



VIII.A.


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## Planning Commission Staff Report

**Meeting Date:** February 28, 2022

**From:** Shilpi Bharti, Planner 

**Location:** South side of Outer 40 Road and east side of Schoettler Road

**Petition:** **P.Z. 17-2021 Legends at Schoettler Pointe (Stock and Associates)**: A request for a zoning map amendment from the “NU” Non-Urban District and “R1” Residential District to an “E-1/2 AC” Estate One-half Acre District for 9 acres located on the south side of Outer 40 Road and east side of Schoettler Road (19S640152 & 19S640657)

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### **SUMMARY**

Lombardo Homes of St. Louis, LLC has submitted a request for a zoning map amendment from the “NU” Non-Urban District and “R1” Residential District to an “E-1/2 AC” Estate One-half Acre District. The petitioner is requesting to zone the property “E-1/2 AC” Estate One-half Acre District as part of a two-step zoning process in order to obtain entitlements to develop this tract of land as a single-family residential subdivision. The second step in this process is an additional petition for the same subject site - a zoning map amendment to obtain “PUD” Planned Unit Development zoning (P.Z. 18-2021). A Public Hearing was held for these requests on December 13, 2021.



Figure 1: Subject Site Aerial

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## **SITE HISTORY**

The subject property was zoned “NU” Non-Urban District and “R1” Residential District by St. Louis County prior to the incorporation of the City of Chesterfield.

## **SURROUNDING LAND USE AND ZONING**

The land use and zoning for the properties surrounding this parcel are as follows:

**North:** The subject site is bordered by Outer 40 Road and I- 64 to the north. The site overlooks Delmar Gardens subdivision which is zoned “NU” Non-Urban District and “PC” Planned Commercial District.

**South:** Across Schoettler Road to the south are several single-family residential subdivisions. The site overlooks the Schoettler Estates subdivision which is zoned “R1-A” Residence District.

**East:** Property east of the site is zoned “NU” Non-Urban District.

**West:** To the west is a single-family home which is zoned “R2” Residence District.

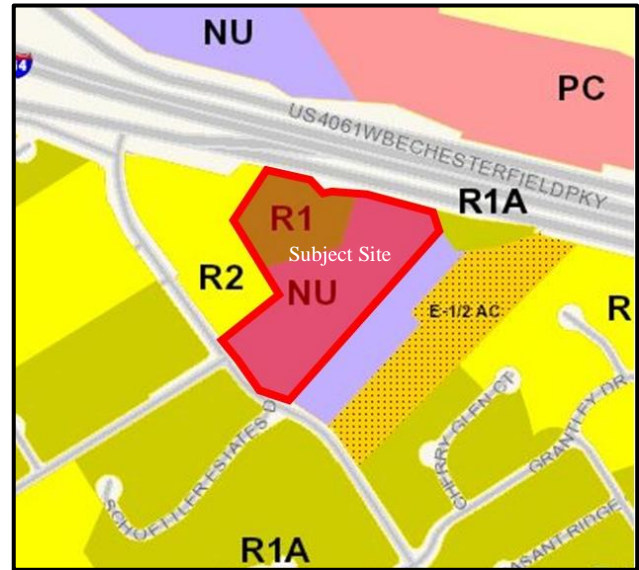


Figure 2: Surrounding Land Use

## **COMPREHENSIVE PLAN**

The subject site is located within Ward 2 of the City of Chesterfield. The City of Chesterfield Comprehensive Plan contains the City of Chesterfield Land Use Plan, which is helpful in determining the future use of the site. As per the City of Chesterfield Land Use Plan, the subject site is within the Suburban Neighborhood district (single-family residence). The subject site is surrounded by Suburban Neighborhood on the east and west, Business Office and Mixed Residential on the north, and Conservation and Suburban Neighborhood on the south. The Suburban Neighborhood land is land typically developed for single-family detached homes with uniform housing densities. Below are the development policies for Suburban Neighborhood as described in the City of Chesterfield Comprehensive Plan.

- 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.

