

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF THE “LLR” LARGE LOT RESIDENTIAL DISTRICT TO THE “E-1AC” ESTATE ONE ACRE DISTRICT FOR A 35.0-ACRE TRACT OF LAND LOCATED AT 17803, 17815 AND 17831 WILD HORSE CREEK ROAD (P.Z. 11-2021 {MCBRIDE BERRA LAND COMPANY, LLC.} 18V130099, 18V140065, & 18V140098).

WHEREAS, the petitioner, McBride Berra Land Company, LLC, has requested a change in zoning from the “LLR” Large Lot Residential District to the “E-1AC” Estate One Acre District for a 35.0-acre tract of land located at 17803, 17815 AND 17831 Wild Horse Creek Road; and,

WHEREAS, a Public Hearing was held before the Planning Commission on October 25, 2021; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the change of zoning, as presented; and,

WHEREAS, the Planning and Public Works Committee recommended approval of the change of zoning, as presented; and,

WHEREAS, the City Council, having considered said request voted to approve the change of zoning request.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing an “E-1AC” Estate One Acre District for a 35.0-acre tract of land located at 17803, 17815 and 17831 Wild Horse Creek Road and as described as follows:

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 and being more particularly described as follows:

Beginning at a point being the southeast corner of above-said Adjusted Parcel B, said corner being the intersection of the north right-of-way line of Wild Horse Creek Road (width varies) and the northeast line of above-said U.S. Survey 102; thence along said north right-of-way line the following courses and distances: along a line being 30 feet north of and parallel to the centerline of said Wild Horse Creek Road, South $55^{\circ}36'40''$ West, 375.00 feet; North $12^{\circ}03'12''$ West, 16.22 feet; and along a line being 45 feet north of and parallel to said centerline, South $55^{\circ}36'40''$ West, 124.28 feet to a point on the east line of a tract of land conveyed to Trustee of the Melvin L. Fick and Lillian K. Fick, Joint Revocable Living Trust Agreement by document recorded in Deed Book 7996 Page 1316 of the above-said records; thence leaving said right-of-way line and along the east and north lines of said Fick tract the following courses and distances: North $32^{\circ}41'08''$ West, 308.72 feet and South $81^{\circ}07'48''$ West, 226.56 feet to a point on the west line of above-said Adjusted Tract A; thence leaving said north line of Fick tract and along the west line of said Adjusted Tract A the following courses, distances and curves: North $22^{\circ}46'12''$ West, 687.49 feet; North $57^{\circ}30'33''$ West, 199.99 feet to a point of curvature; along a curve to the right with a radius of 175.00 feet, whose chord bears North $18^{\circ}35'43''$ West, 219.85 feet, an arc distance of 237.71 feet to a point of tangency; North $20^{\circ}19'07''$ East, 143.40 feet; and North $22^{\circ}46'12''$ West, 200.68 feet to the northwest corner of said Adjusted Tract A, said point being on the south right-of-way line of Chicago, Rock Island and Pacific Railroad (100 feet wide); thence leaving said west line and along said south right-of-way line, along a curve to the right being non-tangential to the previous course, with a radius of 3519.70 feet, whose chord bears North $67^{\circ}52'46''$ East, 889.74 feet, an arc distance of 892.13 feet to a point of tangency; thence continuing along said south right-of-way line, North $75^{\circ}08'27''$ East, 176.95 feet to a point being the northeast corner of said Adjusted Tract A; thence leaving said south right-of-way line and along the east line of said Adjusted Tract A and its prolongation, being the east line of said Adjusted Parcel B, South $12^{\circ}03'12''$ East, 1644.66 feet to the Point of Beginning and contains 1,527,037 square feet, or 35.056 acres, more or less according to survey performed by The Sterling Company during the month of August, 2021 under Order Number 20-07-232.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Unified Development Code is granted, subject to all of the ordinances, rules and regulations.

