



IV. A.

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

Planning and Development Services Division Public Hearing Summary Report

P.Z. 15-2013 Wilmas Farm (17508 Wild Horse Creek Road): A request for a zoning map amendment from a “NU” Non-Urban District to a “E-1” Estate One-Acre District for 50.5279 acres located on the south side of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Arbor Grove Court (18V330035).

Summary

Fischer & Frichtel Custom Homes, LLC, is requesting a zoning map amendment from the City of Chesterfield, to change the zoning of a tract of land currently zoned “NU” Non-Urban District to “E-1” Estate One-Acre District. The property was originally zoned “NU” Non-Urban District by St. Louis County and has been primarily used for agricultural purposes. The petitioner is requesting to zone the property “E-1” Estate One-Acre District as part of a two-step zoning process in order to obtain entitlements to develop this tract of land as a single-family residential subdivision. The second step as planned by the petitioner is an additional petition for a zoning map amendment to obtain “PUD” Planned Unit Development zoning (P.Z. 16-2013).

The City of Chesterfield Comprehensive Plan Land Use Map delineates this property as Residential, Single-family, which permits low density residential land uses.

A public hearing further addressing this request and any issues currently under review by staff will be held at the November 25, 2013 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice and the property survey.

Respectfully submitted,

Purvi Patel
Project Planner

Attachments

1. Public Hearing Notice
2. Outboundary Survey

cc: Aimee Nassif, Planning and Development Services Director

**NOTICE OF PUBLIC HEARING
CITY OF CHESTERFIELD
PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold Public Hearings on November 25, 2013 at 7:00 p.m. in the City Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said Hearings will be as follows:

P.Z. 15-2013 Wilmas Farm (17508 Wild Horse Creek Road): A request for a zoning map amendment from a “NU” Non-Urban District to a “E-1” Estates One-Acre District for 50.5279 acres located on the south side of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Arbor Grove Court (18V330035).

And

P.Z. 16-2013 Wilmas Farm (17508 Wild Horse Creek Road): A request for a zoning map amendment from a “E-1” Estates One-Acre District to a “PUD” Planned Unit Development for 50.5279 acres located on the south side of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Arbor Grove Court (18V330035).

For a list of the requested uses, contact the project planner.

Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Public Services at Chesterfield City Hall, 690 Chesterfield Parkway West during weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Ms. Purvi Patel, Project Planner, by telephone at 636-537-4738 or by email at ppatel@chesterfield.mo.us

