


## Planning Commission Public Hearing Report

**Meeting Date:** October 25, 2021

**From:** Chris Dietz, Planner 

**Location:** 17803, 17815 and 17831 Wild Horse Creek Road

**Description:** **P.Z. 11-2021 Estates at Fire Rock (McBride Berra Land Co., LLC):** A request for a change in zoning from a Large Lot Residential (LLR) District to E-1AC Estate District for 35.0 acres located at 17803, 17815 and 17831 Wild Horse Creek Road (18V130099, 18V140065, & 18V140098).

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### **PROPOSAL SUMMARY**

McBride Berra Land Company, LLC has submitted a request to change the zoning for a tract of land totaling 35.0 acres from a “LLR”—Large Lot Residential District into a new “E-1AC”—Estate District. The same petitioner has also submitted a request to create a “PUD”—Planned Unit Development for this same E-1AC district in conjunction with this request (P.Z. 12-2021).

### **HISTORY OF SUBJECT SITE**

Pre-1988—Subject site zoned “NU”—Non-Urban.

1990—Conditional Use Permit issued for 17803 Wild Horse Creek Rd. to allow bulk sale of sand, gravel, mulch and similar supplies (C.U.P. 09-1990).

1997—17831 Wild Horse Creek Rd. rezoned from “NU” to “R1” as part of the Tara at Wildhorse subdivision (Ordinance 1316).



Figure 1. Subject Site Aerial

1999—17815 and 17831 Wild Horse Creek Rd. rezoned from “NU” and “R1”, respectively, to a new “LLR” District to accommodate a proposed private school use (Ordinance 1518).

2015—17803 Wild Horse Creek Rd. rezoned from “NU” to “LLR”, incorporating the site into a new 35.097-acre tract of land for a proposed accessory dormitory use for a private school (Ordinance 2847).

**LAND USE AND ZONING**

The land use and zoning for the properties surrounding the subject site are as follows:

Direction	Zoning	Land Use
North	“M3”—Planned Industrial	Golf Course
South	“E2”—Estate District	Single-Family Residential
East	“NU”—Non-Urban District	Church or Other Place of Worship
West	“R1”—Residence District	Single Family Residential

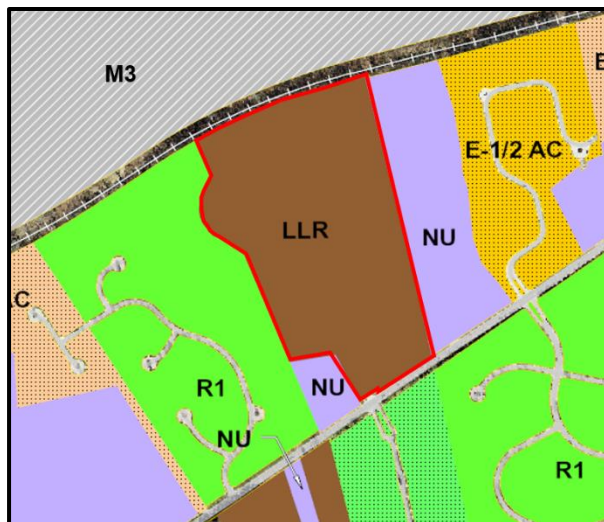


Figure 2: Zoning Map



Figure 3: Future Land Use Map

**COMPREHENSIVE PLAN**

The City’s Comprehensive Plan designates this site as within the Suburban Neighborhood character area on the Future Land Use Map. This area is characterized primarily by single-family detached homes typically oriented toward the interior of the site and buffered from surrounding development by transitional uses, topography, preserved open space or landscape areas. The Comprehensive Plan also outlines specific policies for this character area.

**Plan Policies:**

- Encourage preservation of existing residential neighborhood’s identity.
- New residential development should reinforce existing residential development patterns by continuing to reinforce high quality site and subdivision design, layout, and planning practices.
- Uncover the anticipated expense (cost of municipal infrastructure) for each new or re-developed residential development.

**Request**

A Public Hearing further addressing the request will be held at the October 25, 2021 City of Chesterfield Planning Commission meeting. This petition will ultimately come before the Planning Commission for vote once all outstanding comments are addressed.

Staff has attached a copy of the Public Hearing Notice regarding this petition.

Attachments:        Public Hearing Notice



# NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on October 25, 2021 at 7:00 p.m. in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said Hearing will be as follows:

P.Z. 11-2021 Estates at Fire Rock (McBride Berra Land Co., LLC): A request for a change in zoning from Non-Urban (NU) District and Large Lot Residential (LLR) to E-1 AC Estate District for 35.0 acres located at 17803, 17815 and 17831 Wild Horse Creek Road (18V130099, 18V140065, & 18V140098).

And

P.Z. 12-2021 Estates at Fire Rock (McBride Berra Land Co., LLC): A request for a change in zoning from E1-AC Estate District to a Planned Unit Development (PUD) for 35.0 acres located at 17803, 17815 and 17831 Wild Horse Creek Road to permit 35 single-family homes (18V130099, 18V140065, & 18V140098).

### PROPERTY DESCRIPTION

A tract of land being all of Adjusted Parcel B of "Boundary Adjustment Plat of 'A Tract of Land in U.S. Survey 102, Township 45 North – Range 3 East, St. Louis County, Missouri'" according to the plat thereof recorded in Plat Book 338 Page 96 of the St. Louis County, Missouri Records and part of Adjusted Tract A of "Boundary Adjustment Plat of 'A Tract of Land in U.S. Survey 102, in Township 45 North – Range 3 East, St. Louis County, Missouri'" according to the plat thereof recorded in Plat Book 346 Page 353 of said records, all located in U.S. Survey 102, Township 45 North, Range 3 East, City of Chesterfield, St. Louis County, Missouri.



**City of Chesterfield**  
**690 Chesterfield Parkway West**  
**Chesterfield, MO 63017**

Information on this Public Hearing may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Planner Chris Dietz at 636.537.4745 or via e-mail at [cdietz@chesterfield.mo.us](mailto:cdietz@chesterfield.mo.us). All interested parties will be given an opportunity to be heard at the Public Hearing.

