

BILL NO. 3391

ORDINANCE NO. 3193

**AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF THE “NU” NON-URBAN DISTRICT TO “R-5” RESIDENCE DISTRICT FOR A 2.84 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF OLD CLARKSON ROAD AND SOUTHEAST SIDE OF CLARKSON ROAD [P.Z. 19-2021 2030 CLARKSON ROAD, 20T640517].**

**WHEREAS**, the petitioner, Srilakshmi Properties, LLC has requested a change in zoning from the “NU” Non-Urban District to “R-5” Residence District for a 2.84 acre tract of land located on the north side of Old Clarkson Road and southeast side of Clarkson Road; and,

**WHEREAS**, a Public Hearing was held before the Planning Commission on February 14, 2022; and,

**WHEREAS**, the Planning Commission, having considered said request, recommended approval of the change of zoning by a vote of 7-0; and,

**WHEREAS**, the Planning and Public Works Committee, having considered said request, recommended approval of a change of zoning to the “R-5” Residential District by a vote of 4-0; 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 “R-5” Residence District designation for a 2.84 acre tract of land located on the north side of Old Clarkson Road and southeast side of Clarkson Road and as described as follows:

A TRACT OF LAND BEING PART OF SECTIONS 16 AND 21, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF CHESTERFIELD RIDGE PHASE II, A SUBDIVISION RECORDED IN PLAT BOOK 354 PAGE 942 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING IN THE SOUTHEAST RIGHT OF WAY LINE OF NEW CLARKSON ROAD (WIDTH VARIES); THENCE ALONG THE SOUTHWESTERN LINE OF SAID CHESTERFIELD RIDGE PHASE II SOUTH 54 DEGREES 12 MINUTES 00 SECONDS EAST, A DISTANCE OF 342.18 FEET TO A POINT IN THE NORTHWEST RIGHT OF WAY LINE OF OLD CLARKSON ROAD (ORIGINALLY 40 FEET WIDE); THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES; SOUTH 58 DEGREES 24 MINUTES 00 SECONDS WEST A DISTANCE OF 560.28 FEET AND SOUTH 40 DEGREES 36 MINUTES 00 SECONDS WEST, A DISTANCE OF 276.01 FEET TO A POINT; THENCE LEAVING SAID NORTHWEST RIGHT OF WAY LINE OF OLD CLARKSON ROAD NORTH 59 DEGREES 22 MINUTES 00 SECONDS WEST, A DISTANCE OF 32.00 FEET TO A POINT IN THE AFOREMENTIONED SOUTHEAST RIGHT OF WAY LINE OF NEW CLARKSON ROAD; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES; NORTH 30 DEGREES 38 MINUTES 00 SECONDS EAST, A DISTANCE OF 365.00 FEET; SOUTH 59 DEGREES 22 MINUTES 00 SECONDS EAST, A DISTANCE OF 10.00 FEET; NORTH 30 DEGREES 38 MINUTES 00 SECONDS EAST, A DISTANCE OF 35.00 FEET; SOUTH 59 DEGREES 22 MINUTES 00 SECONDS EAST, A DISTANCE OF 50.00 FEET NORTH 30 DEGREES 38 MINUTES 00 SECONDS EAST, A DISTANCE OF 30.00 FEET; NORTH 59 DEGREES 22 MINUTES 00 SECONDS WEST, A DISTANCE OF 50.00 FEET; NORTH 30 DEGREES 38 MINUTES 00 SECONDS EAST, A DISTANCE OF 60.00 FEET; NORTH 24 DEGREES 55 MINUTES 22 SECONDS EAST, A DISTANCE OF 100.50 FEET AND NORTH 30 DEGREES 38 MINUTES 00 SECONDS EAST, A DISTANCE OF 208.42 FEET TO THE POINT OF BEGINNING CONTAINING 2.78 ACRES, MORE OR LESS.

