

Memorandum
Department of Planning & Development Services

To: Michael O. Geisel, City Administrator
From: Justin Wyse, Director of Planning and Development Services
Date: January 19, 2018
RE: St. Louis County Boundary Commission

*Please forward to
F&D for review
& direction
JW
1/22/2018*

BACKGROUND

The Boundary Commission is responsible for review of all proposals affecting boundaries of incorporated and unincorporated areas within St. Louis County and most boundary changes are required to be approved by the Boundary Commission, as well as be approved by the votes in the impacted areas.

Section 72.400-72.423 of the Revised Missouri Statutes dictate the authority and activities of the Boundary Commission. The Statute establishes a six-year cycle that includes a *Map Plan* phase and a *Proposal* phase. We are currently in the *Map Plan* phase until July 1, 2018. Submission of a municipality's *Map Plan(s)* serves to reserve the right to pursue annexation during the *Proposal* phase. No jurisdiction can pursue annexation or established unincorporated area proposals unless the proposal(s) are within the map plan boundaries. Therefore, if the City has interest in contemplating boundary changes in the next six years, a submittal must be provided to the Boundary Commission prior to July 1, 2018. Submission of a *Map Plan* does not obligate a City to pursue annexation; however, lack of a submission does preclude the ability for changes until the next *Map Plan* phase begins.

AREAS

Staff has identified several areas and prepared draft maps for review and direction. An overview of each of these areas is presented below.

Along 141 (Chesterfield / Creve Coeur / Town and County) – Construction of Hwy. 141 resulted in illogical municipal boundaries between Chesterfield, Creve Coeur, and Town and County. The result of the alignment is that there are several pieces of ground that are not logically located within the municipality which is best suited to provide services to the parcels. Two exhibits are attached showing the areas previously discussed for changes to the boundaries.

Westland Acres – The area in the southwest portion of Chesterfield off Strecker Road known as Westland Acres was proposed for development in 2005. At that time, property owners cited difficulty with gaining municipal approvals as a portion of the area is located within Chesterfield and a portion within Wildwood. Concerns

about obtaining approvals from two separate bodies are routinely raised by private sector parties.

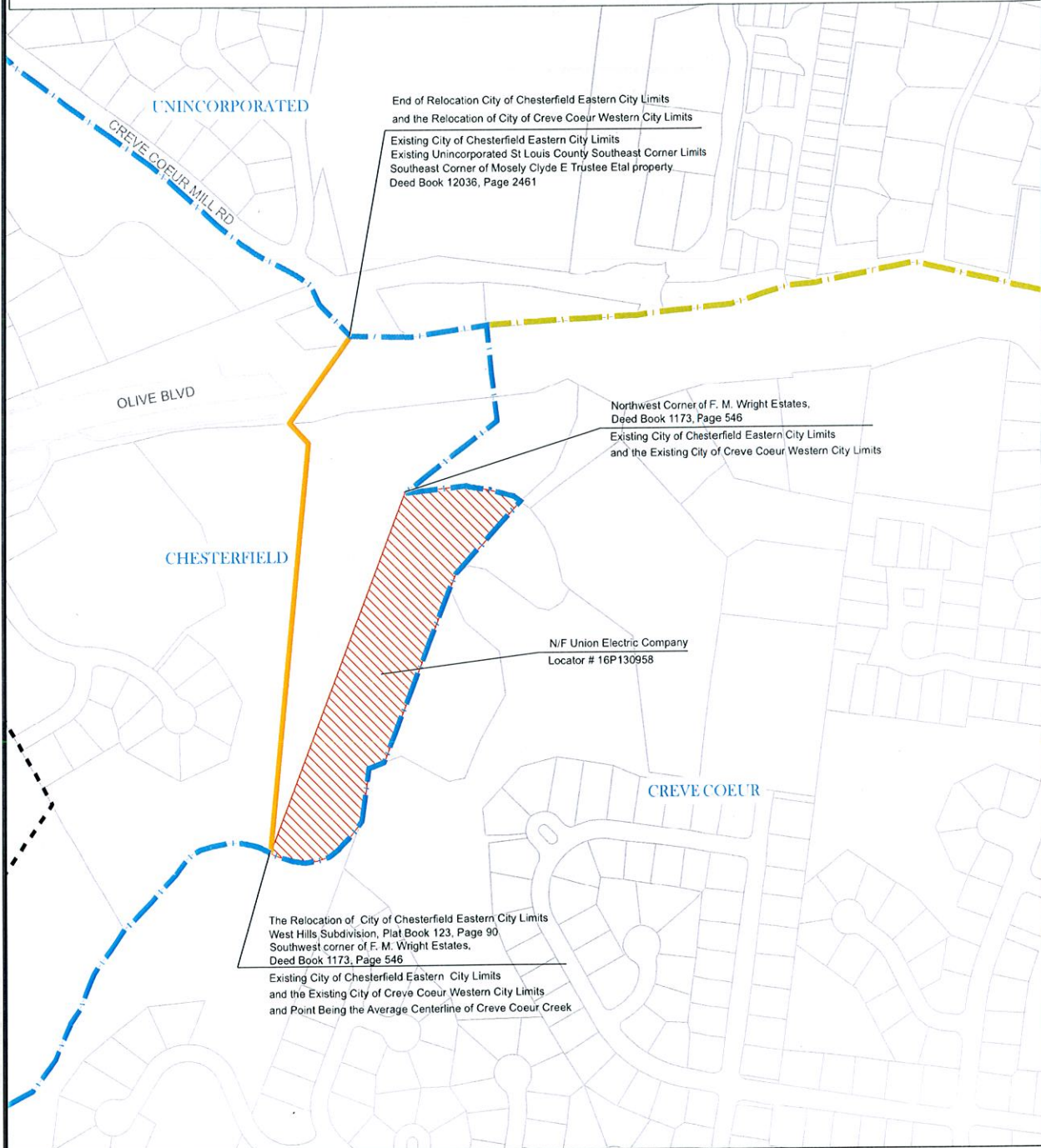
Clarkson Valley – The City of Clarkson Valley has a population of 2,628 people according to estimates from the U.S. Census Bureau and is approximately 2.7 square miles. Chesterfield currently provides contractual police service for Clarkson Valley.

RECOMMENDATION

I recommend that the topic be forwarded to the Finance and Administration Committee for discussion and recommendation in proceeding with a *Map Plan* phase submission for each of these areas.

Attachments: 141 Maps (Exhibits A-L)
 Westland Acres Area Map (Exhibit M)
 Clarkson Valley Map (Exhibit N)

