



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

Planning Commission Staff Report

Project Type: Subdivision Record Plat

Meeting Date: November 14, 2016

From: Jessica Henry, AICP
Senior Planner

Location: South side of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Arbor Grove Court.

Applicant: The Sterling Company

Description: **Arbors at Wilmas Farm (Record Plat 1)**: A Record Plat for a 39.88 acre tract of land zoned “PUD” Planned Unit Development District 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.

PROPOSAL SUMMARY

The Sterling Company, on behalf of Wilmas Farm, LLC, has submitted a request for a Subdivision Plat for a 39.88 acre tract which proposes thirty-one (31) new lots, various areas of common ground, and two interior streets.

HISTORY OF SUBJECT SITE

On September 9, 2015, the City of Chesterfield approved [Ordinance 2868](#) and [Ordinance 2869](#), which zoned the subject site, as seen in Figure 1 on the following page, from an “NU” Non-Urban District to an “E-1AC” Estate District and then to a “PUD” Planned Unit Development District. The entire subject site is 50.5 acres in size, and 47 lots are proposed between two separate Record Plats. The Site Development Plan was approved by the Planning Commission on June 27, 2016.



Figure 1: Aerial Photo

STAFF ANALYSIS

A record plat is the instrument which dedicates lots, common ground, easements and road right-of-way for future roads within a development or a portion thereof. Once a plat is recorded, the new lots may be sold to individual owners. This plat would establish thirty-one (31) of forty-seven (47) total lots within the Arbors at Wilmas Farm development. The lots in this development are being developed by two separate homebuilders, McBride and Sons Homes and Claymont Development, LLC. The record plat substantially conforms to the approved Site Development Plan.

DEPARTMENTAL INPUT

Staff has reviewed the submittal and has found the application to be in conformance with the City of Chesterfield Unified Development Code and Ordinance 2869. Staff recommends approval of Record Plat 1 for the Arbors at Wilmas Farm development.

MOTION

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

- 1) "I move to approve (or deny) Record Plat 1 for the Arbors at Wilmas Farm development."
- 2) "I move to approve Record Plat 1 for the Arbors at Wilmas Farm development with the following conditions..." (Conditions may be added, eliminated, altered or modified)