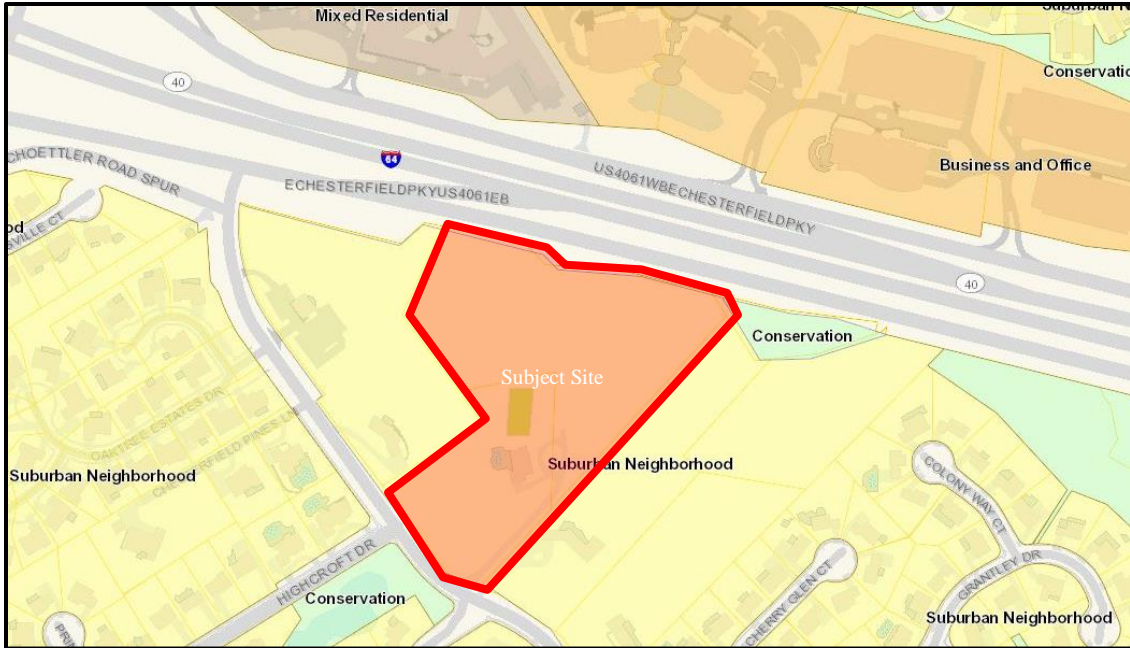


Figure 3: Comprehensive Land Use Plan

**E-1/2 AC District**

The development standards for E-1/2 AC District as described under City of Chesterfield UDC are:

Density for residential dwellings	One-half (1/2) acre per dwelling unit
Calculation of Lot Size	Streets, public or private, rights-of-way, and access easements shall not be credited to the minimum lot size
Height	Maximum height for all structures shall be fifty (50) feet
Side setback (from property line)	15 feet
Right of way setback	20 feet
Between structures	30 feet

**PUBLIC HEARING**

A Public Hearing for this request was held on December 13, 2021. The request to change to a straight zoning district “E-1/2 AC” District only requires an Outboundary Survey, which has been included in the Planning Commission’s packet.

**REQUEST**

Staff has completed review of this petition and all agency comments have been received. Staff requests action on P.Z. 17-2021 Legends at Schoettler Pointe (Stock and Associates).

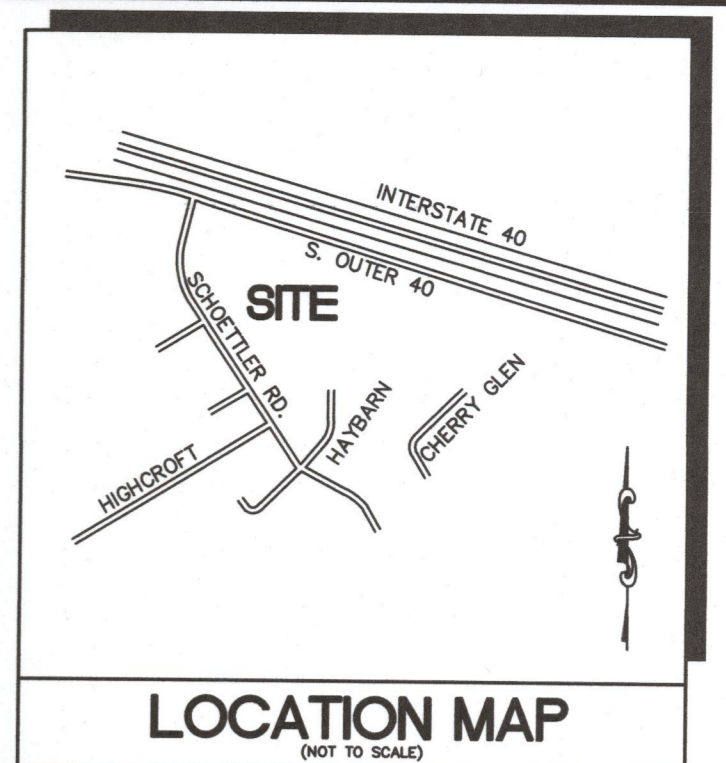
Attachments

1. Outboundary Survey

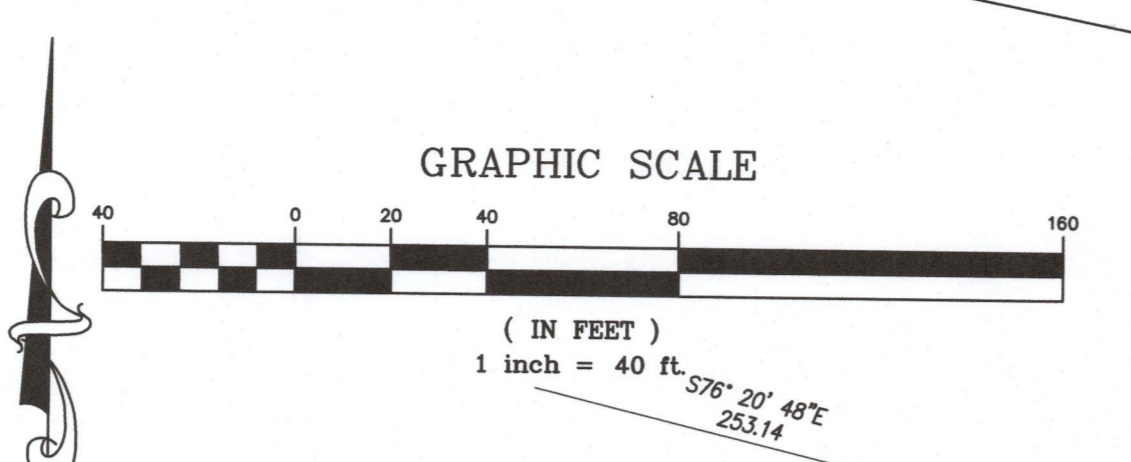


# BOUNDARY & LOCATION OF IMPROVEMENTS SURVEY

A TRACT OF LAND BEING LOTS 1 AND 3 OF HAY BARN LANE AS RECORDED IN PLAT BOOK 179, PAGE 77 AND LOTS 1, 2 AND 3 OF HAY WAIN AS RECORDED IN PLAT BOOK 192 PAGE 1 TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