**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 Srilakshmi Properties, LLC in P.Z. 19-2021, requesting the rezoning 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 14<sup>th</sup> day of February 2022, 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 Section 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 7<sup>TH</sup> day of JUNE, 2022

Bob Nation  
PRESIDING OFFICER

Bob Nation  
Bob Nation, MAYOR

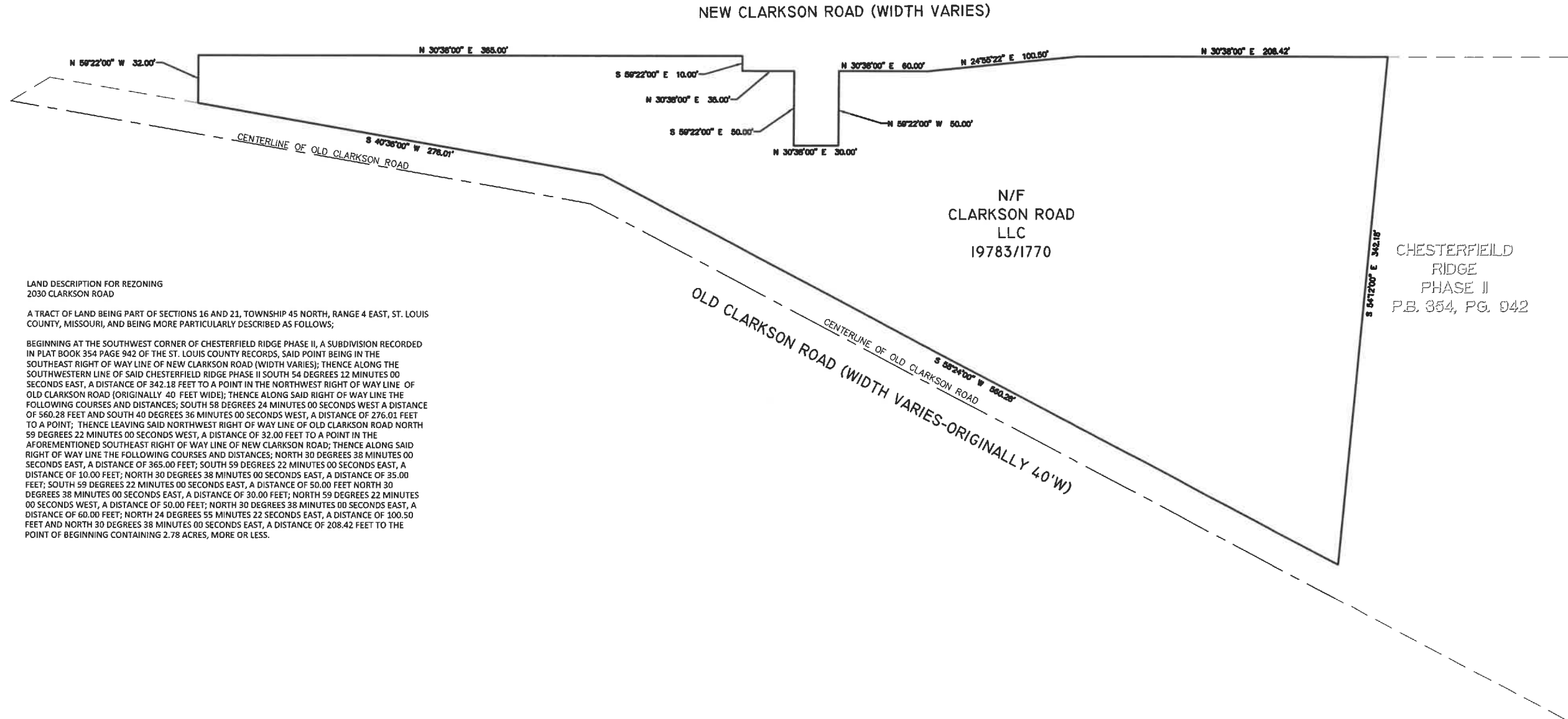
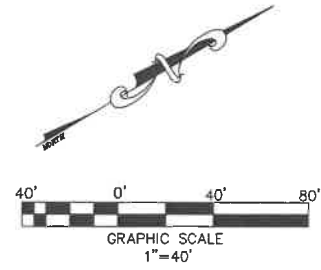
ATTEST:

Vickie McGownd  
Vickie McGownd, CITY CLERK

FIRST READING HELD: 05/16/2022

# ZONING EXHIBIT

A TRACT OF LAND BEING PART OF  
SECTIONS 16 AND 21,  
TOWNSHIP 45 NORTH, RANGE 4 EAST,  
ST. LOUIS COUNTY MISSOURI



**LAND DESCRIPTION FOR REZONING**  
2030 CLARKSON ROAD

A TRACT OF LAND BEING PART OF SECTIONS 16 AND 21, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

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3/18/2022	REMOVED PER ACTUAL BOUNDARY
3/28/2022	REMOVED FROM DESCRIPTION
	REMOVED LAND DESCRIPTION

**ZONING EXHIBIT**  
A TRACT OF LAND BEING PART OF  
SECTIONS 16 AND 21,  
TOWNSHIP 45 NORTH, RANGE 4 EAST,  
ST. LOUIS COUNTY MISSOURI

**S | C**  
**E | S**

**ST. CHARLES ENGINEERING & SURVEYING, INC.**  
801 S. FIFTH STREET, SUITE 202  
ST. CHARLES, MO 63301  
TEL: (636) 947-0607 FAX: (636) 947-2448  
ST. CHARLES ENGINEERING AND SURVEYING, INC. IS AN EQUAL OPPORTUNITY  
PROFESSIONAL ENGINEERING AND SURVEYING FIRM  
MISSOURI STATE CERTIFICATE OF AUTHORITY - 001647 & 000379