EXHIBIT "A"
LOC # 16P130958
13190 OLIVE BLVD
F M WRIGHT ESTATES SUB
DEED BOOK 1173 PAGE 546

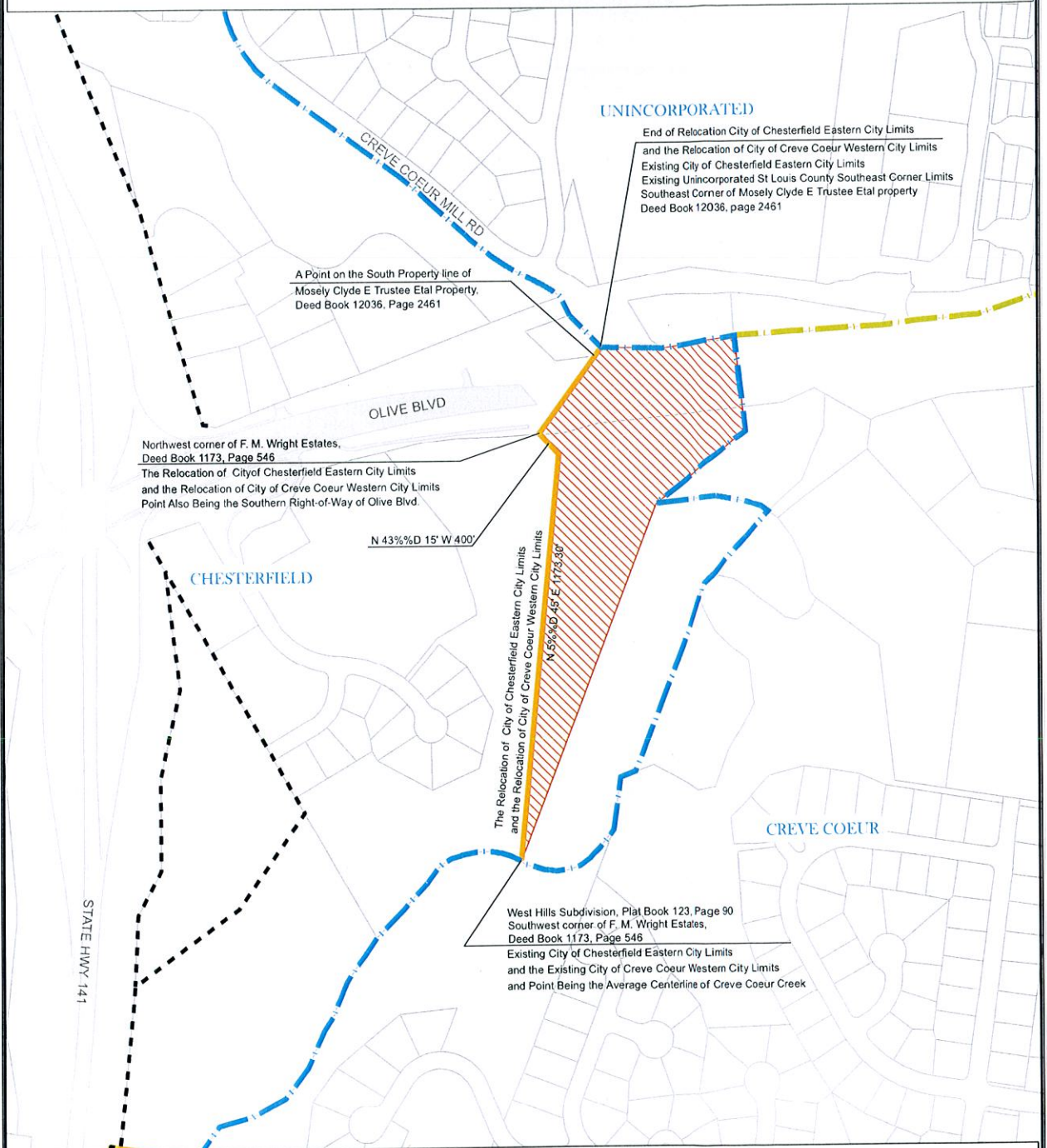


Legend






- Relocated City Limits of Chesterfield
- City Limits of Chesterfield
- Missouri State Highway 141 (Woods Mill Rd) Right-of-way
- Other Municipality City Limits
- Approx. 5.984 Acres from Chesterfield to Creve Coeur



EXHIBIT "B"
LOC # 16P130073
13192 OLIVE BLVD
SCHOENBERG RICHARD TRUSTEE
DEED BOOK 12026 PAGE 2461



Legend

-  Relocated City Limits of Chesterfield
-  City Limits of Chesterfield
-  Missouri State Highway 141
(Woods Mill Rd) Right-of-way
-  Other Municipality City Limits
-  Approx. 8.537 Acres from
Chesterfield to Creve Coeur

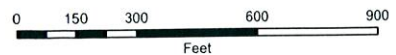
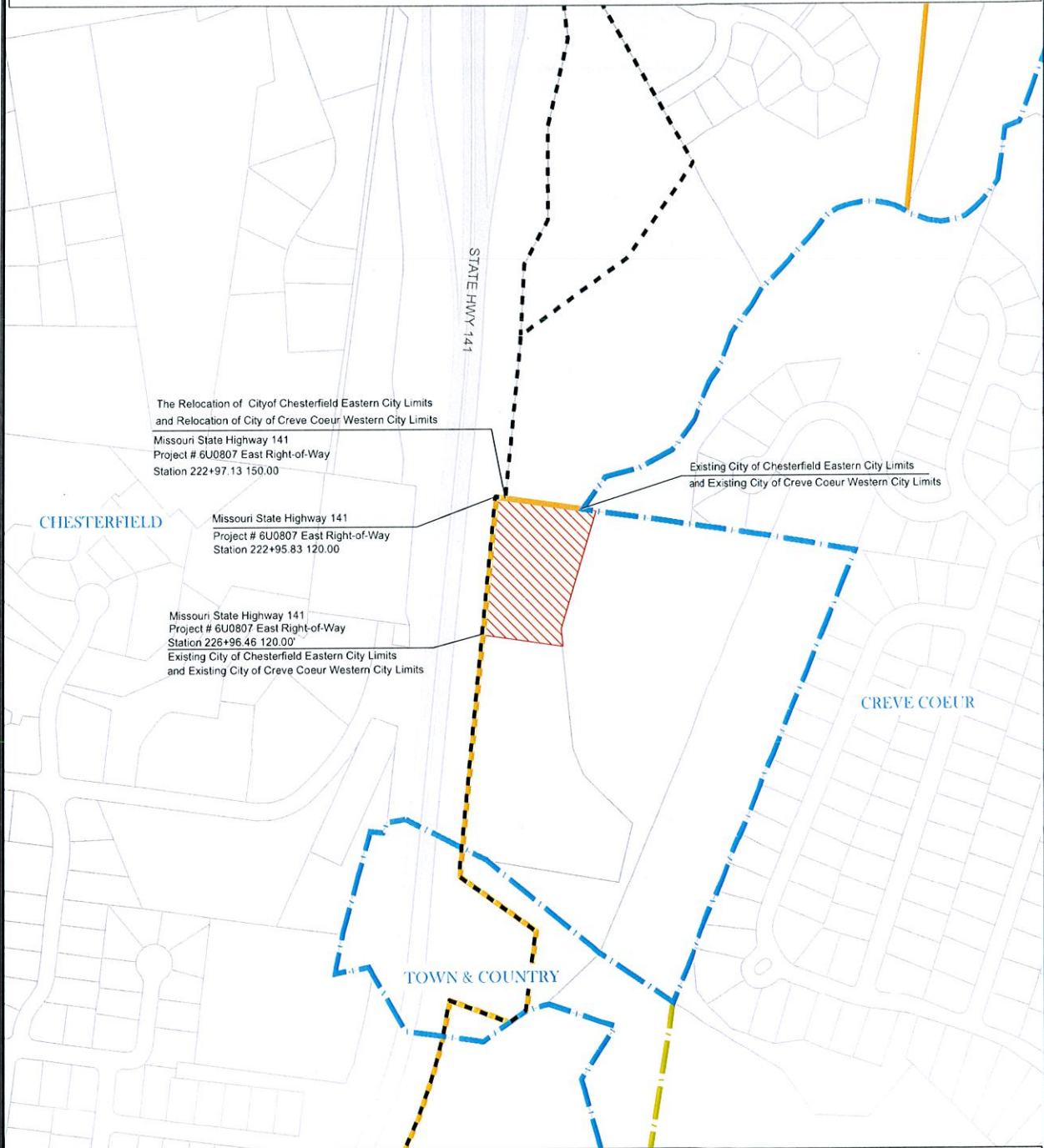


