

## Planning Commission Staff Report

<b>Meeting Date:</b>	May 8, 2023
<b>From:</b>	Shilpi Bharti, Planner
<b>Location:</b>	North of Wild Horse Creek Road and across from Wildhorse Parkway Drive
<b>Petition:</b>	<b><u>Schaeffer's Grove (RP 2)</u></b> : Record Plat 2 of the 2 Record Plats for a 26.8 acre development known as Schaeffer's Grove located on the north side of Wild Horse Creek Road and across from Wildhorse Parkway Drive.

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### **SUMMARY**

The Sterling Company has submitted a request for two Record Plats for a 26.8 acre tract of land zoned "E-1/2AC" Estate District with a Wild Horse Creek Road Overlay District designation. The two Record Plats would establish 36 total lots within the Schaeffer's Grove development. This request is for the second of the two Record Plats that create Phase 1 of the 26.8 acre development. Record Plat 2 consists of 12.22 acres of land which include 18 lots and common grounds located on Silver Buck Lane and Lisa Ridge.

### **SITE HISTORY**

On March 28, 2022 the City of Chesterfield City Council approved the current zoning designation, "E-1/2AC" Estate District with a Wild Horse Creek Road Overlay District designation, by a vote of (7-0) creating Ordinance 3187. This is the current governing ordinance for the subject site. In 2022, the Site Development Plan, Tree Stand Delineation and Tree Preservation Plan were approved by the Planning Commission for the subject site by a vote of 7-0.



Figure 1: Aerial of the Subject Site

On September 26, 2022, grading plans were approved for the site. The improvement plans, and two display plats for the site were approved in 2023.

