER FOR RE-ZONING CONCEPT AND QUANTITY TAKE-OFFS. NO UTILITY RESEARCH OR COORDINATION HAS BEEN PERFORMED BY STOCK & ASSOCIATES.
4. THIS PLAN IS SUBJECT TO ALL LOCAL, STATE AND FEDERAL REGULATIONS. THERE HAS BEEN NO WETLAND DELINEATION, GEOTECHNICAL OR ENVIRONMENTAL DATA PROVIDED TO THIS ENGINEER PRIOR TO DESIGNING THIS PLAN.
5. NO UTILITY MEETINGS HAVE BEEN PERFORMED TO VERIFY EXISTING OR PROPOSED UTILITY FACILITIES AS WELL AS CONFIRMATION OF DESIGN REQUIREMENTS FOR THIS SITE. ALL PROPOSED UTILITY CONNECTIONS AND SITE DESIGN ELEMENTS ARE SUBJECT TO REVIEW & APPROVAL BY EACH RESPECTIVE AGENCY HAVING JURISDICTION OVER THIS SITE.
6. ALL IMPROVEMENTS SHOWN ARE SUBJECT TO CHANGE PENDING FINAL ENGINEERING AND APPROVALS OF GOVERNING AGENCIES AND UTILITY COMPANIES.



TYPICAL LOT DETAIL
 LOTS 1-35
AVERAGE LOT SIZE = 15,669 SF

EARTHWORK QUANTITIES
 BULK CUT: 75,200 cy. ±
 BULK FILL: 81,200 cy. ±

LEGEND

LANDSCAPE BUFFER

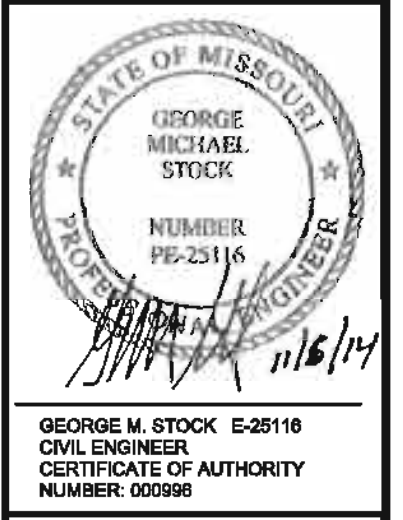
NOTES:

1. BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
2. SITE INFO.
 PROPOSED ZONING: E-1/2 ACRE WITH WILD HORSE OVERLAY
 PROPOSED LOT:
 DESIGN DEPTH - 100' MIN.
 DESIGN WIDTH - 100' MIN.
 FRONT SETBACK - 25'
 SIDE SETBACK - 5' (DEVIATION FROM E-1/2 ACRE SETBACK - 15')
 REAR SETBACK - 20'
 MINIMUM 30' BETWEEN STRUCTURES
3. GRADING AND DRAINAGE PER CITY OF CHESTERFIELD, M.S.D. AND ST. LOUIS COUNTY STANDARDS AND SPECIFICATIONS. STORM WATER TO DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINGHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
4. NO SLOPE GREATER THAN 3:1 ALLOWED WITHOUT CITY AND GEOTECH. APPROVAL. GRADING SHALL FOLLOW GEOTECHNICAL RECOMMENDATIONS. SEE GEOTECHNICAL REPORT PREPARED BY SD ENGINEERING INC. DATED MARCH 2014, FOR ALL RECOMMENDATIONS.
5. TOTAL SITE AREA = 954,999 SF (21.92 AC.)
6. ON-STREET PARKING TO BE PROHIBITED.
7. STREET TREES, STREET LIGHTS AND SIDEWALKS SHALL BE PER CITY OF CHESTERFIELD & ST. LOUIS CO. HWY. DEPT. STANDARDS.
8. SITE AREA CALCULATIONS:
 EXISTING GROSS OVERALL SITE PER OUTBOUNDARY SURVEY SUBMITTED 6/12/14 TO CITY = 952,958 s.f. (21.876 Ac.±)
 TOTAL COMMON GROUND = 299,683 s.f. (31.45% OF NET SITE AREA)
9. RIGHT OF WAY AND ROAD DESIGN TO BE DETERMINED AT THE SITE DEVELOPMENT PLAN STAGE.
10. MAXIMUM STRUCTURE HEIGHT PER WILD HORSE CREEK OVERLAY DISTRICT = 50 FEET
11. PROJECT LOCATED WITHIN 2,000 FEET OF SPIRIT OF ST. LOUIS AIRPORT RUNWAY 28L. THEREFORE AIRCRAFT NOISE WILL BE NOTICEABLE AT THE SITE ON A DAILY BASIS.
12. STEEP SLOPES (20% OR GREATER)
 TOTAL EXISTING AREA = 112,355 s.f. (2.58 Ac.±)
 TOTAL AREA WITHIN PROPOSED LOTS = 17,855 s.f. (0.41 Ac.±)
 PERCENTAGE = 15.95%
13. PERMIT REQUIRED FOR ALL WORK WITHIN MDTOT RIGHT-OF-WAY. ALL WORK SHALL BE IN ACCORDANCE WITH MDTOT STANDARDS, SPECIFICATIONS AND ACCESS MANAGEMENT GUIDELINES.
14. CONCEPTUAL LEFT TURN LANE SHOWN PER MDTOT COMMENTS. DESIGN TO BE FINALIZED DURING SITE PLAN REVIEW PROCESS.

