



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

Planning Commission Staff Report

Meeting Date: June 28, 2021

From: Chris Dietz, Planner 

Location: 17256 Wild Horse Creek Rd.

Description: **Krishna Estates Record Plat:** A Record Plat for a 4.20-acre tract of land zoned "E-1AC" Estate District located on the south side of Wild Horse Creek Road, east of its intersection with Kehrs Mill Road (18U420027).

PROPOSAL SUMMARY

Volz Engineering, on behalf of Mr. Jigar Patel, has submitted a Record Plat containing three (3) single-family residential lots as a new subdivision to be known as Krishna Estates.

HISTORY OF SUBJECT SITE

The site was zoned "NU"-Non-Urban District prior to the City's incorporation. In 2017, the site was rezoned into the "E-1AC" Estate District with the intent to subdivide the property into three (3) single-family residential lots. A Preliminary Plat showing this proposed subdivision was administratively approved in 2018.

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 three (3) new lots for development along Wild Horse Creek Road. A five-foot (5') right-of-way dedication to St. Louis County and one-foot (1') sidewalk easement run along Wild Horse Creek Rd. through each lot, due to the 4' sidewalk shown within County right-of-way dedication. Utility easements and a shared driveway easement are shown on each lot as well. A retaining wall easement is located between Lots 2 and 3. There is no common ground proposed with this Record Plat. The City's Comprehensive Plan designates this development as being within the Suburban Neighborhood Character Area, in which the proposed single-family residential use is permitted. This Record Plat substantially conforms to the approved Preliminary Plat.