CITY OF CHESTERFIELD
Mike Watson, Chair
Chesterfield Planning Commission

PROPERTY DESCRIPTION

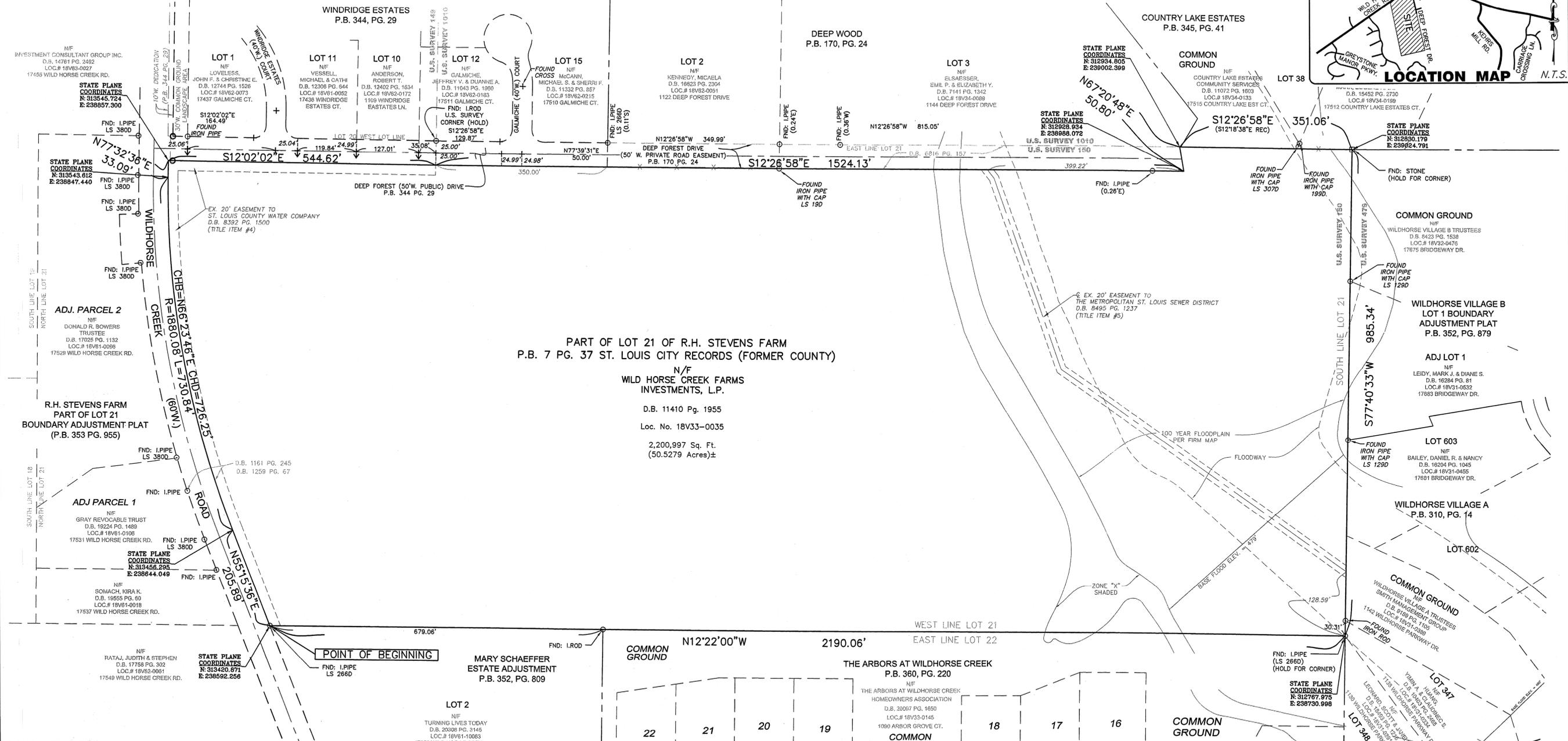
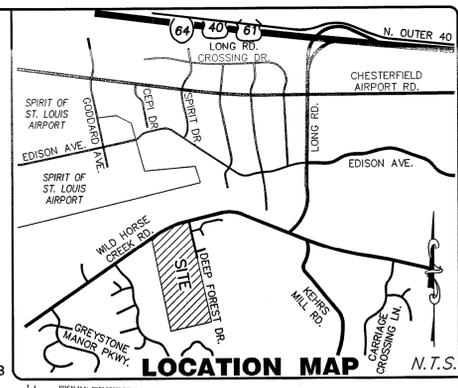
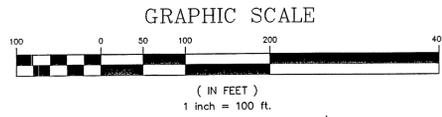
A tract of land being part of Lot 21 of R.H. Stevens Farm recorded in Plat Book 7 Page 37 of the St. Louis City (Former County) records, located in U.S. Surveys 122, 150, 102 and 419, Township 45 North, Range 3 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at an iron pipe found for the northeast corner of Lot 2 Mary Schaeffer Estate Adjustment as recorded in Plat Book 352 Page 809 of the above mentioned recorder's office, also being on the south right of way line of Wildhorse Creek (60' w.) Road; thence along the south line of said Wildhorse Creek Road the following courses and distances: North 55°15'36" East, 205.89 feet; along an arc to the right having a radius of 1880.08 feet, an arc length of 730.84 feet and a chord bearing and distance of North 66°23'46"