POTENTIAL MINOR ROAD WIDENING FOR CONCEPTUAL TURN LANE SUBJECT TO FIELD SURVEY

PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.

PRELIMINARY PLAN FOR:
BUR OAKS SUBDIVISION
 RE-ZONING FROM 'NU' TO 'E-1/2 ACRE' W/ WILD HORSE CREEK OVERLAY
 17751 WILD HORSE CREEK RD.

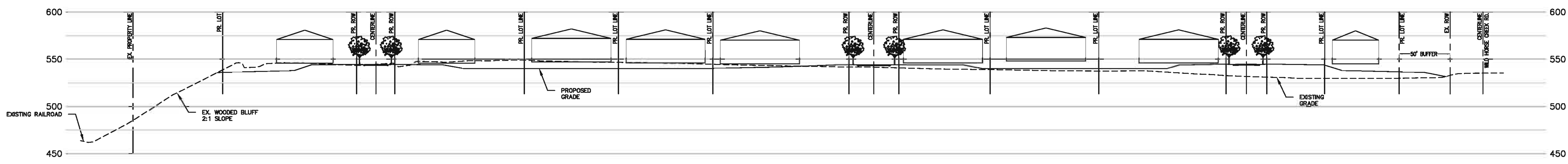


REVISIONS:

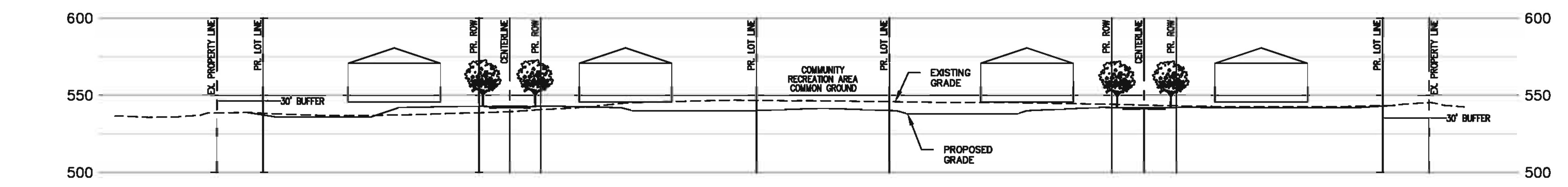
1. 2014-10-02 REVISED PER CITY COMMENTS
2. 2014-10-21 REVISED PER CITY COMMENTS
3. 2014-11-06 REVISED PER CITY COMMENTS

PRELIMINARY PLAN

DRAWN BY: J.M.B. CHECKED BY: G.M.S.
 DATE: 09/11/2014 JOB NO: 213-2341
 M.S.D. # P# P#00000000X BASE MAP # 154
 E.L.C. NET # XXXX HAT B.L.P. # XXXX
 M.S.D. # MO-30000000X
 SHEET TITLE: BUR OAKS SUBDIVISION
 SHEET NO.: C1.0



SECTION A-A
 (SCALE: 1"=50')



SECTION B-B
 (SCALE: 1"=50')

NOTE: MAXIMUM STRUCTURE HEIGHT PER WILD HORSE CREEK OVERLAY DISTRICT = 50 FEET

SURVEYOR'S CERTIFICATION

This plan has been prepared from record and survey information and represents the current and proposed land subdivision. This plan does not represent an actual Property Boundary Survey.