EXHIBIT "C"
LOC # 17Q640693
858 LAND O WOODS DR
STATE OF MISSOURI
DEED BOOK 18759 PAGE 403

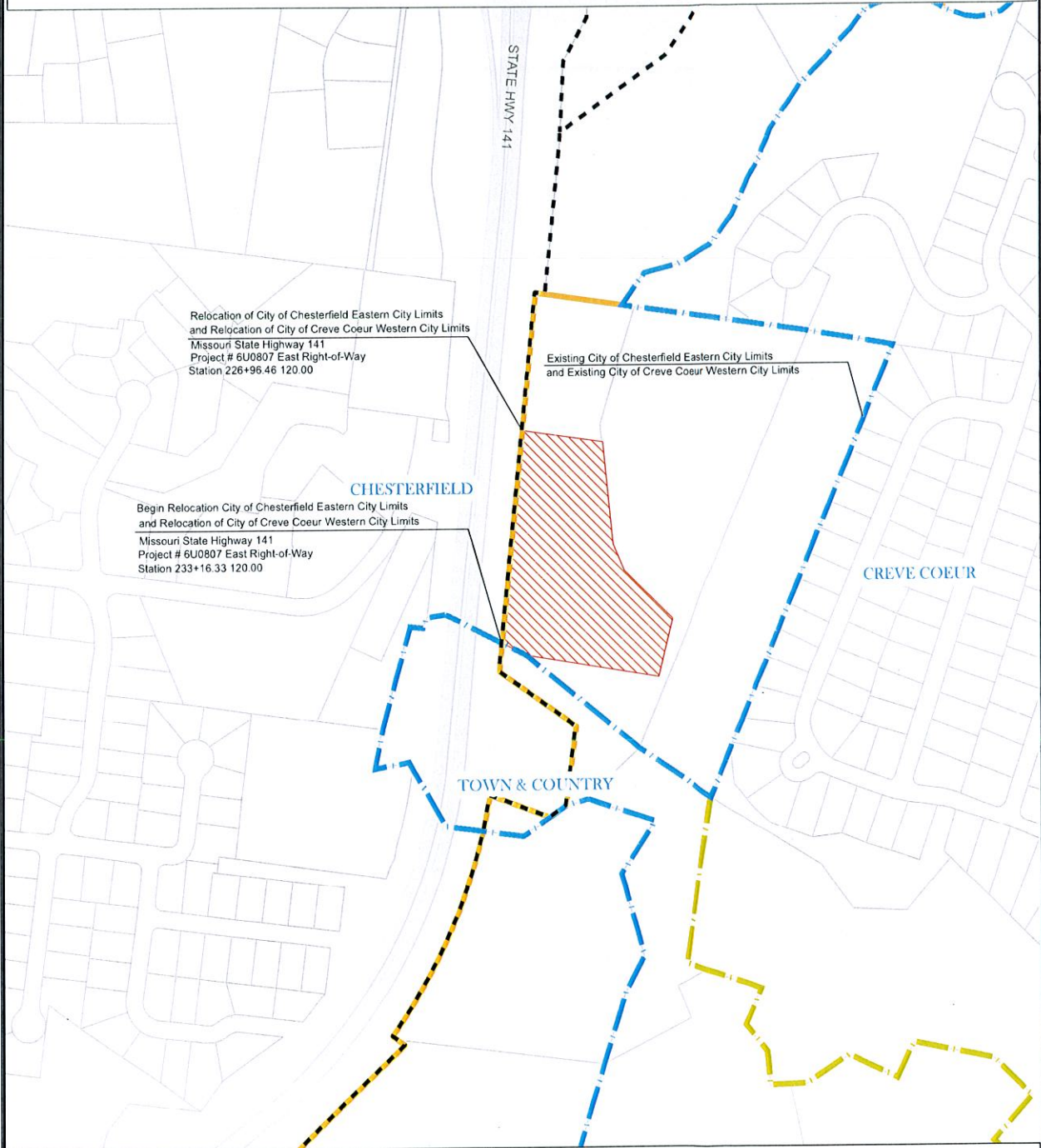


Legend

- Relocated City Limits of Chesterfield
- City Limits of Chesterfield
- Missouri State Highway 141 (Woods Mill Rd) Right-of-way
- Other Municipality City Limits
- Approx. 2.332 Acres from Chesterfield to Creve Coeur



EXHIBIT "D"
LOC # 17Q640651
868 LAND O WOODS DR
WOOD LAKE RESIDENTS ASSOC
DEED BOOK 6703 PAGE 822



Legend






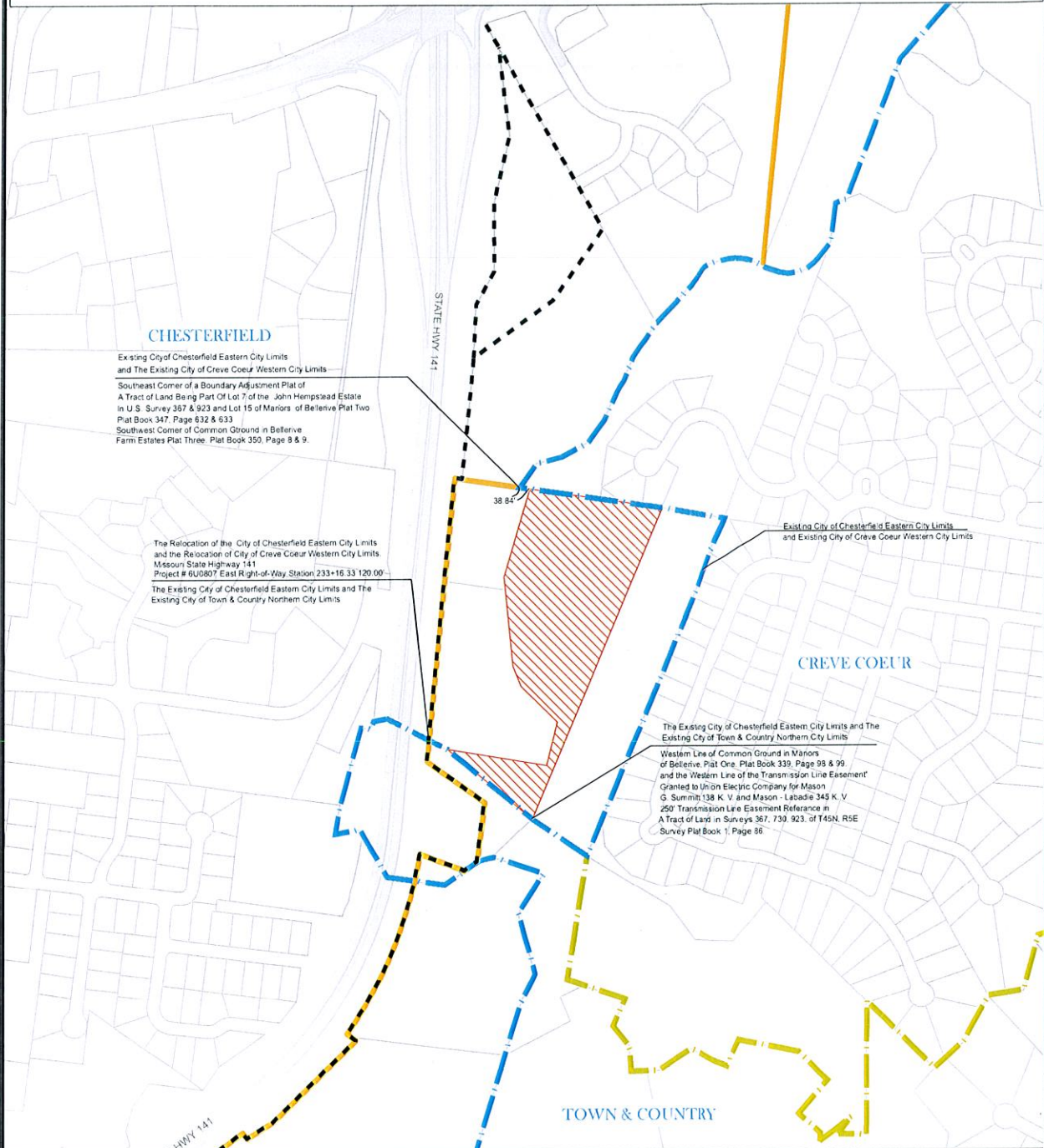
-  Relocated City Limits of Chesterfield
-  City Limits of Chesterfield
-  Missouri State Highway 141 (Woods Mill Rd) Right-of-way
-  Other Municipality City Limits
-  Approx. 5.298 Acres from Chesterfield to Creve Coeur