East, 726.25 feet; North 77°32'36" East, 33.09 feet to the intersection of the south right of way line of Wildhorse Creek Road and the west right of way line of Deep Forest (50'w.); thence along the west right of way line of said Deep Forest Drive, South 12°02'02" East, 544.62 feet; thence continuing along said west right of way line and the west line of Lots 2 and 3 of Deep Wood as recorded in Plat Book 170 Page 24 of the above mentioned recorder's office, South 12°26'58" East, 1524.13 feet to the southwest corner of said Lot 3; thence along the south line of said Lot 3, North 67°20'48" East, 50.80 feet to the northwest corner of common ground of Country Lake Estates as recorded in Plat Book 345 Page 41 of the above mentioned recorder's office; thence along the west line of said common ground and the west line of Lot 37, South 12°26'58" East, 351.06 feet to an old stone found for the southeast corner of U.S. Survey 150 also being the northeast corner of common ground of Wildhorse Village B Lot 1 Boundary Adjustment Plat as recorded in Plat Book 352 Page 879 of the above mentioned recorder's office; thence along the north line of said common ground, and the north line of Adjusted Lot 1 and the north line of Lot 603, common ground and Lot 347 of Wildhorse Village A as recorded in Plat Book 310 Page 14 of the above mentioned recorder's office, South 77°40'33" West, 985.34 feet to an iron pipe found for the southeast corner of common ground of the Arbors at Wildhorse Creek as recorded in Plat Book 360 Page 220 of the above mentioned recorder's office; thence along the east line of said common ground and the east line of the above mentioned Lot 2 of Mary Schaffer Estate Adjustment, North 12°22'00" West, 2190.06 feet to the point of beginning and containing 2,200,997 square feet (50.5279 acres), more or less.



**A TRACT OF LAND BEING PART OF LOT 21 OF R.H. STEVENS FARM
PLAT BOOK 7 PAGE 37 OF THE ST. LOUIS CITY (FORMER COUNTY) RECORD,
LOCATED IN U.S. SURVEYS 122, 150, 102 AND 419, TOWNSHIP 45 NORTH, RANGE 3 EAST,
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI**