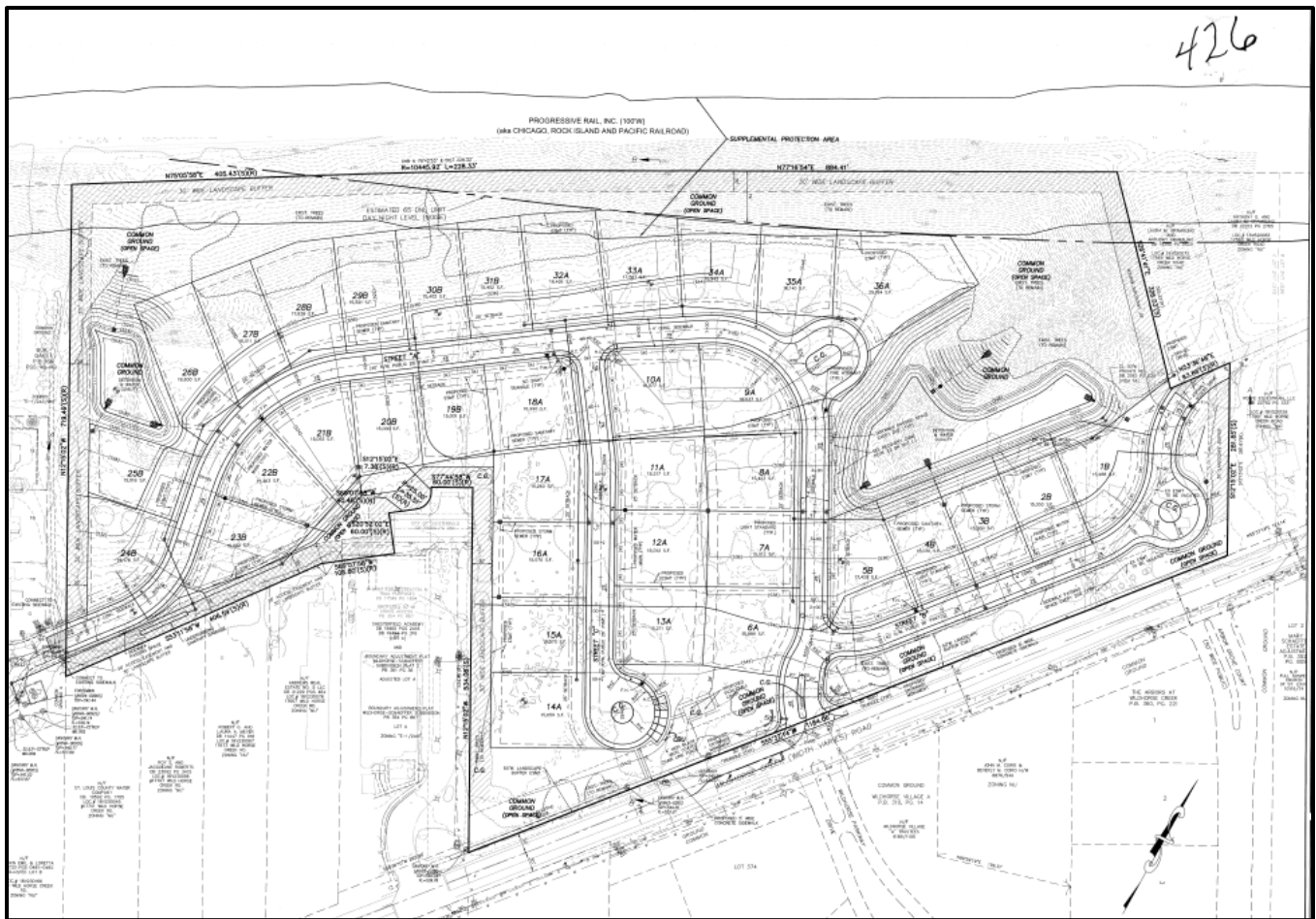


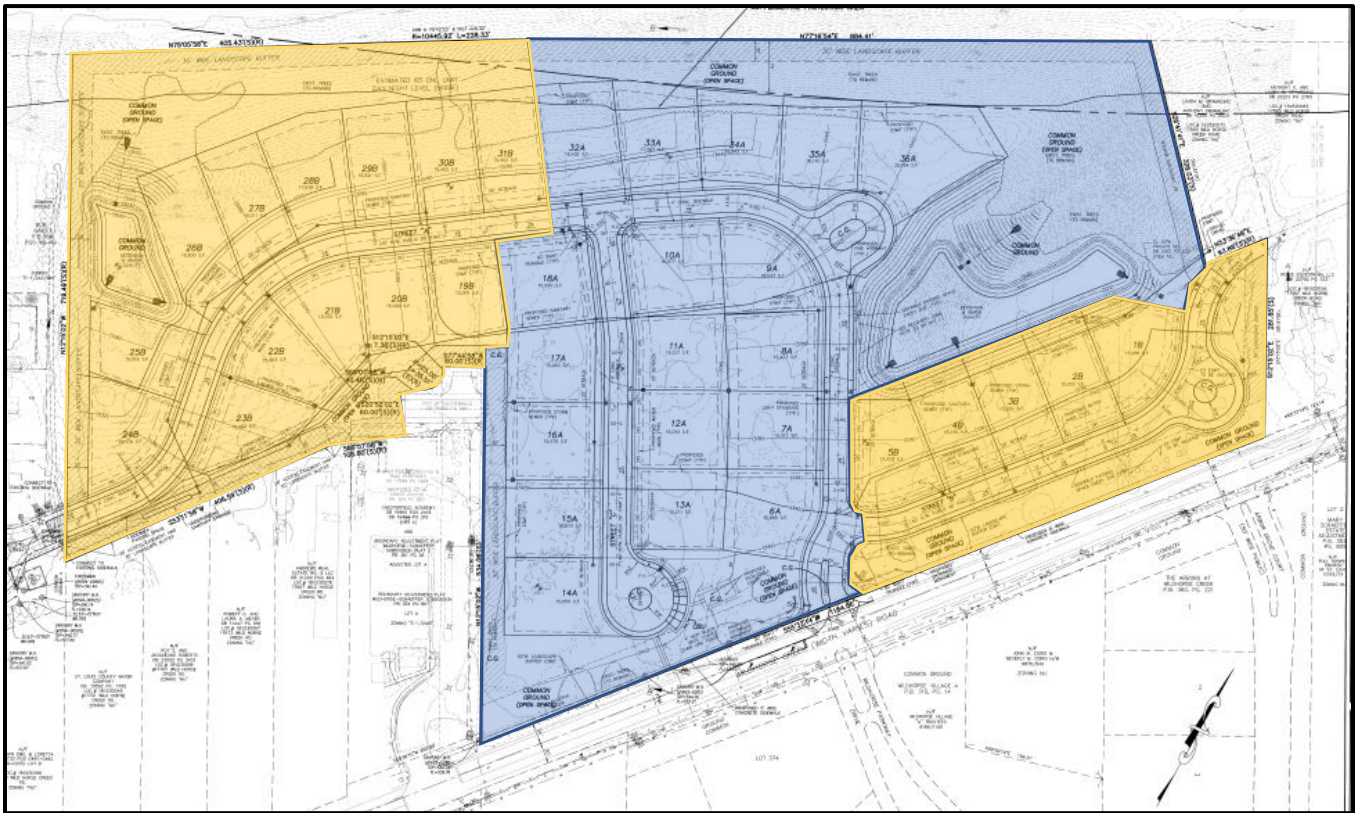
Figure 2: Approved Site Development Plan

## **STAFF ANALYSIS**

A Record Plat establishes lots, common grounds, easements, and road right-of-way. Once a plat is recorded, the new lots may be sold to individual owners. Record Plat 2 of the Schaeffer's Grove Development would establish 18 lots, common grounds, the public roads Silver Buck Lane and Lisa Ridge. The Silver Buck Lane will be connected to the existing Silver Buck Lane of Bur Oaks subdivision. The submitted Record Plat is in the same lot configuration that exists in the recently approved Site Development Plan.

The applicant is required to execute Subdivision Improvement Construction Deposit agreements and Subdivision Improvement Maintenance Deposit agreements, along with the associated sureties prior to the acceptance of the Record Plats. The deposits include the improvements and portion of improvements necessary to support the required items in each plat. The estimates should include but not be limited to streets, sidewalk, storm sewer, sanitary sewer, detention, grading, sediment and erosion control, streetlights, street signs, water mains, common ground seeding/sodding, and amenities.

Below in Figure 3 is an image that outlines all of the two plats. Table 1 identifies each plat, provides the number of lots contained in each plat, followed by a brief description of that plat.



Record Plat	Lots	Description
Record Plat 1	18	Center lots including common ground on east
Record Plat 2	18	Western lots and eastern lots

Table 1: Plat Description

As per UDC, in any case where the establishment of common ground land, private streets, streetlighting, drainage facilities, or any other improvement that requires continuous maintenance, a trust indenture shall be recorded simultaneously with the record plat. The indenture shall provide for proper maintenance and supervision by the trustees who are selected to act in accordance with the terms of such indenture.

**STAFF RECCOMENDATION**

Staff has reviewed the submittal and has found the application to be in conformance with the approved Site Development Plan, site specific ordinance, and the City of Chesterfield Unified Development Code. Staff recommends approval of Record Plat 2 of the Schaeffer's Grove development.