EXHIBIT "E"
LOC # 17Q640716
13245 AUTUMN TRAILS CT
BRAUER STEPHEN F TRUSTEE
DEED BOOK 18999 PAGE 3525



Legend






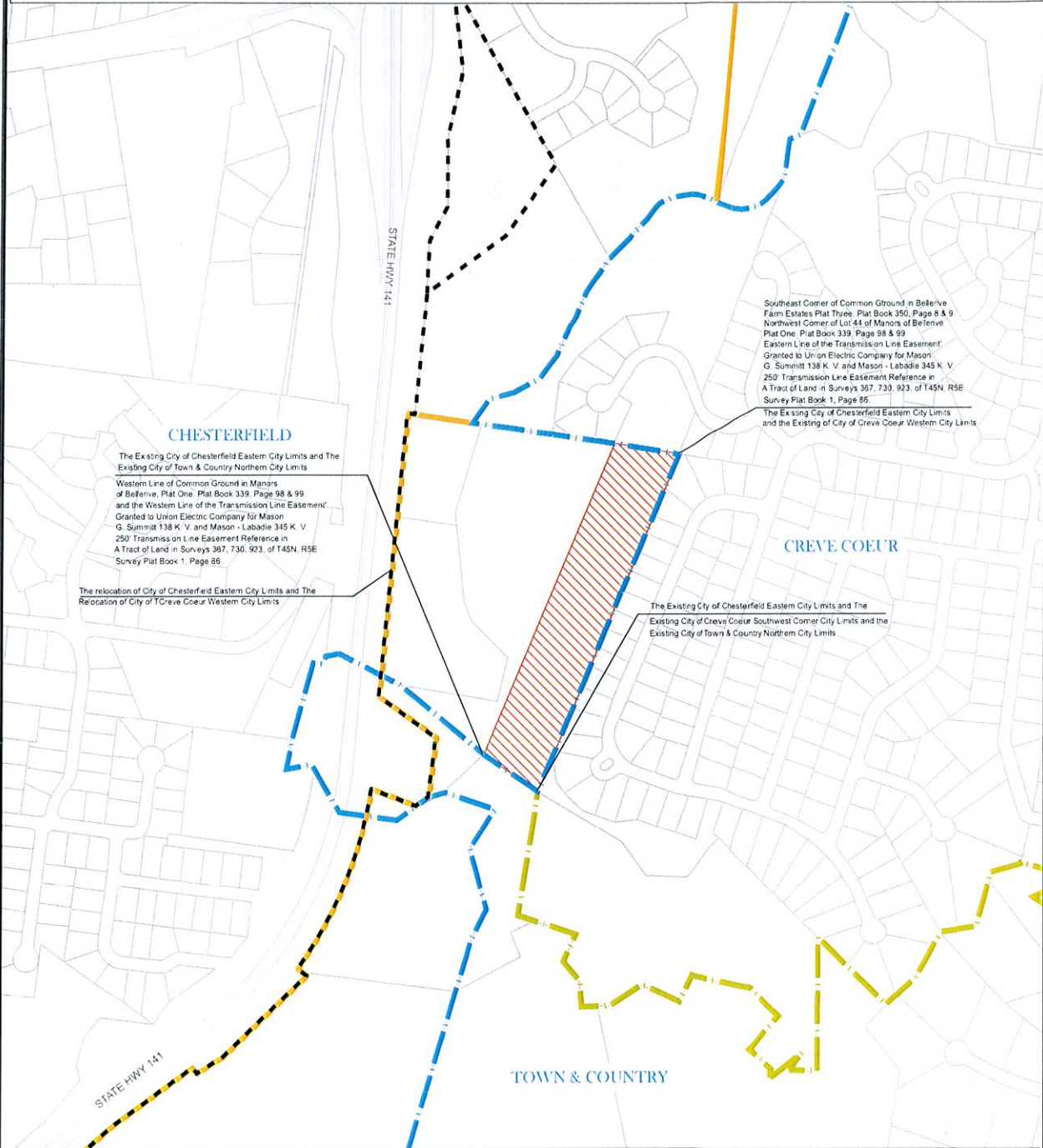
-  Relocated City Limits of Chesterfield
-  City Limits of Chesterfield
-  Missouri State Highway 141 (Woods Mill Rd) Right-of-way
-  Other Municipality City Limits
-  Approx. 9.255 Acres from Chesterfield to Creve Coeur



EXHIBIT "F"
LOC # 17P410343
13210 DARTAGNAN CT
BRAUER STEPHEN F TRUSTEE
DEED BOOK 10976 PAGE 2230



Legend

- Relocated City Limits of Chesterfield
- City Limits of Chesterfield
- Missouri State Highway 141 (Woods Mill Rd) Right-of-way
- Other Municipality City Limits
- Approx. 7.869 Acres from Chesterfield to Creve Coeur

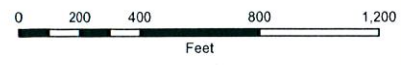
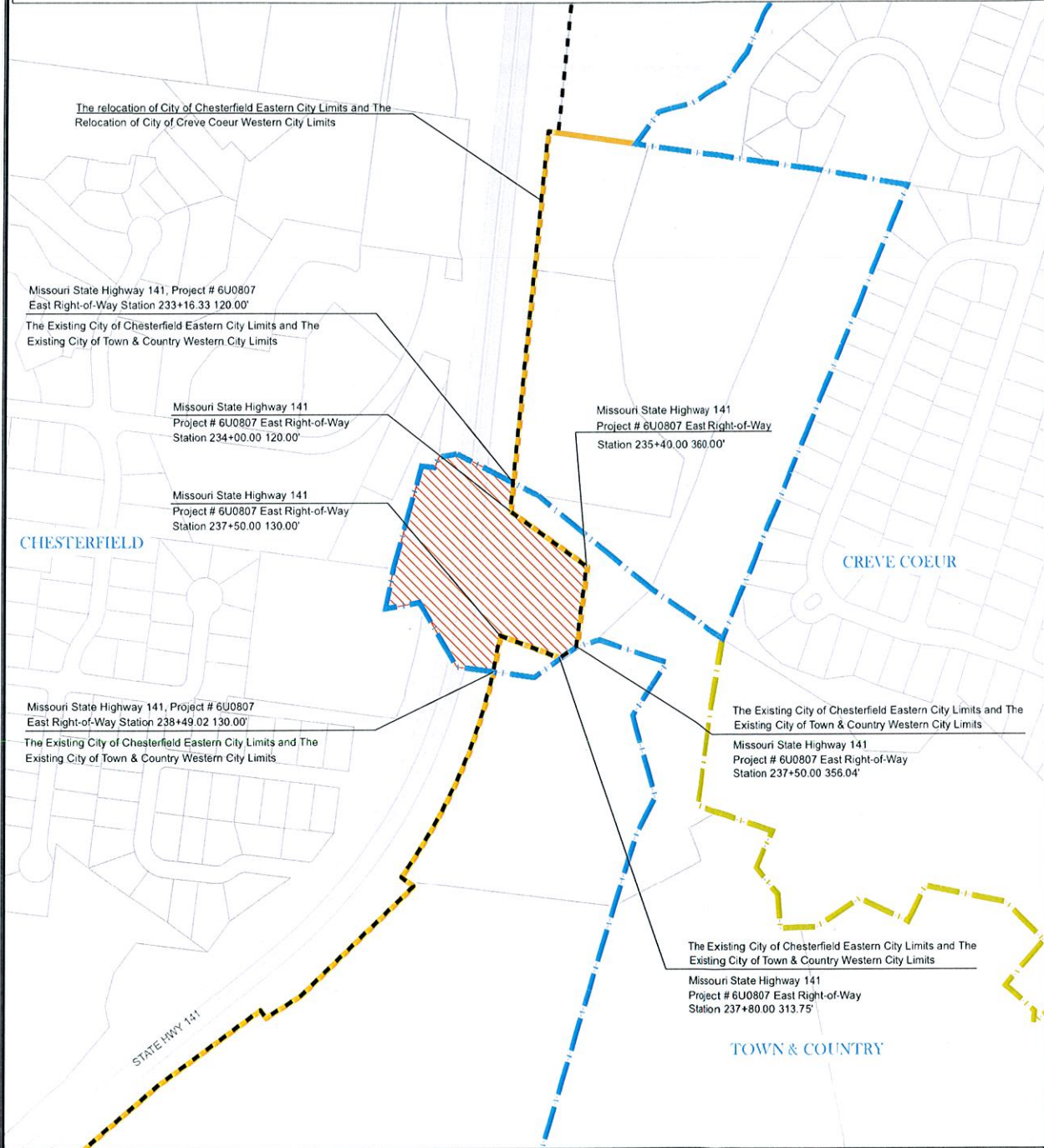


