



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

Planning Commission Staff Report

Subject: Change of Zoning Vote Report

Meeting Date: November 25, 2013

From: John Boyer, Senior Planner

Location: Northwest of the intersection of Clayton Rd. and Schoettler Rd.

Petition: **P.Z. 10-2013 Schoettler Grove (2349 Schoettler Rd.)**

Proposal Summary

Brinkman Holdings, LLC has submitted a request for a zoning map amendment to rezone 17.0 acres for a proposed single-family residential development. The Petitioner is proposing to rezone from NU Non-Urban District to R-3 Residence District via application P.Z. 09-2013 and then to rezone the entire tract to PUD Planned Unit Development under application P.Z. 10-2013. Since a property cannot be rezoned to PUD from NU District, the purpose of rezoning the tract from NU to R-3 is to fulfill a requirement of the City Code and to establish the overall density for the proposed PUD.

This petition before you now, P.Z. 10-2013, is requesting a change of zoning to a Planned Unit Development. Since this application, request and consideration is separate from P.Z. 09-2013 this report will deal only with the PUD request.

Site History

The subject property was zoned NU Non-Urban District by St. Louis County prior to the incorporation of the City of Chesterfield. The subject property includes a single-family residence on the eastern half, with the western section containing the 1st Missionary Baptist Church of Ballwin cemetery (purchased in 1890). As indicated on the Preliminary Plans, the cemetery is identified and planned to be preserved. The remainder of the property is currently vacant but densely vegetated.

Surrounding Land Uses

The land use and zoning for the properties surrounding this parcel are as follows:

North: The land uses of the properties to the north are single family residential within the Westerly Place subdivision which is zoned R1A/PEU Residence District with a Planned Environmental Unit.

South: The properties to the south are single-family attached dwellings within the Gascony subdivision which is zoned R-3/PEU Residence District with a Planned Environmental Unit and a commercial shopping area within the City of Ballwin, zoned C-1 Commercial with a Neighborhood Commercial Overlay.

East: Properties east of the site have a land use of single family residential within the Amberleigh subdivision which is zoned R-3/PEU Residence District with a Planned Environmental Unit.

West: The property to the west is St. Louis Retirement development containing multi-family uses zoned R-1 Residence District with a Conditional Use Permit (CUP).

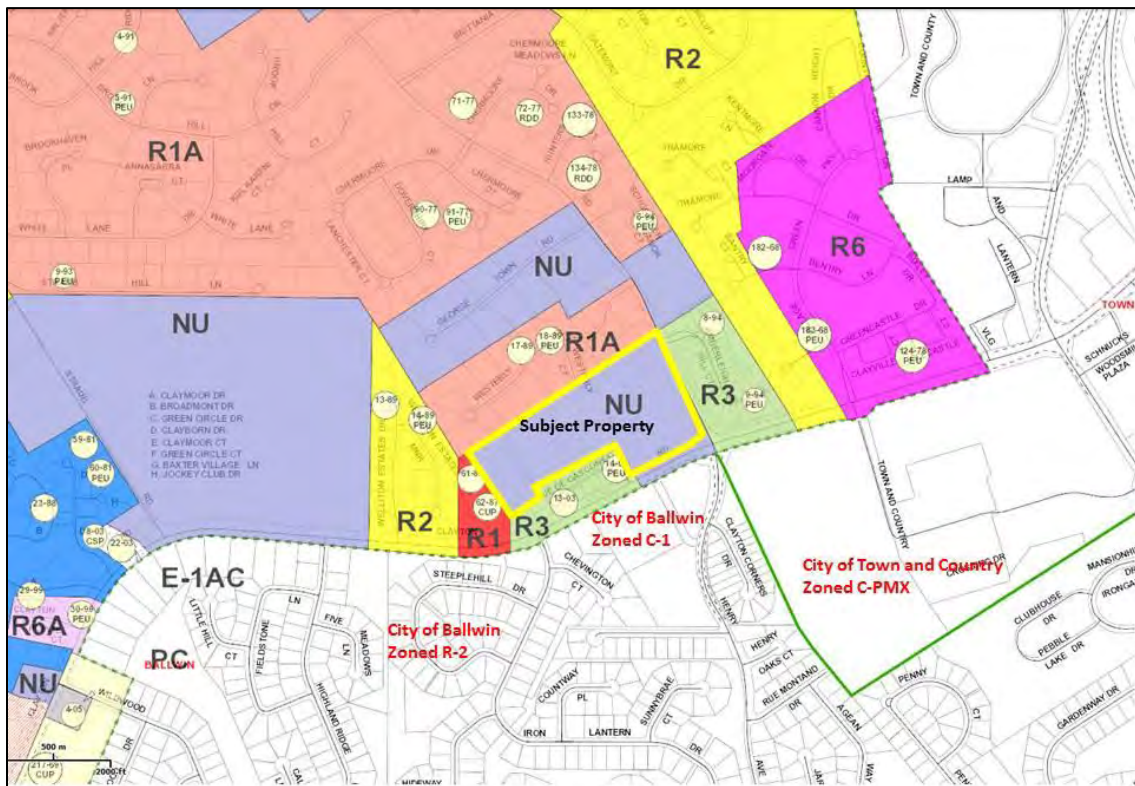


Figure 1: Area Zoning



Figure 2: Site Location



Figure 3: Cemetery



Figure 4: Site from Clayton Rd.



Figure 5: Schoettler Rd. across proposed entrance

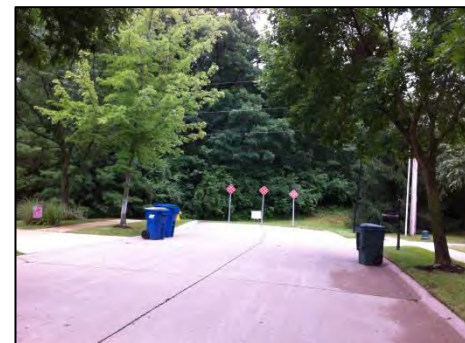


Figure 6: Westerly Ct.

Preliminary Plan

The provided Preliminary Plan represents the Petitioner's attempt to address issues discussed at the Public Hearing and Issues Meeting. The following are items which represent a summary of key features of the provided Preliminary Plan;

- 31 lots are proposed on the submitted plan
 - Minimum lot size of 7,269 sqft.
 - Maximum lot size of 20,468 sqft.
- Setbacks proposed within this development are 20 foot front, 6 foot sides and 15 foot rear. The R-3 District standards require 20 foot front, 8 foot sides and 15 foot rear.
- Density of 1.82 units per acre
 - The R-3 District if approved associated with P.Z. 09-2013 would allow a density of 4.365 units per acre or 74 lots on 17 acres.
 - As submitted, the Petitioner's intent is not to build at full allowed density.
- As submitted, the combination of proposed density and number of lots would allow for 30% of the site (5.04 acres) being reserved as Common Open Space plus 1.15 acres, or 6.8% of the site, of Preservation Area preserved. The 1.15 acres of Preservation Area encompasses the area where the cemetery is located. Combining both planned Common Open Space and Preservation Area equals 6.19 acres or 36.8% of restricted open area.
- Landscape buffers are present around the perimeter of the development achieved by Common Open Space and not within landscape easements. A minimum of 30 feet is required by the PUD. Some of the buffers proposed exceed the 30 foot buffer requirement with 35 foot buffers adjacent to the Gascony and Westerly Place subdivisions.
- Two access points are proposed to the site; 1) from Schoettler Rd. to the east and 2) from Westerly Ct. to the north. The Westerly Place subdivision was proposed, designed, and constructed with the intent of extending Westerly Ct. into the subject property upon development. The condition requiring the future connection of this stub street was specifically identified in the site specific ordinance providing for the development of Westerly Place Subdivision. In addition, this extension is required by the City of Chesterfield to provide multiple access points for the proposed Schoettler Grove development. Having multiple accesses into a neighborhood is critical for delivery of public services and safety. This connection was also discussed at the previous meetings.
- Dedication along Schoettler Rd. for future road improvements compliant with City of Chesterfield's Schoettler Road Corridor Improvement Study.

With a PUD request, a minimum of 30% Common Open Space is required. Common Open Space is areas which are deed restricted which are not and cannot be developed in the future. No structures are permitted in these areas. This requirement was established with the PUD by the City of Chesterfield in order to ensure tree preservation and green space preservation on a site in addition to reducing the amount of grading and land disturbance that would otherwise occur.

Issues

The Planning Commission, with input from the public, identified multiple issues at the August 12, 2013 Public Hearing. Those issues were discussed at the October 14, 2013 Issues Meeting. As well as discussing previously identified issues, further public input was taken resulting in the generation of an additional Issues Letter to the Petitioner. The Petitioner has submitted a formal response to each of these items which is attached to the Planning Commission's packet for review.

As previously requested, Staff has attached Section 5 Design Features of the PUD outlined in the City of Chesterfield Municipal Code for the Planning Commission's review. All agency comments have been received and comments are represented in the provided Attachment A. In addition, Staff has received three additional Citizen Comment Letters which have been attached to this report for your review. These letters deal with the removal of existing vegetation and access off Westerly Ct.

Request

Staff has reviewed the requested zoning map amendment by the applicant as it pertains to the PUD request and has prepared an Attachment A reflecting this request for consideration by the Planning Commission. The petition has met all filing requirements and procedures of City of Chesterfield. Staff requests action on P.Z. 10-2013 Schoettler Grove.