CC: Aimee Nassif, Planning and Development Services Director

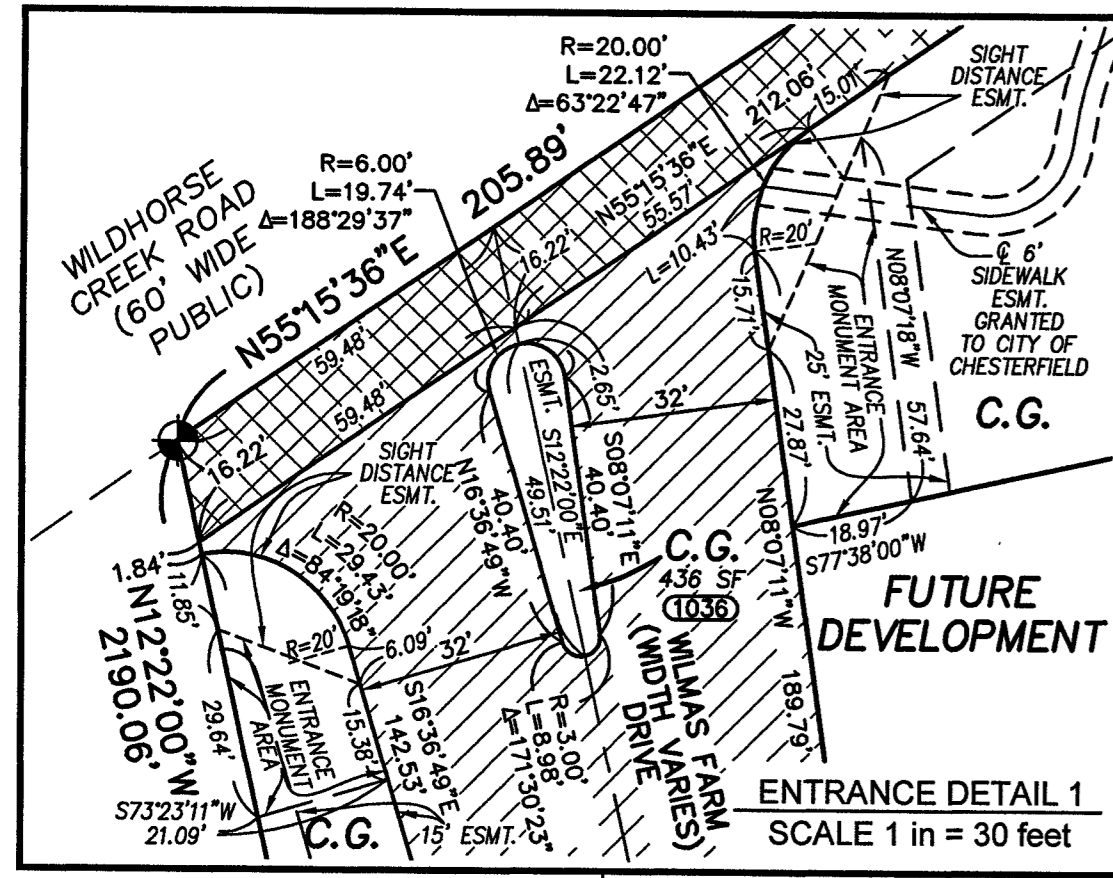
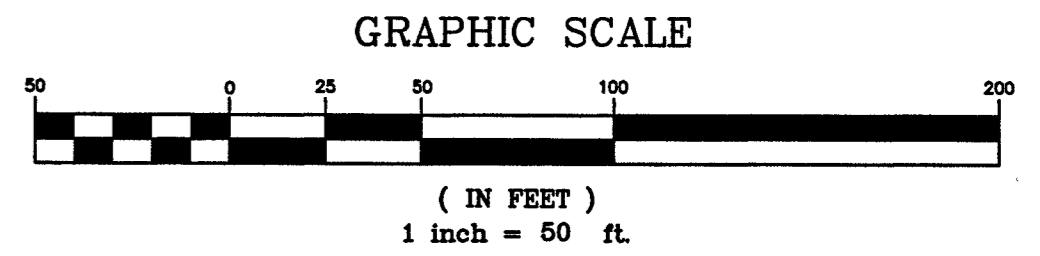
Attachments: Record Plat

THE ARBORS AT WILMAS FARM PLAT ONE

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
 ("PUD" PLANNED UNIT DEVELOPMENT (ORDINANCE 2869))

R.H. STEVENS FARM
 PART OF LOT 21
 BOUNDARY ADJUSTMENT PLAT
 (P.B. 353 PG. 955)

EX. 20' EASEMENT TO
 ST. LOUIS COUNTY WATER
 COMPANY D.B. 8392 PG. 1500



Point #	NORTHING	EASTING	Point #	NORTHING	EASTING
B	313420.871	238592.256	R	313274.722	238735.482
C	313456.295	238644.049	S	313281.951	238740.177
D	313543.612	238847.440	T	313284.963	238739.537
E	313545.724	238857.300	U	313287.927	238754.486
F	313541.246	238858.225	V	313284.977	238755.113
G	313539.142	238848.397	W	313280.218	238761.999
H	313499.548	238729.545	X	313279.416	238791.349
I	313485.710	238735.925	Y	313284.058	238801.290
J	313429.724	238682.165	Z	313286.637	238802.668
K	313416.815	238621.417	AA	313349.655	238809.859
L	313372.662	238627.427	AB	313362.151	238800.574
M	313323.116	238637.955	AC	313367.145	238824.073
N	313332.207	238660.733	AD	313380.773	238836.865
O	313308.148	238685.897	AE	313365.085	238869.991
P	313266.058	238694.420	AF	313370.147	238893.645
Q	313266.486	238696.726			

