



VII.B.

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Planning Commission Staff Report

Meeting Date: July 25, 2022

From: Mike Knight, Assistant City Planner *mk*

Location: North and east of Burkhardt Place.

Description: **Wildhorse Village (Lot 6) Record Plat:** A Record Plat for an 11.6 acre tract of land zoned PC&R Planned Commercial and Residence District located both north and east of Burkhardt Place.

PROPOSAL SUMMARY

Stock and Associates Consulting Engineers, Inc. has submitted a Record Plat for Planning Commission review. This request depicts the creation of a 35 lot development within the 11.6 acre tract of land platted as Lot 6 of Wildhorse Village. The subject site is zoned "PC&R" Planned Commercial and Residence District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 3161. The Record Plat for the entire Wildhorse Village Development was approved by the City of Chesterfield City Council on November 15, 2021.

STAFF ANALYSIS

A record plat is the instrument which dedicates lots, common ground, necessary 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 35 new lots for development and Common Ground. On May 10, 2021 the City of Chesterfield Planning Commission approved the Site Development Section Plan for Lot 6 of Wildhorse Village. The proposed Record Plat is in the same lot configuration that exists in the recently approved Site Development Section Plan. All of the lots are currently undeveloped, but mass grading is underway to facilitate the infrastructure (roadways, sanitary sewers, stormwater management, electric) involved with the development.