Respectfully Submitted,



John Boyer,
Senior Planner

Attachments:

1. Subsection 5 Design Features of the PUD standards
2. Attachment A
3. Applicant Response to 2nd Issues Letter
4. Preliminary Plan
5. Citizen Comment Letters (3)

1003.187. Planned Unit Development.

5. Design features. The following list includes design features suggested to be utilized by developers when applying for PUD zoning. Satisfaction of all or any of these design features is not mandatory, but the approval of PUD zoning will be predicated on the use of the below list or any other design feature deemed desirable by the City of Chesterfield. Proposed inclusion of these design features within a PUD can increase the flexibility of design standards and the ability of the developer to negotiate the mitigation of other requirements.
 - A. Placement of structures on most suitable sites with consideration of maintaining existing site topography, soils, vegetation, slope, etc.;
 - B. Preservation of natural and cultural areas, as well as the creation of open space through active and passive recreation areas to include greenways, landscape gardens, plazas, and walking and cycling trails that serve to connect significant areas and various land uses;
 - C. Preservation of existing mature trees and trees deemed extraordinary by the City of Chesterfield Tree Specialist due to but not limited to the following: size, type, origin, grouping, or number of;
 - D. Enhanced landscaping, deeper and opaque buffers, and increased planting along public right-of-ways, open space/recreational areas, and the overall perimeter to protect and ensure compatibility with adjacent land uses;
 - E. Utilization of mixed use buildings;
 - F. Utilization of Traditional Neighborhood Design (TND) techniques in the layout and spatial organization of the development;
 - G. Structures designed and constructed of an architectural vernacular that exceeds the typical building design and materials within the City of Chesterfield;
 - H. Segregation of vehicular traffic from pedestrian/bicycle circulation networks, and other traffic mitigation measures;
 - I. Incorporation of Transit Oriented Development (TOD) or direct access to public transportation;
 - J. Provision of affordable housing;
 - K. Utilization of Leadership in Energy and Environmental Design (LEED) construction practices and development standards and the proposed LEED certification of buildings and grounds by the U.S. Green Building Council within the PUD; and
 - L. Inclusion of community facilities and the access thereto.

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 PUD District shall be:
 - a. Dwellings, Single Family Detached.

B. DENSITY REQUIREMENTS

The total number of single family residential units shall not exceed thirty-one (31) units.

C. DEVELOPMENT STANDARDS

1. Minimum lot size for this development shall be 7,260 sf.
2. Unless specifically identified on the Preliminary Plan attached hereto and marked as Exhibit B; structure setbacks shall be as follows. No building or structure, other than: a freestanding project identification sign, light standards, or flag poles will be located within the following setbacks:
 - a. Twenty (20) feet from the front yard
 - b. Six (6) feet from the side yard
 - c. Fifteen (15) foot from the rear yard
3. Maximum height of all structures shall be fifty (50) feet.

D. 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 Schoettler Road or Clayton Road right-of-way.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.

2. A thirty (30) foot Landscape Buffer shall be required around the entire perimeter of the PUD except as identified on the Preliminary Plan attached hereto and marked as Exhibit B.
3. Landscape plantings associated with buffers along Schoettler Road shall be escrowed for future installation after completion of Schoettler Road improvements due to slope and construction license requirements.
4. A minimum of 30% Common Open Space shall be required for this PUD.

F. 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 for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.

I. ACCESS/ACCESS MANAGEMENT

1. Access to this development shall be comprised of a connection to the existing stub on Westerly Court and no more than one (1) street approach onto Schoettler Road.
2. No lot shall be allowed direct access to Schoettler Road or Clayton Road.
3. Upon re-development of the parcel located at 2297 Schoettler Road, access shall be provided from the Schoettler Grove development in lieu of Schoettler Road, as directed by the City of Chesterfield.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. The Developer of the property governed by this ordinance shall be responsible for providing full half-width improvements along the west side of Schoettler Road adjacent to the subject site, as determined by the Department of Public Services. Alternatively, in the event Schoettler Road improvements cannot be fully constructed at this time, or in the opinion of

the City it is desirable to defer a portion of the improvements, the Developer will be required to deposit with the City of Chesterfield a special cash escrow for half width improvements to Schoettler Road as identified in the City-Wide Transportation Study and the City of Chesterfield's Schoettler Road Corridor Improvement Study. Said improvements shall include but not limited to pavement widening, bike lanes, sidewalks, streets lights, utility relocations, traffic signal modifications, and storm drainage facilities. Should roadway improvements be required in order to provide safe access to the development governed by this ordinance then the cost of those road improvements shall be deducted from the amount owed for the special cash escrow. The requirements in Section J of this Attachment are independent of other requirements and escrows herein.

2. Dedicate all necessary right-of-way and provide temporary slope construction licenses as necessary to accommodate the Schoettler Road Corridor Improvements and those improvements identified in the City-Wide Transportation Study. In the event that temporary slope and construction licenses are required over areas designated for landscape, reforestation or other improvements, the Developer will be required to provide a separate special cash escrow for these improvements in lieu of constructing them prior to completion of the road improvements.
3. A disclosure statement shall be prominently displayed in the sales trailer and included on all site development plans notifying potential buyers of the proposed improvements to Schoettler Road.
4. Developer shall be responsible for conveying to future lot owners the existence of the temporary slope construction licenses and the planned improvements to Schoettler Road.
5. Any request to install a gate at the entrance to this development must be approved by Department of Public Services and will not be allowed within public right-of-way. If a gate is installed on a street in a development, the streets within the development or that portion of the development that is gated shall be private and remain private forever and a disclosure statement shall be provided to all potential buyers in conformance with Section 1005.180 of the Chesterfield Subdivision Ordinance. A sign shall be posted at the entrance of the subdivision and shall contain the following required disclosure language:

THE STREETS IN THIS SUBDIVISION ARE PRIVATE. THE SCHOETTLER GROVE [OWNERS OR HOMEOWNERS' ASSOCIATION or CONDOMINIUM ASSOCIATION] IS RESPONSIBLE FOR ALL REPAIRS AND MAINTENANCE.

Maintenance of private subdivision streets, including, but not limited to, snow removal, shall be the responsibility of the developer/subdivision.

6. Provide street lights on Schoettler Road as directed by the Department of Public Services.
7. If the right-of-way is reduced as permitted under Section 1005.180 of the City of Chesterfield Municipal Code, the front yard setback shall be increased by five (5) feet.
8. Traffic signal improvements shall be required as directed by the St. Louis County Department of Highways and Traffic.
9. Provide a sidewalk conforming to St. Louis County ADA standards adjacent to Clayton Road as directed by the Missouri Department of Transportation and the St. Louis County Department of Highways and Traffic.
10. As required by St. Louis County, this development is not subject to traffic generation assessment, the roadway improvements required herein represent the developer's road improvement obligation. These improvements will not exceed an amount established by multiplying the ordinance-required parking spaces by the following applicable rates:

<u>Type of Development</u>	<u>Required Contribution</u>
Single Family	\$1,025.36/Parking Space

(Parking spaces as required by the City of Chesterfield Code.)

If types of development differ from those listed, St. Louis County Department of Highways and Traffic will provide rates.

Allowable credits for required roadway improvements will be awarded as directed by the St. Louis County Department of Highways and Traffic and/or the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

The amount of the required contribution, if not approved for construction by January 1, 2014, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the St. Louis County Department of Highways and Traffic.

11. Prior to Special Use Permit issuance by the St. Louis County Department of Highways and Traffic, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, must be established with the St. Louis County Department of Highways and Traffic to guarantee completion of the required roadway improvements.

12. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

K. TRAFFIC STUDY

Provide a traffic analysis as directed by the City of Chesterfield. The analysis shall be required prior to approval of the Site Development Plan. The scope of the analysis 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, and other improvements required. The analysis shall focus on the area immediately adjacent the proposed entrance on Schoettler Road. The purpose of the analysis shall be to analyze existing conditions in conjunction with the proposed entrance. Should the analysis indicate improvements are needed to safely accommodate the proposed conditions; the developer will then be required to construct roadway improvements as needed to comply with the traffic analysis. The requirements in Section K of this Attachment are independent of other requirements and escrows herein.

L. 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.

M. 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 or connected to an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and

types of storm water management facilities shall be identified on the Site Development Plan(s).

3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
4. The lowest opening of all structures shall be set at least two (2) feet higher than the 100-year high water elevation in adjacent detention/retention facilities. All structures shall be set at least 30 feet horizontally from the limits of the 100-year high water elevation.

N. SANITARY SEWER

Provide public sewer service for this site in accordance with the Metropolitan St. Louis Sewer.

O. GEOTECHNICAL REPORT

Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Services. 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.

R. MISCELLANEOUS

1. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.
2. 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 the St. Louis County Department of Highways and Traffic 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.
3. The on-site cemetery, as depicted on the attached preliminary plan, shall be cleaned from brush and debris, fenced and permanently maintained and preserved by the Home Owners Association. Said fencing and other improvements shall be as approved by the City of Chesterfield.

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

- A.** The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B.** In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan 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, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

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 year.

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.

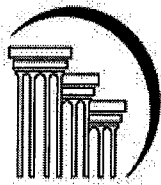
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and St. Louis County Department of Highways and Traffic.
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.



DOSTERULLOM, LLC
ATTORNEYS AT LAW

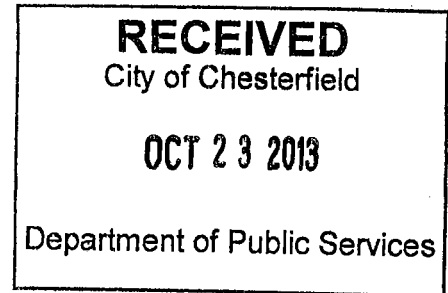
St. Louis
16090 Swingley Ridge Road
Suite 620
Chesterfield, MO 63017
(636) 532-0042
(636) 532.1082 Fax

Michael J. Doster
mdoster@dosterullom.com

October 23, 2013

Via Hand Delivery

John Boyer
Senior Planner
City of Chesterfield
690 Chesterfield Parkway W
Chesterfield, Missouri 63017



RE: P.Z. 09 & 10-2013 Schoettler Grove

Dear Mr. Boyer:

The following are our responses to your comment letter dated October 16, 2013:

1. There is still a concern regarding the amount of existing landscaping and removal of natural buffering (berming) along the northern boundary of Schoettler Grove with Westerly Place. What additional steps can be taken to preserve the existing vegetation and berm and provide enhanced landscaping from what is currently proposed? What steps will be taken to create a visual buffer and separation between Schoettler Grove and Westerly Place so that individuals and residents know when they are leaving one subdivision and entering another?