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	7.70'	150.00'	N79°06'12"E	7.70'
C2	31.42'	20.00'	N32°38'00"E	28.28'
C3	30.27'	20.00'	S55°43'25"E	27.46'
C4	96.85'	270.00'	S88°48'14"E	96.34'
C5	38.61'	30.00'	N64°36'10"E	36.00'

Line #	Length	Direction
L1	130.00'	N77°38'00"E
L2	10.10'	N12°22'00"W
L3	50.00'	N78°24'50"E
L4	9.90'	S12°22'00"E
L5	9.59'	N27°43'58"E

Line #/Curve #	Length	Direction/Chord	Radius	Chord Length
C1	7.44'	S84°58'05"W	47.00'	7.43'
L2	11.67'	S89°30'11"W		
C3	20.94'	S78°11'03"W	53.00'	20.80'
L4	11.42'	S66°51'55"W		
C5	10.95'	S60°56'47"W	53.00'	10.93'
L6	84.67'	S55°01'40"W		
C7	53.57'	S69°55'43"W	103.00'	52.97'
L8	103.71'	S84°49'46"W		
C9	60.45'	S77°59'06"W	253.00'	60.30'
C10	12.40'	S58°27'09"W	28.00'	12.30'
L11	34.75'	S45°45'52"W		
C12	27.16'	S78°11'23"W	24.00'	25.74'
L13	4.31'	N68°55'53"W		
C14	17.41'	S88°33'28"W	22.00'	16.96'
C15	84.98'	S65°50'19"W	3230.11'	84.98'
L16	84.91'	S55°01'19"W		
C17	6.29'	S60°58'45"W	38.78'	6.28'
C18	82.03'	S56°06'53"W	16622.00'	82.03'
L19	64.52'	S56°06'53"W		
C20	35.37'	S36°59'44"W	53.00'	34.72'
L21	14.00'	S17°52'08"W		
C22	10.45'	S13°24'09"W	67.00'	10.43'
L23	2.22'	S08°56'11"W		
C24	20.03'	S53°04'14"W	13.00'	18.10'
L25	34.07'	N82°47'44"W		

- LEGEND**
- ▲ PERMANENT MONUMENT (IN ACCORDANCE WITH MO MINIMUM STANDARDS) (5/8" I.R.O.D W/ ALUMINUM CAP)
 - SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MO MINIMUM STANDARDS) (1/2" I.R.O.D W/ PLASTIC CAP)
 - C.G. COMMON GROUND
 - ESMT. EASEMENT
 - FND. FOUND
 - P.V.M.T. PAVEMENT
 - B.L.D.G. BUILDING
 - 523 ADDRESS
 - + FOUND CROSS
 - ⊕ FOUND ANCHOR
 - ⊙ BENCHMARK

MARY SCHAEFFER
 ESTATE ADJUSTMENT
 P.B. 352, PG. 809

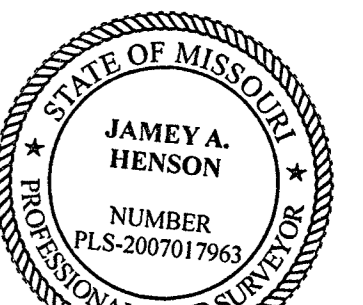
THE STERLING CO.
 ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63129
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 www.sterling-eng-sur.com

DRAWN BY:	GFS	MSD P# - 0030636-00
CHECKED BY:	JAH	DATE: OCT. 31, 2016
JOB NO.:	15-03-091	THE ARBORS AT WILMAS FARM PLAT ONE

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 4 FOR CERTIFICATION.