Section 3. The City Council, pursuant to the petition filed by McBride Berra Land Company, LLC in P.Z. 11-2021, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 25th day of October 2021, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Article 8 of the City of Chesterfield Unified Development Code.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 28th day of March, 2022

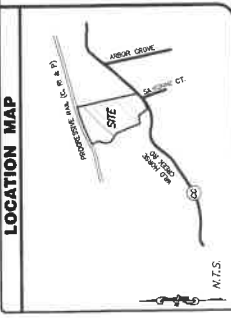
Bob Nation
PRESIDING OFFICER

Bob Nation
Bob Nation, MAYOR

ATTEST:

Vickie McGownd
Vickie McGownd, CITY CLERK

FIRST READING HELD: 03/21/2022



ALTA/NSPS LAND TITLE SURVEY

TWO TRACTS OF LAND LOCATED IN U.S. SURVEY 102 TOWNSHIP 45 NORTH, RANGE 3 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

NO	20	07	252
M.D.	1	1	1
SHEET 1 OF 3			

STATE PLANE COORDINATE SYSTEM: MISSOURI STATE PLANE COORDINATE SYSTEM - ZONE 10N
 STATE PLANE COORDINATE SYSTEM: MISSOURI STATE PLANE COORDINATE SYSTEM - ZONE 10N
 STATE PLANE COORDINATE SYSTEM: MISSOURI STATE PLANE COORDINATE SYSTEM - ZONE 10N

RECORD DESCRIPTION PER TITLE:
 TO BE RECORDED IN THE PUBLIC RECORDS OF THE CITY OF CHESTERFIELD, MISSOURI, IN ACCORDANCE WITH THE CITY CHARTER AND ORDINANCES.

OVERALL PROPERTY DESCRIPTION:
 THIS SURVEY IS A PART OF A LARGER SURVEY OF THE CITY OF CHESTERFIELD, MISSOURI, AND IS SUBJECT TO THE CITY CHARTER AND ORDINANCES.

PREPARED FOR:
 M-BRIDE BERRA
 5091 NEW BAUMGARTNER ROAD
 ST. LOUIS, MISSOURI 63129
 (314) 487-6717

THE STERLING ENGINEERS & SURVEYORS
 2025 WEST MANUFACTURER ROAD
 ST. LOUIS, MISSOURI 63114
 (314) 487-6717

BARAT ACADEMY
 PROJECT: ALTA/NSPS LAND TITLE SURVEY
 PREPARED BY: Y.M.H.

STATEMENT OF STATE PLANE COORDINATE SYSTEM:
 THIS SURVEY IS A PART OF A LARGER SURVEY OF THE CITY OF CHESTERFIELD, MISSOURI, AND IS SUBJECT TO THE CITY CHARTER AND ORDINANCES.

PROJECT BENCHMARKS:
 THE BENCHMARKS FOR THIS SURVEY ARE THE CITY OF CHESTERFIELD BENCHMARKS, WHICH ARE LOCATED AT THE CORNERS OF THE CITY CHARTER AND ORDINANCES.

SITE BENCHMARKS:
 THE BENCHMARKS FOR THIS SURVEY ARE THE CITY OF CHESTERFIELD BENCHMARKS, WHICH ARE LOCATED AT THE CORNERS OF THE CITY CHARTER AND ORDINANCES.

ABBREVIATIONS:
 A - ADJUSTED
 B.M. - BENCHMARK
 C.M. - CORNER MARK
 D.M. - DITCH MARK
 E.M. - ELEVATION MARK
 F.M. - FENCE MARK
 G.M. - GROUND MARK
 H.M. - HOLE MARK
 I.M. - IRON MARK
 J.M. - JUNCTION MARK
 K.M. - KICK MARK
 L.M. - LINDEN MARK
 M.M. - MOUND MARK
 N.M. - NAIL MARK
 O.M. - OIL MARK
 P.M. - PILE MARK
 Q.M. - QUARRY MARK
 R.M. - ROAD MARK
 S.M. - SIGN MARK
 T.M. - TOWER MARK
 U.M. - UTILITY MARK
 V.M. - VALVE MARK
 W.M. - WALL MARK
 X.M. - X-MARK
 Y.M. - Y-MARK
 Z.M. - Z-MARK