EXHIBIT "G"
MoDOT PROJECT # 6U0807
MISSOURI STATE HWY 141
(WOODS MILL RD)
STA. 238+49.02 TO STA. 233+16.33

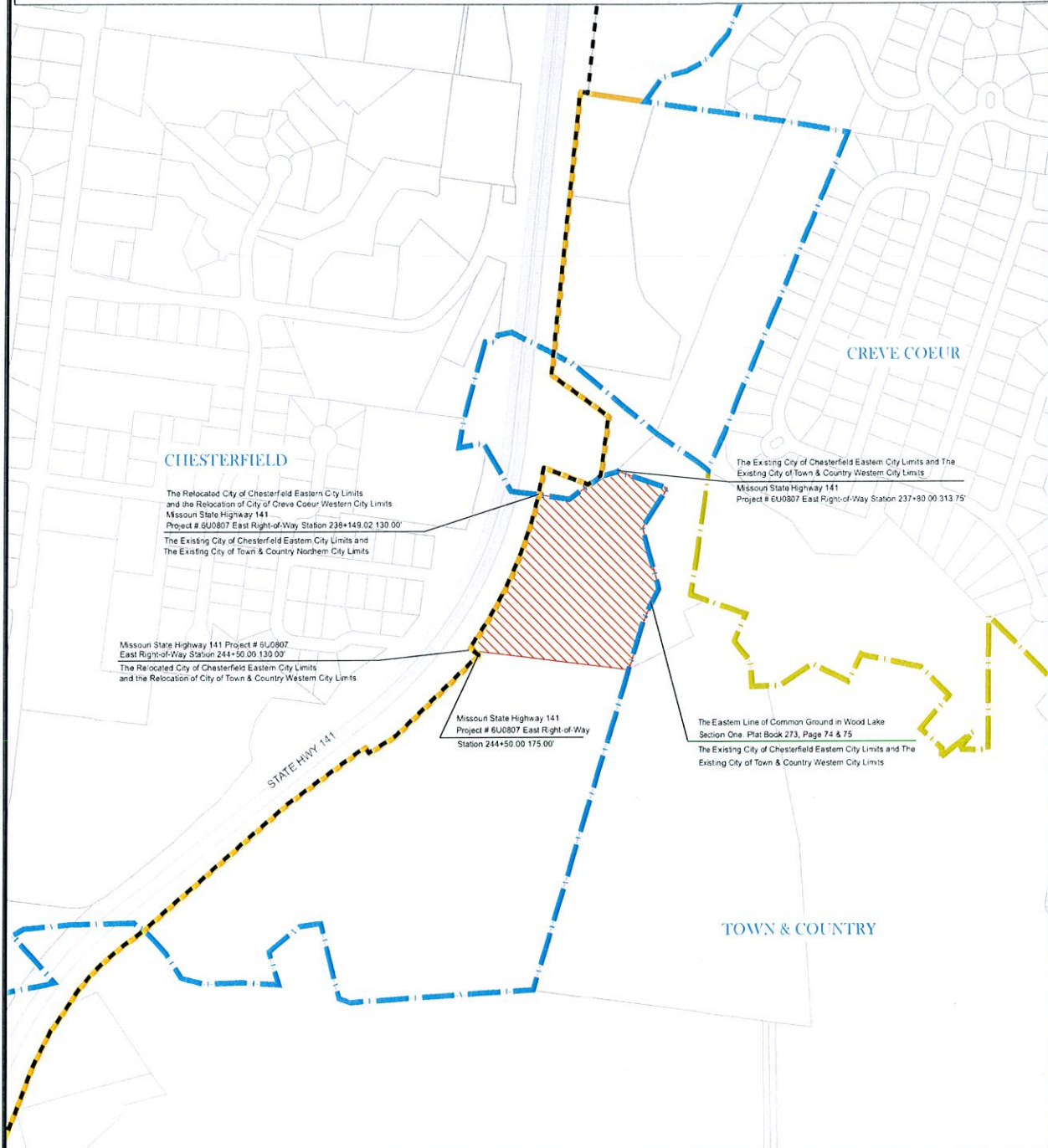


Legend

- Relocated City Limits of Chesterfield
- City Limits of Chesterfield
- Missouri State Highway 141 (Woods Mill Rd) Right-of-way
- Other Municipality City Limits
- Approx. 5.316 Acres from Town & Country to Chesterfield



EXHIBIT "H"
LOC # 17Q620145
13364 WALFIELD LN
WOOD LAKE RESIDENTS ASSOC
DEED BOOK 6356 PAGE 872



CHESTERFIELD

CREVE COEUR

TOWN & COUNTRY

The Relocated City of Chesterfield Eastern City Limits and the Relocation of City of Creve Coeur Western City Limits
 Missouri State Highway 141
 Project # 6U0807 East Right-of-Way Station 238+149.02 130.00'
 The Existing City of Chesterfield Eastern City Limits and The Existing City of Town & Country Northern City Limits

The Existing City of Chesterfield Eastern City Limits and The Existing City of Town & Country Western City Limits
 Missouri State Highway 141
 Project # 6U0807 East Right-of-Way Station 237+80.00 313.75'

Missouri State Highway 141 Project # 6U0807
 East Right-of-Way Station 244+50.00 130.00'
 The Relocated City of Chesterfield Eastern City Limits and the Relocation of City of Town & Country Western City Limits

Missouri State Highway 141
 Project # 6U0807 East Right-of-Way
 Station 244+50.00 175.00'

The Eastern Line of Common Ground in Wood Lake Section One Plat Book 273, Page 74 & 75
 The Existing City of Chesterfield Eastern City Limits and The Existing City of Town & Country Western City Limits