THE STERLING COMPANY
 MO REG. 307-D

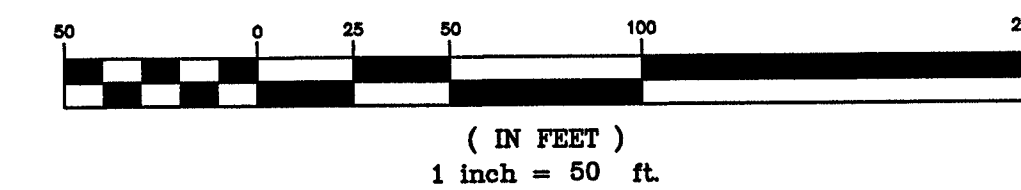


J.A.H. 10/31/16
 JAMES A. HENSON, PLS
 MO REG. L.S. #2007017963

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GRAPHIC SCALE



MATCH LINE - SHEET 2 OF 4
 MATCH LINE - SHEET 3 OF 4

MATCH LINE - SHEET 2 OF 4
 MATCH LINE - SHEET 3 OF 4

CURVE TABLE				
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 P.B. 352, PG. 809
 LOT 2
 ZONING NU

STATE PLANE COORDINATES		
Point #	NORTHING	EASTING
P	313266.058	238694.420
Q	313266.486	238696.726
R	313274.722	238735.482
S	313281.951	238740.177
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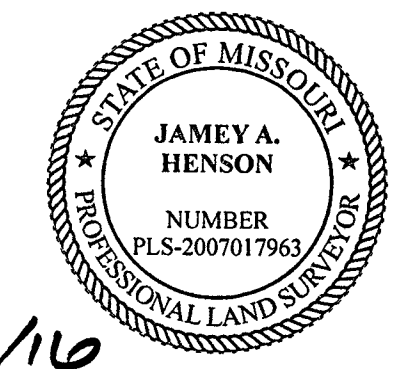
DEEP WOOD
 P.B. 170, PG. 24
 LOT 2
 ZONING NU