LEGEND:
 --- ADJUSTED TRACT BOUNDARY
 --- BOUNDARY OF ADJACENT TRACT
 --- CITY OF CHESTERFIELD BOUNDARY
 --- DITCH
 --- ELEVATION
 --- FENCE
 --- GROUND
 --- HOLE
 --- IRON
 --- JUNCTION
 --- KICK
 --- LINDEN
 --- MOUND
 --- NAIL
 --- QUARRY
 --- ROAD
 --- SIGN
 --- TOWER
 --- UTILITY
 --- VALVE
 --- WALL
 --- X-MARK
 --- Y-MARK
 --- Z-MARK

TITLE NOTES:
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CONFORMING PLATS:
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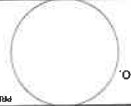
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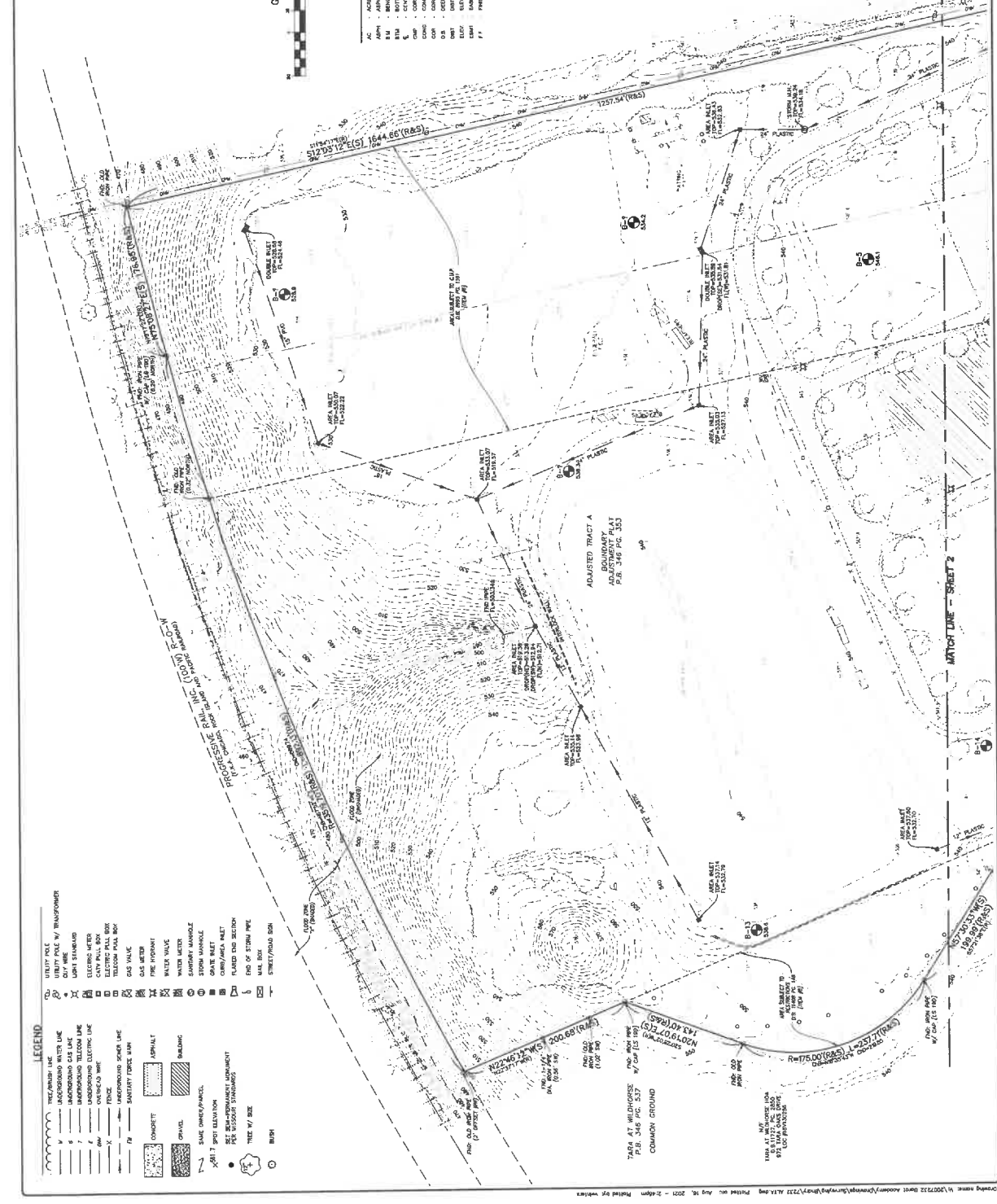
ABBREVIATIONS