Legend






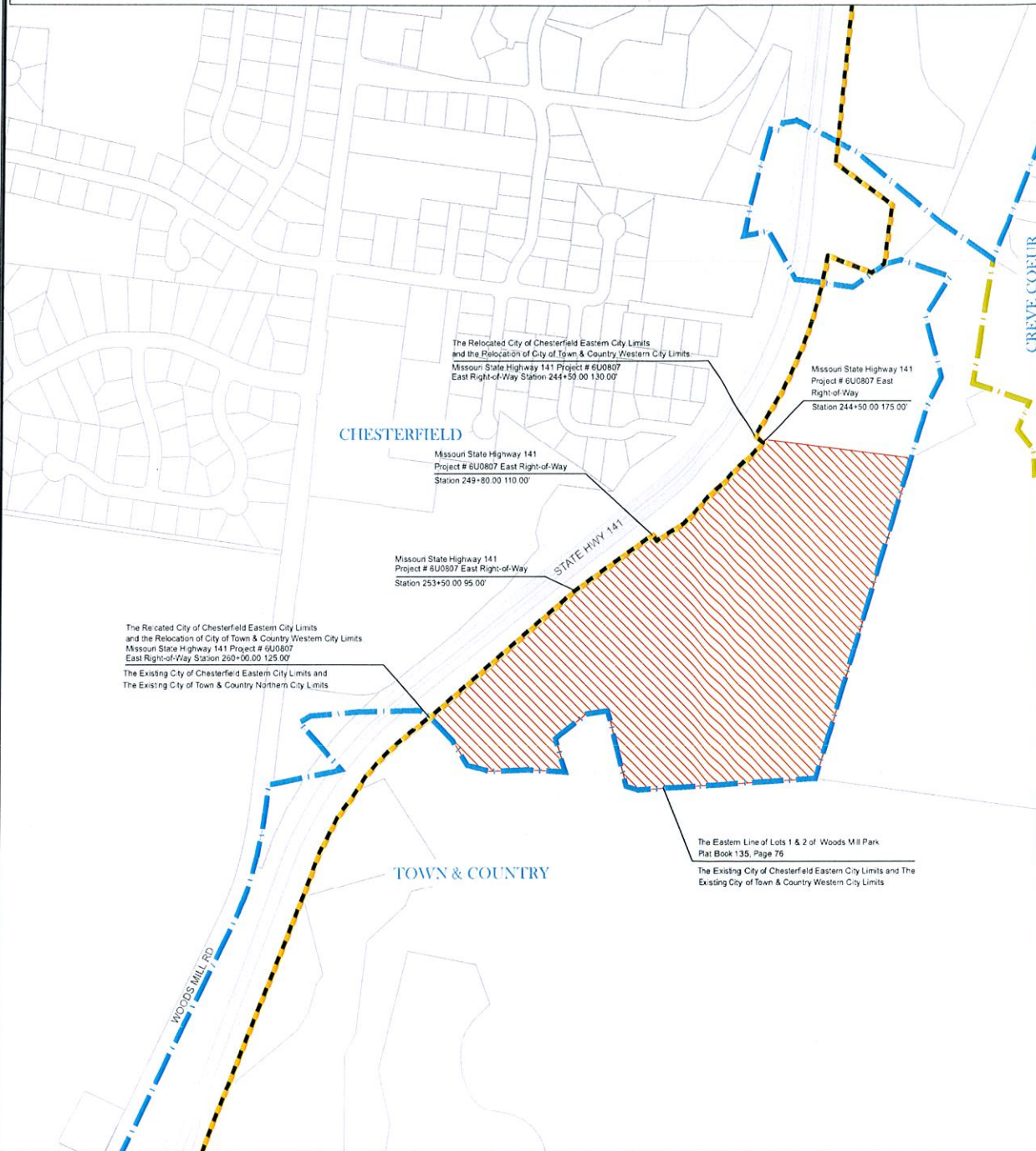
-  Relocated City Limits of Chesterfield
-  City Limits of Chesterfield
-  Missouri State Highway 141 (Woods Mill Rd) Right-of-way
-  Other Municipality City Limits
-  Approx. 8.355 Acres from Chesterfield to Town & Country



EXHIBIT "I"
LOC # 17Q340041
13468 POST RD
BRAUER STEPHEN F TRUSTEE
DEED BOOK 9348 PAGE 545



Legend

- Relocated City Limits of Chesterfield
- City Limits of Chesterfield
- Missouri State Highway 141 (Woods Mill Rd) Right-of-way
- Other Municipality City Limits
- Approx. 33.898 Acres from Chesterfield to Town & Country

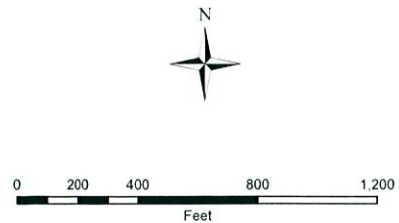
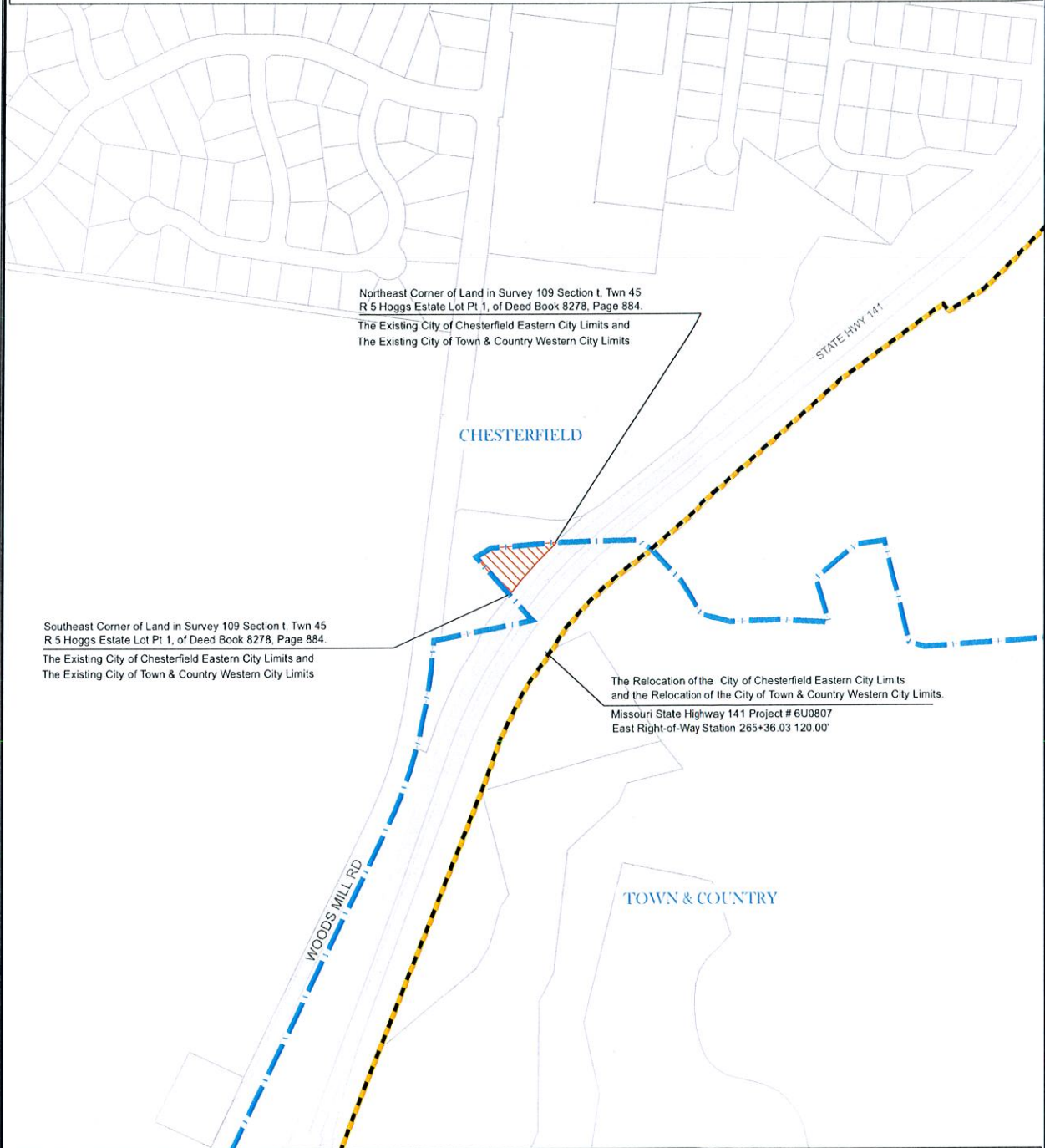


