



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

Planning Commission Public Hearing Report

Meeting Date: December 11, 2017

From: Cecilia Dvorak, Project Planner

Location: On the south side of Old Chesterfield Road, northwest of the intersection with Wild Horse Creek Road

Petition: **P.Z. 17-2017 Aventura at Wild Horse Creek (Above All Development)**: A request for a zoning map amendment from the “PC&R” Planned Commercial and Residential District, the “C8” Planned Commercial District and the “LLR” Large Lot Residential District to an “R-6” Residence District for a 12.6 acre tract of land located on the south side of Old Chesterfield Road, northwest of the intersection with Wild Horse Creek Road (17T310016, 18T630173, 18T630205, 18T640226).

SUMMARY

Above All Development has submitted a request for a zoning map amendment from “PC&R” Planned Commercial and Residential District, the “C8” Planned Commercial District and the “LLR” Large Lot Residential District to an “R-6” Residence District for a 12.6 tract located on the south side of Old Chesterfield Road, northwest of the intersection with Wild Horse Creek Road. The Petitioner has stated that they intend to develop the subject site into one multi-family development with 170 units.

As a conventional (versus planned) zoning district, the legislation for this request will neither include a preliminary plan nor an Attachment A. If approved, the uses permitted for the subject site will be those specified in the “R6” Residence District regulations.

HISTORY OF SUBJECT SITE

The subject site was zoned “PC&R” Planned Commercial and Residential in 2008 on the easternmost parcel of the site. The central and southwestern parcels of the site were zoned “LLR” Large Lot Residential in the early 2000s, and the northwestern parcel was zoned “C8” Planned Commercial District by St. Louis County prior to the City’s incorporation.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

Direction	Zoning	Land Use
North	“C7” General Extensive Commercial District	Chesterfield Mobile Home Park
East	“PC&R” Planned Commercial and Residence District	Vacant/Undeveloped
South	“PC&R” Planned Commercial and Residence District “LLR” Large Lot Residential District	Vacant/Undeveloped
West	“NU” Non-Urban District “C8” Planned Commercial District “LLR” Large Lot Residential District	Vacant/Undeveloped, and Ameren Substation

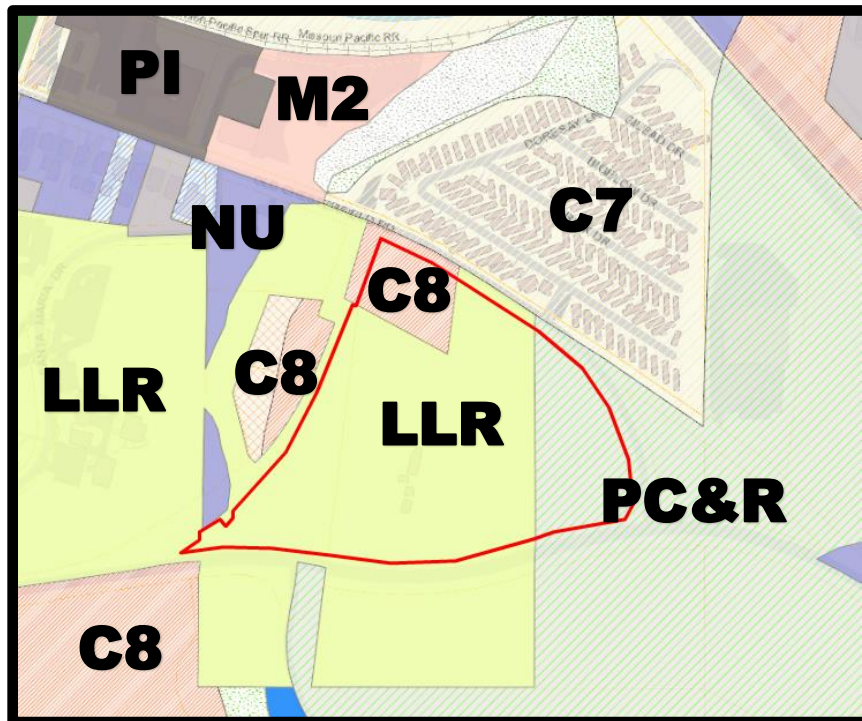


Figure 1: Zoning Map

COMPREHENSIVE PLAN ANALYSIS

The subject site is located within Ward 2 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates this parcel is within the Urban Core land use designation. The Comprehensive Plan designates appropriate land uses of the urban core as high-density residential, retail, and/or office. The proposed uses and density of the “R6” Residence District would comply with the Land Use Plan and would permit the applicant to build up to 274 units across the 12.6 acre site.