LEGEND	
	BENCH MARK
	FIRE HYDRANT
	FOUND IRON ROD
	FOUND IRON PIPE
	RIGHT OF WAY MARKER
	UTILITY POLE
	SUPPORT POLE
	UTILITY POLE WITH LIGHT
	LIGHT STANDARD
	ELECTRIC METER
	ELECTRIC MANHOLE
	ELECTRIC PEDESTAL
	ELECTRIC SPLICE BOX
	GAS DROP
	GAS METER
	GAS VALVE
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	TELEPHONE SPLICE BOX
	CABLE TV PEDESTAL
	FIRE DEPARTMENT CONNECTION
	WATER MANHOLE
	WATER METER
	WATER VALVE
	POST INDICATOR VALVE
	CLEAN OUT
	STORM MANHOLE
	GRATED MANHOLE
	STORMWATER INLET
	SANITARY MANHOLE
	TREE
	BUSH
	TRAFFIC SIGNAL
	PARKING METER
	STREET SIGN
	SPRINKLER
	MAIL BOX



ABBREVIATIONS	
C.O.	CLEANOUT
DE.	DEED BOOK
E.	ELECTRIC
FL.	FLOWLINE
FT.	FEET
FND.	FOUND
G.	GAS
M.A.	MANHOLE
N/F.	NOW OR FORMERLY
PC.	PLAT BOOK
P.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.V.C.	POLYVINYL CHLORIDE PIPE
R.C.P.	REINFORCED CONCRETE PIPE
SQ.	SQUARE
T.C.P.	TELEPHONE CABLE
V.C.P.	VETTERED CLAY PIPE
W.	WATER
(R/W)	RIGHT-OF-WAY WIDTH
M.B.	MAIL BOX

- Notes:
- Stock and Associates Consulting Engineers, Inc. used exclusively Old Republic National Title Insurance Company, Commitment No. 208975-15-1, with an effective date of May 19, 2015 at 8:00 a.m. for research of assessments and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.
  - Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple, and title thereto is a fee simple estate there vested in:
- Gale A. Hill and Dolores K. Hill, his wife as to Parcel 1 and Gale A. Hill Trustee of the Gale A. Revocable Living Trust uti June 29, 1998, as to Parcel 2
- Title Commitment No. 208975-15-1 with Schedule B-Section 2 exceptions:
- Item No. 8. Subject to Building lines, easements, covenants, conditions and restrictions as set forth in plat recorded in Plat Book 179 at Page 77 of the St. Louis County Records, and all subsequent amendments thereto. The restrictions listed on said plat in Book 6880 Page 2091 no longer affect the subject property. (Both Parcels) "SHOWN"
  - Item No. 9. Subject to Building lines, easements, covenants, conditions, and restrictions as set forth in plat recorded in Plat Book 192 at Page 1 of the St. Louis County Records, and all subsequent amendments thereto. The restrictions listed on said plat in Book 6880 Page 2091 and Book 7349 Page 451 no longer affect the subject property (Parcel 2) "SHOWN"
  - Item No. 10. Subject to Easement granted to St. Louis County Water Company recorded on October 23, 1974 in Book 6790 at Page 1832 of the St. Louis County Records. (Parcel 1) "SHOWN"
  - Item No. 11. Subject to Easement granted to The Metropolitan St. Louis Sewer District recorded on May 26, 1994 in Book 10208 at Page 268 of the St. Louis County Records. (Parcel 1) "SHOWN"
  - Item No. 12. Subject to Easement granted to Laclede Gas Company recorded on August 15, 1978 in Book 7084 at Page 2138 of the St. Louis County Records. (Parcel 2) "SHOWN"
  - Item No. 13. Terms and Conditions of the Commercial Sale Contract dated April 14, 2015 and executed by Mia Rose Holdings LLC, Buyer(s), and Gale & Dolores Hill, Seller(s), and any amendments thereto. "NOT SHOWN" Not surveyed related.

**ST. LOUIS COUNTY BENCHMARK**  
 BENCHMARK 12-358 Elev = 614.33 (NGVD29)  
 Cut circle mark on 6" and east of the center of a 6 foot diameter circular concrete storm water junction chamber situated west of Schoettler Road and north of Oakme Estates Drive, 0.11 miles more or less south of South Outer Forty Roads roughly 2 feet west of the curb on Schoettler Road, 30 feet west of the center of Schoettler Road, and 60 feet north of the center of Oakme Estates Drive.