As you are aware, Petitioner's development team has looked at a number of versions of a plan, and the revised Preliminary Plan submitted today represents substantial changes from the original submitted Preliminary Plan. Those changes were made to address the buffering and separation concerns. Since the last Planning Commission meeting, Petitioner's development team has looked at these concerns again. Further changes are not feasible or permissible because of the City's slope requirements and the topography of the site.

However, with respect to the separation concern, Petitioner has consistently maintained that a full access connection at Westerly Court is not necessary from Petitioner's perspective. Consequently, Petitioner would propose that Attachment A be amended to provide that the Westerly Court connection access be limited to emergency and street maintenance access purposes only, and Petitioner will install an appropriate gate and opening mechanism as directed by the Fire District and the City.

2. Concern was expressed again regarding how this development is achieving the desired design aspects and intent of the PUD.

All of the objective requirements of the PUD are met or exceeded by the revised Preliminary Plan. The subjective guidelines are being followed when you consider the proposed use and density, and the location and topography of the subject site. Using a PUD allows the City to regulate a specific development plan customized to the subject site which is the primary benefit (for the developer as well as the City) of using a PUD. We repeat our earlier response here:

"All objective standards in the PUD enabling ordinance are met or exceeded by the revised Plan. There are subjective guidelines (not requirements) in the PUD enabling ordinance. Those guidelines should be judged in the context of the peculiar conditions of this site and the adjacent zoning. As indicated in the response to item 4 above, the density of the development compares favorably to the adjacent subdivisions, but it is only able to achieve that by use of the PUD. A straight R-3 (which is the zoning in adjacent subdivisions, Gascony and Amberleigh) would allow much more density and the site would be leveled to achieve it. That is not what the developer plans to do. The developer wants to have a lower density, higher end, planned development that takes into account the adjacent subdivisions and the existing topography. The planned development under a PUD allows the City to regulate a plan, an opportunity the City would not have under an R-3 straight zoning. Even a lower proposed density would require the removal of many of the trees, but the revised Plan allows for greater non-disturbance limits as noted in the response to item 2 above and an improved layout of lots relative to the adjoining subdivision lots. The revised Plan retains the Preservation Area to the West and provides for increased buffer areas on the North, South, East and West that meet or exceed the objective requirements of the PUD enabling ordinance. The revised Plan contemplates improving and maintaining the Preservation Area that is in poor condition and not maintained today. The revised Plan also provides for additional road and sidewalk improvements and additional right-of-way along Schoettler Road, in accordance with the City's Conceptual Plans.

In summary, the revised Plan delivers a better product than a straight R-3 zoning. We believe that is the intent of the PUD enabling ordinance."

3. What preservation efforts can be taken to preserve additional tree massing throughout the site above what is currently projected to be preserved (specifically on the eastern section)?

As stated in the response to No. 1 above, Petitioner's development team took another long look at this concern, but further changes in this area are not feasible or permissible because of the City's slope requirements and the topography of the site.

4. What measures have been taken to ensure that all grave-markers have been identified and what measures will be taken if additional grave-markers are uncovered during construction?

Members of Petitioner's development team have physically inspected the site and consulted with representatives of the African-American Church that owns the site. The team believes all grave-markers have been located. However, in view of the concern, Petitioner has determined not to locate any trails within the site but simply treat it as a completely fenced Preservation Area that will be maintained in its natural state after initially cleaning up the Preservation Area.

5. How will future maintenance and preservation of the preservation area, including cemetery, be achieved? Be advised that this area is required to be maintained in perpetuity.

The Preservation Area will be maintained in its natural state after initial cleanup. Periodic cleanup and removal of dead and downed plants and trees will be accomplished by a Homeowner's Association which will be funded by assessments.

6. Be advised that a traffic analysis will be required at the time of site plan review as described in the Attachment A Draft presented to the Planning Commission on October 14, 2013.

This advice is acknowledged.

Additional items and responses are as follows:

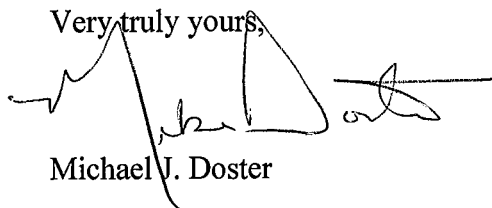
1. Remove the trail within the Preservation Area of the plan.

The trail is not shown on the revised Preliminary Plan.

2. Currently the property located at 2297 Schoettler Road accesses the property from a driveway off of Schoettler Road. Provide on the preliminary plan a note that indicates if in the future this site redevelops, that cross access to this parcel from Schoettler Grove development could be achieved if directed by the City of Chesterfield.

The Petitioner agrees, and the note is on the revised Preliminary Plan.

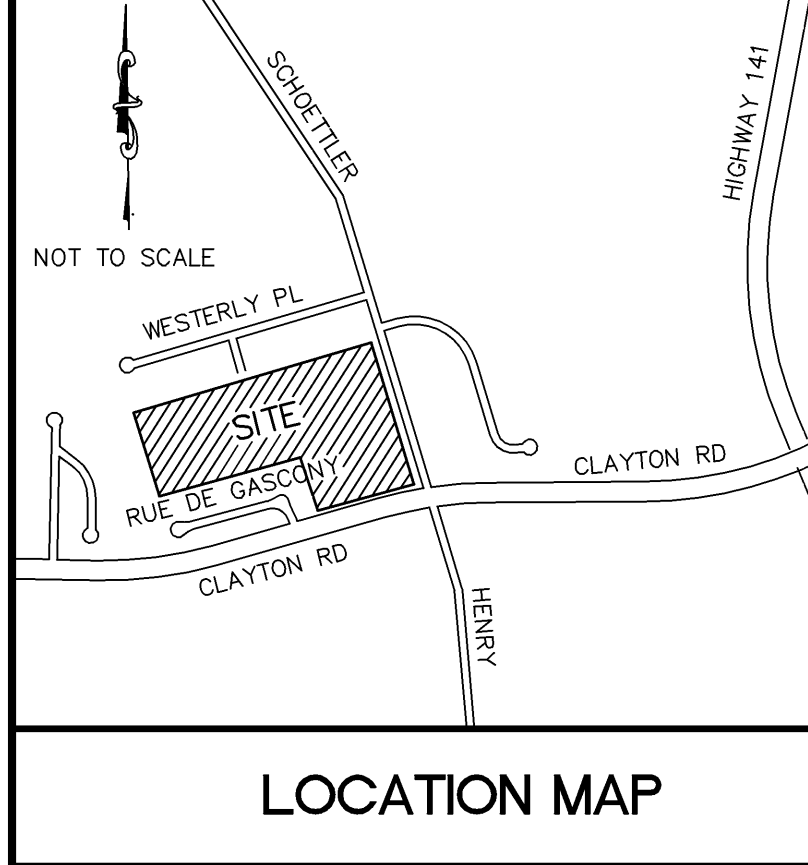
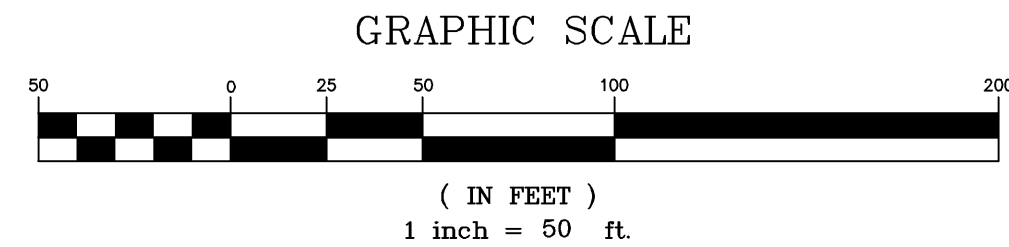
Very truly yours,



Michael J. Doster

SCHOETTLER GROVE

A tract of land being Adjusted Lot 1 of the "Boundary Adjustment Plat of Lots 1 and 4 of Westerly Place" as recorded in Plat Book 354, Page 802 of the St. Louis County Records being a part of U.S. Survey 412 and part of Fractional Section 24 in Township 45 North, Range 4 East of the Fifth Principal Meridian in the City of Chesterfield, St. Louis County, Missouri



257 Chesterfield Blvd.
St. Louis, MO 63103
(636) 558-9100 FAX (636) 558-9120 e-mail: gms@stockandassociates.com
www.stockandassociates.com

STOCK & ASSOCIATES
Consulting Engineers, Inc.

PREPARED BY:

PRELIMINARY PLAN FOR:

SCHOETTLER GROVE
CLAYTON AND SCHOETTLER ROAD
CHESTERFIELD, MO.