EXHIBIT "J"
LOC # 17Q240141
482 WOODS MILL RD
BRAUER STEPHEN F TRUSTEE
DEED BOOK 8278 PAGE 884

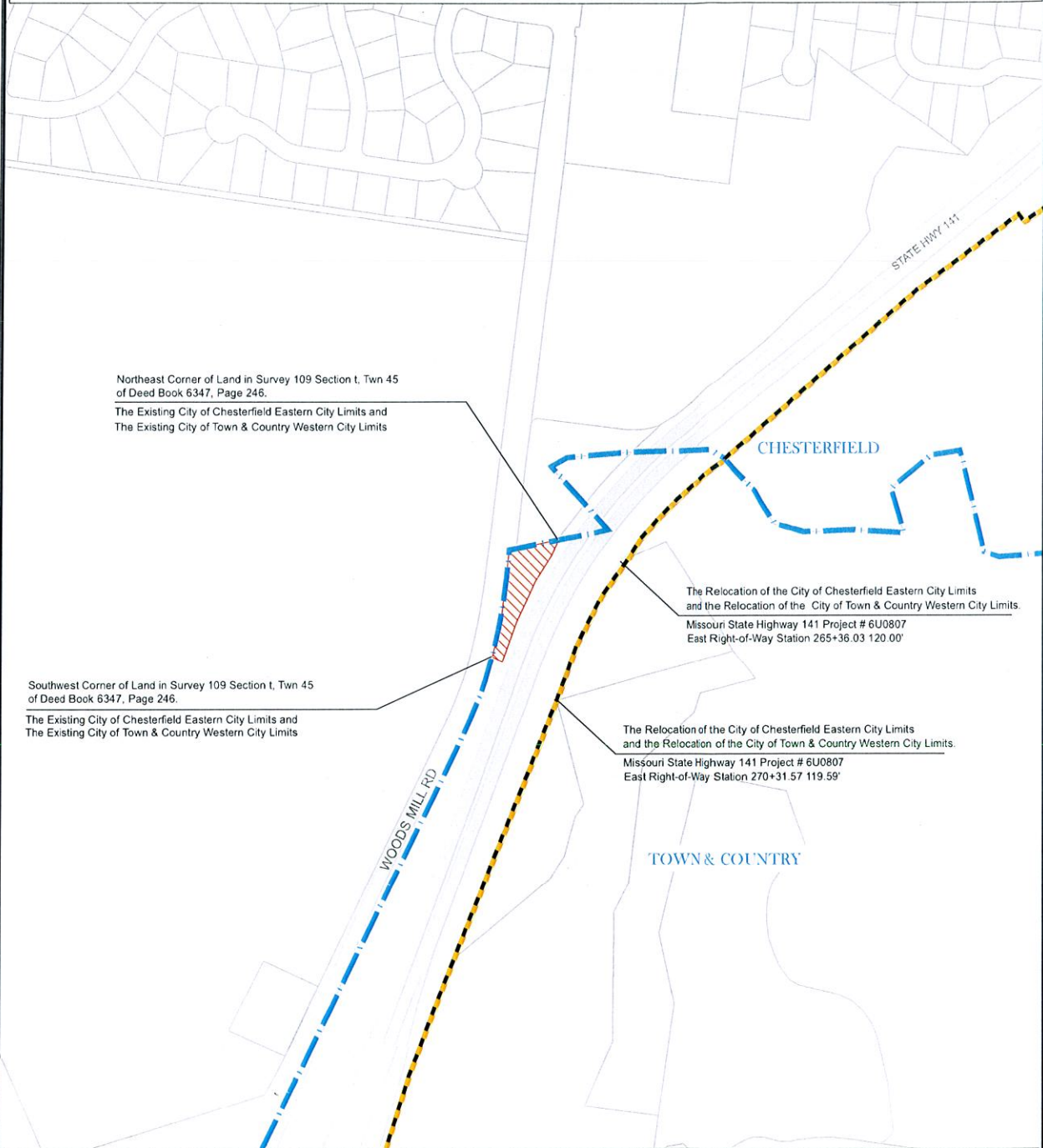


Legend

- Relocated City Limits of Chesterfield
- City Limits of Chesterfield
- Missouri State Highway 141 (Woods Mill Rd) Right-of-way
- Other Municipality City Limits
- Approx. 0.368 Acres from Town & Country to Chesterfield



EXHIBIT "K"
17Q240132
440 WOODS MILL RD
HUNTER ENGINEERING CO
DEED BOOK 6347 PAGE 246



Legend

- Relocated City Limits of Chesterfield
- City Limits of Chesterfield
- Missouri State Highway 141 (Woods Mill Rd) Right-of-way
- Other Municipality City Limits
- Approx. 0.59 Acres from Town & Country to Chesterfield

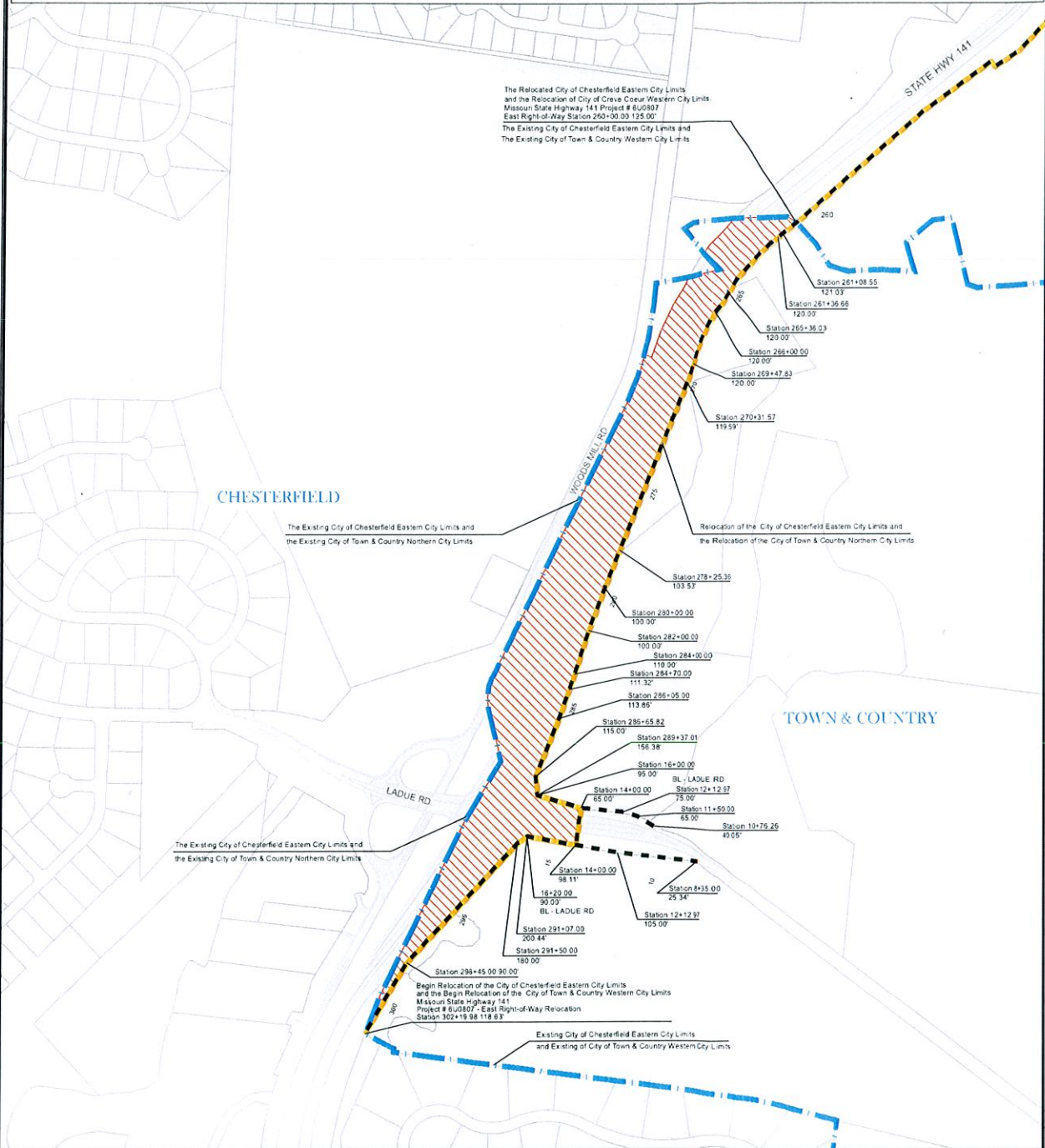


EXHIBIT "L"

MoDOT PROJECT # 6U0807

MISSOURI STATE HWY 141 (WOODS MILL RD)