**SITE BENCHMARK**  
 ELEV = 600.60  
 R.R. SPIKE IN POWER POLE AS SHOWN HEREON.

**Property Description**

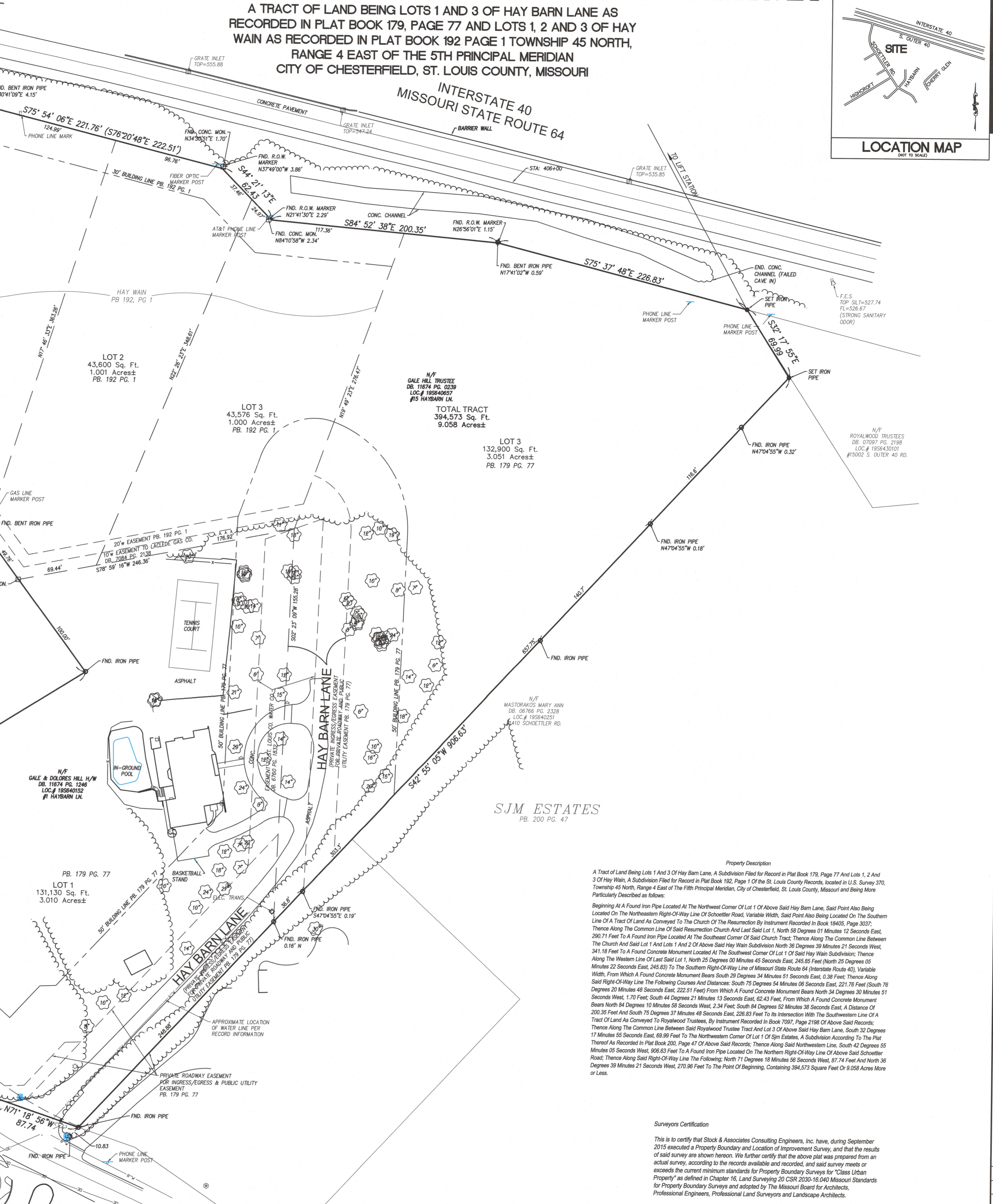
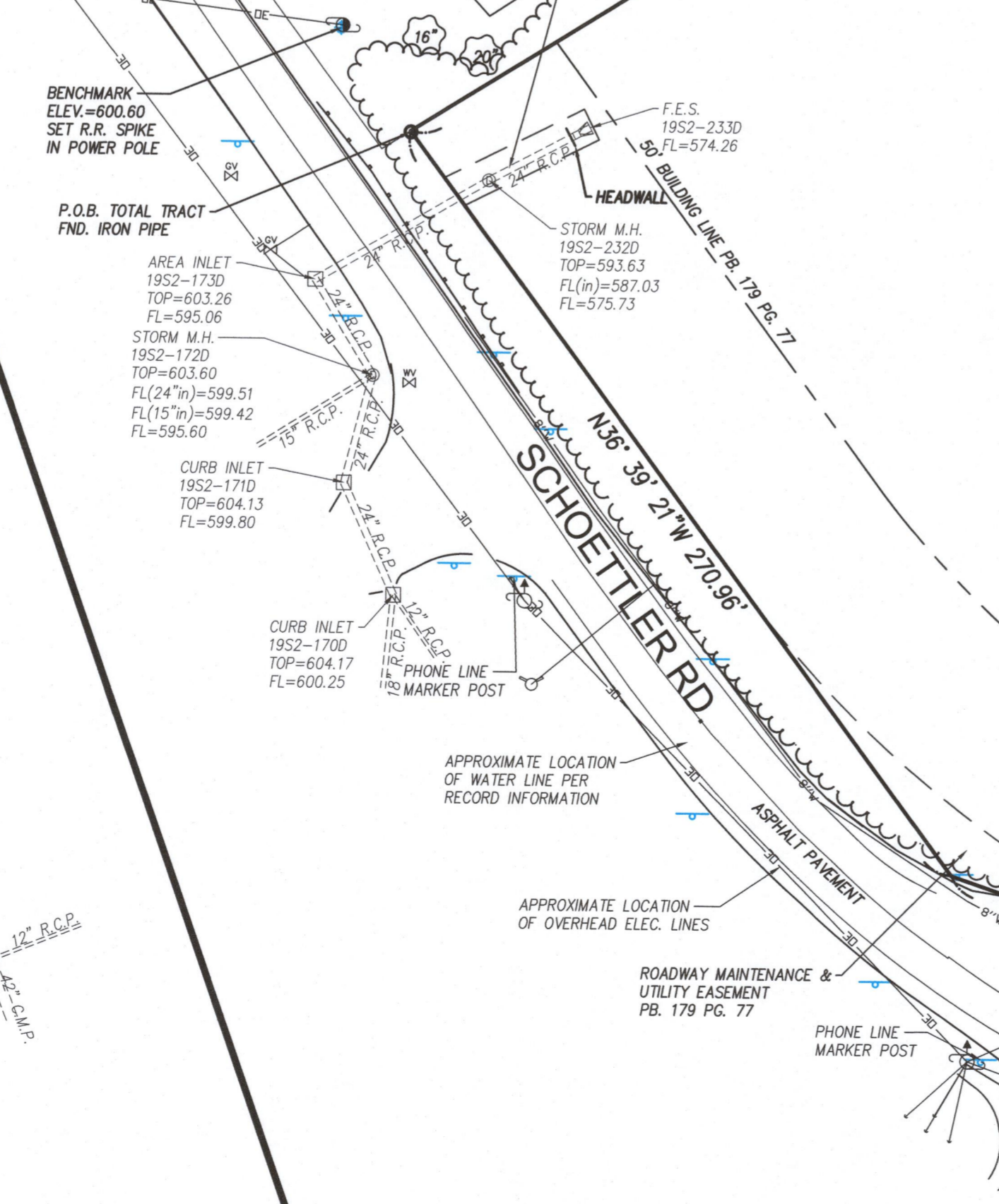