STATE OF MISSOURI
GEORGE MICHAEL STOCK
PROFESSIONAL ENGINEER
NUMBER PE-25116
11/15/2013

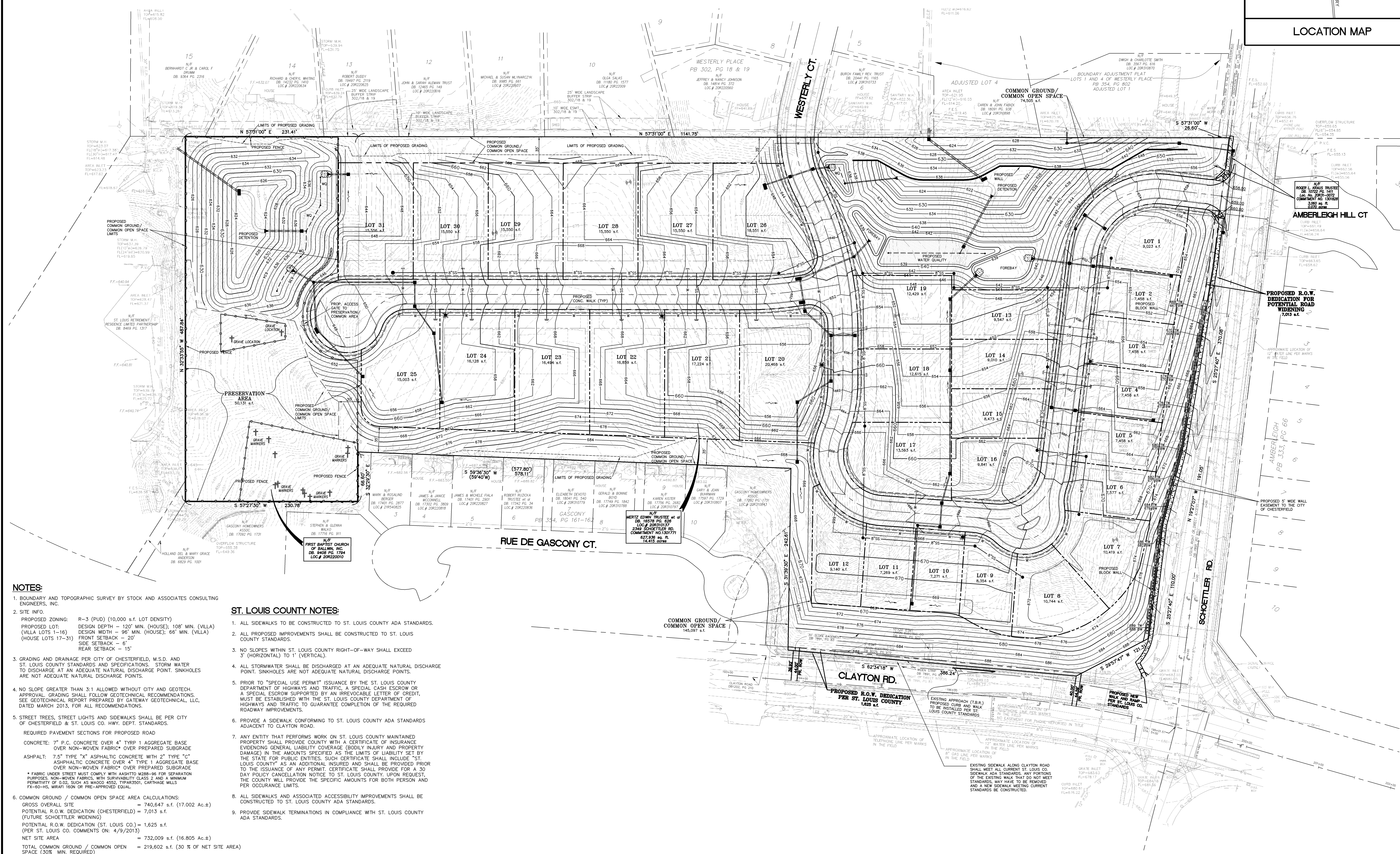
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

- REVISIONS:
- 6/12/2013 REVISED PER OWNER
 - 6/28/2013 ADDED SECTIONS
 - 7/22/2013 INCLUDED CHURCH PROPERTY TO OVERALL SITE
 - 7/23/2013 REVISED LEGAL
 - 9/12/2013 REVISED LAYOUT
 - 9/17/2013 REVISED PER MEETING
 - 10/9/2013 REVISED PER CITY
 - 10/9/2013 REVISED PER CITY
 - 10/23/2013 REV. PER COMMENTS
 - 11/15/2013 REV. PER COMMENTS

DATE	T.P.S.	CHECKED BY	G.M.S.
3/20/13			212-5071
HT-2253			18-225-04
MO-00			

OVERALL SITE PLAN

SHEET NO.:
C1.1



- NOTES:**
- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
 - SITE INFO.
PROPOSED ZONING: R-3 (PUD) (10,000 s.f. LOT DENSITY)
PROPOSED LOT: DESIGN DEPTH - 120' MIN. (HOUSE); 108' MIN. (VILLA) (VILLA LOTS 1-16)
DESIGN WIDTH - 96' MIN. (HOUSE); 66' MIN. (VILLA)
(HOUSE LOTS 17-31) FRONT SETBACK - 20'
SIDE SETBACK - 6'
REAR SETBACK - 15'
 - 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. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
 - NO SLOPE GREATER THAN 3:1 ALLOWED WITHOUT CITY AND GEOTECH APPROVAL. GRADING SHALL FOLLOW GEOTECHNICAL RECOMMENDATIONS. SEE GEOTECHNICAL REPORT PREPARED BY GATEWAY GEOTECHNICAL, LLC, DATED MARCH 2013, FOR ALL RECOMMENDATIONS.
 - STREET TREES, STREET LIGHTS AND SIDEWALKS SHALL BE PER CITY OF CHESTERFIELD & ST. LOUIS CO. HWY. DEPT. STANDARDS.
REQUIRED PAVEMENT SECTIONS FOR PROPOSED ROAD
CONCRETE: 7" P.C. CONCRETE OVER 4" TYP 1 AGGREGATE BASE OVER NON-WOVEN FABRIC OVER PREPARED SUBGRADE
ASHPALT: 7.5" TYPE "X" ASPHALTIC CONCRETE WITH 2" TYPE "C" ASPHALTIC CONCRETE OVER 4" TYP 1 AGGREGATE BASE OVER NON-WOVEN FABRIC OVER PREPARED SUBGRADE
* FABRIC UNDER STREET MUST COMPLY WITH ASHUTO M288-96 FOR SEPARATION PURPOSES. NON-WOVEN FABRICS, WITH SUBVIMABILITY CLASS 2 AND A MINIMUM PERMEABILITY OF 0.02, SUCH AS MADO 4552, TRIPASSCO, GARTAGE MILS FX-60-HS, MIRAFI 160N OR PRE-APPROVED EQUAL.
 - COMMON GROUND / COMMON OPEN SPACE AREA CALCULATIONS:
GROSS OVERALL SITE = 740,647 s.f. (17,002 Ac.±)
POTENTIAL R.O.W. DEDICATION (CHESTERFIELD) = 7,013 s.f. (FUTURE SCHOETTLER WIDENING)
POTENTIAL R.O.W. DEDICATION (ST. LOUIS CO.) = 1,625 s.f. (PER ST. LOUIS CO. COMMENTS ON: 4/9/2013)
NET SITE AREA = 732,009 s.f. (16,805 Ac.±)
TOTAL COMMON GROUND / COMMON OPEN SPACE (30% MIN. REQUIRED) = 219,602 s.f. (30 % OF NET SITE AREA)
TOTAL PROPOSED PRESERVATION AREA = 50,131 s.f. (6.85 % OF NET SITE AREA)
 - RIGHT OF WAY AND ROAD DESIGN TO BE DETERMINED AT THE SITE DEVELOPMENT PLAN STAGE.

- ST. LOUIS COUNTY NOTES:**
- ALL SIDEWALKS TO BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
 - ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
 - NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3' (HORIZONTAL) TO 1' (VERTICAL).
 - ALL STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
 - PRIOR TO "SPECIAL USE PERMIT" ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MUST BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
 - PROVIDE A SIDEWALK CONFORMING TO ST. LOUIS COUNTY ADA STANDARDS ADJACENT TO CLAYTON ROAD.
 - ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE "ST. LOUIS COUNTY" AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PERSON AND PER OCCURRENCE LIMITS.
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 - PROVIDE SIDEWALK TERMINATIONS IN COMPLIANCE WITH ST. LOUIS COUNTY ADA STANDARDS.

ST. LOUIS COUNTY BENCHMARK

13-223 ELEV=646.21
"STANDARD ALUMINUM DISK" STAMPED SL-64 1992 DISK IS AT NORTHWEST CORNER OF CLAYTON ROAD AND CABERNET DRIVE, 36' WEST OF THE CENTERLINE OF CABERNET DRIVE AND 19' NORTH OF THE NORTH EDGE OF CLAYTON ROAD.

GRADING PER GEOTECH RECOMMENDATIONS. (SEE REPORT PER GATEWAY GEOTECHNICAL, LLC PREPARED FOR WB PROPERTIES AND DATED MARCH 2013 - GATEWAY NO. 1300711)

BORING LOG INFORMATION PER GEOTECHNICAL REPORT:

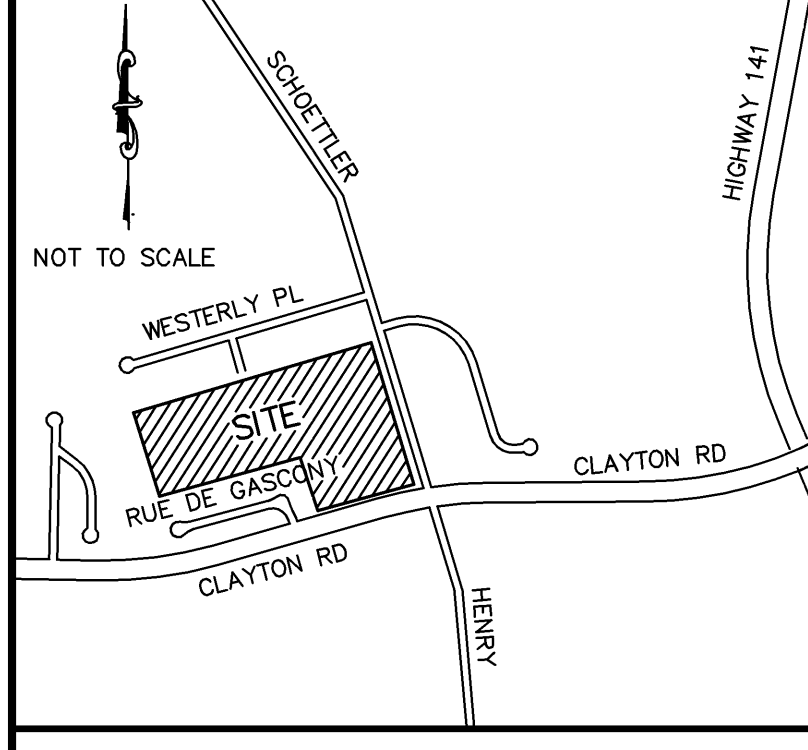
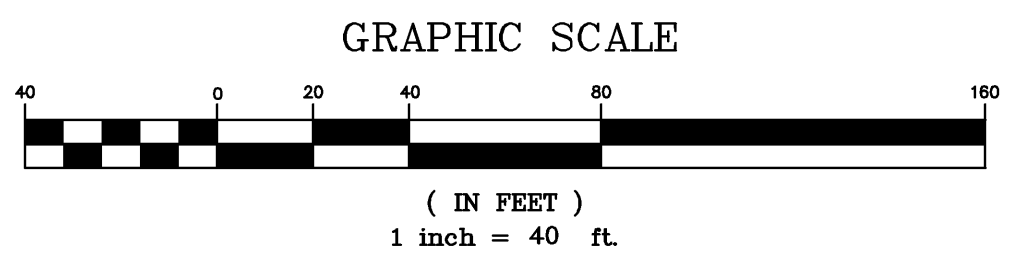
BORE NO.	EX. GRND. ELEV.	CLAYEY SHALE ELEV.	TERMINATED	PR. GRND. ELEV.
1	668.77	655 ±	644 ±	657 ±
2	670.77	658 ±	650 ±	666 ±
3	670.23	657 ±	645 ±	676 ±
4	652 ±	641 ±	627 ±	654 ±
5	656.01	645 ±	626 ±	652 ±
6	627.11	622 ±	617 ±	655 ±
7	680 ±	667.5 ±	655 ±	667 ±

NOTE: ALL DISTURBED AREAS WITH IN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL BE RESTORED PER ST. LOUIS COUNTY STANDARDS.

PREPARED FOR:
BRINKMANN HOLDINGS, LLC
c/o BRINKMANN CONSTRUCTORS
16650 CHESTERFIELD GROVE RD.
SUITE 100
CHESTERFIELD, MO 63005
ATTN: MR. DAN THIES

SCHOETTLER GROVE

A tract of land being Adjusted Lot 1 of the "Boundary Adjustment Plat of Lots 1 and 4 of Westerly Place" as recorded in Plat Book 354, Page 802 of the St. Louis County Records being a part of U.S. Survey 412 and part of Fractional Section 24 in Township 45 North, Range 4 East of the Fifth Principal Meridian in the City of Chesterfield, St. Louis County, Missouri



SEE SHEET C1.2

SEE SHEET C1.2

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GRADING PER GEOTECH RECOMMENDATIONS. (SEE REPORT PER GATEWAY GEOTECHNICAL, LLC PREPARED FOR WB PROPERTIES AND DATED MARCH 2013 - GATEWAY NO. 1300711)

BORING LOG INFORMATION PER GEOTECHNICAL REPORT:

BORING NO.	EX. GRND. ELEV.	CLAYEY SHALE ELEV.	TERMINATED	PR. GRND. ELEV.
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PREPARED FOR:
 BRINKMANN HOLDINGS, LLC
 c/o BRINKMANN CONSTRUCTORS
 16650 CHESTERFIELD GROVE RD.
 SUITE 100
 CHESTERFIELD, MO 63005
 ATTN: MR. DAN THIES

PREPARED BY:

STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 257 Chesterfield Parkway
 Chesterfield, MO 63005
 (636) 558-9100 FAX (636) 558-9120 e-mail: stock@stockeng.com www.stockeng.com

PRELIMINARY PLAN FOR:

SCHOETTLER GROVE
 CLAYTON AND SCHOETTLER ROAD
 CHESTERFIELD, MO.

STATE OF MISSOURI
 GEORGE M. STOCK
 PROFESSIONAL ENGINEER
 NUMBER PE-25116
 10/23/2013

- REVISIONS:**
- 6/12/2013 REVISED PER OWNER
 - 6/28/2013 ADDED SECTIONS
 - 7/22/2013 INCLUDED CHURCH PROPERTY TO OVERALL SITE
 - 7/23/2013 REVISED LEGAL
 - 9/12/2013 REVISED LAYOUT
 - 9/17/2013 REVISED PER MEETING
 - 10/2/2013 REVISED PER CITY
 - 10/9/2013 REVISED PER CITY
 - 10/23/2013 REV. PER COMMENTS

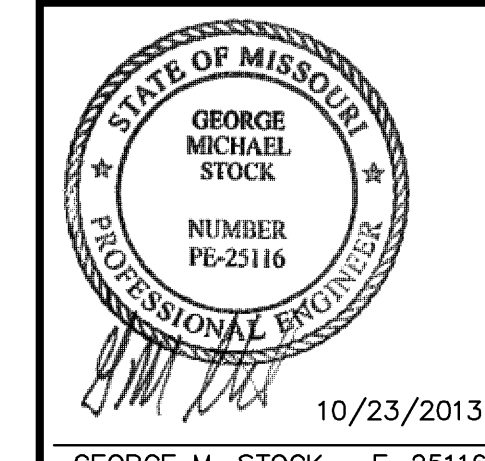
DATE	T.P.S.	CHECKED BY	G.M.S.
3/20/13			212-5071
W.S.D. PR			BASE MAP #
CLC HAT #	HT-2253		HAT SUP # 18-225-04
WARR #	MO-00		

PRELIMINARY PLAN
 SHEET NO.: **C1.1**

PREPARED BY:

PRELIMINARY PLAN FOR:

SCHOETTLETT GROVE
CLAYTON AND SCHOETTLETT ROAD
 CHESTERFIELD, MO.



10/23/2013
 GEORGE M. STOCK E-25116
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 000996

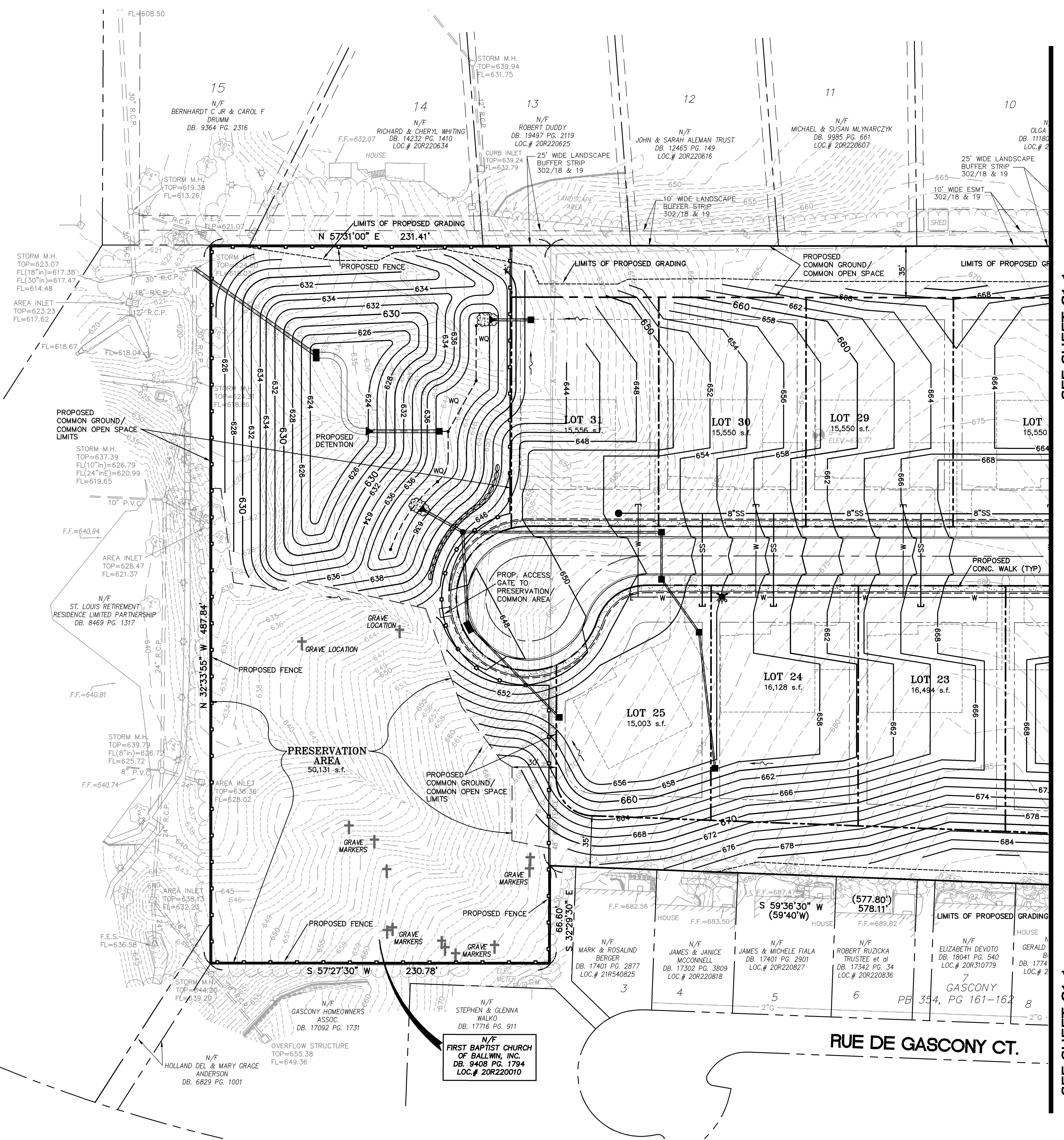
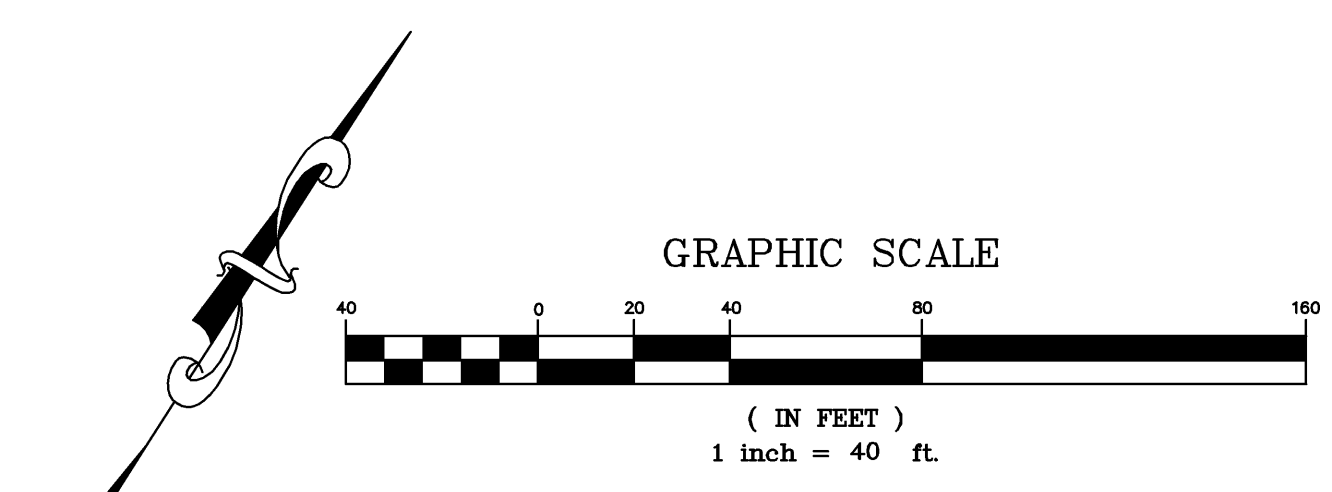
REVISIONS:

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2	6/28/2013	ADDED SECTIONS
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4	7/23/2013	REVISED LEGAL
5	9/12/2013	REVISED LAYOUT
6	9/17/2013	REVISED PER MEETING
7	10/2/2013	REVISED PER CITY
8	10/9/2013	REVISED PER CITY
9	10/23/2013	REV. PER COMMENTS

DRAWN BY:	T.P.S.	CHECKED BY:	G.M.S.
DATE:	3/20/13	JOB NO.:	212-5071
W.S.D. #:	-	SHEET MAP #:	-
S.L.C. MAP #:	HT-2253	NAT. SUP. #:	18-225-D4
W.D.A.R. #:	MO-00		

SHEET TITLE:
PRELIMINARY PLAN

SHEET NO.:
C1.2



SEE SHEET C1.1

SEE SHEET C1.1

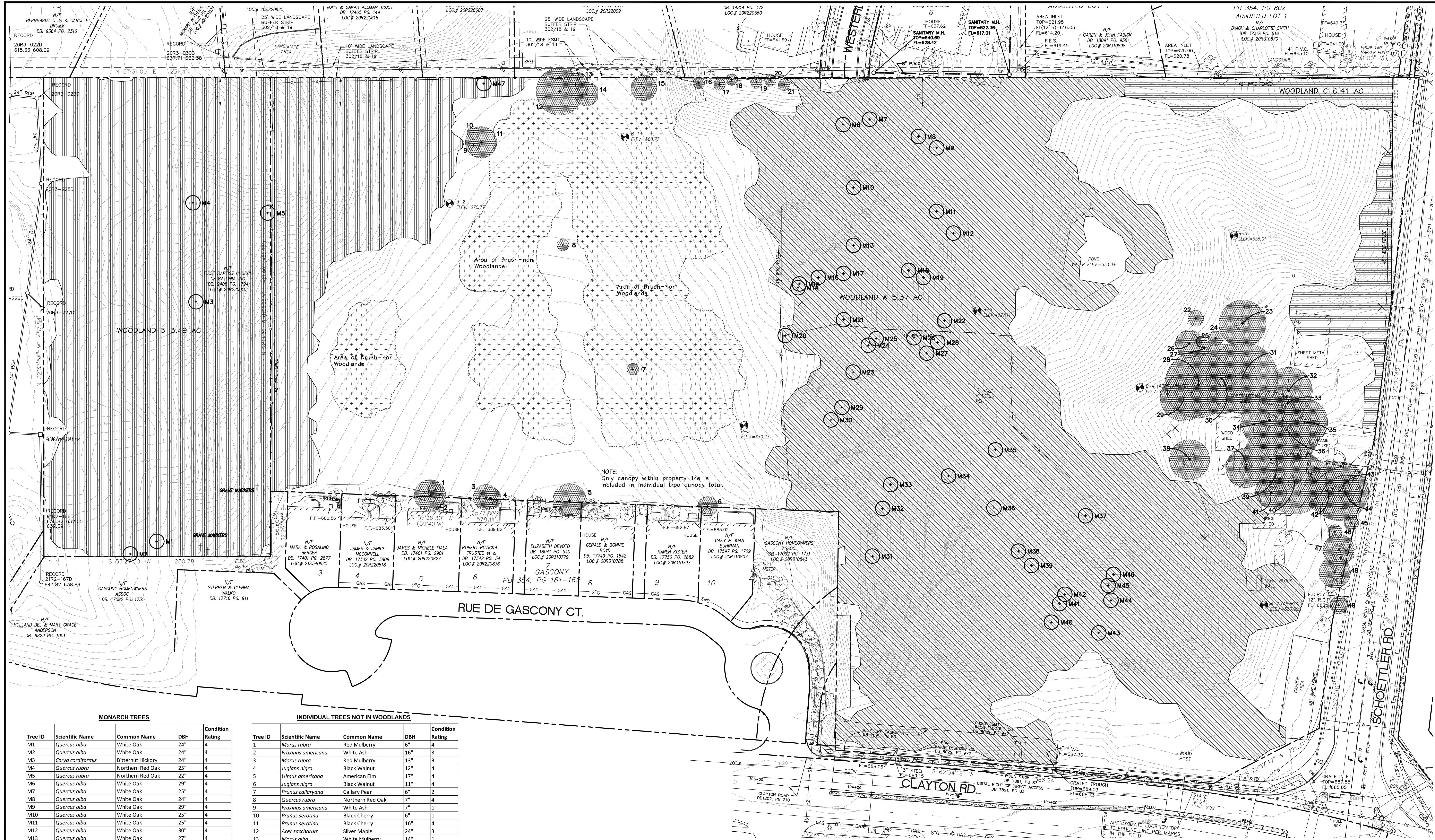
UTILITY INFO:

WATER SERVICE MISSOURI AMERICAN WATER COMPANY 727 CRAIG ROAD ST. LOUIS, MO 63141 PH. 314-996-2322 CONTACT: MARIANN KLEMMIE	ELECTRIC SERVICE AMEREN UE 280 OLD STATE ROAD ELLISVILLE, MO 63021 PH. 314-992-2814 CONTACT: BRUCE LARSON	FIRE DISTRICT MONARCH FIRE PROTECTION 13725 OLIVE BOULEVARD CHESTERFIELD, MO 63017 PH. 314-514-0800 CONTACT: ROGER HERIN
SEWER DISTRICT METROPOLITAN ST. LOUIS SEWER DIST. 2350 MARKET STREET ST. LOUIS, MO 63103 PH. 314-785-6300 CONTACT: MR. FRANCIS KAISER	GAS SERVICE LACLEDE GAS 720 OLIVE STREET, RM 1413 ST. LOUIS, MO 63101 PH. 314-342-0702 CONTACT: MIKE LANGAN	CABLE SERVICE AT&T 402 N. 3RD STREET ST. CHARLES, MO 63301 PH. 636-946-4339 CONTACT: SHERRY SCHMIDLE
	CHARTER COMMUNICATIONS 945 CHARTER COMMONS DR. TOWN & COUNTRY, MO 63017 PH. 636-387-8641 CONTACT: STEVE GERREIN	

PROPERTY DESCRIPTION TOTAL TRACT

A tract of land being Adjusted Lot 1 of the "Boundary Adjustment Plat of Lots 1 and 4 of Westery Place" as recorded in Plat Book 354, Page 802 of the St. Louis County Records being a part of U.S. Suevry 412 and part of Fractional Section 24 in Township 45 North, Range 4 East of the Fifth Principal Meridian in the City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at a Stone in the Southern line of U.S. Survey 412, said point being the Northwest corner of a tract of land described in a deed book 10722, page 1411 of the St. Louis County records; thence along the Northern line of said tract North 57 degrees 31 minutes 00 seconds East, a distance of 26.60 feet to the Western line of Schoettler Road; thence along the Western line of Schoettler Road the following: thence South 25 degrees 27 minutes 40 seconds East, a distance of 370.08 feet to a point; thence South 19 degrees 27 minutes 07 seconds East, a distance of 191.05 feet to a point; thence South 25 degrees 27 minutes 40 seconds East, a distance of 110.00 feet to a point; thence South 29 degrees 57 minutes 47 seconds West, a distance of 121.31 feet to a point on the Northern line of Clayton Road; thence along said Northern line South 62 degrees 34 minutes 18 seconds West, a distance of 386.24 feet to a point; thence leaving said North line along the Eastern and Northern line of Gascony, a subdivision filed for record on Plat Book 354, Pages 161 and 162 of the St. Louis County Records the following: North 31 degrees 39 minutes 30 seconds West, a distance of 242.61 feet to a point; thence South 59 degrees 36 minutes 30 seconds West, a distance of 578.11 feet to a point on the Eastern line of a tract of land described in a deed to the First Baptist Church of Ballwin as recorded in Deed Book 9408 Page 1794 of the St. Louis County Records; thence along the Eastern line of said tract South 32 degrees 29 minutes 30 seconds East, a distance of 66.60 feet to the Southeast corner thereof; thence along the Southern line of said tract South 57 degrees 27 minutes 30 seconds West, a distance of 230.78 feet to the Southwestern corner thereof; thence along the Western line of said tract North 32 degrees 33 minutes 55 seconds West, a distance of 487.84 feet to the Northwest corner thereof; said corner also being on the Southern line of Westery Place, a subdivision filed for record in Plat Book 302, Pages 18 and 19 of said St. Louis County Records; thence along the Southern line of said Westery Place and the Northern line of the aforesaid First Baptist Church tract North 57 degrees 31 minutes 00 seconds East, a distance of 231.41 feet to the Northeast corner of said First Baptist Church tract; thence continuing along the Southern line of Westery Place, North 57 degrees 31 minutes 00 seconds East, a distance of 1141.75 feet to the Point of Beginning and containing 740,647 square feet or 17,002 acres more or less as per a survey by Stock & Associates Consulting Engineers, Inc. during the Month of April, 2013.