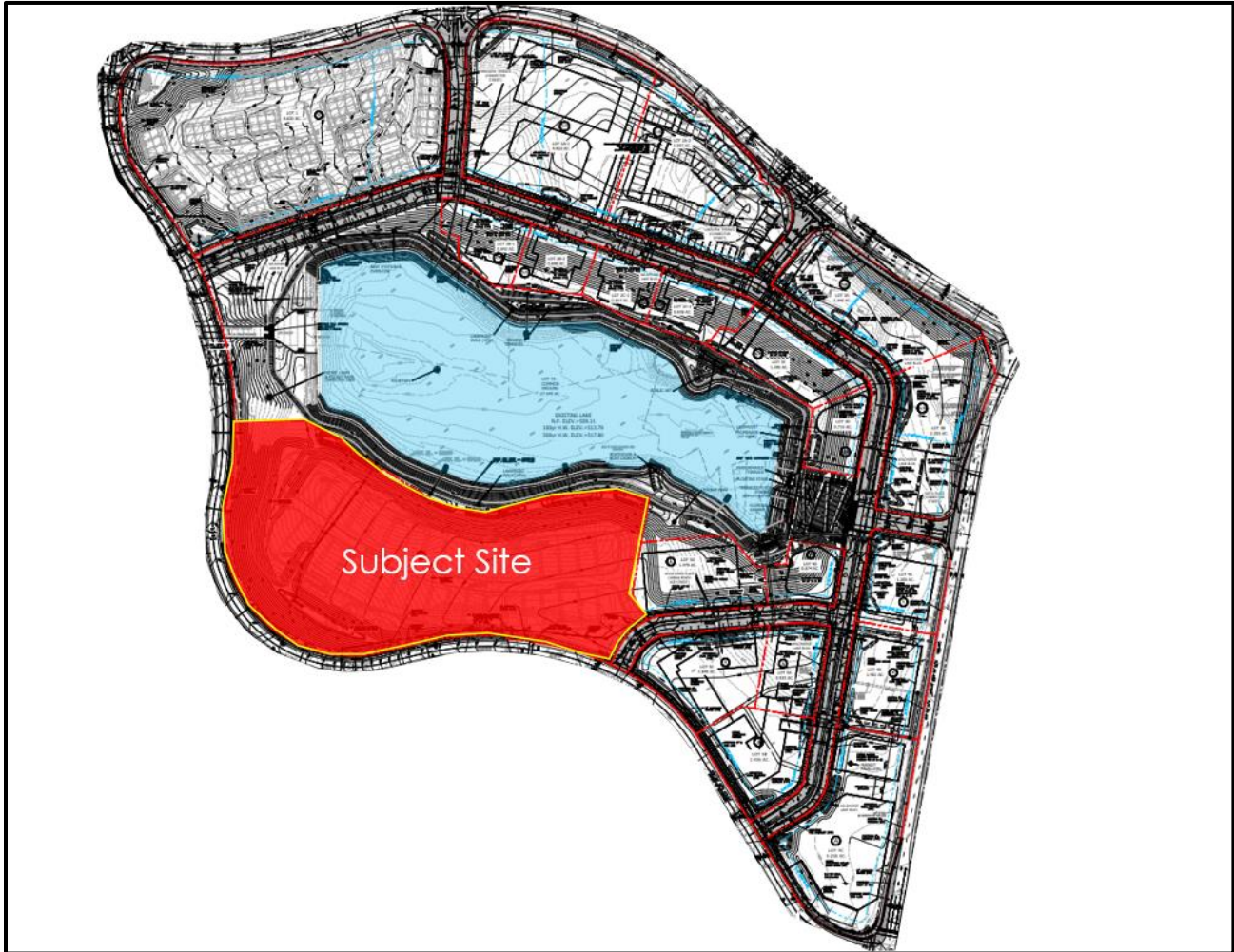


Figure 1: Location of Subject Site within the overall Wildhorse Village Development

DEPARTMENTAL INPUT

Staff has reviewed the submittal and has found the application to be in conformance with the City of Chesterfield Unified Development Code and Ordinance 3161. Staff recommends approval of the Record Plat for Lot 6 of Wildhorse Village.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Wildhorse Village (Lot 6) Record Plat."
- 2) "I move to approve the Wildhorse Village (Lot 6) Record Plat with the following conditions..."
(Conditions may be added, eliminated, altered or modified)