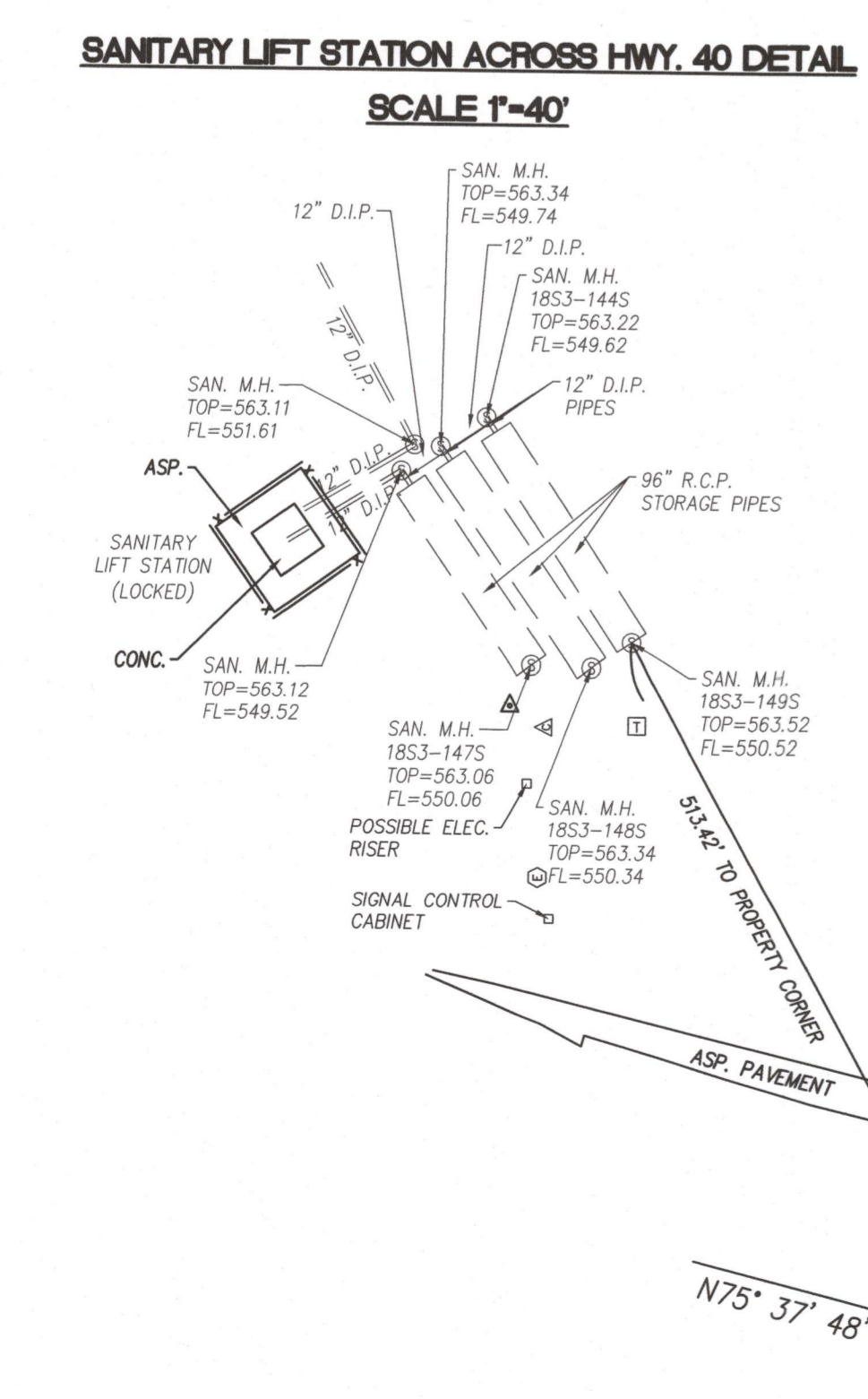
Parcel 1:  
 Lot 1 of Hay Barn Lane, a subdivision in Saint Louis County, Missouri, according to the plat thereof recorded in Plat Book 179 Page 77 of Saint Louis County Records.