Additionally, a number of Plan Policies are applicable to this request. The following items identify the applicable plan policy and the staff analysis follows in italics:

2.1.7 Multiple-Family Projects in Higher Density Areas –Multiple-family projects should be located close to existing, higher density commercial and residential development so as to not alter the locations and environment of existing single family neighborhoods. Each multiple-family project should meet City-developed greenspace standards unless clearly identified reasons justify non-conformance.

require a minimum lot size of 2,000 square feet for each unit of a multiple-family dwelling unit. The building setbacks for residential uses are as follows:

- 20 feet from any road right-of-way
- 15 feet from the rear property line
- 10 feet from the side property line

The “R6” Residence District regulations also include the following specific requirement that the proposed development will be required to meet:

1. Multifamily, row house, or group home developments shall have a minimum common open space area of forty percent (40%).
2. No building elevation of any dwelling structure or building accessory to a dwelling structure shall exceed four (4) stories in height, including any basement dwelling space.
3. Parking lots for five (5) or more vehicles, loading spaces, or internal drives, except ingress and egress drives, shall be set back a minimum of twenty (20) feet from any roadway right-of-way and ten (10) feet from any adjoining property in a PS, NU, or any residential district. No setback is required from adjoining properties in a C or M District unless required by the conditions of a conditional use permit.

Uses permitted in an “E-1AC” Estate District include:

- Single-family detached
- Single-family attached
- Multiple-family
- Public safety facilities
- Churches and other places of worship
- Home occupation
- Libraries, public or private
- Parks
- College/university
- Primary school
- Secondary school
- Kindergarten, nursery school
- Public facilities

Request

A Public Hearing further addressing the request will be held at the Monday, December 11th, 2017, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Outboundary Survey, and Tree Stand Delineation for this request as required by City Code. Staff has reviewed the request for a zoning map amendment and has found that the request is compliant with the City of Chesterfield Code and consistent with the Comprehensive Plan. Staff requests action on P.Z. 17-2017 Aventura at Wild Horse Creek (Above All Development).

Attachments

1. Public Hearing Notice
2. Letter of Support
3. Petitioner’s Narrative Statement
4. Outboundary Survey
5. Tree Stand Delineation



NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on December 11, 2017 at 7:00 p.m. in the Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield Missouri 63017.

Said Hearing will be as follows:

P.Z. 17-2017 Aventura at Wild Horse Creek (Above All Development): A request for a zoning map amendment from the “PC&R” Planned Commercial and Residential District, the “C8” Planned Commercial District and the “LLR” Large Lot Residential District to an “R-6” Residence District for a 12.6 acre tract of land located on the south side of Old Chesterfield Road, northwest of the intersection with Wild Horse Creek Road (17T310016, 18T630173, 18T630205, 18T640226).

PROPERTY DESCRIPTION

A tract of land situated in the City of Chesterfield, the County of St. Louis, and the State of Missouri, lying in part of U.S. Survey 2031, Township 45 North, Range 4 East, and being part of a tract of land conveyed to Chesterfield Village, Inc. as described in Deed Book 6549 page 1873, part of a tract of land conveyed to Chesterfield Village, Inc. as described in Deed Book 6881 page 1745, part of a tract of land conveyed to Chesterfield Village, Inc. as described in Deed Book 6928 page 45, part of a tract of land conveyed to Chesterfield Village, Inc. as described in Deed Book 11222 page 379, part of a tract of land conveyed to Chesterfield Village, Inc. as described in Deed Book 11324 page 2292, and part of a tract of land conveyed to Richard Bausch Godwin, Trustee and Marilyn F.M. Johnston, Trustee as described in Deed Book 12444 page 733, all of the land records of said St. Louis County, Missouri.



Information on this Public Hearing may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Project Planner Cecilia Dvorak at 636.537.4738 or via e-mail at Cdvorak@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.



SACHS PROPERTIES®



December 1, 2017

Merrell Hansen, Chairperson
City of Chesterfield Planning Commission
690 Chesterfield Parkway West
Chesterfield, Missouri 63017-0760


RE: P.Z.17-2017 Adventura of Wild Horse Creek (Above All Development)
P.Z.19-2017 Downtown Chesterfield (Sachs Properties)

Dear Ms. Hansen:

We are writing to express our support for the captioned Petitions and, without further modifications to Ordinance 2449, the (i) removal of 16523 Wild Horse Creek Road therefrom and its inclusion in the Adventura at Wild Horse Creek project, and (ii) the rezoning of 16550 Wild Horse Creek Road from the LLR District to the PC&R District and its inclusion in Downtown Chesterfield.