AC	ANCHOR	PL	PLUMB
AP	APPROXIMATE	PS	PERMANENT SURVEY
AS	ASSUMED	RA	REMARKS
AT	ADJUSTED	RE	RECONSTRUCTION
B	BENT	RM	REMARKS
BM	BENCHMARK	RN	REMARKS
BS	BOTTOM	RP	REMARKS
C	CENTER LINE	RT	RIGHT
CL	CENTER LINE	RY	RIGHT
CG	COMMON	SA	SEE ALSO
CD	CONCRETE	SF	SUBJECT
CO	CONCRETE	SI	SUBJECT
CP	CONCRETE	SP	SUBJECT
CR	CONCRETE	SS	SUBJECT
CS	CONCRETE	ST	SUBJECT
CU	CURB	SV	SUBJECT
CV	CONCRETE	SW	SUBJECT
DA	DRAINAGE	SY	SUBJECT
DB	DRAINAGE	TA	TOTAL
DC	DRAINAGE	TC	TOTAL
DD	DRAINAGE	TD	TOTAL
DE	DRAINAGE	TE	TOTAL
DF	DRAINAGE	TF	TOTAL
DG	DRAINAGE	TH	TOTAL
DH	DRAINAGE	TI	TOTAL
DI	DRAINAGE	TJ	TOTAL
DJ	DRAINAGE	TK	TOTAL
DK	DRAINAGE	TL	TOTAL
DL	DRAINAGE	TM	TOTAL
DM	DRAINAGE	TN	TOTAL
DN	DRAINAGE	TO	TOTAL
DO	DRAINAGE	TP	TOTAL
DP	DRAINAGE	TQ	TOTAL
DQ	DRAINAGE	TR	TOTAL
DR	DRAINAGE	TS	TOTAL
DS	DRAINAGE	TT	TOTAL
DT	DRAINAGE	TV	TOTAL
DU	DRAINAGE	TW	TOTAL
DV	DRAINAGE	TX	TOTAL
DW	DRAINAGE	TY	TOTAL
DX	DRAINAGE	TZ	TOTAL
DY	DRAINAGE	U	UNIT
DX	DRAINAGE	U1	UNIT
DY	DRAINAGE	U2	UNIT
DZ	DRAINAGE	U3	UNIT
UA	UNDERGROUND	U4	UNIT
UB	UNDERGROUND	U5	UNIT
UC	UNDERGROUND	U6	UNIT
UD	UNDERGROUND	U7	UNIT
UE	UNDERGROUND	U8	UNIT
UF	UNDERGROUND	U9	UNIT
UG	UNDERGROUND	U0	UNIT
UH	UNDERGROUND	V	VERTICAL
UI	UNDERGROUND	V1	VERTICAL
UJ	UNDERGROUND	V2	VERTICAL
UK	UNDERGROUND	V3	VERTICAL
UL	UNDERGROUND	V4	VERTICAL
UM	UNDERGROUND	V5	VERTICAL
UN	UNDERGROUND	V6	VERTICAL
UO	UNDERGROUND	V7	VERTICAL
UP	UNDERGROUND	V8	VERTICAL
UQ	UNDERGROUND	V9	VERTICAL
UR	UNDERGROUND	W	WATER
US	UNDERGROUND	W1	WATER
UT	UNDERGROUND	W2	WATER
UU	UNDERGROUND	W3	WATER
UV	UNDERGROUND	W4	WATER
UW	UNDERGROUND	W5	WATER
UX	UNDERGROUND	W6	WATER
UY	UNDERGROUND	W7	WATER
UZ	UNDERGROUND	W8	WATER
VA	VALVE	W9	WATER
VB	VALVE	W0	WATER
VC	VALVE	X	CROSSING
VD	VALVE	X1	CROSSING
VE	VALVE	X2	CROSSING
VF	VALVE	X3	CROSSING
VG	VALVE	X4	CROSSING
VH	VALVE	X5	CROSSING
VI	VALVE	X6	CROSSING
VJ	VALVE	X7	CROSSING
VK	VALVE	X8	CROSSING
VL	VALVE	X9	CROSSING
VM	VALVE	X0	CROSSING
VN	VALVE	X1	CROSSING
VO	VALVE	X2	CROSSING
VP	VALVE	X3	CROSSING
VQ	VALVE	X4	CROSSING
VR	VALVE	X5	CROSSING
VS	VALVE	X6	CROSSING
VT	VALVE	X7	CROSSING
VU	VALVE	X8	CROSSING
VV	VALVE	X9	CROSSING
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ABBREVIATIONS