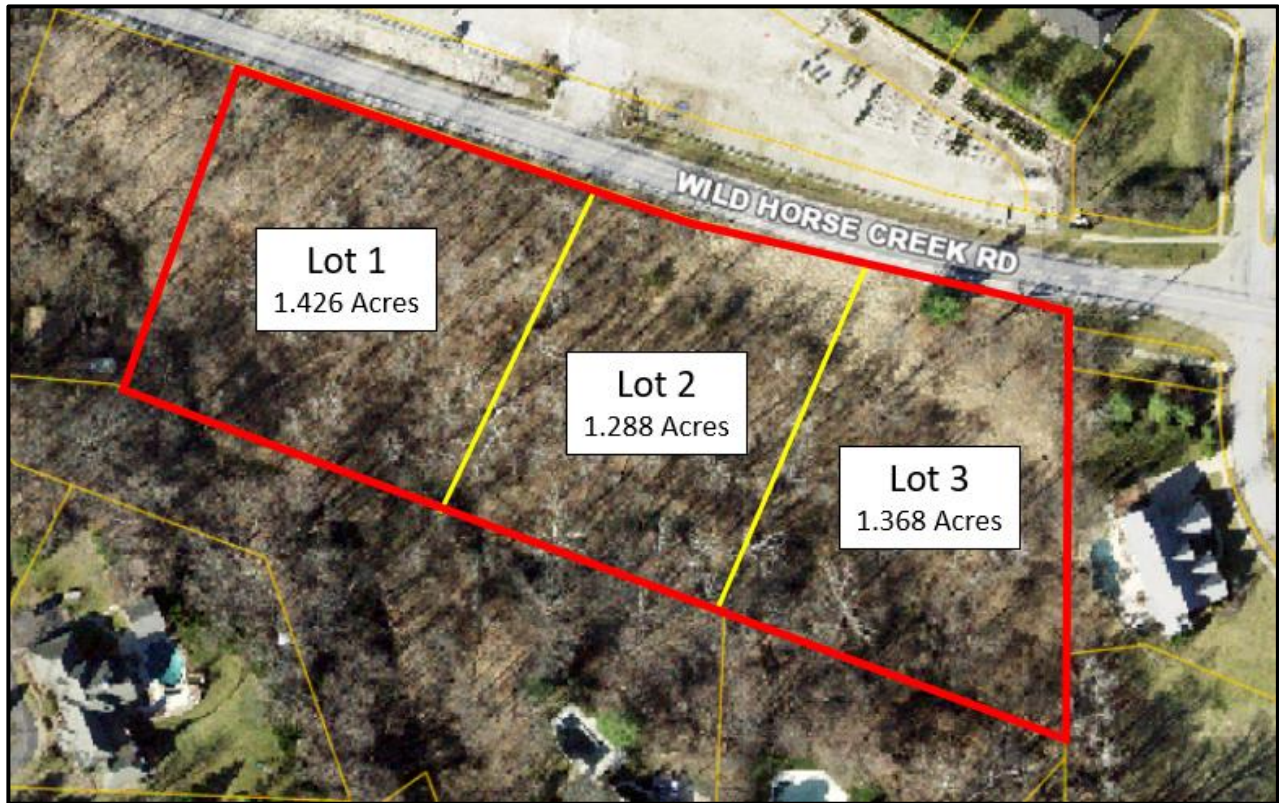


Figure 1: Proposed Krishna Estates subdivision (lots not drawn to scale/approximated)

DEPARTMENTAL INPUT

Staff has reviewed the submittal and has found the application to be in conformance with the City of Chesterfield Unified Development Code. Staff recommends approval of the Record Plat of the Krishna Estates subdivision.

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 of the Krishna Estates subdivision."
- 2) "I move to approve the Record Plat of the Krishna Estates subdivision with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments: Record Plat

**KRISHNA ESTATE
A TRACT OF LAND IN LOT 1 OF
THE SUBDIVISION IN U.S. SURVEY 126
TOWNSHIP 45 NORTH - RANGE 4 EAST
CITY OF CHESTERFIELD
ST. LOUIS COUNTY, MISSOURI**

We, Volz Inc., have during March 2020, by order of Lajj Real Estate Holdings, LLC, made prepared a subdivision plat based on survey of prepared by Volz Inc. during May 2017, of "A tract of land being Lot 1 of the Subdivision in U.S. Survey 126, Township 45 North - Range 4 East City of Chesterfield, St. Louis County, Missouri". The results of said survey are represented on this plat. This survey was executed in compliance with the current standards for property boundary surveys of the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects and the Missouri Department of Natural Resources and meets the accuracy requirements set forth for Urban Property.

Date: _____

Richard G. Norvell, P.L.S.
Professional Land Surveyor
Mo. P.L.S. #2005000077

We, the undersigned owners of the tract of land herein platted and further described in the foregoing surveyor's certificate have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as "Krishna Estate". The Five Feet Wide right-of-way dedication strip shown cross hachured along South line of Wild Horse Creek Road, is hereby dedicated to the St. Louis County for public use forever.

The Permanent Sidewalk Easement, shown adjacent to Wild Horse Creek Road, is hereby dedicated to St. Louis County, Missouri, for public use forever.

The Temporary Slope Construction License (TSCL) shown hereon is for the purpose of constructing a sidewalk, making cuts, fills, sloping embankment, providing work room and implementing any and all other related construction items, until such time as construction may be completed and accepted by St. Louis County, Missouri. Upon completion and acceptance of the project by St. Louis County, Missouri or its assigns, this easement shall terminate.

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to the City of Chesterfield, Missouri, Missouri American Water, Spire Energy, Ameren Missouri, AT&T Missouri, The Metropolitan St. Louis Sewer District and Charter Communications, their successors and assigns as their interests may appear for the purpose of improving, constructing, replacing, maintaining, and repairing of public utilities, sewer or sewers, storm water improvements and drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair, or replacement of said utilities, sewer or sewers, storm water improvements and drainage facilities.

The Retaining Wall Easements shown hereon, are hereby dedicated to the Trustees of this subdivision, their successors and assigns, for the purpose of constructing, maintaining and repairing the retaining walls and to use such additional space adjacent to the easements so granted as may be required for working room during construction, reconstruction, maintenance, or repair of the aforementioned retaining walls.

The BMP Reserve Areas as shown on this plat are hereby established for the stormwater management features, as known as BMP(s) (Best Management Practice). The reserved area hereby established is irrevocable and shall continue forever, subject to a "Maintenance Agreement" dated September 23, 2020 as recorded in the Recorder of Deed's Book 24360, Page 1381 or as amended thereafter.

The 20'W Access Easement shown centered on the lot line common to Lots 1 and 2 is hereby dedicated to the owners of Lots 1 and 2 of ingress and egress for the maintenance of the BMP Reserve Areas.