**MOTION**

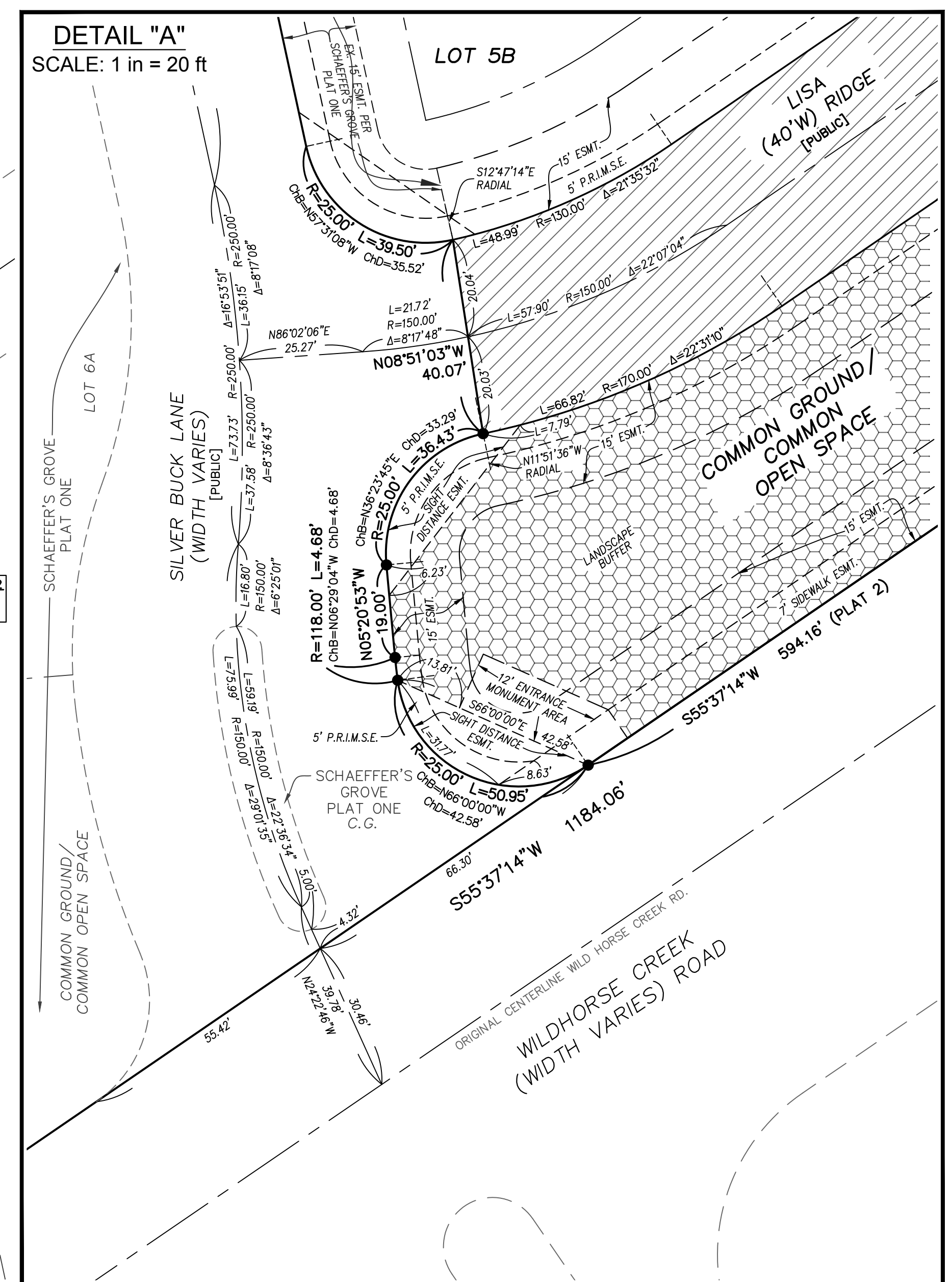
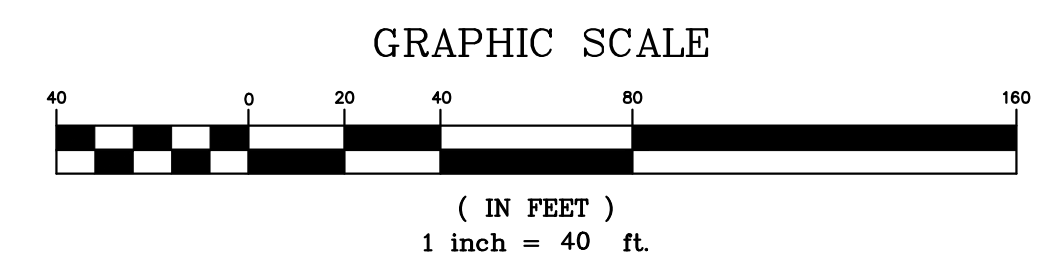
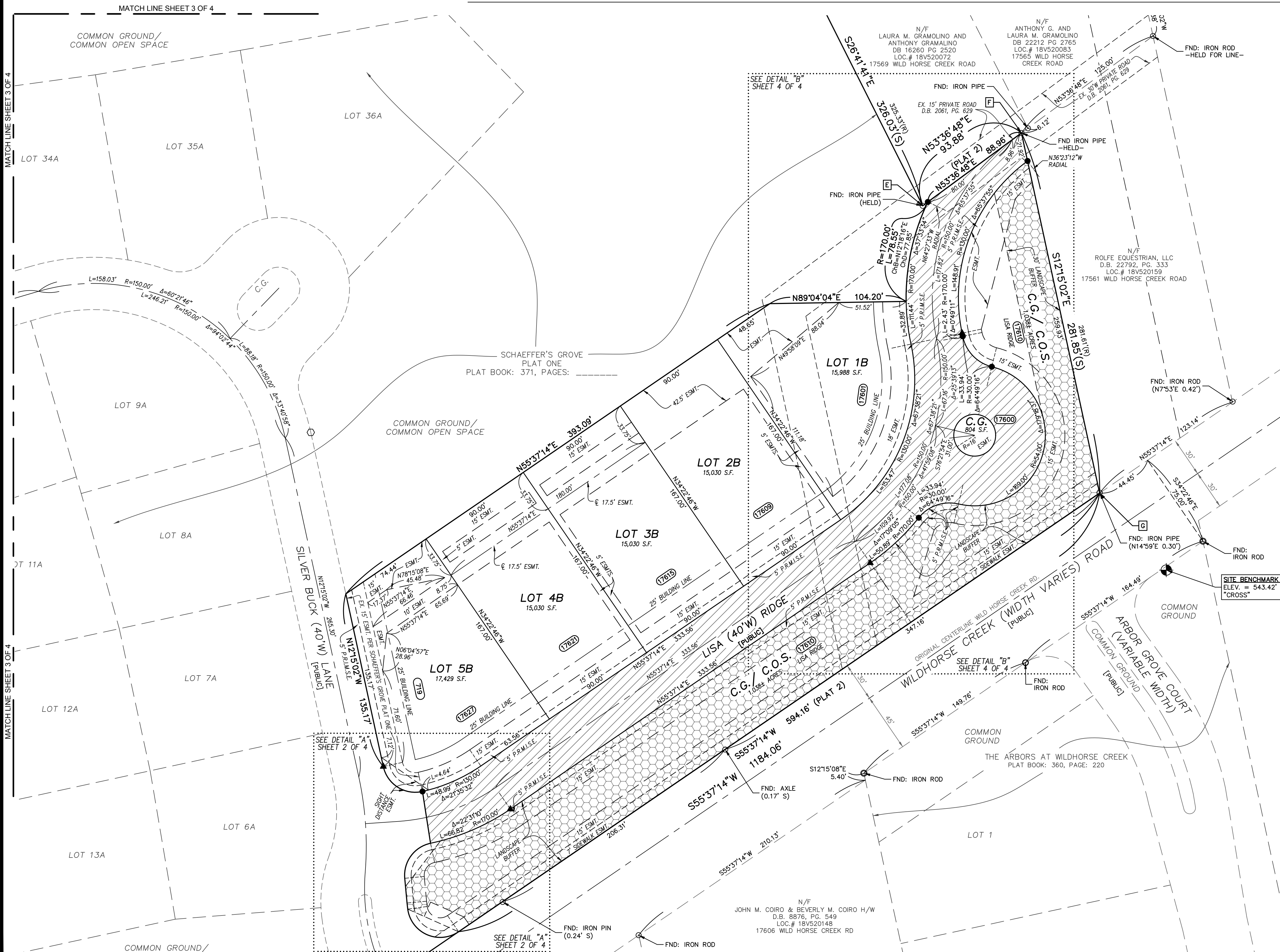
The following options are provided to the Planning Commission for consideration relative to the application:

- 1.) "I move to approve (or deny) Record Plat 2 of the Schaeffer's Grove development."
  
- 2.) "I move to approve Record Plat 2 of the Schaeffer's Grove development with the following conditions..." (Conditions may be added, eliminated or modified)

Attachments: Record Plat 2

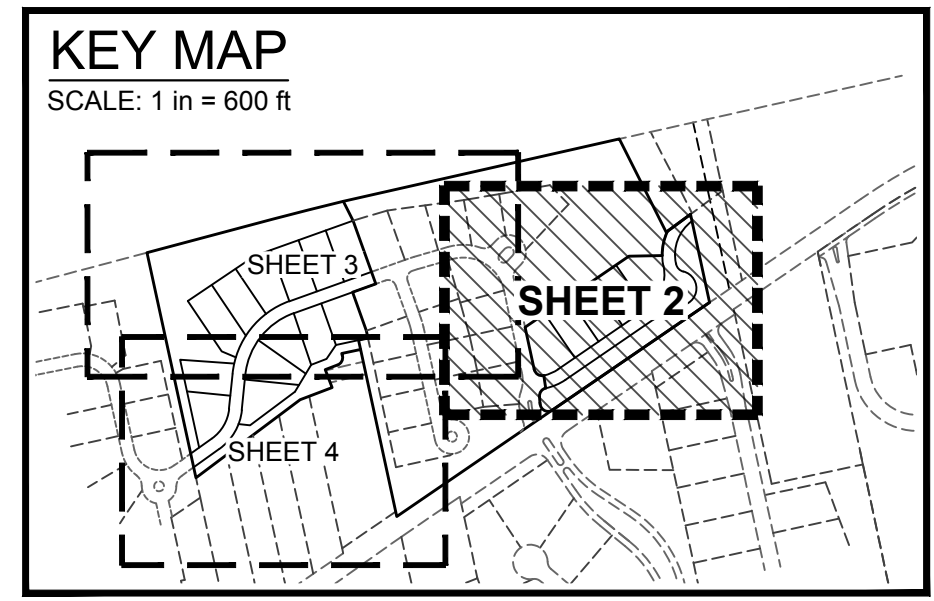


# SCHAEFFER'S GROVE PLAT TWO



**THE STERLING CO.**  
**ENGINEERS & SURVEYORS**  
 5055 New Baumgartner Road  
 St. Louis, Missouri 63129  
 Ph. 314-487-0440 Fax 314-487-8944  
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DRAWN BY:	GFS	MSD P# - 22MSD-00355
CHECKED BY:	JAH	DATE: APR. 5, 2023
JOB NO.:	17-05-107	SCHAEFFER'S GROVE PLAT TWO