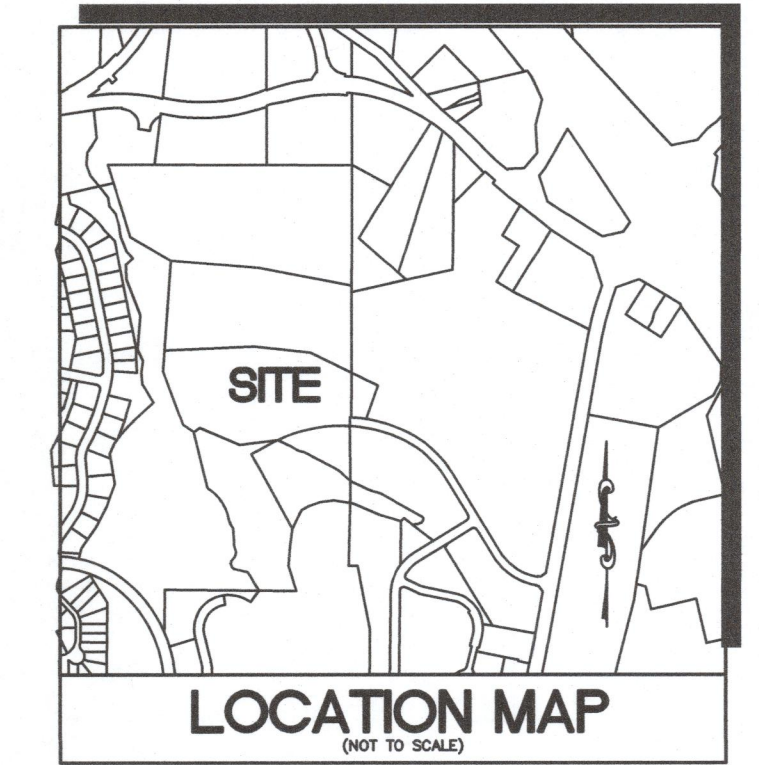
Attachments: Record Plat

WATERFRONT AT WILDHORSE VILLAGE

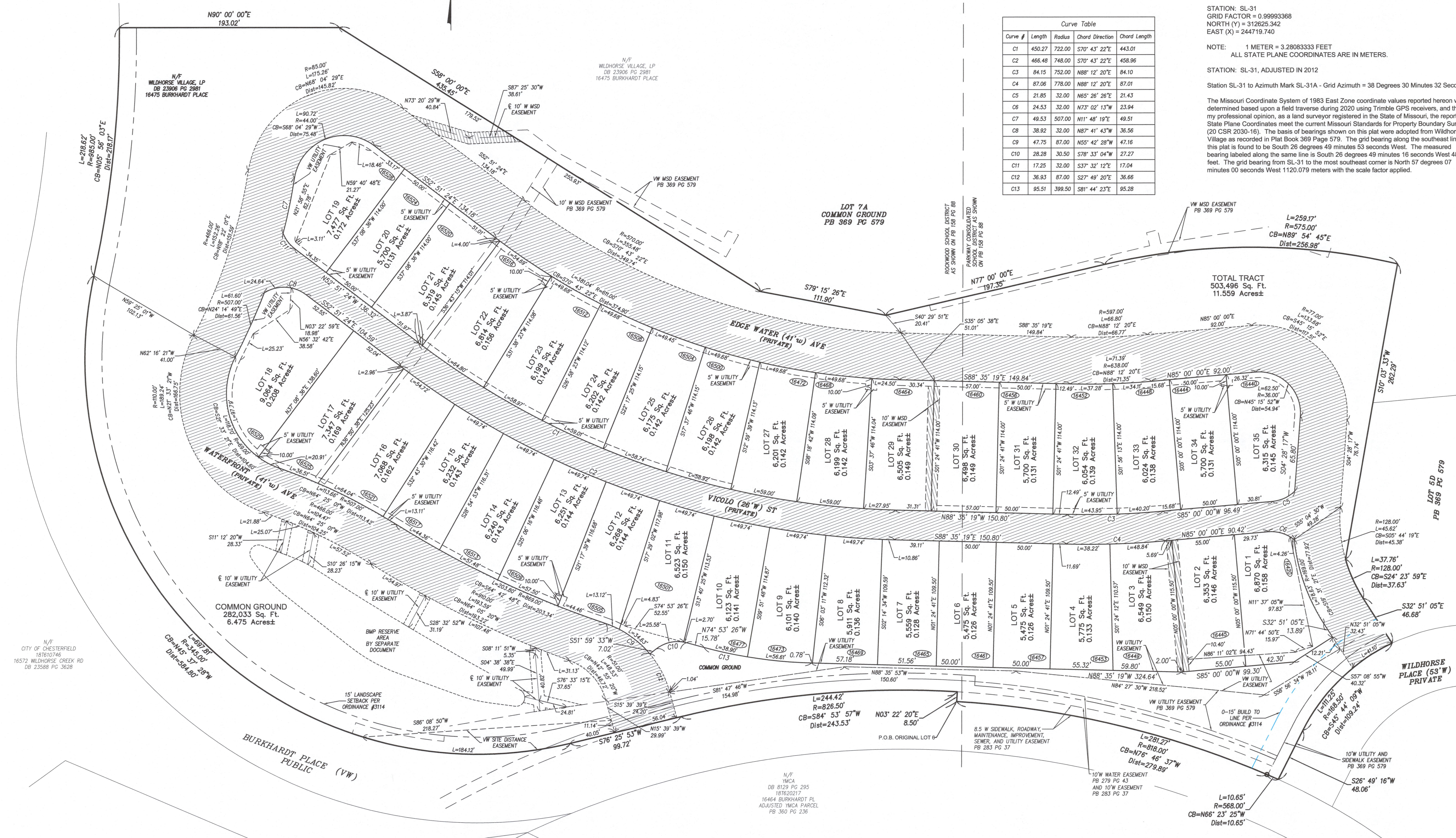
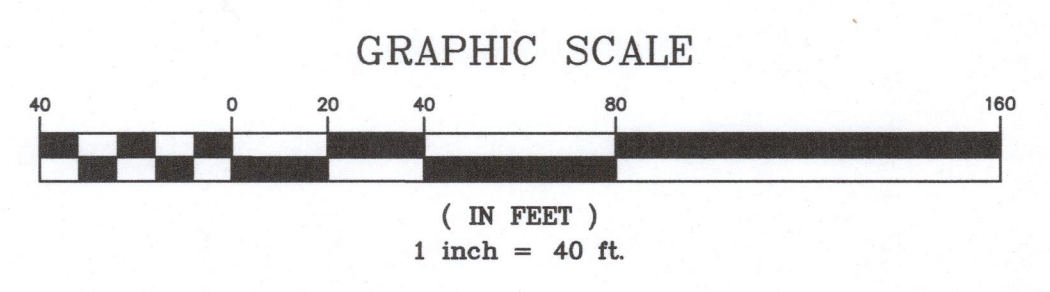
A TRACT OF LAND BEING LOT 6 OF WILDHORSE VILLAGE AS RECORDED IN PLAT BOOK 369, PAGE 579
 LOCATED IN U.S. SURVEY 415, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

ST. LOUIS COUNTY BENCHMARK

BENCHMARK 12048
 NOV029 Elev = 557.81
 5'0" on top of curb at end of rounding along the north
 curb line of the easterly extension of Burkhardt Place on
 the east side of Chesterfield Village Parkway 0.2 mile
 north of Lydia Hills Drive.