The Private Driveway Easement shown hereon is hereby dedicated to the present and future owners of Lots 1, 2 and 3, their successor's and assigns for ingress and egress.

No clearing, grading, excavation, construction, or disturbance of any kind is permitted within 50-feet of Bonhomme Creek and Caulks Creek or within 25 feet of other natural watercourses in accordance with the City of Chesterfield Natural Watercourse Protection requirements.

Building lines as shown on this plat are hereby established.

This subdivision is subject to conditions and restrictions recorded the _____ day of _____, _____ as Daily Number _____ in the St. Louis County Records.

Two permanent monuments for each block created (indicated as ▲) and semi permanent monuments at all lot corners (indicated as ●) will be set, with the exception that the front lot corners may be monumented by notches or crosses cut in concrete paving on the prolongation of the lot line, within twelve (12) months after the recording of this subdivision plat, in accordance with 2 CSR 90-60.30 of the Missouri Department of Agriculture and 20 CSR 2030-16.030 of the Missouri Department of Insurance, Financial Institutions and Professional Registration.

IN WITNESS WHEREOF, I have signed and sealed the foregoing this _____ day of _____, 2021.

Lajja Real Estate Holdings, LLC

Jigar Patel, Member

Jayant Patel, Member

This is to certify that this plat of "Krishna Estate" was approved by the City Council of the City of Chesterfield by Ordinance Number _____ on _____, 2021 and thereby authorizes the recording of this plat with the office of the St. Louis County Recorder of Deeds.

ATTEST:

Bob Nations, MAYOR

Vickie McGownd, CITY CLERK

WHEREAS, First Mid-Illinois Bank & Trust National Association by a deed of trust, dated June 9, 2017, and recorded in the Recorder's office, in and for the County of St. Louis and State of Missouri, in Book 22566 at page 2899 conveyed to the trustee therein named, certain real estate, to secure the payment of certain note or notes in said deed described and set forth; and whereas, said deed of trust and note or notes has or have been PARTLY paid and satisfied.

NOW, THEREFORE, the undersigned, present holder and legal owner of said deed of trust and note or notes, does here by REMISE, RELEASE AND QUIT-CLAIM unto the present owners, PART of the estate in said deed of trust described, situated in the County of St. Louis, and State of Missouri, to wit: All common ground or common land shown on this plat and all streets, public or private, or roadway easements on this plat.

TO HAVE AND TO HOLD the same, with all the appurtenances thereto belonging free, clear and discharged from the encumbrance of said deed of trust.

IN WITNESS WHEREOF, the undersigned has executed these presents this _____ day of _____, 2021.

First Mid-Illinois Bank & Trust, N.A.

Signature

Print Name & Title

STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

On this _____ day of _____, 2021, before me personally appeared _____, who being by me duly sworn did say that he/she is the _____ of **First Mid-Illinois Bank & Trust, N.A.**, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said **First Mid-Illinois Bank & Trust, N.A.** and the said _____ acknowledged said instrument to be the free act and deed of **First Mid-Illinois Bank & Trust, N.A.**

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

My Commission Expires:

Notary Public

Print Name

General Notes:

1. Bearing on the East property line was adopted from the plat of "Wildhorse Meadows", recorded in Plat Book 346 pages 267 and 268 of the St. Louis County records.
2. St. Louis County Benchmark: 12267 516.69 (NAVD 1988) - Cut 'Sq' on curb at centerline south end of median island within the entrance to "Spring Hill Bluffs" in the centerline of Wildhorse Meadows Drive and roughly 46 feet north of the centerline of Wild Horse Creek Road.

Site Benchmark:
Same as St. Louis County Benchmark above.