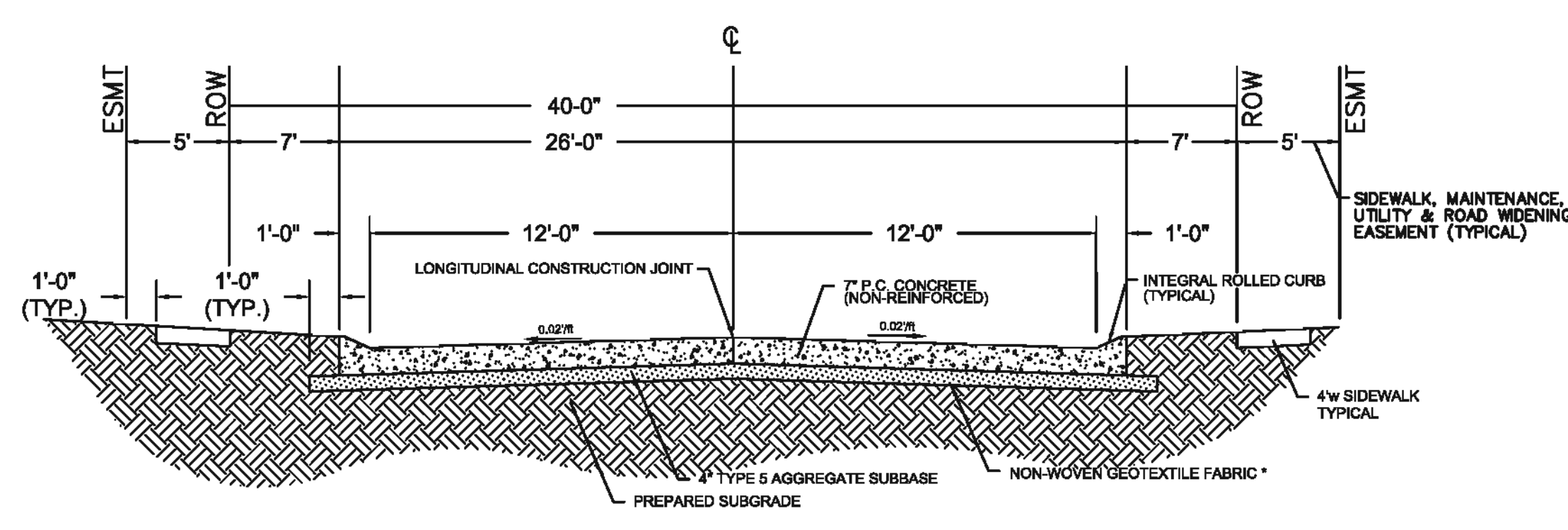
STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
 LC 222-D