<b>ORDER NO.</b>	2021-188
<b>DATE</b>	1/28/22
<b>1</b>	



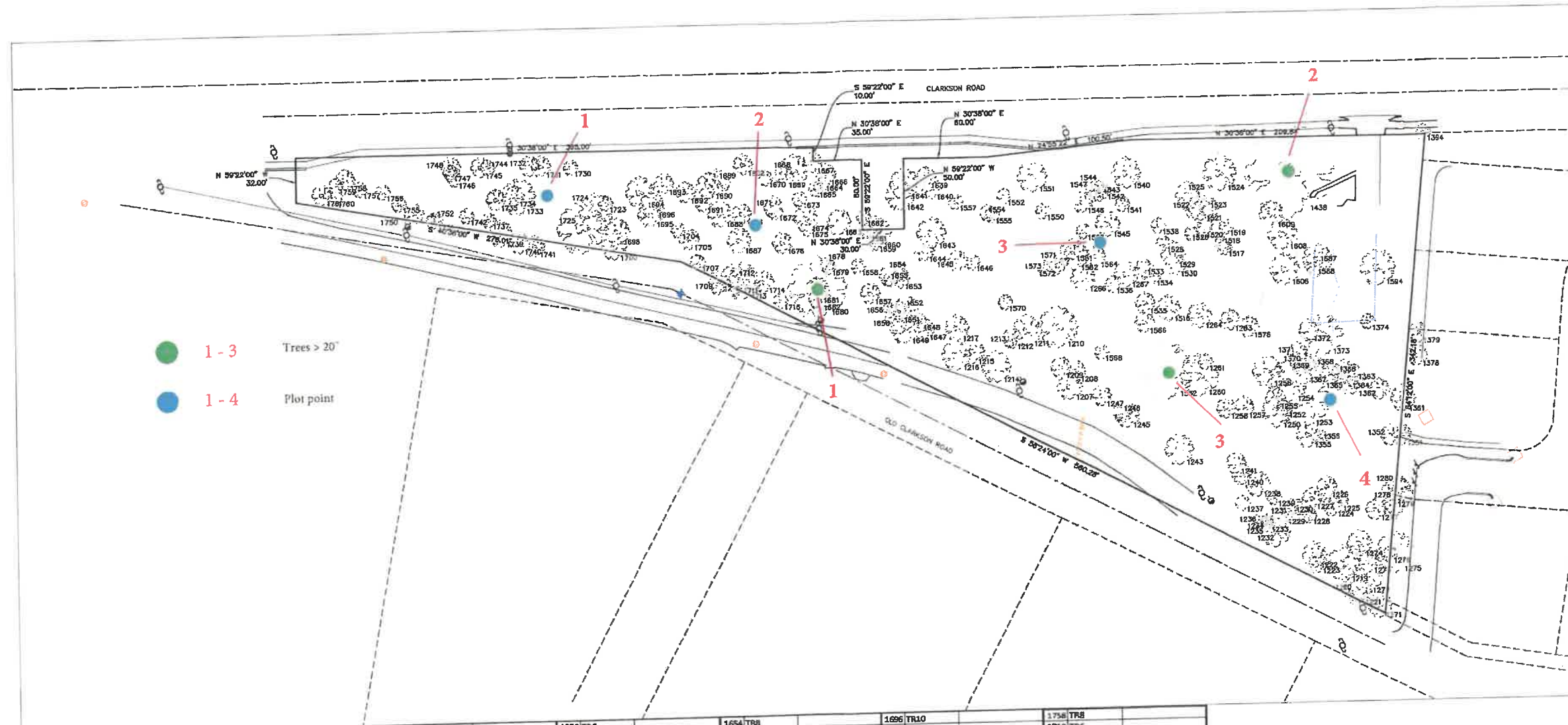
Tree #	Species	Common Name	DBH	Condition Rating	Monarch Tree	Notes
1	<i>populus deltoides</i>		24	Fair	No	crowded by sycamore
2	<i>Acer rubrum</i>		38	Critical	No	topped and dead limbs
3	<i>Juglans nigra</i>		22	Fair	No	vines
<b>Stand Observations/Comments:</b>		Four plots were selected at random to measure stand basal area using a 10BAF prism. The average basal area of this stand is 60 and, according to a hardwood stocking chart, is considered "fully-stocked" at roughly 200 trees/acre. However, this data may be skewed due to the overwhelming presence of Amur honeysuckle ( <i>Lonicera maackii</i> ) which is densely distributed throughout most of the stand's understory.				
		This approximate 2.6-acre stand is well-stocked with a diverse number of mostly native species and is relatively diverse in species and size class. The overall condition is "Fair" - nothing was noted to be in "Good" or better condition. The red maple size class ranged from 6" to 38", the black walnut size class was 10-22", the black cherry size class was 12-18", and redcedar was present in the most of the midstory of the stand. Honeysuckle was present throughout the stand.				
		<b>Overstory Composition</b>	Black walnut, American elm, cottonwood, and white ash.			
		<b>Midstory Composition</b>	Persimmon, redcedar, hackberry, and some American elm regen.			
		<b>Understory Composition</b>	Limited regeneration: Almost entirely Amur honeysuckle			