**PART OF LOT 21 OF R.H. STEVENS FARM
P.B. 7 PG. 37 ST. LOUIS CITY RECORDS (FORMER COUNTY)**

N/F
**WLD HORSE CREEK FARMS
INVESTMENTS, L.P.**

D.B. 11410 Pg. 1955
Loc. No. 18V33-0035
2,200,997 Sq. Ft.
(50.5279 Acres)±

LAND DESCRIPTION

A TRACT OF LAND BEING PART OF LOT 21 OF R.H. STEVENS FARM RECORDED IN PLAT BOOK 7 PAGE 37 OF THE ST. LOUIS CITY (FORMER COUNTY) RECORDS, LOCATED IN U.S. SURVEYS 122, 150, 102 AND 419, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOUND FOR THE NORTHEAST CORNER OF LOT 2 MARY SCHAEFFER ESTATE ADJUSTMENT AS RECORDED IN PLAT BOOK 352 PAGE 809 OF THE ABOVE MENTIONED RECORDER'S OFFICE, ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF WILDHORSE CREEK (60'W.) ROAD; THENCE ALONG THE SOUTH LINE OF SAID WILDHORSE CREEK ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 55°15'38" EAST, 205.89 FEET; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 1880.08 FEET, AN ARC LENGTH OF 730.84 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 66°23'46" EAST, 726.25 FEET; NORTH 77°32'36" EAST, 33.09 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WILDHORSE CREEK ROAD AND THE WEST RIGHT OF WAY LINE OF DEEP FOREST (50'W.) DRIVE; THENCE ALONG THE WEST RIGHT OF WAY LINE OF SAID DEEP FOREST DRIVE, SOUTH 12°02'02" EAST, 544.62 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE AND THE WEST LINE OF LOTS 2 AND 3 OF DEEP WOOD AS RECORDED IN PLAT BOOK 170 PAGE 24 OF THE ABOVE MENTIONED RECORDER'S OFFICE, SOUTH 12°26'58" EAST, 1524.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE ALONG THE SOUTH LINE OF SAID LOT 3, NORTH 67°20'48" EAST, 50.80 FEET TO THE NORTHWEST CORNER OF COMMON GROUND OF COUNTRY LAKE ESTATES AS RECORDED IN PLAT BOOK 345 PAGE 41 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE WEST LINE OF SAID COMMON GROUND AND THE WEST LINE OF LOT 37, SOUTH 12°26'58" EAST, 351.06 FEET TO AN OLD STONE FOUND FOR THE SOUTHEAST CORNER OF U.S. SURVEY 150 ALSO BEING THE NORTHEAST CORNER OF COMMON GROUND OF WILDHORSE VILLAGE B LOT 1 BOUNDARY ADJUSTMENT PLAT AS RECORDED IN PLAT BOOK 352 PAGE 879 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE NORTH LINE OF SAID COMMON GROUND, AND THE NORTH LINE OF ADJUSTED LOT 1 AND THE NORTH LINE OF LOT 603, COMMON GROUND AND LOT 347 OF WILDHORSE VILLAGE A AS RECORDED IN PLAT BOOK 310 PAGE 14 OF THE ABOVE MENTIONED RECORDER'S OFFICE, SOUTH 77°40'33" WEST, 985.34 FEET TO AN IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF COMMON GROUND OF THE ARBORS AT WILDHORSE CREEK AS RECORDED IN PLAT BOOK 360 PAGE 220 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE EAST LINE OF SAID COMMON GROUND AND THE EAST LINE OF THE ABOVE MENTIONED LOT 2 OF MARY SCHAEFFER ESTATE ADJUSTMENT, NORTH 12°22'00" WEST, 2190.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,200,997 SQUARE FEET (50.5279 ACRES), MORE OR LESS, ACCORDING TO A SURVEY BY THE STERLING COMPANY DURING THE MONTH OF OCTOBER, 2013 UNDER ORDER NUMBER 13-08-265.

STATE PLANE COORDINATE TIE

STATE PLANE COORDINATES WERE DETERMINED ON MARCH 15, 2011 USING TRIMBLE REAL-TIME KINEMATIC GPS HARDWARE FROM THE PROJECT SITE TO A CONTINUOUSLY OPERATING REFERENCE STATION (CORS) WITH AN ID OF SRDX AND A PID OF D1212 HAVING PUBLISHED MISSOURI STATE PLANE (EAST ZONE) COORDINATE VALUES OF NORTH (Y) = 314214.384 METERS AND EAST (X) = 237449.330 METERS. WE REPRESENT HEREON THAT THESE STATE PLANE COORDINATES MEET THE ACCURACY STANDARDS OF THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (10 CSR 30-2 AND 20 CSR 2030-16, EFFECTIVE DATE AUGUST 28, 2008) AS AN "SUBURBAN PROPERTY" RELATIVE TO STATION SRDX. IN ORDER TO PUT THIS PLAT ON THE MISSOURI STATE PLANE COORDINATE EAST ZONE (NAD-83) GRID NORTH, IT WOULD BE NECESSARY TO ROTATE THE PUBLISHED PLAT BEARINGS COUNTER-CLOCKWISE 0°22'11". THE PUBLISHED PLAT BEARING OF N12°36'46"W WOULD BE N12°14'35"W IF ROTATED TO GRID NORTH.