- LEGEND**
- BENCHMARK
 - FEET
 - FOUND IRON ROD
 - FOUND IRON PIPE
 - RIGHT OF WAY MARKER
- ABBREVIATIONS**
- DB DEED BOOK
 - FT FEET
 - FND. FOUND
 - N/F NOW OR FORMERLY
 - PLAT BOOK
 - PC PAGE
 - R.G. RADIAL BEARING
 - SQ. SQUARE
 - (86°W) RIGHT-OF-WAY WIDTH



Curve #	Length	Radius	Chord Direction	Chord Length
C1	450.27	722.00	S70° 43' 22"E	443.01
C2	468.48	748.00	S70° 43' 22"E	458.96
C3	84.15	752.00	N88° 12' 20"E	84.10
C4	87.06	778.00	N88° 12' 20"E	87.01
C5	21.85	32.00	N65° 26' 26"E	21.43
C6	24.53	32.00	N73° 02' 13"W	23.94
C7	48.53	507.00	N11° 49' 19"E	49.51
C8	38.92	32.00	N67° 41' 43"W	37.16
C9	47.75	87.00	N55° 42' 28"W	47.16
C10	28.28	30.50	S78° 33' 04"W	27.27
C11	17.25	32.00	S37° 32' 12"E	17.04
C12	36.93	87.00	S27° 49' 20"E	36.66
C13	95.51	399.50	S81° 44' 23"E	95.28

STATEMENT OF STATE PLANE COORDINATE TIE:
 STATION: SL-31
 GRID FACTOR = 0.99993368
 NORTH (Y) = 312625.342
 EAST (X) = 244719.740

NOTE:
 1 METER = 3.2808333 FEET
 ALL STATE PLANE COORDINATES ARE IN METERS.

STATION: SL-31, ADJUSTED IN 2012
 Station SL-31 to Azimuth Mark SL-31A - Grid Azimuth = 38 Degrees 30 Minutes 32 Seconds.

The Missouri Coordinate System of 1983 East Zone coordinate values reported herein were determined based upon a field traverse during 2020 using Trimble GPS receivers, and that in my professional opinion, as a land surveyor registered in the State of Missouri, the reported State Plane Coordinates meet the current Missouri Standards for Property Boundary Surveys (20 CSR 2030-16). The basis of bearings shown on this plat were adopted from Wildhorse Village as recorded in Plat Book 369 Page 579. The grid bearing along the southeast line on this plat is found to be South 26 degrees 49 minutes 53 seconds West. The measured bearing labeled along the same line is South 26 degrees 49 minutes 16 seconds West 48.06 feet. The grid bearing from SL-31 to the most southeast corner is North 57 degrees 07 minutes 00 seconds West 1120.079 meters with the scale factor applied.

GENERAL NOTES:

- Subject property is Zoned:
 *PC&R: Planned Commercial & Residence District Per Ordinance No. 3161
- Subject property lies within Flood Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain, according to the National Flood Insurance Rate Map Number: 29189C0164K AND 29189C0165K with an effective date of 02/04/2015).
- Basis of Bearing: Wildhorse Village as recorded in Plat Book 369 Page 579 of the St. Louis County records.
- Stock and Associates Consulting Engineers, Inc. used exclusively St. Louis Title LLC, an agent for Old Republic National Title Insurance Company, Commitment No. 13844STL Rev 5, with an effective date of November 19, 2019, at 8:00 AM and Old Republic National Title Insurance Company, Commitment No. 14458STL, with an effective date of March 10, 2020 at 8:00 a.m., for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.

This is to certify that "Waterfront at Wildhorse Village" was approved by the City Council for the City of Chesterfield by Ordinance No. _____ on the _____ day of _____, 20____, and thereby authorizes the recording of this Subdivision Plat with the office of the St. Louis County Recorder of Deeds.