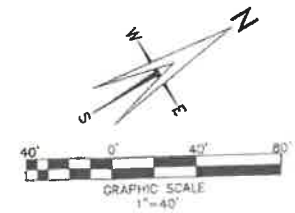
# TREE STUDY

2030 CLARKSON ROAD

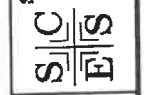


- 1-3 Trees > 20'
- 1-4 Plot point

TREE TABLE		1246 TR8	1369 TR6	1550 TR6	1654 TR8	1696 TR10	1756 TR8
NO.	SIZE						
1207	TR10	1250 TR12	1370 TR10 / DEAD	1551 TR12	1655 TR6	1698 TR10 / X2	1759 TR6
1208	TR8	1252 TR6	1371 TR8	1552 TR6	1656 TR6	1700 TR10	1760 TR8
1209	TR8	1253 TR22 / DEAD	1372 TR8 / X2	1554 TR6	1657 TR8	1704 TR6	1761 TR8
1210	TR16	1254 TR16	1373 TR16	1555 TR6	1658 TR6	1705 TR8	1802 TR8
1211	TR12	1255 TR8	1374 TR40	1557 TR6	1659 TR6	1707 TR6	
1212	TR8	1256 TR12	1375 TR8	1560 TR12 / DEAD	1660 TR12	1708 TR6	
1213	TR6	1257 TR8	1376 TR6 / X4	1563 TR6	1661 TR6	1710 TR8	
1214	TR12	1258 TR8	1378 TR8	1562 TR12 / DEAD	1662 TR6	1711 TR12	
1215	TR10 / DEAD	1260 TR16	1379 TR8	1564 TR6 / X2	1663 TR10	1712 TR8	
1216	TR12	1261 TR6	1380 TR36	1566 TR8	1664 TR8	1713 TR14	
1217	TR10	1263 TR8 / X2	1381 TR10	1568 TR6	1665 TR6	1714 TR8	
1219	TR14	1264 TR10	1382 TR6	1569 TR6	1666 TR8	1716 TR6	
1220	TR12	1266 TR10	1383 TR6	1571 TR6	1667 TR8 / X2	1718 TR6	
1221	TR10	1267 TR10	1384 TR6	1572 TR6	1668 TR12	1723 TR6	
1222	TR10 / X2	1271 TR10	1385 TR10	1573 TR6	1669 TR8 / X2	1724 TR14	
1223	TR8	1272 TR18	1386 TR6	1576 TR8	1670 TR6	1725 TR20	
1224	TR8	1273 TR8	1387 TR10	1587 TR12 / X2	1671 TR8	1730 TR6	
1225	TR8	1274 TR10	1388 TR14	1588 TR10	1672 TR6	1731 TR8	
1226	TR8	1275 TR16 / DEAD	1389 TR10	1594 TR14	1673 TR6	1732 TR8	
1227	TR8	1276 TR6	1390 TR6	1595 TR10	1674 TR10	1733 TR14	
1228	TR6	1277 TR8	1391 TR6	1596 TR6	1675 TR6	1734 TR8	
1229	TR6	1278 TR6	1392 TR6 / DEAD	1599 TR10 / DEAD	1676 TR8	1735 TR8	
1230	TR10 / X2	1279 TR14 / DEAD	1393 TR6	1600 TR10	1678 TR6	1739 TR10	
1231	TR6	1280 TR8	1394 TR8	1609 TR8	1679 TR6	1740 TR8	
1232	TR12	1351 TR8	1395 TR8	1639 TR8	1679 TR6	1741 TR8	
1233	TR6	1352 TR8	1396 TR6	1640 TR8	1680 TR24	1742 TR6	
1234	TR6	1353 TR10	1397 TR6	1641 TR12	1681 TR10	1744 TR6	
1235	TR6	1356 TR6	1398 TR6	1642 TR12	1682 TR8	1745 TR8	
1236	TR6 / X3	1361 TR10 / X3	1399 TR6	1643 TR8	1686 TR8	1746 TR6	
1237	TR6	1362 TR8	1400 TR12	1644 TR8	1687 TR10	1747 TR6	
1238	TR10 / DEAD	1363 TR8	1401 TR6	1645 TR8	1688 TR10	1748 TR8	
1239	TR6	1364 TR12	1402 TR6	1646 TR6	1689 TR10	1750 TR6	
1240	TR8	1365 TR12 / DEAD	1403 TR8	1647 TR8	1690 TR10	1751 TR6	
1241	TR8	1366 TR6	1404 TR8	1648 TR6	1691 TR6	1752 TR6	
1243	TR12	1367 TR8	1405 TR10	1649 TR8	1692 TR8	1753 TR6	
1245	TR10	1368 TR8	1406 TR6 / X2	1650 TR12	1693 TR8	1755 TR6	
			1407 TR6	1651 TR8	1694 TR12	1756 TR6	
			1408 TR6	1652 TR10	1695 TR10	1757 TR6	
			1409 TR6	1653 TR8			



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