COMBINED GRID FACTOR = 0.999914928 (1 METER = 3.28083333 FEET)

- NOTES**
- THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PAGE REFERS.
 - BASIS OF BEARINGS: THE ARBORS AT WILDHORSE CREEK (P.B. 360 PG. 220)
 - SOURCE OF RECORD TITLE: THOSE INSTRUMENTS OF RECORD AS SHOWN HEREON.
 - THE EXCEPTIONS TO SCHEDULE B, SECTION 2 OF THE ABOVE REFERENCED TITLE COMMITMENT APPLY ONLY TO THE PARCEL OF LAND AS HEREON DESCRIBED.
 - THE DESCRIPTION OF PARCEL HEREON, ALTHOUGH DOES DESCRIBE THE OVERALL PARCELS REFERENCED IN THE COMMITMENT, HAVE ALSO BEEN SHOWN AND DESCRIBED HEREON TO REFLECT THE PROPERTY BOUNDARY AS SURVEYED.
- TITLE NOTES**
- FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH FILE NUMBER 1300856 WITH AN EFFECTIVE DATE OF AUGUST 13, 2013. THE NOTES REGARDING SCHEDULE B, SECTION II OF ABOVE COMMITMENT ARE AS FOLLOWS:
- ITEMS 1-3: GENERAL EXCEPTIONS OR INTENTIONALLY DELETED WITH NO COMMENT BY SURVEYOR.
- ITEM 4: EASEMENT GRANTED TO ST. LOUIS COUNTY WATER COMPANY BY THE INSTRUMENT RECORDED IN BOOK 8392 PAGE 1500. THIS EASEMENT IS LOCATED ON THE SUBJECT PARCEL AND AFFECTS THE TRACT AS SHOWN.
- ITEM 5: EASEMENT GRANTED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT BY THE INSTRUMENT RECORDED IN BOOK 8495 PAGE 1237. THIS EASEMENT IS LOCATED ON THE SUBJECT PARCEL AND AFFECTS THE TRACT AS SHOWN.

SURVEYOR'S CERTIFICATE

ORDER NUMBER: 13-08-265
THE STERLING COMPANY
5055 NEW BALMARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-0440

THIS IS TO CERTIFY TO FISCHER & FRICHEL, PAYNE FAMILY HOMES, SIMON HOMES, AND OLD REPUBLIC NATIONAL TITLE COMPANY OF ST. LOUIS, INC., THAT THE STERLING COMPANY HAS, DURING THE MONTH OF OCTOBER 2013, PERFORMED A BOUNDARY SURVEY OF A TRACT OF LAND BEING PART OF LOT 21 OF R.H. STEVENS FARM RECORDED IN PLAT BOOK 7 PAGE 37 OF THE ST. LOUIS CITY (FORMER COUNTY) RECORD, LOCATED IN U.S. SURVEYS 122, 150, 102 AND 419, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

THE RESULTS OF SAID SURVEY ARE AS SHOWN HEREON AND THIS SURVEY MEETS MINIMUM STANDARDS FOR SUBURBAN PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (10 CSR 30.2 AND 20 CSR 2030-16 EFFECTIVE AS OF THE DATE OF THIS SURVEY).

THE STERLING COMPANY
MO. REG. 307-D

JAMES A. HENSON, P.L.S.
MO. REG. #S. 0280207963

11-01-2013

DATE



PREPARED FOR:
Fischer & Frichtel / Simon Homes

PREPARED BY:
THE STERLING CO.
ENGINEERS & SURVEYORS
5055 NEW BALMARTNER ROAD
ST. LOUIS, MISSOURI 63129
E-Mail: Sterling@sterling-eng-sur.com

DRAWN:	MTQ	DESIGNED:	JAH
CHECKED:		CHECKED:	
PROJECT:	17508 WILDHORSE CREEK ROAD "WILMAS FARM"		
SHEET TITLE:	Boundary Survey		
NO.	13	08	265
M.S.D.			SHEET
#			1
DIGITAL FILE LOCATION			OF
ENTER DRAWING NUMBER			1

BASE MAP

Drawing name: V:\108855 Landletter\Drawings\Surveying\Bdry\13-08-265 Boundary.dwg Plotted on: Nov 01, 2013 - 3:18pm Plotted by: Jenson