DEEP WOOD
 P.B. 170, PG. 24
 LOT 3
 ZONING FPNU

- LEGEND**
- ▲ PERMANENT MONUMENT (IN ACCORDANCE WITH MO MINIMUM STANDARDS) (5/8" IRON W/ ALUMINUM CAP)
 - SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MO MINIMUM STANDARDS) (1/2" IRON W/ PLASTIC CAP)
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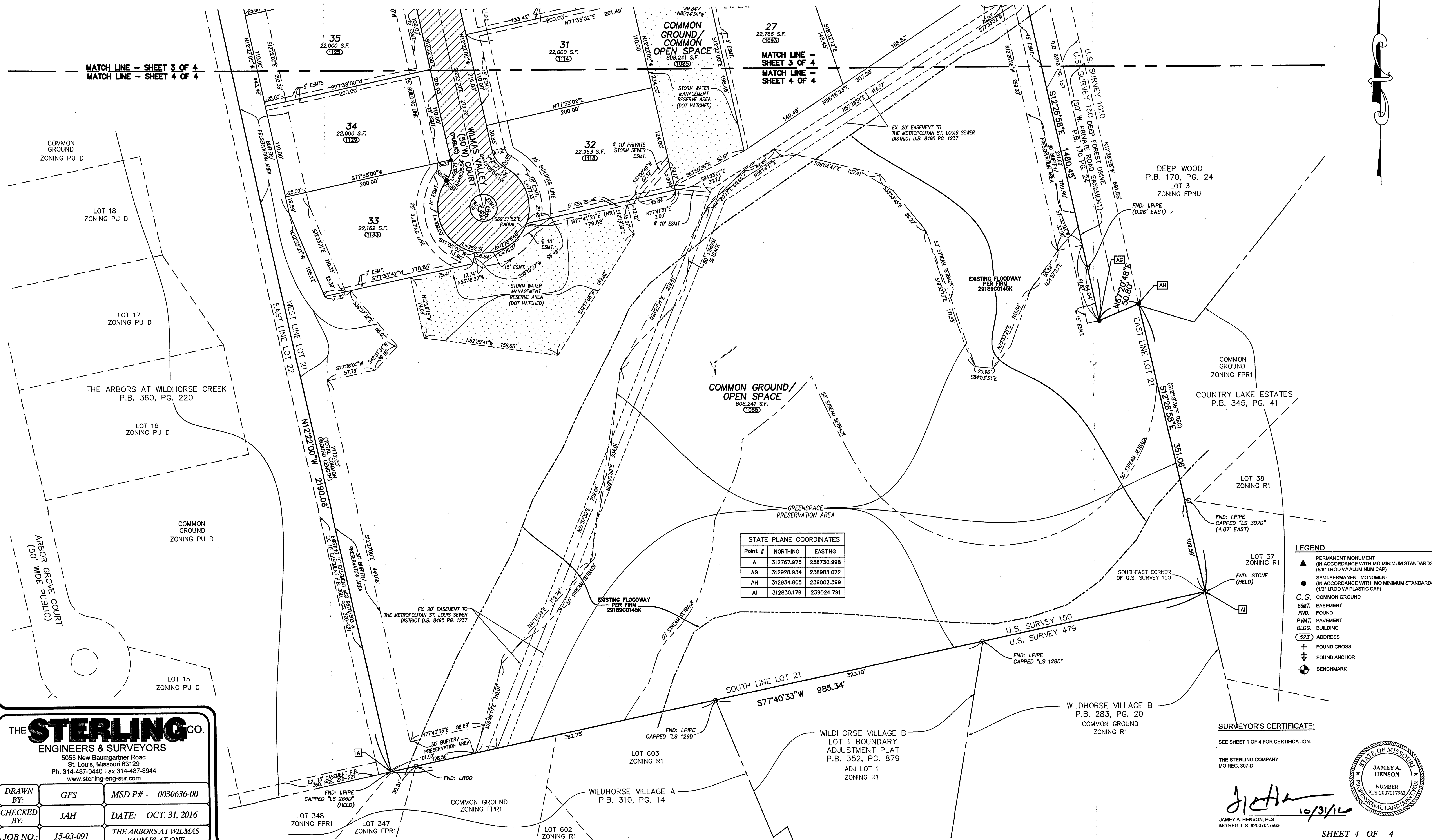
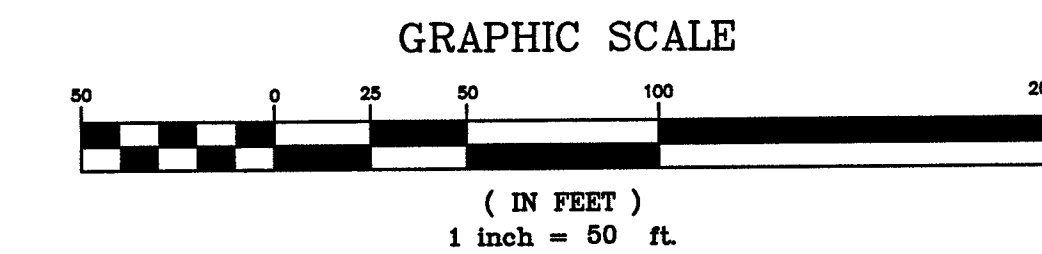
MATCH LINE - SHEET 3 OF 4
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Drawing name: V1503091 Landowner: Drawings: Surveying: Record: 0391: Rect: Ang: Plotted on: Oct 31, 2016 - 10:20am. Plotted by: genson

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STATE PLANE COORDINATES		
Point #	NORTHING	EASTING
A	312767.975	238730.998
AG	312928.934	238988.072
AH	312934.805	239022.399
AI	312830.179	239024.791

- LEGEND**
- ▲ PERMANENT MONUMENT (IN ACCORDANCE WITH MO MINIMUM STANDARDS) (6" I ROD W/ ALUMINUM CAP)
 - SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MO MINIMUM STANDARDS) (1/2" I ROD W/ PLASTIC CAP)
 - C.G. COMMON GROUND
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 MISSOURI STATE SURVEYOR

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Drawing name: V:\1503091_Land\Arbors at Wilmas Farm\Record\Record.dwg Plotted on: Oct 31, 2016 - 10:20am Plotted by: gmmom