By: Daniel Ehmman, Missouri P.L.S. No. 2215

Zoning Land Description

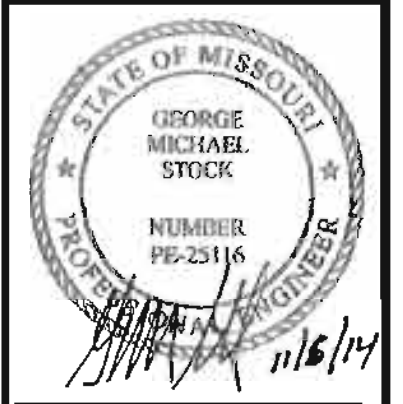
A tract of land being Part of Lot 1 of Mary Schaeffer Estates Subdivision, as recorded in Plat Book 17, Page 4 of the St. Louis County Records and part of Share 6 of the Partition of the Estate of Missouri A Stevens, also part of Lot 24 of F.H. Stevens Farm Subdivision, located in U.S. Survey 122, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the a found Iron Pipe located at the intersection of the northern right-of-way line of Wild Horse Creek Road, variable width, with the western line a tract of land as conveyed to John Wilmas, by instrument recorded in Book 12756, Page 2437 of above said records; thence along said right-of-way line, South 55 degrees 18 minutes 47 seconds West, 451.15 feet to a found Iron Pipe at the western line of a tract of land as conveyed CDF Holdings, LLC by instrument recorded in Book 16868, Page 2418 of above said records; thence along the eastern line of said CDF Holdings, LLC tract the following courses and distances: North 13 degrees 12 minutes 14 seconds West, 5.15 feet to a found Iron Pipe; North 40 degrees 09 minutes 05 seconds West, 80.35 feet to a found Iron Pipe; North 37 degrees 11 minutes 51 seconds West, 172.52 feet to the beginning of a non-tangent curve to the right having a radius of 415.50 feet, from which a found Iron Pipe bears North 58 degrees 28 minutes 05 seconds East, 0.43 feet; along said curve with an arc length of 209.79 feet and a chord which bears North 21 degrees 38 minutes 46 seconds West, 207.34 feet; North 07 degrees 12 minutes 28 seconds West, 205.41 feet; North 11 degrees 03 minutes 11 seconds West, 64.61 feet and North 11 degrees 40 minutes 19 seconds West, 692.78 feet to the southern right-of-way line of the Chicago Rock Island and Pacific Rail Road, 100 feet wide, from which a found Iron Pipe bears South 70 degrees 11 minutes 48 seconds East, 0.56 feet; thence along said right-of-way line, North 74 degrees 47 minutes 19 seconds East, 777.95 feet to the northeast corner of a tract of land as conveyed to Vision Ventures, LLC by instrument recorded in Book 18974, Page 1757 of above said records, from which a found Iron Pipe bears South 59 degrees 15 minutes 52 seconds East, 1.00 feet; thence along the western line of said Vision Ventures, LLC tract, South 12 degrees 36 minutes 03 seconds East, 153.01 feet to the northeast corner of a tract of land as conveyed to Emil & Loretha Tomachin by instrument recorded in Book 18601, Page 462 of above said records, from which a found Iron Pipe bears South 60 degrees 11 minutes 01 seconds East, 0.48 feet; thence along the northern line of said Tomachin and above said Wilmas tracts, South 55 degrees 15 minutes 47 seconds West, 250.88 feet to the northwest corner of said Wilmas tract from which a found Iron Pipe bears South 58 degrees 05 minutes 01 seconds East, 0.41 feet; thence along the western line of said Wilmas tract, South 12 degrees 36 minutes 00 seconds East, 134.45 feet; thence along said western line the following courses and distances: South 59 degrees 19 minutes 04 seconds West, 31.50 feet; South 12 degrees 36 minutes 00 seconds East, 15.26 feet and South 30 degrees 00 minutes 01 seconds East, 100.32 feet to the western line of said Wilmas tract; thence along said western line, South 12 degrees 36 minutes 00 seconds East, 172.34 feet to the Point of Beginning and containing 952,258 square feet or 21,876 acres more or less as per a survey by Stock & Associates Consulting Engineers, Inc. during March, 2014.



OAK RIDGE LANE
Typical Section (Public)
 (NOT TO SCALE; FOLLOW DIMENSIONS)

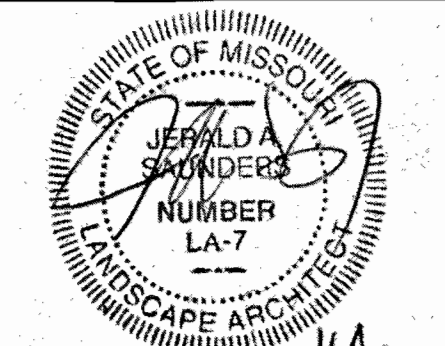
* NOTE:
 FABRIC UNDER STREET MUST COMPLY WITH AASHTO M228-08 FOR SEPARATION PURPOSES. NON-WOVEN FABRICS, WITH SURVIVABILITY CLASS TWO (2) AND A MINIMUM PERMITIVITY OF 0.02, SUCH AS AMOCO ESS, TYPARSST, CARTHAGE MILLS FX-60-HS, MIRAF1 180N OR PRE-APPROVED EQUAL.