Bob Nation, Mayor
 Vickie McGownd, City Clerk

SURVEYOR'S CERTIFICATION

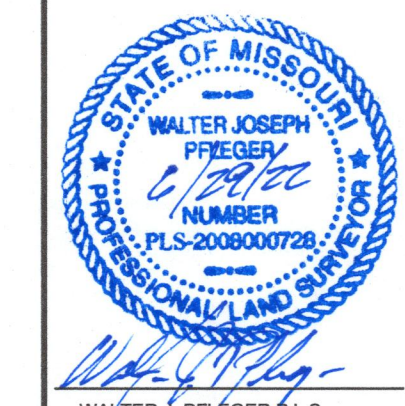
This is to certify that Stock and Associates Consulting Engineers, Inc. have, during April, 2021, by order of and for the use of Wildhorse Village LP, executed a Property Boundary Survey and Subdivision Plat of a tract of land located in U.S. Survey 415, in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and that the results of said survey and Subdivision Plat are shown herein. 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 standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 16, Division 2030 Missouri Standards for Property Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects.

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

PREPARED FOR:
 WILDHORSE VILLAGE, LP
 C/O CRG AND CLAYCO
 2199 INNERBELT BUSINESS CENTER
 ST. LOUIS, MO 63114
 PHONE 314-429-5100
 ATTN: MR. JEFF TEGETHOFF OPERATING PARTNER
 MR. JARED HEGEMAN PROJECT EXECUTIVE, CORPORATE

PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 257 Chesterfield Business Parkway
 St. Louis, MO 63016 PH: (636) 530-9100 FAX (636) 530-9101
 E-mail: general@stockandassociates.com
 Web: www.stockandassociates.com

SUBDIVISION PLAT
WATERFRONT AT WILDHORSE VILLAGE
 16475 BURKHARDT PLACE
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



REVISIONS:

1	08/02/2021-CITY COMMENTS
2	08/02/2021-MSD COMMENTS

DRAWN BY: NPW
 CHECKED BY: W.J.P.
 DATE: 4/09/2021
 JOB NO.: 2020-6884
 M.S.D. P. #: 21MSD-00365
 BASE MAP #: 21MSD-00365
 S.L.C. NAT. #: _____
 HAT S.U.P. #: _____
 M.O.A.R. #: _____
 SHEET TITLE: SUBDIVISION PLAT
 SHEET NO.: SHEET #1

WATERFRONT AT WILDHORSE VILLAGE

A TRACT OF LAND BEING LOT 6 OF WILDHORSE VILLAGE AS RECORDED IN PLAT BOOK 369, PAGE 579
LOCATED IN U.S. SURVEY 415, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 257 Chesterfield Business Parkway
 St. Louis, MO 63026 PH: (636) 530-9100 FAX (636) 530-9120
 e-mail: general@stockassoc.com
 Web: www.stockassoc.com

OWNER'S CERTIFICATION

The undersigned, owner of the tract of land herein platted and further described in the surveyor's certificate set forth below, has caused the same to be surveyed and adjusted in the manner shown on this plat, which Subdivision Plat shall be known as:

"WATERFRONT AT WILDHORSE VILLAGE"

It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.

This subdivision is subject to the Declaration of Covenants, Conditions, Easements and Restrictions for WATERFRONT AT WILDHORSE VILLAGE dated _____ and recorded as Document # _____ with the Recorder's Office.

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to Wild Horse Village LP assignees and successors, Missouri American Water Company, Ameren UE Company, Laclede Gas Company, AT&T Corporation, Metropolitan St. Louis Sewer District, Charter Communications their successors and assigns as their interests may appear for the purpose of constructing, 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.

All easements as shown hereon hatched [diagonal lines] are hereby dedicated to Metropolitan St. Louis Sewer District, their successors and assigns as their interests may appear for the purpose of improving, constructing, maintaining and repairing public utilities and sewer 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, sewers and drainage facilities.

Edge Water Avenue, 41 feet wide, Waterfront Avenue, 41 feet wide, and Vicolo Street, 26 feet wide, as shown hereon hatched [diagonal lines] are hereby established as a Permanent Private Street for ingress/egress, Cross Access and as an Easement, reserved by the present and future owners of Waterfront at Wildhorse Village Subdivision and all of their respective successors and assigns, their tenants, sub-tenants, lessees, and their respective officers, employees, agents, representatives, invitees, for the non-exclusive right and privilege for ingress and egress by pedestrian, automobiles, passenger vehicles, and trucks. The owners agree not to obstruct the foregoing easement by means of a fence or other barrier, and further, to keep the area open and useable on their property leading to and from Burkhardt Place. No such accessway shall be relocated, narrowed, or otherwise altered without the approval of the present and future owners of Lots in Waterfront at Wildhorse Village Subdivision and the easement hereby established shall apply fully to such altered accessway, and said easement shall be perpetual and further shall run with the real estate. These easements are hereby dedicated to Missouri American Water Company, Ameren UE Company, Laclede Gas Company, AT&T Corporation, Metropolitan St. Louis Sewer District, Charter Communications their successors and assigns as their interests may appear for the purpose of constructing, 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 internal roadways within this subdivision are to be private and to remain private forever, never to be accepted for maintenance by the City of Chesterfield.