Jerald Saunders - Landscape Architect
MO License # LA-007
Consultants:

Schoettler Grove Chesterfield, MO

Stock & Associates

MONARCH TREES				
Tree ID	Scientific Name	Common Name	DBH	Condition Rating
M1	<i>Quercus alba</i>	White Oak	24"	4
M2	<i>Quercus alba</i>	White Oak	24"	4
M3	<i>Carya cordiformis</i>	Bitternut Hickory	24"	4
M4	<i>Quercus rubra</i>	Northern Red Oak	25"	4
M5	<i>Quercus rubra</i>	Northern Red Oak	22"	4
M6	<i>Quercus alba</i>	White Oak	26"	4
M7	<i>Quercus alba</i>	White Oak	25"	4
M8	<i>Quercus alba</i>	White Oak	24"	4
M9	<i>Quercus alba</i>	White Oak	29"	4
M10	<i>Quercus alba</i>	White Oak	25"	4
M11	<i>Quercus alba</i>	White Oak	25"	4
M12	<i>Quercus alba</i>	White Oak	30"	4
M13	<i>Quercus alba</i>	White Oak	27"	4
M14	<i>Quercus alba</i>	White Oak	26"	4
M15	<i>Quercus alba</i>	White Oak	34"	4
M16	<i>Quercus alba</i>	White Oak	22"	4
M17	<i>Quercus alba</i>	White Oak	25"	4
M18	<i>Quercus alba</i>	White Oak	28"	4
M19	<i>Quercus alba</i>	White Oak	28"	4
M20	<i>Quercus alba</i>	White Oak	32"	4
M21	<i>Quercus alba</i>	White Oak	26"	4
M22	<i>Quercus alba</i>	White Oak	27"	4
M23	<i>Quercus alba</i>	White Oak	24"	4
M24	<i>Quercus alba</i>	White Oak	23"	4
M25	<i>Quercus alba</i>	White Oak	24"	4
M26	<i>Quercus alba</i>	White Oak	24"	4
M27	<i>Quercus alba</i>	White Oak	23"	4
M28	<i>Quercus alba</i>	White Oak	24"	4
M29	<i>Quercus alba</i>	White Oak	28"	4
M30	<i>Quercus alba</i>	White Oak	31"	4
M31	<i>Quercus alba</i>	White Oak	30"	4
M32	<i>Quercus alba</i>	White Oak	32"	4
M33	<i>Quercus alba</i>	White Oak	24"	4
M34	<i>Quercus alba</i>	White Oak	23"	4
M35	<i>Quercus alba</i>	White Oak	21"	4
M36	<i>Quercus alba</i>	White Oak	24"	4
M37	<i>Quercus alba</i>	White Oak	25"	4
M38	<i>Quercus alba</i>	White Oak	21"	4
M39	<i>Quercus alba</i>	White Oak	22"	4
M40	<i>Quercus alba</i>	White Oak	40"	4
M41	<i>Quercus alba</i>	White Oak	24"	4
M42	<i>Quercus alba</i>	White Oak	24"	4
M43	<i>Quercus alba</i>	White Oak	26"	4
M44	<i>Quercus alba</i>	White Oak	23"	4
M45	<i>Quercus alba</i>	White Oak	21"	4
M46	<i>Quercus alba</i>	White Oak	21"	4
M47	<i>Quercus rubra</i>	Northern Red Oak	41"	4

INDIVIDUAL TREES NOT IN WOODLANDS				
Tree ID	Scientific Name	Common Name	DBH	Condition Rating
1	<i>Morus rubra</i>	Red Mulberry	6"	4
2	<i>Fraxinus americana</i>	White Ash	16"	3
3	<i>Morus rubra</i>	Red Mulberry	13"	3
4	<i>Juglans nigra</i>	Black Walnut	12"	4
5	<i>Ulmus americana</i>	American Elm	17"	4
6	<i>Juglans nigra</i>	Black Walnut	11"	4
7	<i>Prunus calleryana</i>	Callery Pear	6"	2
8	<i>Quercus rubra</i>	Northern Red Oak	7"	4
9	<i>Fraxinus americana</i>	White Ash	7"	1
10	<i>Prunus serotina</i>	Black Cherry	6"	1
11	<i>Prunus serotina</i>	Black Cherry	16"	4
12	<i>Acer saccharum</i>	Silver Maple	24"	3
13	<i>Morus alba</i>	White Mulberry	14"	1
14	<i>Quercus rubra</i>	Northern Red Oak	12"	4
15	<i>Dioglypis virginiana</i>	Perisperm	13"	2
16	<i>Pinus strobus</i>	White Pine	6"	4
17	<i>Picea abies</i>	Norway Spruce	6"	4
18	<i>Picea abies</i>	Norway Spruce	6"	4
19	<i>Pinus strobus</i>	White Pine	10"	4
20	<i>Pinus strobus</i>	White Pine	6"	4
21	<i>Pinus strobus</i>	White Pine	10"	4
22	<i>Ulmus rubra</i>	Red Elm	27"	2
23	<i>Ulmus pumila</i>	Siberian Elm	24"	2
24	<i>Fraxinus americana</i>	White Ash	9"	4
25	<i>Morus alba</i>	White Mulberry	8"	2
26	<i>Ulmus rubra</i>	Red Elm	13"	2
27	<i>Morus alba</i>	White Mulberry	8"	2
28	<i>Acer saccharum</i>	Silver Maple	34"	1
29	<i>Acer saccharum</i>	Silver Maple	25"	2
30	<i>Acer saccharum</i>	Silver Maple	34"	1
31	<i>Acer saccharum</i>	Silver Maple	34"	1
32	<i>Ulmus pumila</i>	Siberian Elm	25"	3
33	<i>Acer saccharum</i>	Silver Maple	15"	3
34	<i>Acer saccharum</i>	Silver Maple	27"	2
35	<i>Acer saccharum</i>	Silver Maple	23"	2
36	<i>Ulmus pumila</i>	Siberian Elm	31"	3
37	<i>Juglans nigra</i>	Black Walnut	20"	4
38	<i>Ulmus pumila</i>	Siberian Elm	20"	3
39	<i>Acer saccharum</i>	Silver Maple	28"	2
40	<i>Acer saccharum</i>	Silver Maple	28"	2
41	<i>Fraxinus pennsylvanica</i>	Green Ash	15"	1
42	<i>Ulmus pumila</i>	Siberian Elm	22"	1
43	<i>Ulmus pumila</i>	Siberian Elm	23"	5
44	<i>Quercus rubra</i>	Northern Red Oak	11"	4
45	<i>Pinus sylvestris</i>	Scotch Pine	7"	3
46	<i>Fraxinus americana</i>	White Ash	8"	4
47	<i>Acer saccharum</i>	Silver Maple	41"	3
48	<i>Acer saccharum</i>	Silver Maple	41"	3
49	<i>Taxodium distichum</i>	Bald Cypress	22"	5

Tree Stand Delineation
SCALE 1" = 40'-0"

- LEGEND**
- Existing Individual Tree (not in a woodland)
 - Existing Monarch Tree (within woodlands)

Tree Stand Delineation Narrative
July 26, 2013

The overall Lot of Schoettler Grove of Chesterfield comprises a total of 17.0 Ac and has a total of 9.48 Ac. of Woodlands. The attached detailed Tree Stand Delineation map was completed by field inspections. Trees along the northern boundary of all the woodlands have been trimmed due to the overhead electric line.

Woodland A: This woodland area covers the sloped areas of the central part of the site on either side of the major drainage area. The primary overstory trees are mix of White Oak, Red Oak and Hickory. The average size of the overstory canopy is 10-20" dbh. The dominant species changes to Silver Maple, Elm, and Black Cherry at the low point on the north end of this site. Sugar Maple, Hackberry, and Horsechestnut predominate the understorey canopy with a dbh of 3-6". The ground plane has been taken over with bush honeysuckle. The overall density of the woodlands is 80 trees per acre.

Woodland B: The woodland area covers the sloped areas of the Western portion of the site. The average size of the overstory canopy is 10-20" dbh. The dominant overstory species are White Oak, Red Oak, and Hickory. Sugar Maple, Elm, and Black Cherry at the low point on the north end of this site. The ground plane has been taken over with bush honeysuckle. There are some 6-12" dbh Walnut along the eastern edge of this woodland. The overall density of the woodlands is 80 trees per acre.

Woodland C: The woodland area is along the fence line along the eastern portion of the northern boundary and along the R.O.W. of Schoettler Road to the existing house. This woodland is comprised of Black Locust, Black Cherry, Juniper, and a few other pioneer species common to fence line growth.

No state champion or rare trees were found on the site.

There is no flood plain on this parcel per FEMA map # 29189C0257 H

WOODLAND A = 5.47 Ac. (238,328.7 sq. ft.)
WOODLAND B = 3.49 Ac. (152,317.8 sq. ft.)
WOODLAND C = 0.41 Ac. (18,143.1 sq. ft.)
INDIVIDUAL TREES = 0.71 Ac. (30,842 sq. ft.)
Total Existing Canopy 10.08 Ac (439,631.6 sq. ft.)

