



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: Record Plat

Meeting Date: November 14, 2016

From: Justin Wyse

Senior Planner

CC: Aimee Nassif, Planning & Development Services Director

Location: South side of Olive Blvd., west of Stablestone Dr.

Applicant: Harmony Seven, LLC

Description: Harmony Seven (Record Plat): A Record Plat for a 2.75 acre tract of land

zoned "R2" Residential District located on the south side of Olive

Boulevard and west of its intersection with Stablestone Drive.

PROPOSAL SUMMARY

Harmony Seven, LLC has submitted a request for a Record Plat. The record plat will establish six (6) residential lots varying in size, however not to be less than 15,000 sf. The record plat will also establish Harmony Meadow Ct., a public right-of-way.

LAND USE AND ZONING HISTORY OF THE SUBJECT SITE

The subject site was zoned "R-2" Residence District prior to the incorporation of the City of Chesterfield. Under this zoning, no Attachment 'A' is required and the applicant is required to comply with all standards of the "R-2" Residence District within the Unified Development Code.

A Site Plan was submitted in August of 2015. The Site Plan was approved by the City Council on May 16^{th} , 2016.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Paddington Hill	"R-3" PEU
East / South	Greenfield Village	"R-2" RDD
West	Glenfield	"R-2"



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 six (6) lots within the Harmony Seven development. The record plat substantially conforms to the approved Site Development Plan.

RECOMMENDATION

Staff has reviewed the Record Plat and the proposed development complies with the requirements of the Unified Development Code. Staff recommends approval of the Record Plat as all City Code requirements have been satisfied.

MOTION

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

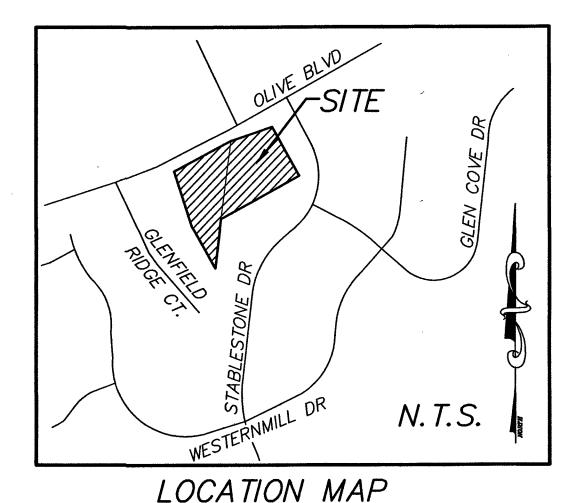
- 1) "I move to approve (or deny) the Record Plat for Harmony Seven as presented.
- 2) "I move to approve the Record Plat for Harmony Seven with the following conditions (Conditions may be added, eliminated, altered or modified):

cc: Aimee Nassif, Planning and Development Services Director

Attachments: Record Plat

HARMONY SEVEN

A TRACT OF LAND BEING PART OF LOT 7 IN SHARE 5 OF THE PARTITION OF MISSOURI A. STEVENS ESTATE AND BEING A PARCEL IN U.S. SURVEY 206, TOWNSHIP 45 AND 46 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI



OWNERS CERTIFICATE

The undersianed owner of the tract of land herein platted and further described in the forgoing legal description have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereinafter be known as "HARMONY SEVEN".

All easements shown hereon, unless designated for other specific purposes, are hereby dedicated to The City of Chesterfield, Missouri, Missouri American Water Company, Laclede Gas Company, AmerenUE, Southwestern Bell Telephone, the relevant Cable Television Company and to the Metropolitan St. Louis Sewer District, and their successors and assigns, as their interests may appear for the purpose of constructing, maintaining and repairing of public utilities, sewers and drainage facilities with the right of temporary use of adjacent ground not occupied by improvements for the excavation of and storage of materials during installation, repair, or replacement of said utilities, sewers, and drainage facilities.

The undersigned declares that all streets and areas shown hatched hereon, together with the roundings at intersections, and together with the cul—de—sacs, are hereby dedicated to the City of Chesterfield, Missouri for public use forever.