3. Sources of record:
 - (R1) Deed Book 8690 page 1690
 - (R2) Plat Book 346 pages 623 and 624
 - (R3) Deed Book 21090 page 1247
 - (R4) December 1930 Alignment Plats of Wild Horse Road
 - (R5) Deed Book 11424 page 221
 - (R6) Survey by Volz Inc. dated October 25, 1996, Order No. B5123
 - (R7) Survey dated March 26, 2014 by St. Louis County Highways & Traffic, Survey Request No. 2014-9
 - (R8) Deed Book 1046 page 483
 - (R9) Deed Book 1161 page 245
 - (R10) Deed Book 1259 page 67
 - (S) Denotes survey

4. We have determined the horizontal location of this tract of land in Chesterfield, Missouri, by scaling the property in reference to the "Flood Insurance Rate Map (FIRM), St. Louis County, Missouri, and Incorporated Areas", Panel 163 of 445, Map Number 29189C0163K with an effective date of February 4, 2015 and Panel 165 of 445, Map Number 29189C0165K with an effective date of February 4, 2015. By express reference to the maps and their legends, this tract is indicated to be within Zone X unshaded area, Zone X shaded area and Zone AE.

The evaluation provided in this note is confined to simply indicating the apparent physical, horizontal location of the property with respect to the features displayed on the map. No field study of the drainage characteristics to which this property may be subject has been conducted or consulted and no representation concerning the insurability of this property or the potential of this property to be susceptible to flooding or subject to any flood hazard has been made.

We make no representation concerning the accuracy of this FIRM which includes a note that, "This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size." All related reference material and all specific limitations contained in the FIRM and any limitations upon any inference that can be drawn from the horizontal location of this property in relation to the features of this map are incorporated herein.

This note is not intended for reliance by any party other than the addressee nor for any purpose other than expressly stated herein.

PRELIMINARY FOR REVIEW & COMMENT

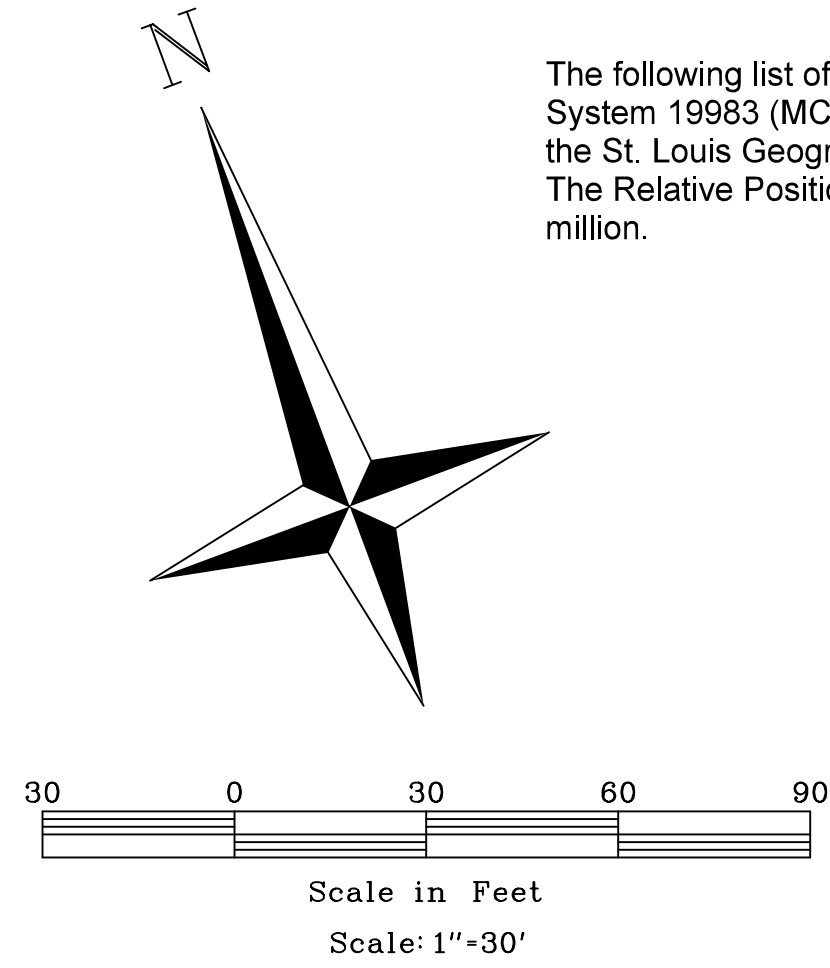
Richard G. Norvell
Professional Land Surveyor
Mo. P.L.S. #2005000077