REVISIONS:

1.	2014-10-02	REVISED PER CITY COMMENTS
2.	2014-10-21	REVISED PER CITY COMMENTS
3.	2014-11-06	REVISED PER CITY COMMENTS

DRAWN BY:	J.M.B.	CHECKED BY:	G.M.S.
DATE:	09/11/2014	JOB NO.	213-5241
SCALE:	P #	BASE MAP #	15-V
S.L.C. NET #	XXXX	HAT BLUP #	XX-XXXX-XX
WORK #	MO-XXXXXXX		



Jerald A. Saunders
Landscape Architect
Missouri License # LA-007

Consultants:

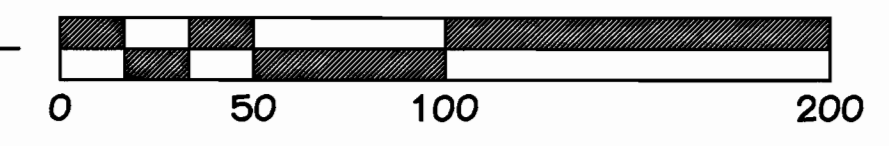
Bur Oaks Subdivision
17751 Wild Horse Creek Road
Chesterfield, MO



17751 Wild Horse Creek Rd - Tree Inventory: 2/25/2014

No.	Tree Name	Size	Spread	Rating	Comment
1	Silver Maple	30"	18'	1	
2	Silver Maple	48"	24'	2	Hollow trunk
3	Pecan	32"	15'	1	Half dead
4	Silver Maple	30"	15'	3	
5	Silver Maple	28"	12'	3	
6	Silver Maple	36"	18'	3	
7	Silver Maple	20"	12'	3	
8	Silver Maple	33"	20'	3	
9	Silver Maple	18"	12'	3	
10	Sweetgum	11"	8'	3	
11	Sugar Maple	24"	15'	2	
12	Silver Maple	12"	10'	3	
13	Redbud	12"	10'	2	
14	Mulberry	12"	10'	2	Multi-stem
15	Cottonwood	10"	8'	3	
16	Cottonwood	8"	7'	3	
17	Mulberry	12"	18'	2	
18	Bitternut Hickory	20"	25'	3	Monarch
19	Silver Maple	22"	24'	3	

TREE STAND DELINEATION
SCALE 1" = 50'



- LEGEND:**
- 6 (⊕) Existing Individual Tree
 - 10 (M) Existing Monarch Tree
 - [Shaded Area] Existing Woodland "A"
 - [Shaded Area] Existing Woodland "B"

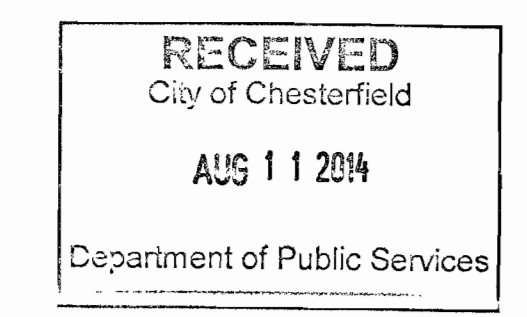
TREE NOTES:

1) Woodland A dominant and co-dominant species include Elm, Honeylocust, Juniper, Hackberry, and Hackberry. The average DBH is 8-10" and a density of 60 trees/acre. The understorey is made up of small Sugar Maple and Honeylocust.

2) Woodland B made up of 2-6" diameter Cottonwood.

ZONING DESIGNATION:
Present Zoning: NU "Non-Urban"
Total Site Area: 21.924 Acres±
Floodplain Map Number: 29159C0120H

WOODLAND "A" = 162,808 sq.ft.
WOODLAND "B" = 15,197 sq.ft.
INDIVIDUAL TREES OUTSIDE OF WOODLAND BOUNDARIES = 10,093 sq.ft.
TOTAL SQ.FT. OF EXISTING CANOPY = 188,098 sq.ft. (4.318 acres)



Tree Stand Delineation Plan Prepared under direction of: Douglas DeLong
Certified Arborist MW-4826A
Douglas A. DeLong

Revisions:

Date	Description	No.
8/11/14	Project Name Change	1

Drawn: LWH
Checked: JAS

loomisAssociates
landscape architects/planners
Chesterfield, Missouri 63025-1174
636.575.8866
www.loomisassociates.com

Sheet Title:	Tree Stand Delineation
Sheet No.:	TSD
Date:	02/07/14
Job #:	935.007