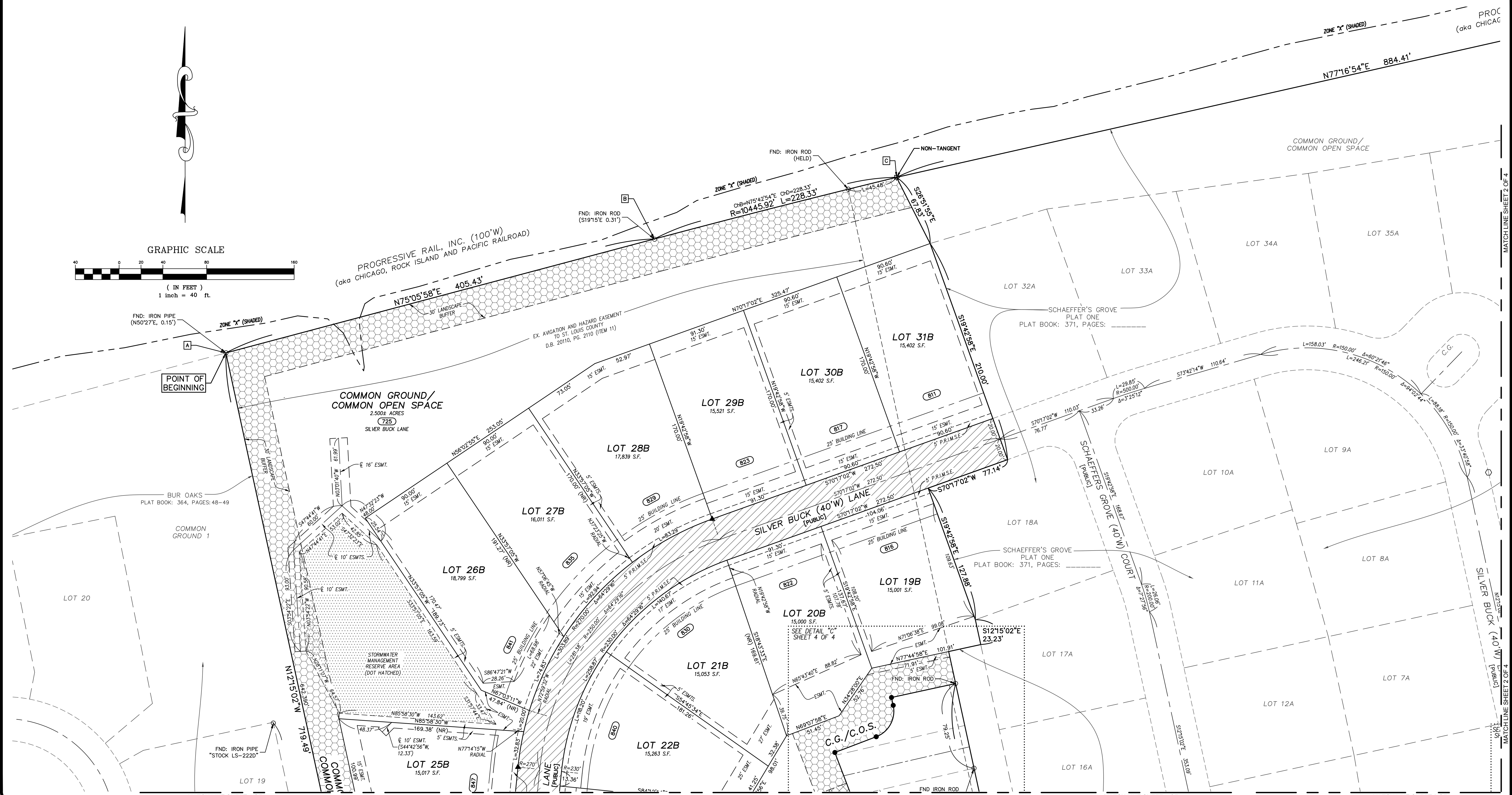
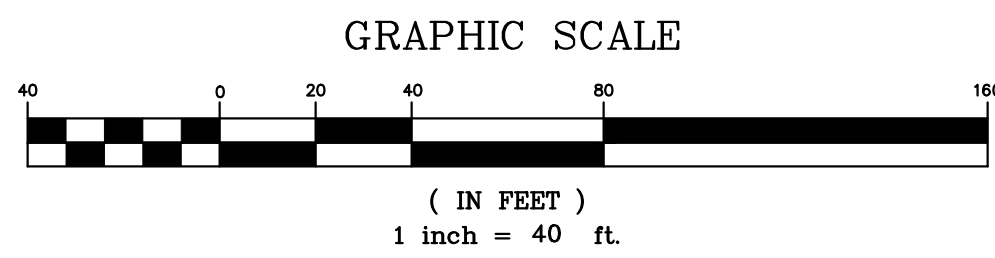
STATE PLANE COORDINATES		STATE PLANE COORDINATES			
NORTHING	EASTING	NORTHING	EASTING		
A	313420.086	237953.642	K	313321.844	238139.553
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- ABBREVIATION LEGEND:**
- BK. = BOOK
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- HATCHING LEGEND:**
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  - ▨ = STORMWATER MANAGEMENT RESERVE AREA
  - ▨ = ACCESS EASEMENT & LANDSCAPE BUFFER
  - ▨ = LANDSCAPE BUFFER
- SURVEYOR'S CERTIFICATE:**
- SEE SHEET 1 OF 4 FOR CERTIFICATION.
- THE STERLING COMPANY  
 MO REG. 307-D
- JAMEY A. HENSON, P.L.S. - VICE PRESIDENT DATE  
 MO. REG. L.S. #2007017963
- SHEET 2 OF 4**