The Sight Distance Easement as shown hereon is hereby dedicated to the City of Chesterfield, Missouri, for public use forever, to ensure and protect the clear and unobstructed view of motorists on and entering the adjacent roadway. The grade of the land within the Sight Distance Easements shall not be changed without the prior approval of the City of Chesterfield. No signs, fences or poles shall be erected within any Sight Distance Easement except for those required and maintained by the City of Chesterfield. No trees or shrubs shall be planted in any Sight Distance Easement. Grass or other plantings within the Sight Distance Triangles shall be maintained in accordance with applicable ordinances of the City of Chesterfield.

Two (2) permanent monuments for each block created, and semi-permanent monuments at all lot corners will be set within twelve (12) months after the recording of this subdivision plat. In accordance with 20 CSR 2030-16 of the Department of Insurance, Financial Institutions and Professional Registration. In addition, other survey monuments indicated on this boundary adjustment plat, required by the Subdivision Ordinance of the City of Chesterfield, Missouri, will be set.

The Common Ground as shown hereon and shall be conveyed to Waterfront at Wildhorse Village, Homeowners Association by Special Warranty deed upon the recording of this plat with the St. Louis County Recorder's office. Common Ground shall include and refer to all real property and the improvements thereon owned and all licenses and other rights held by the Association for the common use and enjoyment of all Owners including, without limitation, the BMP Areas, "Landscape Buffers", "Monument Signs", "Sidewalks" and "Utility and Retaining Walls" shown on the Plat, streets, alleys, paths, trails, walkways, lakes, storm water controls and drainage facilities (including, without limitation, detention basins, bioretention and other water quality areas and facilities), sanitary sewers and facilities, water mains, fire hydrants, irrigation systems (including, without limitation, wells, pumps, controllers, pipes, heads and other apparatus), retaining walls, subdivision entrance ways and monuments, street lights, street signs, common mailboxes and appurtenant facilities and other such areas and facilities as maybe be shown on the Plat and/or provided in the Subdivision; provided, however, nothing hereinabove contained shall be deemed a representation that any of the enumerated facilities are or will be included in the Subdivision.

There are no setbacks and the structures may be built to the property lines.

IN WITNESS THEREOF, I have hereunto set my hand this ____ day of _____, 20__.

Wildhorse Village, LP

By: _____
Mr. Jeff Tegethoff

Manager of the General Partner

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

On this ____ day of _____ in the year 20__ before me, _____ a Notary Public in and for said state, personally appeared Mr. Jeff Tegethoff, the Manager of the General Partner, of Wildhorse Village L.P., known to me to be the person who executed the foregoing instrument in behalf of said Limited Partnership and said _____ acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

Notary Public

My commission expires: _____

LENDER'S CERTIFICATION

The undersigned Owner and Holder of Note as secured by Deed of Trust, recorded in Book _____, Page _____, of the St. Louis County Records, does hereby join in and consent to the foregoing Subdivision Plat as shown hereon.

IN WITNESS WHEREOF, we have hereunto set our hand and affixed our corporate seal this ____ day of _____, 20__.

By: _____

Print Name: _____

Print Title: _____

STATE OF _____)
) SS
COUNTY OF _____)

On this ____ day of _____, 20__ before me appeared _____ to me personally known, who, being by me first duly sworn, did say that he/she is the _____ of _____, a national banking association, and that said instrument was signed in behalf of said national banking association, by authority of its _____, and said _____ acknowledged said instrument to be the free act and deed of said national banking association.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