The 5' & 10' wide Maintenance, Utility & Road Widening Easements shown hereon is hereby dedicated for public use.

Maintenance of the Retaining Walls and Landscape areas will be addressed in the Subdivision Indentures and will be a common expense for all lots in this subdivision.

Landscape and Tree Preservation Easements are established as a protected area for vegetative landscape and existing vegetation respectively. Structures of any size, whether temporary or permanent with the exception of the retaining walls as shown on the plans, are not permitted within these easements. Retaining wall easements are established for the construction and maintenance of the retaining walls as shown on the plans. Retaining walls and landscaping as approved by the City of Chesterfield are required to be maintained and preserved indefinitely by the

This subdivision is subject to the conditions and restrictions as recorded in Book _____ Page ____ of the St. Louis County Recorder's Office.

The Common Ground area shown hereon, is not intended for the use of the general public, but is hereby established for the use and enjoyment of the property owners of Harmony Seven Homeowners Association, as more fully provided in the aforementioned conditions and restrictions. Said Common Ground is to be conveyed to, and maintained by said Association.

All existing easements are shown hereon.

The building lines shown hereon are hereby established.

Stormwater Management Reserve Areas as shown on this plat are hereby established for required stormwater management features, also known as BMP(S) (Best Management Practices). The Reserved Areas hereby established are irrevocable and shall continue forever, subject to a "Maintenance Agreement" executed on the 14 day of July, 2016. As recorded in the St. Louis County Recorder of Deed's Book 22100 Page 856 or as amended thereafter.

All taxes due and payable against this property have been paid in

IN WITNESS WHEREOF, we have signed and sealed this foregoing instrument on this 21 day of October, 2016.

HARMONY SEVEN. LLC

Br. Kriggy len. Srinivasa Karnati, Member

OWNERS NOTARY

STATE OF MISSOURI COUNTY OF St. Lasis

On this 21 day of October , 201/2, before me appeared Srinivasa Karnati, to me personally known, who being by me duly sworn, did say that he is a Member of Harmony Seven, LLC. A Missouri Limited Liability Corporation, and acknowledged that said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

My Commission Expires: ASS 2018

Notary Public:



PATRICIA IMBODEN My Commission Expires August 20, 2018 St. Charles County

LIEN HOLDER

Notary Public: _____

My Commission Expires: _____

The undersigned holder or legal owner of a note, secured by Deed recorded in Book ______, Page _____ of St. Louis County
Records, joins in and approves in every detail this subdivision plat

necords, joins in and approves in every detail this subdivision plat.
IN WITNESS WHEREOF, we have signed and sealed this foregoing instrument on this day of, 20
Print Name and Position
Sign Name
STATE OF MISSOURI)) SS OF)
OF)
On this day of, 20, before me appeare, to me personally known, who being by m
duly sworn, did say that he is the of, and that the seal affixed to the foregoing instrum
is the Corporate Seal of said Corporation, and that said instrument was signed and sealed on behalf of said Corporation by authority of its Boar of Directors, and said acknowledged tha said instrument to be the free act and deed of said Corporation.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my
notarial seal the day and year first above written.

GENERAL NOTES

- 1. This survey was prepared from items furnished St. Louis County Surveying & Engineering by St. Louis Title, LLC, agent for Old Republic National Title Insurance Company per File No. 4679STL, effective date February 02, 2016 and File No. 4680STL, effective date June 09, 2015, with Revision 1, dates of February 22, 2016.
- 2. Class of property Urban.
- 3. (S) Survey distance (C1) Calculated distance per Route 340 right-of-way plans. (R1) Record distance per Deed Book 18933 Page 2134. (R2) Record distance per Deed Book 10779 Page 585.
- (R3) Record distance per Plat Book 277 Page 97. (R4) Record distance per Plat Book 287 Page 47. (R5) Record distance per Plat Book 173 Pages 54 & 55.
- 4. The bearings shown on this plat are based on the plat of Glenfield Subdivision as recorded in Plat Book 277 Page 97 of the St. Louis County Records.
- 5. This property lies within Zone X (areas determined to be outside the 0.2% annual floodplain, per the Flood Insurance Rate Map, Community Panel No. 29189C0170K, effective date February 4, 2015.
- 6. Denotes permanent monuments (5 total), Denotes semi-permanent monuments (15 total), to be set within 12 months of approval of the plat.
- 7. Current Zoning: "R-2" Residential Front Yard: 25 feet Side Yard: 10 feet