STA. 302+19.98 TO STA. 260+00



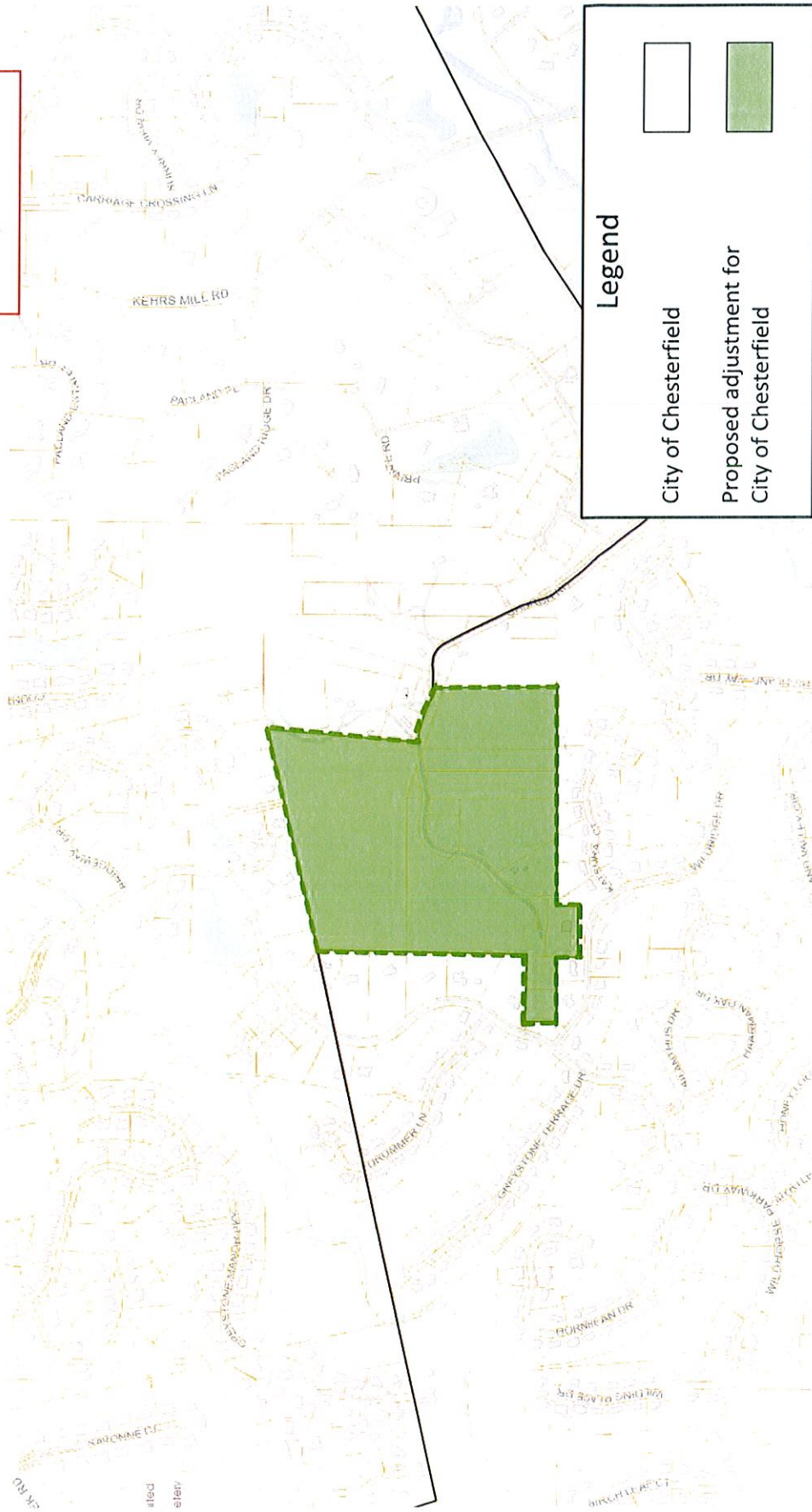
Legend

- Relocated City Limits of Chesterfield
- - - City Limits of Chesterfield
- - - Missouri State Highway 141 (Woods Mill Rd) Right-of-way
- - - Other Municipality City Limits
- / / / Approx. 19,948 Acres from Town & Country to Chesterfield



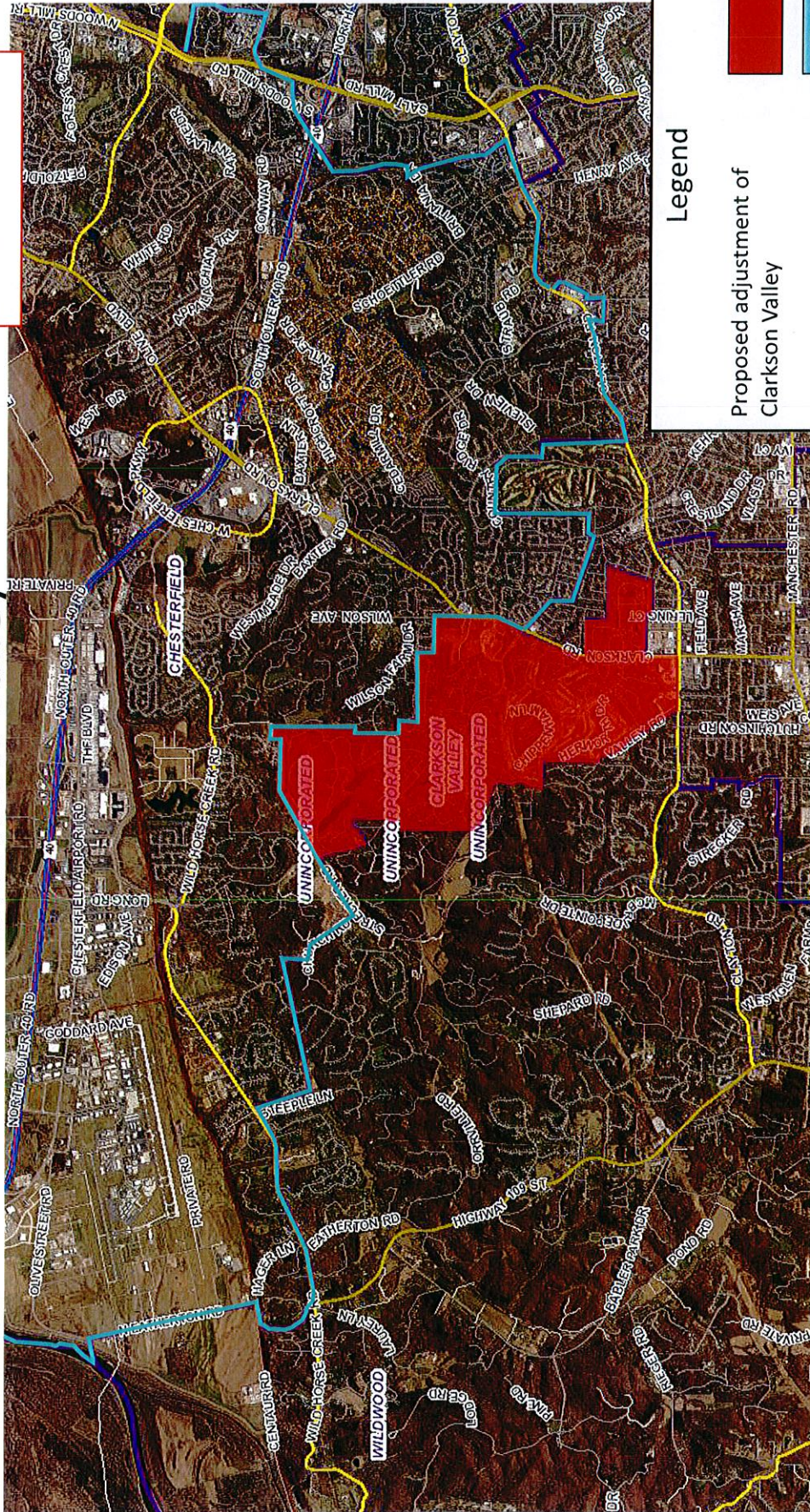
Westland Acres

Exhibit "M"



Clarkson Valley

Exhibit "N"



Legend

- Proposed adjustment of Clarkson Valley (Red box)
- Chesterfield boundary line (Blue box)