



**V.I.L.D**

---

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<sup>th</sup>, 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



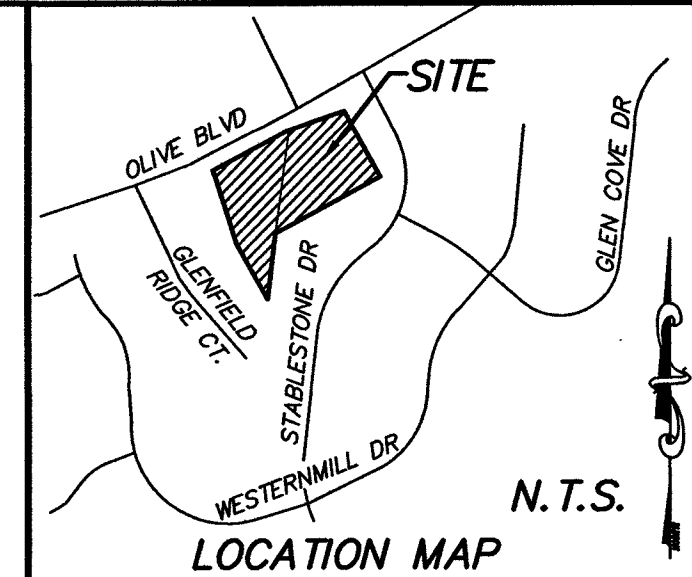


# HARMONY SEVEN

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

COMMON GROUND PADDINGTON HILL AMENDED PB.355 PG.439

GRAPHIC SCALE



The State Plane information shown hereon was adopted from the record plat of Amended Plat of Paddington Hill as recorded in Plat Book 355 Page 439 as follows:

Station Name: JC1713  
 Designation: HOWARD  
 Adjusted Date: Feb., 2000  
 NAD 83 (1997)  
 Missouri Coordinates (meters), North 315482.223, East 247211.122  
 Zone: East,  
 Scale Factor: 0.99993343  
 1 meter = 3.28083333  
 To convert bearings shown on this plat to Mo. State Plane Grid North, rotate counter-clockwise 01°01'41".

STATE PLANE COORDINATES

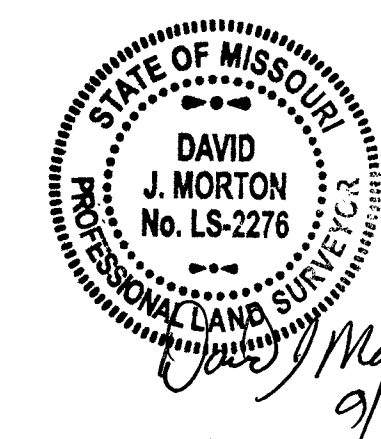
A	N 315770.556(m)	E 248179.204(m)
B	N 315704.962(m)	E 248215.620(m)
C	N 315652.831(m)	E 248121.722(m)
D	N 315595.493(m)	E 248115.478(m)
E	N 315645.460(m)	E 248084.980(m)
F	N 315708.343(m)	E 248064.088(m)
G	N 315739.594(m)	E 248125.945(m)

Line Table

Line #	Length	Bearings
L1	13.04'	N10°31'37"W
L2	10.96'	N46°41'34"W
L3	12.23'	N59°13'54"W
L4	22.78'	N07°04'46"E
L5	17.25'	N76°46'52"W
L6	4.65'	S65°57'14"E
L7	7.91'	S65°57'14"E
L8	13.75'	S48°30'31"E
L9	6.72'	S56°46'02"W
L10	4.92'	S69°21'11"W
L11	9.44'	N33°38'23"W
L12	9.20'	N60°51'22"E
L13	4.62'	N07°06'59"E
L14	2.13'	S35°06'49"W
L15	7.24'	S21°25'41"E
L16	3.70'	S38°59'25"E
L17	17.60'	S41°26'51"E
L18	4.23'	N44°31'41"E

Curve Table

Curve #	Length	Radius	Chord Distance	Chord Bearing
C1	18.16'	19.38'	17.50'	N69°07'30"E
C2	45.66'	95.89'	45.24'	N16°44'08"E
C3	6.72'	14.88'	6.66'	S50°51'28"W
C4	10.77'	4.00'	7.80'	S23°01'48"W
C5	4.91'	16.89'	4.90'	S00°56'21"E
C6	12.64'	12.50'	12.11'	S20°05'24"W
C7	18.61'	12.78'	17.01'	S13°18'23"E
C8	17.23'	12.50'	15.90'	S38°50'52"E
C10	9.94'	17.50'	9.80'	S00°42'09"E
C11	50.77'	25.00'	42.48'	S00°27'26"E
C12	9.03'	11.66'	8.81'	S23°53'01"W
C14	65.27'	20.00'	39.93'	S05°36'22"E



ST. LOUIS COUNTY SURVEYING & ENGINEERING, INC.  
 CORPORATE REGISTRATION NO. LS-1680  
 RECEIVED  
 SEP 30 2016  
 City of Chesterfield  
 Department of Public Services

ST. LOUIS COUNTY SURVEYING & ENGINEERING, INC.  
 CIVIL ENGINEERING  
 LAND SURVEYING  
 12015 Manchester Rd., Suite 70 St. Louis, Missouri, 63131  
 Phone (314) 965-6732 Fax (314) 965-6734

**HARMONY SEVEN**  
 IN U.S. SURVEY 206, T. 45 & 46 N., R. 4 E.,  
 ST. LOUIS COUNTY, MISSOURI

Prepared For:  
**HARMONY SEVEN, LLC**

REVISIONS	NO.	DATE	DESCRIPTION
1	06-15-16		ADDED STORMWATER MANAGEMENT NOTE
2	08-09-16		REVISED OWNERS CERTIFICATE
3	09-09-16		REVISED PER CITY COMMENTS
4	09-30-16		REVISED PER CITY COMMENTS

DRAWN W.D.S.	DATE 04-01-16
CHECKED D.J.M.	DATE 04-01-16
PROJECT NAME 14304 OLIVE STREET ROAD	
JOB # 2015-058	
<b>HARMONY SEVEN RECORD PLAT</b>	
SHEET <b>2</b> OF <b>2</b>	