Parcel 2:  
 Tract 1: Lots 1, 2 and 3 of Hay Wain, a subdivision in Saint Louis County, Missouri, according to the plat thereof recorded in Plat Book 192 Page 1 of the Saint Louis County Records.

Tract II: Lot 3 of Hay Barn Lane, a subdivision in Saint Louis County, Missouri, according to the plat thereof recorded in Plat Book 179 Page 77 of the Saint Louis County Records.

**GENERAL NOTES:**

- Subject property is Zoned "NU"  
 Note: The City of Chesterfield does not list any current setbacks for this district as it is designated on the inactive list.
- Subject property lies within Flood Zone X (area determined to be outside the 0.2% annual chance flood) according to the National Flood Insurance Rate Map Number 29189C170K with an effective date of 02/04/2015.



**Property Description**

A Tract of Land Being Lots 1 and 3 of Hay Barn Lane, A Subdivision Filed for Record in Plat Book 179, Page 77 and Lots 1, 2 and 3 of Hay Wain, A Subdivision Filed for Record in Plat Book 192, Page 1 of the St. Louis County Records, located in U.S. Survey 370, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and Being More Particularly Described as follows:

Beginning At A Found Iron Pipe Located At The Northwest Corner Of Lot 1 Of Above Said Hay Barn Lane, Said Point Also Being Located On The Northeastern Right-Of-Way Line Of Schoettler Road, Variable Width, Said Point Also Being Located On The Southern Line Of A Tract Of Land As Conveyed To The Church Of The Resurrection By Instrument Recorded in Book 16402, Page 3037; Thence Along The Common Line Of Said Resurrection Church And Last Said Lot 1, North 58 Degrees 01 Minutes 12 Seconds East, 290.71 Feet To A Found Iron Pipe Located At The Southeast Corner Of Said Church Tract; Thence Along The Common Line Between The Church And Said Lot 1 And Lot 1 And 2 Of Above Said Hay Wain Subdivision North 38 Degrees 30 Minutes 21 Seconds West, 341.18 Feet To A Found Concrete Monument Located At The Southwest Corner Of Lot 1 Of Said Hay Wain Subdivision; Thence Along The Western Line Of Last Said Lot 1, North 25 Degrees 00 Minutes 45 Seconds East, 245.85 Feet (North 25 Degrees 05 Minutes 22 Seconds East, 245.83) To The Southern Right-Of-Way Line Of Missouri State Route 64 (Interstate Route 40), Variable Width; From Which A Found Concrete Monument Bears South 20 Degrees 54 Minutes 21 Seconds East, 0.38 Feet; Thence Along Said Right-Of-Way Line The Following Courses And Distances: South 75 Degrees 54 Minutes 06 Seconds East, 221.78 Feet (South 76 Degrees 20 Minutes 48 Seconds East, 222.51 Feet) From Which A Found Concrete Monument Bears North 34 Degrees 30 Minutes 51 Seconds West, 1.70 Feet; South 44 Degrees 21 Minutes 13 Seconds East, 62.43 Feet; From Which A Found Concrete Monument Bears North 84 Degrees 10 Minutes 58 Seconds West, 2.34 Feet; South 84 Degrees 52 Minutes 38 Seconds East, A Distance Of 200.35 Feet And South 75 Degrees 37 Minutes 48 Seconds East, 226.83 Feet To Its Intersection With The Southern Line Of A Tract Of Land As Conveyed To Royalwood Trustee, By Instrument Recorded in Book 7097, Page 2198 Of Above Said Records; Thence Along The Common Line Between Said Royalwood Trustee Tract And Lot 3 Of Above Said Hay Barn Lane, South 32 Degrees 17 Minutes 55 Seconds East, 69.89 Feet To The Northwest Corner Of Lot 1 Of Said Hay Barn Lane; A Subdivision According To The Plat Thereof As Recorded in Plat Book 200, Page 47 Of Above Said Records; Thence Along Said Northern Line, South 42 Degrees 55 Minutes 05 Seconds West, 806.83 Feet To A Found Iron Pipe Located On The Northern Right-Of-Way Line Of Above Said Schoettler Road; Thence Along Said Right-Of-Way Line The Following: North 71 Degrees 18 Minutes 56 Seconds West, 87.74 Feet And North 36 Degrees 39 Minutes 21 Seconds West, 270.96 Feet To The Point Of Beginning; Containing 394,573 Square Feet Or 9.058 Acres More or Less.

**Surveyors Certification**

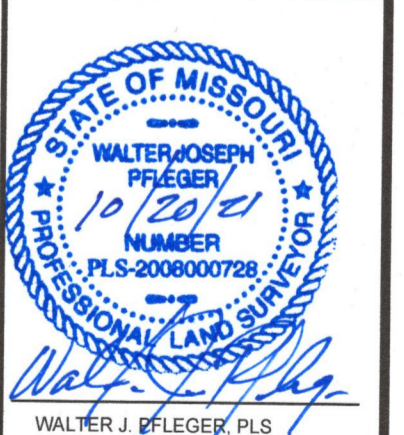
This is to certify that Stock & Associates Consulting Engineers, Inc. have, during September 2015 executed a Property Boundary and Location of Improvement Survey, and that the results of actual survey are shown hereon. We further certify that the above plat was prepared from an actual survey, according to the records available and recorded, and said survey meets or exceeds the current minimum standards for Property Boundary Surveys for Class Urban Property as defined in Chapter 16, Land Surveying 20 CSR 2030-16.040 Missouri Standards for Property Boundary Surveys and adopted by The Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects.

PREPARED FOR  
 LOMBARDO HOMES  
 4 RESEARCH PARK DRIVE  
 ST. CHARLES, MO 63304  
 PHONE: (314) 482-7781

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.  
 LC 222-D  
 By: *Walter J. Pfeiffer* 10/20/15  
 Walter J. Pfeiffer, Missouri P.L.E. No. 2008-000728

PREPARED BY:  
**STOCK & ASSOCIATES**  
 Consulting Engineers, Inc.  
 257 Chesterfield Business Parkway  
 St. Louis, MO 63015 PH: (636) 539-9100 FAX: (636) 539-9130  
 e-mail: general@stockassoc.com  
 Web: www.stockassoc.com