VOLZ Incorporated	Krishna Estate Sheet 1 of 2
10849 Indian Head Ind'l. Blvd. St. Louis, Missouri 63132 314.426.6212 main - 314.890.1250 fax WWW.VOLZINC.COM	21029-00
MISSOURI CORPORATE CERTIFICATES OF AUTHORITY: NO. 19 EXPIRES : DECEMBER 31, 2021 - LAND SURVEYING NO. 203 EXPIRES: DECEMBER 31, 2021 - ENGINEERING	

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A TRACT OF LAND IN LOT 1 OF
THE SUBDIVISION IN U.S. SURVEY 126
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CITY OF CHESTERFIELD
ST. LOUIS COUNTY, MISSOURI
ZONED E-1AC - ESTATE ONE ACRE

The following list of metric coordinates are referenced to the Missouri Coordinate System 19983 (MCS), East Zone by Real Time Kinematic Survey to Station SL-38 of the St. Louis Geographic Reference System. The Average Grid Factor=0.9999175. The Relative Positional Tolerance of said coordinates is less than fifty parts per million.

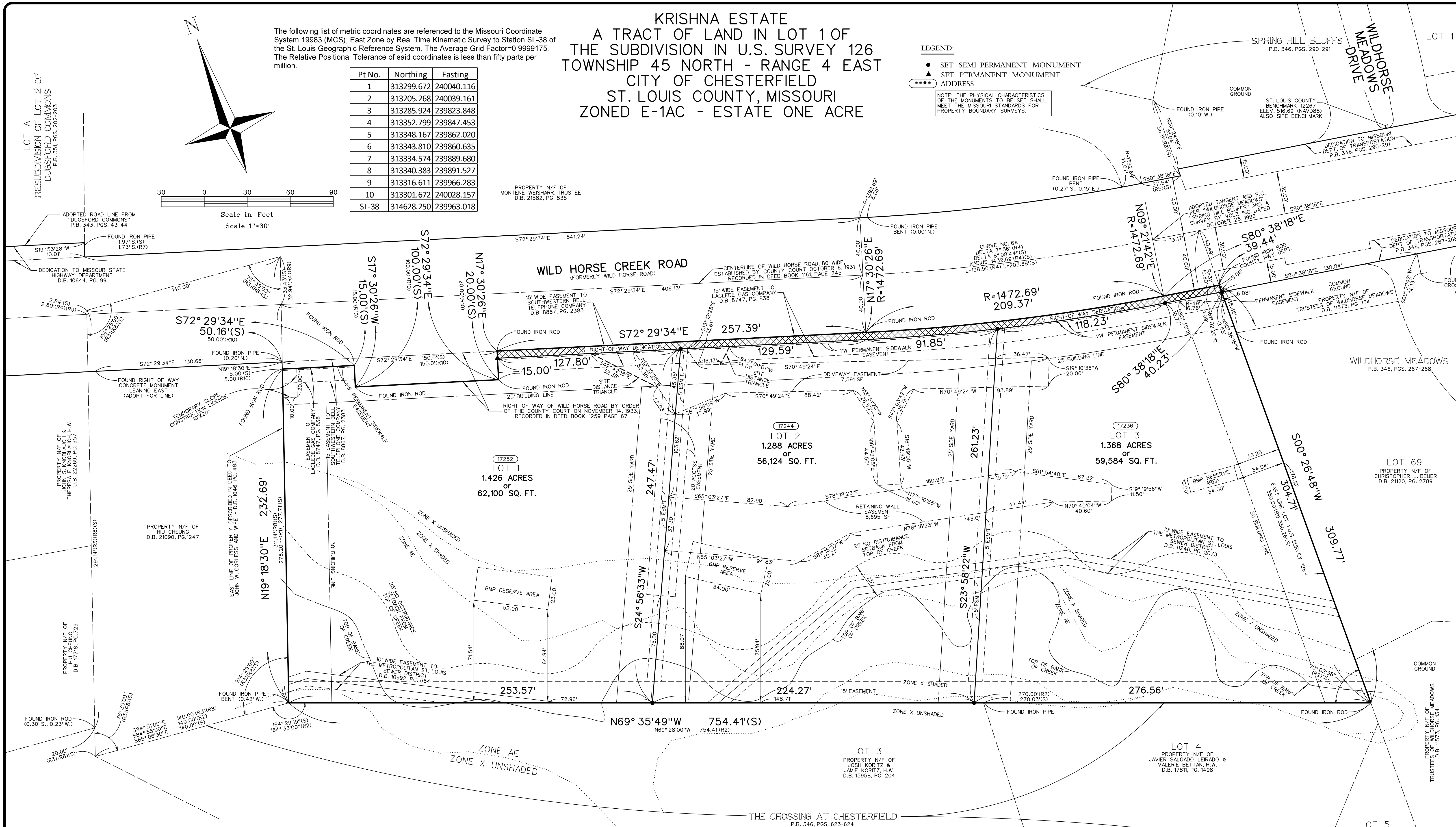
Pt No.	Northing	Easting
1	313299.672	240040.116
2	313205.268	240039.161
3	313285.924	239823.848
4	313352.799	239847.453
5	313348.167	239862.020
6	313343.810	239860.635
7	313334.574	239889.680
8	313340.383	239891.527
9	313316.611	239966.283
10	313301.672	240028.157
SL-38	314628.250	239963.018