My commission expires: _____ Notary Public

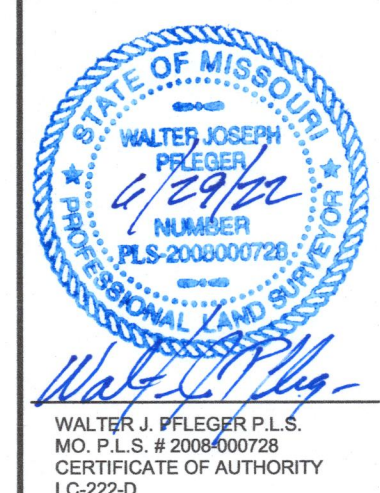
ORIGINAL LOT 6 DESCRIPTION

A tract of land being Lot 6 of Wildhorse Village subdivision as recorded in Plat Book 369 Page 579 of the St. Louis County records, located in U.S. Survey 415 in 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 the northern most corner of Burkhardt Place as dedicated by Plat Book 283 Page 37 of the St. Louis County records, being on the northeast right of way line of Burkhardt Place as dedicated by Deed Book 23588 page 3666 of said records, thence the following courses and distances along said northeast right of line: North 03 degrees 22 minutes 20 seconds East, 8.50 feet, to a curve to the left having a radius of 826.50 feet; along said curve an arc distance of 244.42 feet, and a chord which bears South 84 degrees 53 minutes 57 seconds West, 243.53 feet; South 76 degrees 25 minutes 53 seconds West, 99.72 feet to a curve to the right having a radius of 345.00 feet; along said curve an arc distance of 697.81 feet and a chord which bears North 45 degrees 37 minutes 28 seconds West, 584.80 feet to a reverse curve to the left having a radius of 985.00 feet; and along said curve an arc distance of 218.62 feet and a chord which bears North 05 degrees 56 minutes 03 seconds East, 218.17 feet to the northwest corner of said Lot 6; thence along the northern and eastern lines of said Lot 6 the following courses and distances: North 90 degrees 00 minutes 00 seconds East, 193.02 feet; South 58 degrees 00 minutes 00 seconds East, 435.45 feet; South 79 degrees 15 minutes 26 seconds East, 111.90 feet; North 77 degrees 00 minutes 00 seconds East, 197.35 feet to a curve to the right having a radius of 575.00 feet; along said curve an arc distance of 259.17 feet and a chord which bears North 89 degrees 54 minutes 45 seconds East, 256.98 feet; South 10 degrees 03 minutes 33 seconds West, 262.29 feet to a curve to the left having a radius of 128.00 feet; along said curve an arc distance of 37.76 feet and a chord which bears South 24 degrees 23 minutes 49 seconds East, 37.83 feet; and South 32 degrees 51 minutes 05 seconds East, 46.68 feet to a curve to the left having a radius of 168.50 feet, said point also being located on the northern line of Wildhorse Place, 53 feet wide; thence along last said curve and the northern line of Wildhorse Place the following, an arc distance of 111.25 feet and a chord which bears South 45 degrees 44 minutes 09 seconds West, 109.24 feet and South 26 degrees 49 minutes 16 seconds West, 48.06 feet to the north right of way line of above said Burkhardt Place, said point also being located on a curve to the left having a radius of 583.00 feet; thence along said right of way line the following, along last said curve an arc distance of 10.65 feet and a chord which bears North 66 degrees 23 minutes 22 seconds West, 10.65 feet to a compound curve to the left having a radius of 818.00 feet and along said curve an arc distance of 281.27 feet and a chord which bears North 76 degrees 46 minutes 37 seconds West, 279.89 feet, along said north right of way line, to the POINT OF BEGINNING. Containing 503,496 square feet or 11.559 acres, more or less.

SUBDIVISION PLAT
WATERFRONT AT WILDHORSE VILLAGE

16475 BURKHARDT PLACE
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY MISSOURI



REVISIONS:	
1	06/09/2021- CITY COMMENTS
2	08/02/2021- MSD COMMENTS

DRAWN BY: NPW	CHECKED BY: W.J.P.
DATE: 4/09/2021	JOB NO: 2020-6884
M.S.D. #: 21MSD-0315	BASE MAP #:
S.L.C. HAT #:	HAT S.U.P. #:
M.B.N.R. #:	
SHEET TITLE: SUBDIVISION PLAT	
SHEET NO.: SHEET #2	

PREPARED FOR:
 WILDHORSE VILLAGE, LP
 C/O CRG AND CLAYCO
 2199 INNERBELT BUSINESS CENTER
 ST. LOUIS, MO 63114
 PHONE 314-429-5100
 ATTN: MR. JEFF TEGETHOFF OPERATING PARTNER
 MR. JARED HEGEMAN PROJECT EXECUTIVE, CORPORATE