BOUNDARY & LOCATION OF IMPROVEMENTS SURVEY  
**HAYBARN LN.**  
 CHESTERFIELD, MISSOURI



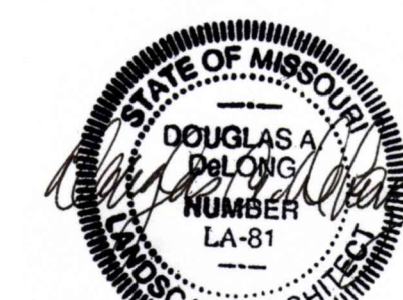
REVISIONS:	
1	0000/0000

DRAWN BY:	J.K.	CHECKED BY:	D.M.E.
DATE:	9/25/2015	JOB NO.:	221-6964
M.S.D. P. #:	P-XXXXXX-XX	BASE MAP #:	XXXX
S.L.C. NAT #:	XXXX	HRT SURV. #:	XX-XXX-XX
MARK #:	MO-XXXXXX		

SHEET TITLE:  
 BOUNDARY & LOCATION OF IMPROVEMENTS SURVEY

SHEET NO.:  
 SHEET #1



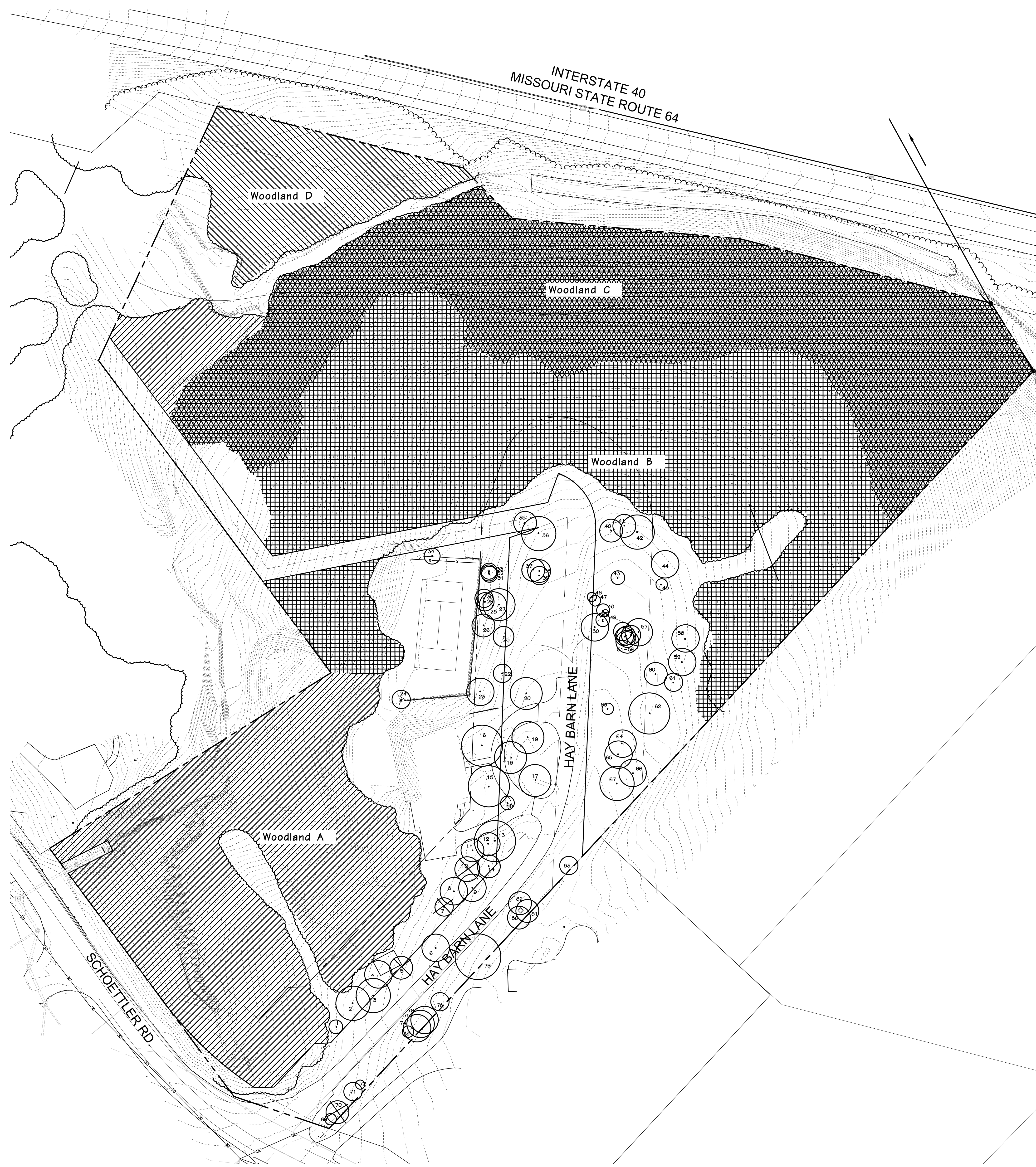


1/6/2022  
Douglas A. DeLong, Landscape Architect LA-81

Consultants:

# Hay Barn Lane Chesterfield, Missouri 63017

Lombardo Homes



Individual Tree List-Hay Barn Lane					
Number	Common Name	DBH Of Trunk	Canopy Area	Condition Rating	Comments
1	Red Cedar	8	113	3	
2	Green Ash	10	706	3	
3	Shingle Oak	12	706	3	
4	Hackberry	10	452	3	
5	Mulberry	12	0	0	Dead
6	Hackberry	14	452	3	
7	Hickory	10	0	0	Dead
8	White Pine	24	2425	3	Intertwined canopies 8-14
9	White Pine	21	*	3	
10	White Pine	18	0	0	Dead
11	Sassafras	12	*	3	
12	Dogwood	7	*	3	
13	Green Ash	22	*	2	
14	Dogwood	7	*	2	
15	Red Maple	24	1,017	3	
16	Red Maple	29	1,025	3	
17	Crab	14	615	2	
18	Red Maple	12	452	3	
19	Crab	14	615	1	
20	Crab	15	615	2	
22	Dogwood	6	200	1	
23	Silver Maple	20	452	2	
24	Red Cedar	10	200	3	
25	Dogwood	7	254	3	
26	Dogwood	7	1069	3	Intertwined canopies 26-30
27	Sassafras	14	*	3	
28	Sassafras	12	*	3	
29	Red Cedar	8	*	3	
30	Sassafras	10	*	3	
31	Mimosa	5	287	3	Intertwined canopies 31-33
32	Mimosa	5	*	3	
33	Mimosa	5	*	3	
34	Bowelder	8	153	1	Triple Trunk
35	Silver Maple	11	314	3	
36	Cottonwood	18	706	3	
37	Cottonwood	18	812	3	Intertwined canopies 37-39
38	Cottonwood	12	*	3	
39	Cottonwood	12	*	1	
40	Black Cherry	12	1360	3	Intertwined canopies 40-42
41	Black Cherry	10	*	3	
42	Black Cherry	19	*	3	
43	Elm	10	115	2	
44	Dogwood	8	452	4	
45	Black Cherry	7	78	2	
46	Elm	6	758	2	Intertwined canopies 46-50
47	Elm	9	*	2	
48	Walnut	7	*	3	
49	Elm	9	*	3	
50	Persimmon	8	*	3	
51	Mimosa	6	956	2	
52	Mimosa	6	*	2	Intertwined canopies 51-57
53	Mimosa	6	*	2	
54	Mimosa	6	*	2	
55	Black Cherry	12	*	2	
56	Black Cherry	6	*	1	
57	Black Cherry	12	*	2	
58	Redbud	12	452	2	
59	Dogwood	6	314	3	
60	Elm	14	314	2	
61	Black Cherry	12	200	3	
62	Black Cherry	18	1,017	3	
63	Red Cedar	6	78	3	
64	Dogwood	10	452	3	
65	Black Cherry	16	452	3	
66	Silver Maple	15	452	3	
67	Black Cherry	20	706	3	
68	Dogwood	5	113	3	
69	Green Ash	6	78	1	Topped
70	Green Ash	12	0	0	dead
71	Green Ash	8	200	3	
72	Green Ash	5	50	3	
73	Alanthus	6	671	2	Intertwined canopies 73-75
74	Shingle Oak	12	*	3	
75	Shingle Oak	14	*	3	
76	Shingle Oak	12	0	0	dead
78	Redbud	9	113	2	
79	Silver Maple	60	625	1	Half Dead
80	Black Cherry	12	314	3	
81	Mulberry	14	452	3	
82	Elm	11	314	2	
83	Norway Spruce	9	200	2	Vine Covered
<b>Total</b>			<b>24,926</b>		

Tree Stand Delineation  
SCALE 1" = 40'-0"

WOODLAND A	=	1.40	Ac.	(81,254.5	sq. ft.)
WOODLAND B	=	2.14	Ac.	(83,291.0	sq. ft.)
WOODLAND C	=	1.90	Ac.	(83,014.2	sq. ft.)
WOODLAND D	=	0.58	Ac.	(25,501.0	sq. ft.)
INDIVIDUAL TREES	=	0.59	Ac.	(24,826.0	sq. ft.)
<b>TOTAL</b>		<b>6.61</b>	<b>Ac.</b>	<b>(287,987.0</b>	<b>sq. ft.)</b>

**Tree Stand Delineation Narrative**  
October 4, 2021  
The overall property comprises a total of 6.65 AC and has a total of 6.65 AC of Woodlands. The attached detailed Tree Stand Delineation map was completed by field inspection.

**Woodland A:** The woodland area covers a portion of southeastern lot between the existing house and Schoettler Road. The dominate canopy is comprised of primarily Shingle Oak, Ash, Hackberry and Elm that vary in size 12"-18" DBH. The understory is comprised of shrub honeysuckle.

**Woodland B:** This woodland area is to the North and West of the existing house along the upper portion of the ridge. This woodland is made up of volunteer growth and the dominate canopy consisting of Sassafras, Elm, Black Cherry, and Juniper that vary in size from 3-8". Dogwood is a primary co-dominant understory. Grapes and other vines cover some of the trees. The understory is shrub honeysuckle.

**Woodland C:** This woodland is on the north facing steep slope to the Northern property line and a small portion of the Church property in the SW corner. The dominate canopy is comprised of Red Oak, Shingle Oak, Hickory, and Black Cherry. The size varies from 8-18" DBH. The understory is shrub honeysuckle.

**Woodland D:** This woodland is located in the North West Corner of the property along the creek that bisect the parcel. The dominate canopy is made up of Cottonwood, Sycamore, and Bowelder. The size varies from 12-30' but would not classify any as Monarch status. The understory is shrub honeysuckle.

**RATING:**  
1=Floor Quality  
3=Average Quality  
5=Excellent Quality

There are no state champion or rare trees were found on the site.  
NO TREES WERE FOUND TO MEET TWO OR MORE OF THE REQUIREMENTS TO BE CLASSIFIED AS MONARCHS.

Tree Stand Delineation Plan Prepared  
Under Direction of  
Colleen Baum  
Certified Arborist MW-4777-A

PREPARED FOR:  
Doug Nance  
Lombardo Homes  
4 Research Park Dr.  
St. Charles, MO. 63304

Base Map Provided by: Stock & Associates

Revisions:		
Date	Description	No.
1/6/22	COMMENTS	1

Drawn: **bad**  
Checked: **dad**

eLong  
andscape Architecture  
7620 West Bruno Ave  
St. Louis, MO. 63117  
(314) 346-4856  
delong.ia@gmail.com

Sheet Title:	Tree Stand Delineation
Sheet No:	TSD-1
Date:	10/15/2021
Job #:	209.001