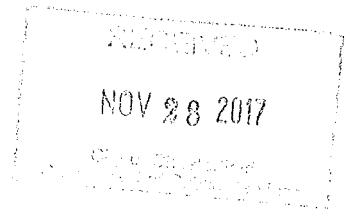
Sincerely yours,

SACHS PROPERTIES, INC.

BY: 
Ami E. Kutz, Vice President

cc: Mr. Justin Wyse, AICP, Director of Planning & Development Services
Ms. Cecilia Dvorak, Project Planner
Dr. Marylin F.M. Johnson, Richard Godwin Bausch Trust U/I/T
Mr. Stan McCurdy
Mr. Bryan Aston, Above All Development
Mr. Jeff McCurdy, Above All Development
Mr. Todd Ohmes, Civil Engineer

PROJECT NARRATIVE (Godwin)



Subject: Request regarding 16560 and 16565 Old Chesterfield, 16573 and 16523 Wild Horse Creek Road (Subject Parcels)- Change to Zoning – Application Submittal

Current zoning classifications of Subject Parcels:

- 16560 Old Chesterfield – LLR
- 16565 Old Chesterfield – C8
- 16573 Wild Horse Creek – LLR
- 16523 Wild Horse Creek – PC&R

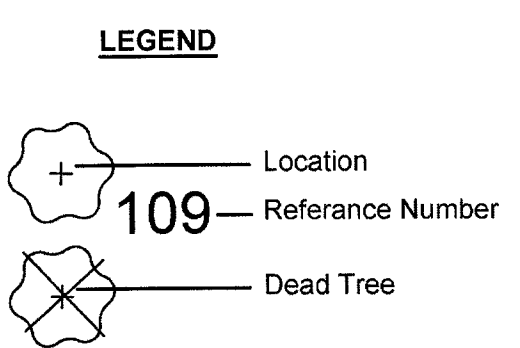
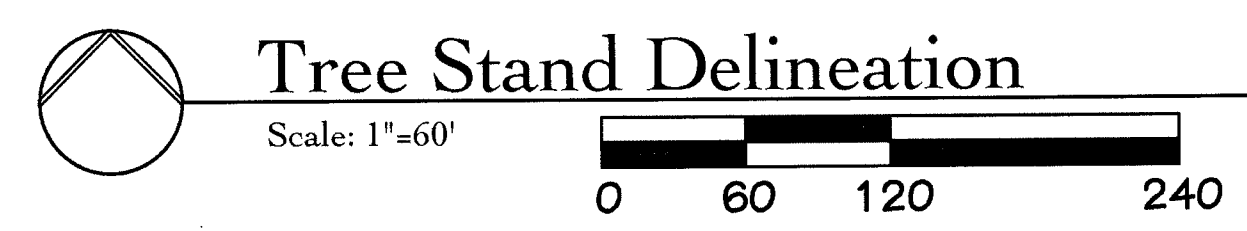
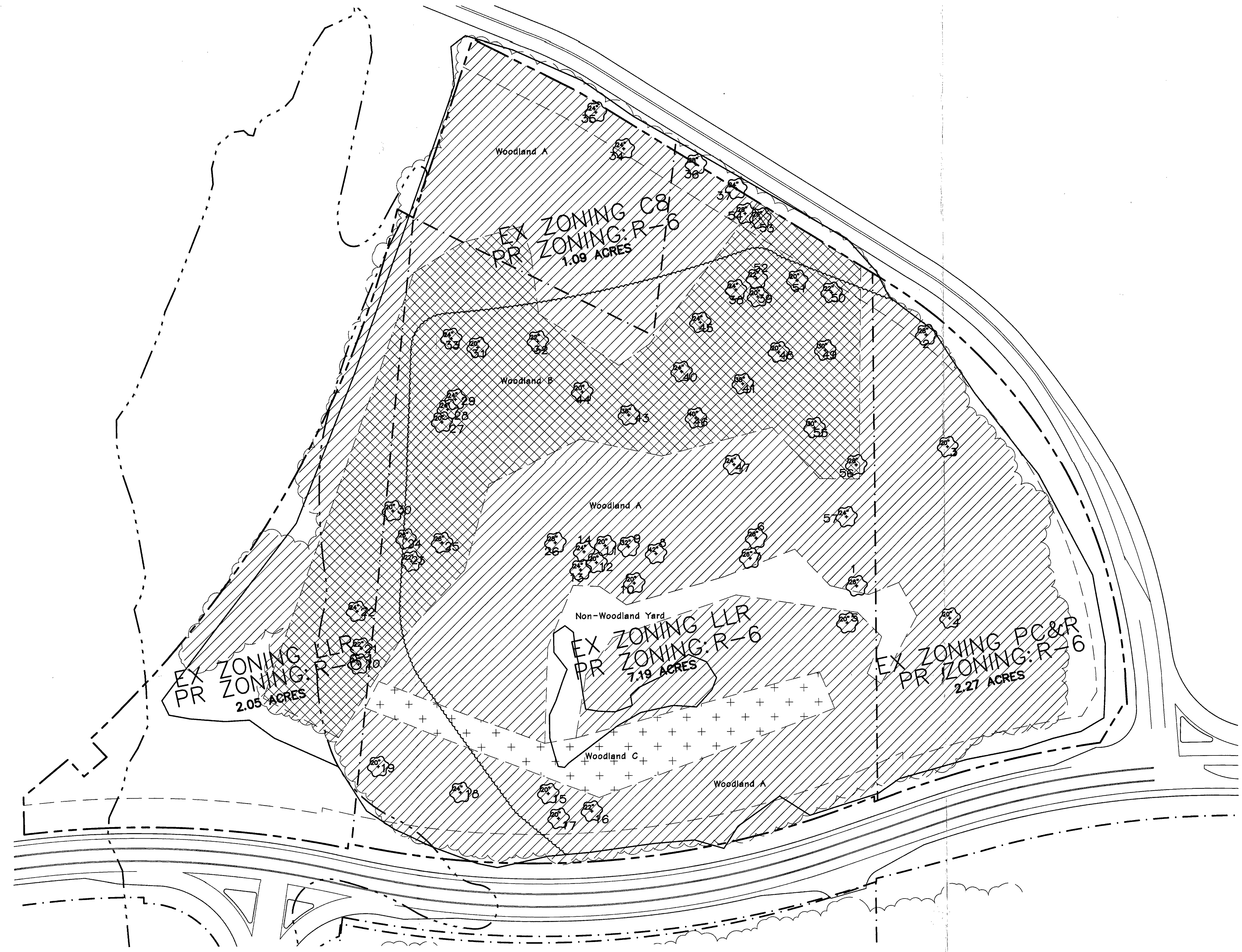
This request seeks to change the zoning of the Subject Parcels to R-6. The R-6 zoning will allow the owner under contract to develop the Subject Parcels for a multi-family development.