PL	PLUMB
PS	PERMANENT SURVEY
RA	REMARKS
RE	RECONSTRUCTION
RM	REMARKS
RN	REMARKS
RP	REMARKS
RT	RIGHT
RY	RIGHT
SA	SEE ALSO
SF	SUBJECT
SI	SUBJECT
SP	SUBJECT
SS	SUBJECT
SV	SUBJECT
SW	SUBJECT
SY	SUBJECT
TA	TOTAL
TC	TOTAL
TD	TOTAL
TE	TOTAL
TF	TOTAL
TH	TOTAL
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UV9	UNDERGROUND



MATCH LINE - SHEET 2

DATE: 07-20-12

SURVEYOR'S CERTIFICATE:
 SEE SHEET OF THIS CERTIFICATE
 THE SURVEYOR COMPANY
 1740 N. HAVEN DRIVE
 ST. LOUIS, MO 63116

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12/21/11
Loomis Associates, Inc.
1501 West 10th Street
Chesterfield, Missouri 63071
Consultants

Estates at Fire Rock

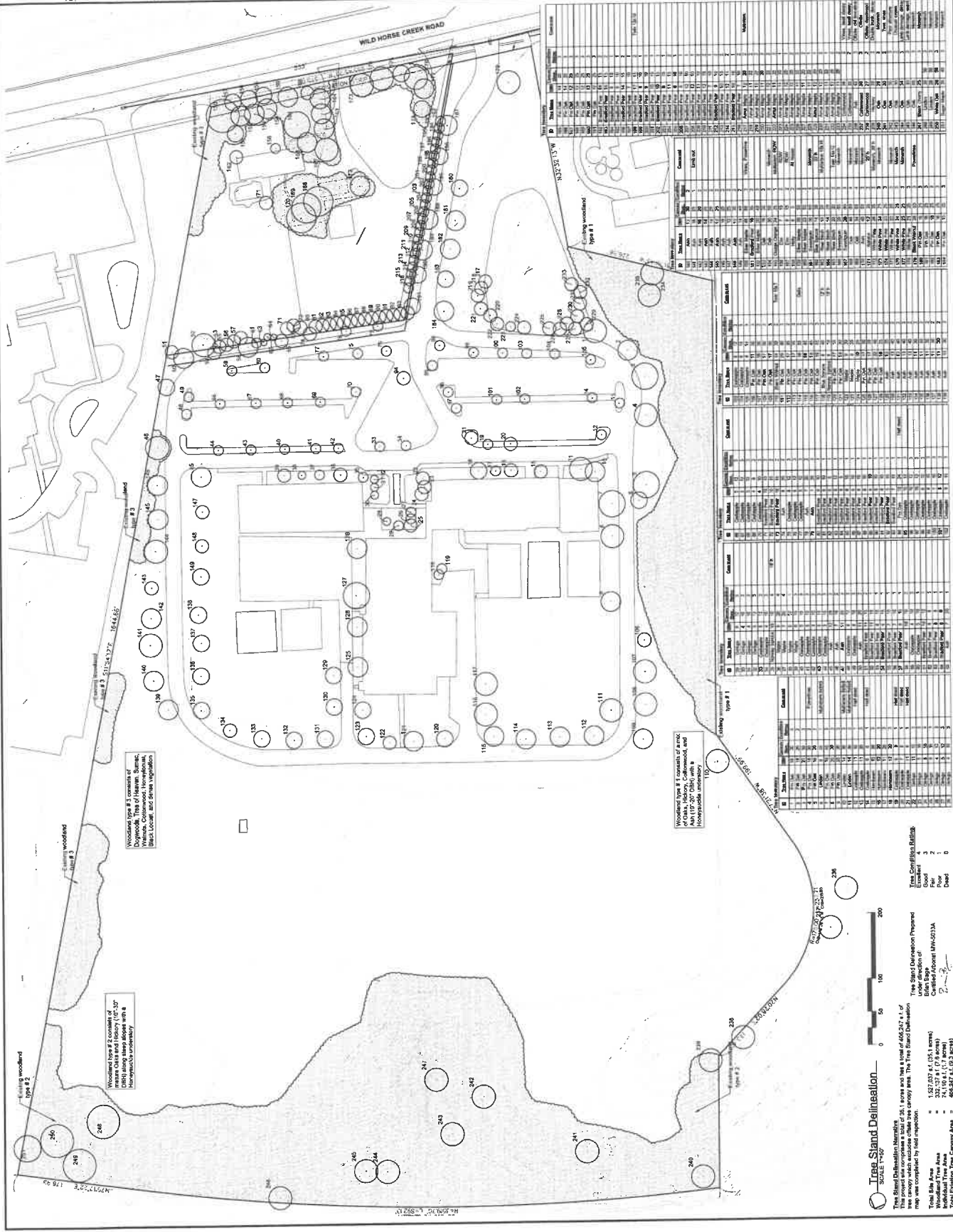
17803 & 17815 & 17831 Wild Horse Creek Road
Chesterfield, Missouri

Date	Description	No.

Drawn: NP
Checked: RSE

LOOMIS ASSOCIATES
Landscape Architects & Planners
1501 West 10th Street
Chesterfield, Missouri 63071
Phone: 630.771.1000
Fax: 630.771.1005

Sheet: TSD
Title: Delineation
Project: 17803 & 17815 & 17831 Wild Horse Creek Road
Job #: 1005-006



Vegetation Type #1 consists of Burmese Dogwoods, Tree of Heaven, Burning Bush, Red-tipped Dogwood, Blackgum, and Black Alder. This area is heavily vegetated.

Vegetation Type #2 consists of American Oaks, White Oaks, Chestnut, and American Hickory. This area is heavily vegetated.

Tree Stand Delineation
SCALE 1"=50'

This Stand Delineation was prepared for 26.4 acres and has a total of 468,247 sq. ft. of tree canopy. This delineation was prepared under the supervision of a Certified Arborist, MM-5033A.

Total Site Area = 137,037 sq. ft. (3.13 acres)
Total Tree Area = 74,108 sq. ft. (1.70 acres)
Total Existing Tree Canopy Area = 468,247 sq. ft. (10.67 acres)

Tree Condition Legend:
Excellent 4
Fair 2
Poor 1
Dead 0

Tree Stand Delineation Prepared by: [Signature]
Checked by: [Signature]
Certified Arborist, MM-5033A

Tree No.	Species	DBH	Height	Condition	Notes
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