Rear Yard: 15 feet

CITY OF CHESTERFILED CERTIFICATE

This is to certify that the subdivision of "HARMONY SEVEN" was approved by the City Council for the City of Chesterfield by Ordinance No. _____ on this ____ day of ____, 20___, and thereby authorizes the recording of this Record Plat with the office of the St. Louis County Recorder of Deeds.

Bob Nation; Mayor

Vickie Hass; City Clerk

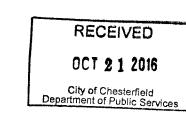
A tract of land being part of U.S. Survey 206, in Township 45 and 46 North, Range 4 East, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Southeastern most corner of Lot 5 of Glenfield Subdivision as recorded in Plat Book 277 Page 97, and being a point on the Western line of Greenfield Village Plat 1 as recorded in Plat Book 173 Pages 54 & 55 of the St. Louis County, Missouri Records; thence leaving said Western line along the Eastern line of said Glenfield Subdivision, North 30°22'14" West, 192.06 feet to a point marking the Northeast corner of Lot 7 of said Glenfield Subdivision and being the Southeast corner of Lot B of Zierenberg Subdivision as recorded in Plat Book 287 Page 47 of the said County Records; thence along the Eastern line of said Zierenberg Subdivision, North 17°21'00" West, 217.40 feet to a point on the Southern line of Olive Street Road (State Highway 340) (variable width); thence along the Southern line of said Olive Street Road the following courses, along a curve to the left having a radius of 2914.79 feet, an arc distance of 227.43 feet, a chord of which bears North 64°13'31" East, a chord distance of 227.37 feet to a point; thence North 60°51'22" East, 202.12 feet to a point on the Western line of a Common Ground as shown on the aforementioned Greenfield Village Plat 1, thence leaving the Southern line of Olive Street Road along the Western line of said Common Ground, South 28'00'36" East, 246.15 feet to the Northeast corner of Lot 12 of said Greenfield Village Plat 1; thence leaving said corner along the Northern line of Lots 10. 11 and 12 of said Greenfield Village Plat 1, South 61°59'24" West, 352.36 feet to the Northwest corner of said Greenfield Village Plat 1, thence along the Western line of said Greenfield Village Plat 1, South 0714'35" West, 189.23 feet back to the Point of Beginning and Containing 119,725 square feet or 2.748 acres more or less.

BENCH MARKS

BM: #7016 "U" on the back of curb of east bound Olive Blvd. on the centerline produced of Eagle Manor Lane.

ELEVATION = 629.98



SURVEYORS CERTIFICATION

We, St. Louis County Surveying & Engineering, Inc., have, at the request of Harmony Seven, LLC, during the month of June, 2015, executed a property boundary survey and during the month of April, 2016 prepared this Record Plat on the tract of land shown and described hereon and this survey has been executed in accordance with the Current Minimum Standards for Property Boundary Surveys, and the results are shown hereon.

> ST. LOUIS COUNTY SURVEYING & ENGINEERING, INC. CORPORATE REGISTRATION NO. LS-168D

DAVID J. MORTON P.L.S. #2276 STATE OF MISSOURI

SEP 3 0 2016 City of Chesterfield partment of Public Services DAVID J. MORTON

ENGINEERING, INC. 엉 ST. LOUIS COUNTY SURVEYING VEN E S HARMON pa,

DRAWN DATE W.D.S. 04-01-16 CHECKED DATE 04-01-16 D.J.M. PROJECT NAME

> HARMONY SEVEN RECORD PLAT

JOB # 2015-058

14304 OLIVE STREET ROAD