Revisions:

Date	Description	No.
9/6/13	City Comments	1

Drawn: BAR
Checked: JAS

Ioomis Associates
landscape architects/planners
2000 South Brentwood
St. Louis, MO 63114
636.575.9968 Fax: 636.575.0797
www.loomisassociates.com
Missouri State Certificate of Authority #: LAC-#00019

Sheet Title: **Tree Stand Delineation**
Sheet No: **TSD-1**
Date: **7/26/13**
Job #: **100.013**

Original field work and Tree Stand Delineation Plan prepared by Pizzo & Associates, LTD in March of 2013. Additional area prepared by Douglas A. DeLong Certified Arborist MW-4826A
Douglas A. DeLong
Base Map Provided by: Stock and Associates

John and Caren Fabick
14710 Westerly Place
Chesterfield, MO 63017

October 9, 2013

Mr. John Boyer
Sr. Planner
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017 – 0760

Dear Mr. Boyer

Re: Schoettler Grove

We would like to make our concerns known to the planning commission regarding the proposed Schoettler Grove Development at the southwest corner of Schoettler and Clayton Roads. We live at 14710 Westerly Place and our home is directly behind the northeast section of the development.

We urge you to reconsider the removal of the existing tree line barrier between the existing homes and the new development. Every neighborhood along Schoettler road is separated by a natural tree line barrier, we feel that our neighborhood deserves the same courtesy. This tree line barrier also provides a natural wildlife corridor for native animals. While we understand the development is a benefit to Chesterfield, the destruction of the tree line barrier would have a negative impact on the value of our home. The difference between a home backing to a tree line or another home creates a negative impact on both our neighborhood, our new neighbors and the new development.

Thank you for your consideration,

Handwritten signatures of John and Caren Fabick. The signature for John Fabick is on the left, and the signature for Caren Fabick is on the right.

John and Caren Fabick

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City of Chesterfield

OCT 11 2013

Department of Public Services

RECEIVED
City of Chesterfield

OCT 21 2013

21OCT2013

Chesterfield Planning and Public Works Committee of the Chesterfield City Council
RE: PZ 09-2013 Schoettler Grove Zoning

Department of Public Services

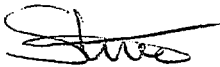
Members of the Chesterfield Planning and Public Works Committee of the Chesterfield City Council:

At the last meeting regarding the above topic (14 Oct; Schoettler Grove Zoning) I had the opportunity for comment. Thank you. One of the Westerly Pl residence's primary concerns is the plan to make the Westerly Ct stub street a through fare connecting the two subdivisions. One of my comments regarded the process for how decisions are made for which stub-streets are used to connect subdivisions. Specifically, why not choose the stub street that exists off Clayton just before the Rue de Gascony privacy gates. During that discussion, none of the committee members could recall the signage at that stub street. As a follow-up, below is what the Rue de Gascony stub street sign states:

THIS IS A
TEMPORARY
STUB STREET
THIS STREET
TO BE EXTENDED
AS PART OF FUTURE
DEVELOPMENT

Again, I request you reconsider the current plan of utilizing the Westerly Pl stub as the "2nd Entrance"

Regards,
-Steve



Steve Unwin
14706 Westerly Pl.
Chesterfield, MO 63017 - TREE CITY USA
636.527.1913

Copy: Mayor Bob Nation



2207 Westerly Ct
Chesterfield, MO 63017

November 14, 2013

John Boyer, Senior Planner and
Chesterfield Planning Commission Members
690 Chesterfield Parkway W
Chesterfield, MO 63017

RE: P.Z. 09 & 10-2013 Schoettler Grove

Dear Mr. Boyer and Members of the Planning Commission,

We appreciate the attention you have given to the development of the Mertz property, located south of Westerly Place subdivision.

The residents of Westerly Place once again protest the connection of our subdivision to the proposed Schoettler Grove development. Extending Westerly Court into Schoettler Grove will cause an increase in unwanted traffic, will combine two different residential zones (R1A and R3) and will greatly alter our current small, quiet subdivision of 25 homes. Westerly Court has existed as a stub street for over 20 years without traffic problems or safety issues with city maintenance or emergency vehicles. By applying a rule that a stub street must be connected to the proposed adjacent development, we face the construction of a road into our subdivision that neither the petitioner nor the residents of Westerly Place want.

All of the proposed plans to date show Westerly Court extending into Schoettler Grove, however, a precedence for separating subdivisions is evident all along Schoettler Road. **We request the City of Chesterfield to keep Westerly Court as it is, with no changes.** However, if the City of Chesterfield **must eliminate the stub, we believe a cul-de-sac** at the end of Westerly Court would: 1) eliminate increased traffic, 2) keep the two differently zoned subdivisions separate and 3) enhance the visual buffer all parties favor.

Sincerely,

Handwritten signatures of Jeff and Nan Johnson in black ink.

Jeff and Nan Johnson, 2207 Westerly Court
Robert and Cindy Burch, 2208 Westerly Court

Handwritten signatures of Robert and Cindy Burch in black ink.

John and Caren Fabick
14710 Westerly Place
Chesterfield, MO 63017



November 15, 2013

Mr. John Boyer, Sr. Planner
Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017 – 0760

Dear Mr. Boyer and planning commission

Re: Schoettler Grove

We would like to make our concerns known to the planning commission regarding the proposed Schoettler Grove development at the southwest corner of Schoettler and Clayton Roads. Our home is located at 14710 Westerly Place and is directly behind the northeast portion of the development.

We urge you to reconsider the removal of the tree line barrier between the existing homes and the new development. Every neighborhood along Schoettler road is separated by a natural tree line barrier, we feel that our neighborhood deserves the same courtesy. The tree line provides a natural division between our neighborhood and the new development. The tree line also adds a majestic beauty to the entire Westerly Place subdivision. This green wall tree line barrier also provides a natural wildlife corridor for native animals. We are also very concerned that the destruction of the tree line will have a direct effect on the value of our homes. A home backing to trees is much more desirable than a home backing to another development.

In addition, the topography of the planned Schoettler Grove development is such that the proposed "new plantings" will never in our lifetime provide privacy, a barrier or a wildlife corridor between the two neighborhoods. While we understand the development is a benefit to Chesterfield, the loss of the tree line barrier would have a negative impact on both our neighborhood and our new neighbors.

Thank you for your consideration,

A handwritten signature in black ink that reads "John & Caren Fabick". The signature is written in a cursive, flowing style.

John and Caren Fabick

NOV 19 2013

Department of Public Services

Westerly Place residents supporting the enclosed letters:

Signature

Please print name

1. Nan Johnson

Nan Johnson 2207

2. John & Caren Fabick

John & Caren Fabick 14710

3. David Rauscher

DAVID RAUSCHER
14718

4. Sarah Aleman

Sarah Aleman
14738

5. John Aleman

John Aleman 14738

6. Eric & Cynthia Anderson

Eric & Cynthia Anderson
14749

7. Cheryl & Rick Whiting 14746

Cheryl & Rick Whiting
14730

8. Carol & Buzz Drumm

Carol & Buzz Drumm
14745 Westery Place

9. Jim & Gwony Herrick

Jim & Gwony Herrick

10. Andrew Hayes

Andrew Hayes 14741

11. Robyn Hayes

Robyn Hayes 14741

12. Kathy Callahan

Kathy Callahan 14721

13. Jean Dial

Jean Dial 2293

14. Ray Dial

Ray Dial 2293

15. Steven Unwin

Steven Unwin 14706

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City of Chesterfield

NOV 19 2013

Department of Public Services

Please print name

Westerly Place residents supporting the enclosed letters:

Signature

1. Dwight L. Smith

2. Charlotte G. Smith

3. David L. Vreeland

4. Beverly Vreeland

5. Charles Groomes

6. Kathleen Rauscher

7. Robert K. Duddy

8. Lindy Burch

9. Robert M. Burch

10. Jeffrey E. Johnson

11. _____

12. _____

13. _____

14. _____

15. _____

Dwight L. Smith 2297

Charlotte G. Smith 2297

David L. Vreeland 14714

Beverly Vreeland 14714

CHARLES GROOMES 14722

KATHLEEN RAUSCHER 14718

Robert K. Duddy 14742

Lindy Burch 2208

Robert M. Burch 2208

Jeffrey E. Johnson 2207

KAREN C. MOCULESKI
14405 RUE DE GASCONY COURT
BALLWIN, MISSOURI 63011
T 314-566-5456
EMAIL kkis1@aol.com

November 21, 2013

Mr. Mike Watson, Chair
Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017-0760

RE: PZ 09 – 2013; PZ10-13 Schoettler Grove Zoning request NU to R-3 and PUD

Dear Mr. Watson and Members of the Commission:

Although much has changed since the last time the Commission considered the above referenced application, much remains the same. The monarch trees and stands of trees will be gone with this development. Is that acceptable to this Commission in light of the Design features to be utilized by developers when applying for PUD zoning?

Going through the PUD general considerations to be reviewed by the City of Chesterfield and in particular Section 5, "Design features", with respect to this development, are illuminating. Of the 12 elements listed in subparagraphs A through L, the development fails to meet any of the design criteria. Certain members of the Commission raised this issue in the most recent "Issues" meeting, but the developer has not made any substantive changes that would bring the development within any of the design criteria.

Lastly, although staff has concluded that the new Tree Stand Delineation Plan meets the requirements of the Tree Preservation and Landscape manual, it is still significantly inaccurate by omission.

For all of these reasons and reasons set forth in my letter to the Planning Commission dated July 29, 2013, the Planning Commission should deny the zoning application request as submitted by this developer from NU to R-3.

Respectfully submitted,



Karen C. Moculeski
Attorney at Law