Attached are the following:

- (i) Letter from Dr. Marilyn Johnston on behalf of the Godwin and Johnston Trusts authorizing the rezoning.
- (ii) Redacted copy of the Purchase Agreement.

TREE NUMBER	SPECIES_01	DBH_EXACT	CROWN_CLAS	CONDITION
1	oak northern red	26	31-40	Fair (60-69)
2	sycamore American	28	31-40	Good (70-79)
3	oak northern red	20	31-40	Fair (60-69)
4	sycamore American	20	31-40	Fair (60-69)
5	hackberry	20	31-40	Fair (60-69)
6	pine eastern white	28	41-50	Fair (60-69)
7	maple silver	26	31-40	Fair (60-69)
8	sycamore American	42	51-60	Good (70-79)
9	maple silver	32	41-50	Fair (60-69)
10	maple silver	20	31-40	Fair (60-69)
11	hackberry	20	31-40	Fair (60-69)
12	ash green	20	31-40	Fair (60-69)
13	maple silver	24	31-40	Fair (60-69)
14	hackberry	24	31-40	Fair (60-69)
15	walnut black	20	41-50	Fair (60-69)
16	Basswood spp	22	31-40	Fair (60-69)
17	oak northern red	20	31-40	Good (70-79)
18	hackberry	24	31-40	Fair (60-69)
19	maple silver	20	31-40	Fair (60-69)
20	oak shingle	24	41-50	Good (70-79)
21	oak northern red	22	41-50	Good (70-79)
22	oak chinkapin	24	41-50	Fair (60-69)
23	oak white	22	31-40	Good (70-79)
24	oak shingle	26	41-50	Good (70-79)
25	maple sugar	26	41-50	Good (70-79)
26	oak black	28	41-50	Fair (60-69)
27	oak black	20	31-40	Fair (60-69)
28	oak black	24	31-40	Fair (60-69)
29	oak black	24	31-40	Fair (60-69)
30	oak shingle	20	31-40	Fair (60-69)
31	ash green	20	31-40	Fair (60-69)
32	cherry black	22	31-40	Fair (60-69)
33	Basswood spp	24	41-50	Fair (60-69)
34	hackberry	24	41-50	Fair (60-69)
35	sycamore American	24	41-50	Fair (60-69)
36	sycamore American	28	41-50	Fair (60-69)
37	sycamore American	24	41-50	Fair (60-69)
38	maple sugar	24	41-50	Good (70-79)
39	maple sugar	20	31-40	Good (70-79)
40	maple silver	24	41-50	Good (70-79)
41	maple sugar	38	41-50	Fair (60-69)
43	oak black	38	51-60	Fair (60-69)
44	ash green	20	31-40	Fair (60-69)
45	maple silver	24	41-50	Fair (60-69)
46	maple sugar	40	41-50	Fair (60-69)
47	maple sugar	24	41-50	Fair (60-69)
48	cherry black	20	31-40	Fair (60-69)
49	oak black	30	41-50	Good (70-79)
50	oak black	22	31-40	Fair (60-69)
51	maple sugar	20	31-40	Fair (60-69)
52	maple sugar	22	31-40	Fair (60-69)
53	sycamore American	26	41-50	Dead (0)
54	maple silver	28	41-50	Fair (60-69)
55	cherry black	30	41-50	Fair (60-69)
56	oak white	28	41-50	Fair (60-69)
57	oak black	24	41-50	Fair (60-69)

NOTE: These larger trees were located and identified. However, it was determined that none of these met two or more of the criteria to be classified as Monarch trees.



Tree Stand Delineation Narrative
September 13, 2017

The overall Lot comprises a total of 12.6 Ac and has a total of 103 Ac. of Woodlands. The attached detailed Tree Stand Delineation map was completed by field inspection.

Woodland A: A majority of the site is young woodland that has signs of past disturbance. Overstory is a mix of oak species, sugar maple, silver maple, hackberry, and a few of the planted white pine. Understory varies from thick honeysuckle to elm and maple. This woodland covers acreage north of Wild Horse Creek Road. Part of it encompasses an area of old field near the gazebo that now is grown up in to young woodland. Average stand diameter is 9" DBH.

Woodland B: A high-quality hardwood stand with scattered large diameter oaks and sugar maple. While some exceed 20" DBH they do not meet the criteria to be classified as Monarch trees. Overstory is white oak, red oak, black oak, silver maple, and sugar maple. Understory is sparse due to dense canopy with very little honeysuckle intrusion. Average overstory diameter is 16" DBH.

Woodland C: Pine Plantings: Remnants of a double row of white pines are still present. Most have declined and have received no maintenance. Crown dieback and branch death is extensive. Some still have decent health and might add to the project. The remainder are in poor condition. Average diameter is 12" DBH.

Non-Woodland Yard Area: An abandoned yard area with no salvageable trees. The area is thick with small diameter volunteer sprouts and is comprised of impervious surfaces such as the house, outbuildings, roadway, and pool.

WOODLAND A =	6.9 Ac.	(303,964.1 sq. ft.)
WOODLAND B =	2.9 Ac.	(128,016.7 sq. ft.)
WOODLAND C =	0.5 Ac.	(21,139.0 sq. ft.)
Total Existing Canopy	10.3 Ac	(453,419.8 sq. ft.)

Douglas A. DeLong, Landscape Architect LA-81
HANSEN'S
 O'Fallon, MO Branson, MO
 Phone: 636-378-1830
 www.hansentree.com

Aventura at Wildhorse Creek
Chesterfield, MO

Above All Development

Revisions:

Date	Description	No.
11/12/17	City Comments	1

Drawn: BAD
 Checked: DAD

DeLong Landscape Architecture, LLC
 7620 West Bruno Ave
 St. Louis, MO, 63117
 (314) 346-4856
 delong.la@gmail.com
 Missouri State Certificate of Authority: #2013000145

NOV 20 2017

Tree Stand Delineation Prepared under direction of Skip Kincaid of Hansen's Tree Service Certified Arborist MW-0155BW

Skip Kincaid
 Base Map Provided by: Grimes Consulting

Sheet Title:	Tree Stand Delineation
Sheet No:	TSD-1
Date:	9/13/2017
Job #:	127.006