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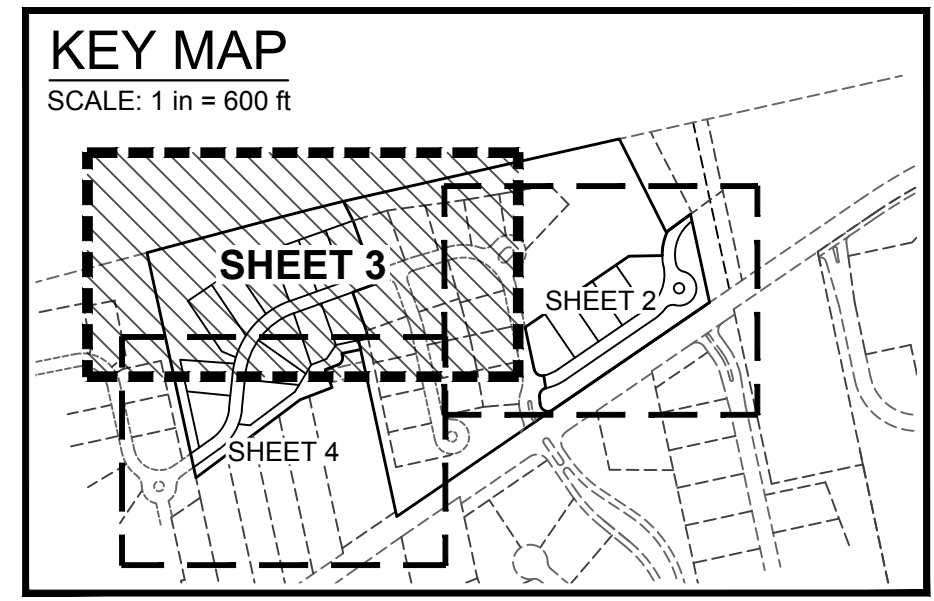
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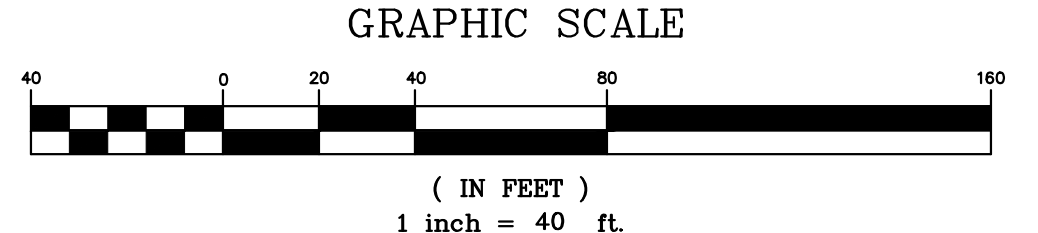