LEGEND:

- SET SEMI-PERMANENT MONUMENT
- ▲ SET PERMANENT MONUMENT
- **** ADDRESS

NOTE: THE PHYSICAL CHARACTERISTICS OF THE MONUMENTS TO BE SET SHALL MEET THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.



THIS SITE IN THE FOLLOWING DISTRICTS:
 METROPOLITAN ST. LOUIS SEWER DISTRICT
 MONARCH FIRE PROTECTION DISTRICT
 ROCKWOOD SCHOOL DISTRICT
 BONHOUME CREEK WATERSHED
 CITY OF CHESTERFIELD WARD 4

THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
 MISSOURI AMERICAN WATER COMPANY
 LACLEDE GAS COMPANY
 AMEREN COMPANY
 SOUTHWESTERN BELL TELEPHONE COMPANY
 CHARTER COMMUNICATION (CABLE TV)

Title Commitment Schedule B Part II Notes:

This property is referenced from Commitment Number 557896, with an effective date of March 3, 2017, by Alliant National Title Insurance Company. This commitment was relied upon to disclose all easements, restrictions and rights of way affecting the subject property. Volz Incorporated comments are shown in brackets.

- Easement granted to/for Laclede Gas Company as recorded in Book 8747 Page 838 [shown] of the Saint Louis County Records.
- Easement granted to/for Southwestern Bell Telephone Company as recorded in Book 8867 Page 2383 [shown] of the Saint Louis County Records.
- Easement granted to/for The Metropolitan St. Louis Sewer District as recorded in Book 10992 Page 654 [shown] and Book 11246 Page 2073 [shown] of the Saint Louis County Records.
- Easement granted to Union Electric Company as recorded in Book 1312 Page 353 [does not plot on the subject property] of the Saint Louis County Records.
- Subject to the right of way of Wild Horse Creek Road over that part of the subject property embraced therein pursuant to Court Order recorded in Book 1259 Page 67 [shown].

Property Description from Title Commitment:

A parcel of land in Lot 1 of the Subdivision in U.S. Survey 126 and being described as: Beginning at a point of intersection of the East line of Lot 1 of said subdivision of said Survey 126, with the center line of Wild Horse Road, as established October 6, 1931, thence Westwardly along the center line of said road to the east line of a tract of land conveyed to John W. Corless and wife, by deed recorded in Book 1046 Page 483; thence Southwardly along the East line of said Corless tract 278.20 feet, more or less, to the Southeast corner thereof; thence Eastwardly to a point in the East line of Lot 1, 350 feet South of its intersection with the center line of said Wild Horse Road and thence Northwardly along the East line of said Lot 1, 350 feet to the point of beginning, excepting therefrom, that part which lies within the Wild Horse Road.

PRELIMINARY FOR REVIEW & COMMENT

VOLZ Incorporated

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 St. Louis, Missouri 63132
 314.426.6212 main - 314.890.1250 fax
 WWW.VOLZINC.COM

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 No. 203 EXPIRES: DECEMBER 31, 2019 - ENGINEERING