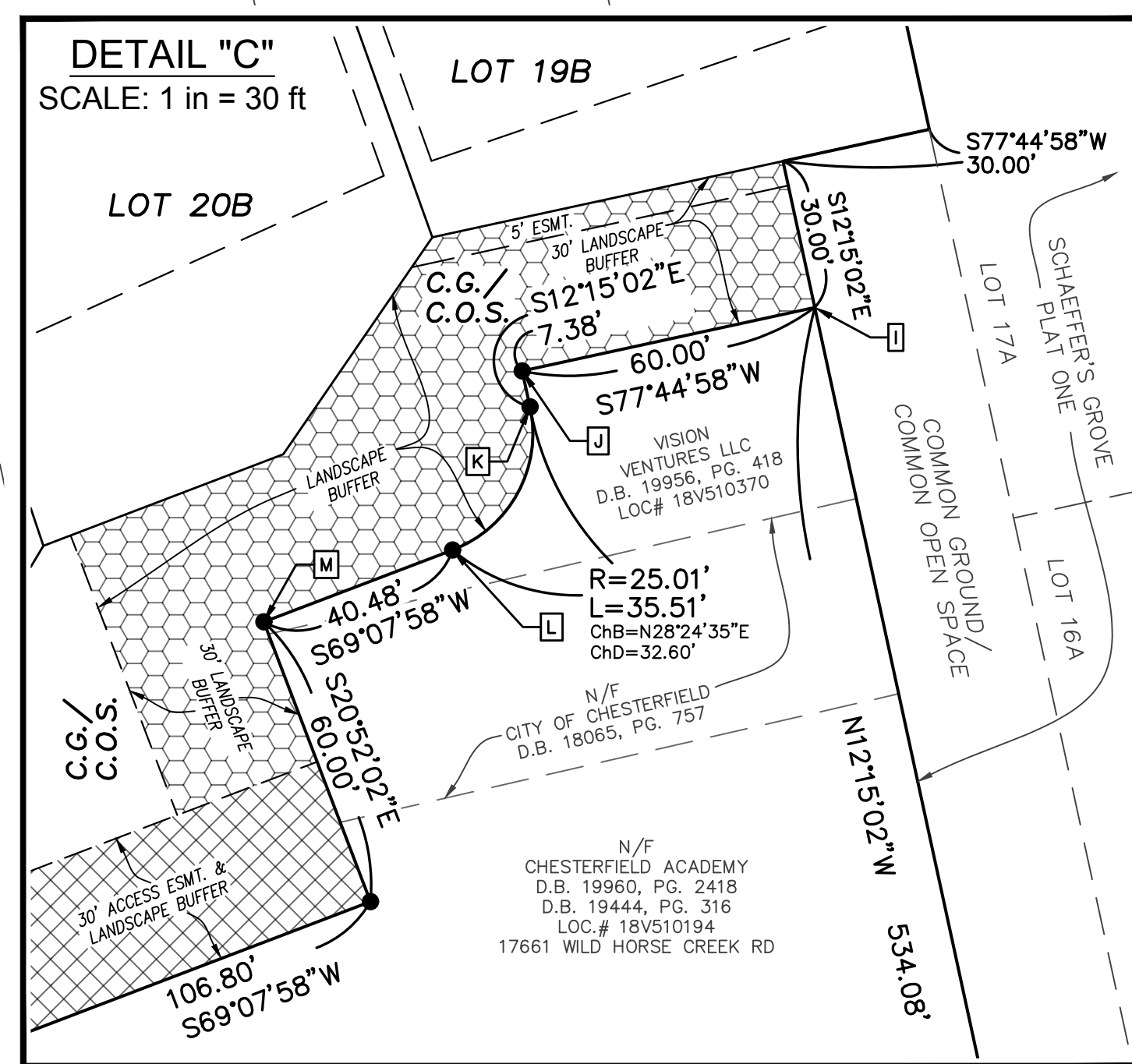
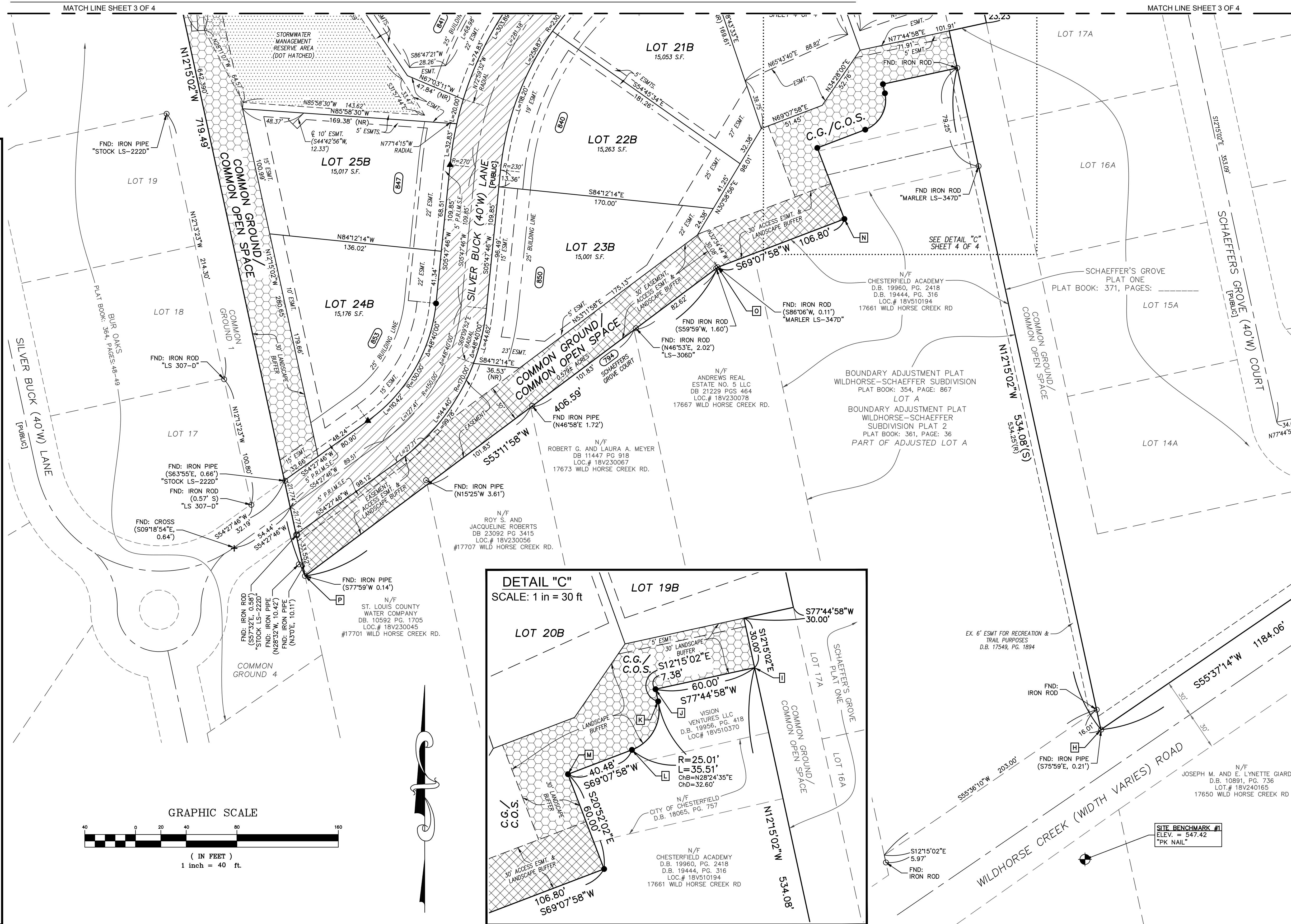
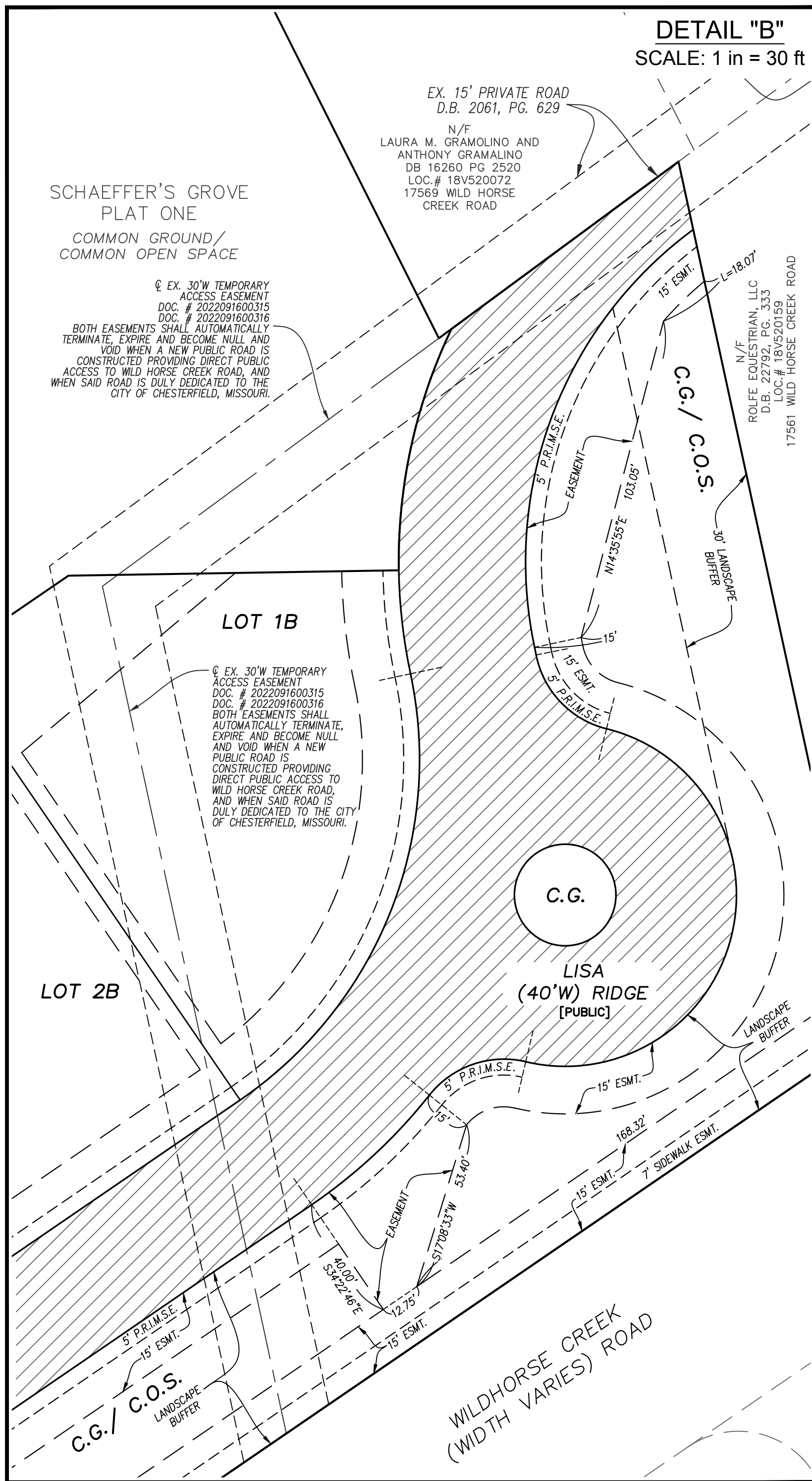
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MATCH LINE SHEET 2 OF 4

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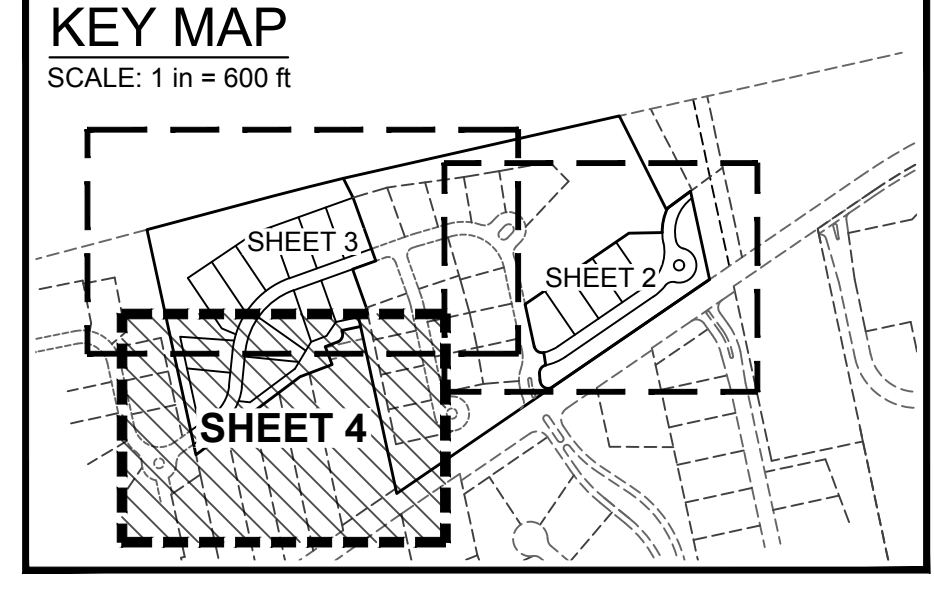
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**SHEET 4 OF 4**

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