RESOLUTION 210

RESOLUTION AMENDING THE CITY OF CHESTERFIELD ZONING ORDINANCE BY GRANTING APPROVAL OF A DENSITY DEVELOPMENT PROCEDURE IN THE "R-1A" 22,000 SQUARE FOOT RESIDENCE DISTRICT FOR A 33.5 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF WILD HORSE CREEK ROAD, EAST OF LONG ROAD (WILDHORSE MEADOWS).

WHEREAS, The Jones Company filed with the City of Chesterfield through its Department of Planning, a request for a Density Development Procedure in the "R-1A" 22,000 square foot Residence District for a 33.5 acre tract of land located on the north side of Wild Horse Creek Road, east of Long Road; and,

WHEREAS, the petitioner proposes to develop fifty-seven (57) single family residences on lots ranging in size from approximately 15,000 square feet to 32,229 square feet within a development to be know as Wildhorse Meadows; and,

WHEREAS, the Chesterfield Department of Planning, in conjunction with the Department of Public Works, has reviewed this request in accordance with City of Chesterfield Zoning Ordinance Section 1003.183 Density Development Procedure and City of Chesterfield Subdivision Ordinance Section 1005.050 Sketch Plan; and,

WHEREAS, the Department of Planning evaluated said request in accordance with the following statement of intent incorporated within the Density Development Procedure section of the Zoning Ordinance;

1. to provide permissive, voluntary, and alternate zoning procedures in the "NU", "R-1", "R-1A", "R-2", "R-3", "R-4", and "R-5" Residence Districts by permitting variations in lot size and design while maintaining the maximum dwelling unit density limitations of the particular residence district;

2. variation in the zoning requirements to promote economic and energy efficient subdivision design, encourage a variety of housing types, encourage ingenuity and originality in site design, preserve open space, and provide recreation areas within residential developments; and

WHEREAS, the Department of Planning, with the concurrence of the Department of Public Works, supports the Density Development Procedure request as stated in their report to the City Council and recommends the City Council of the City of Chesterfield approve the request pursuant to the Zoning Ordinance of the City of Chesterfield.

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

Section 1. The City of Chesterfield Zoning Ordinance and the official zoning district maps, which are made a part thereof, are amended by establishing a Density Development Procedure in the "R-1A" 22,000 square foot Residence District for a 33.5 acre tract of land located on the north side of Wild Horse Creek Road, east of Long Road described as follows:

> A tract of land in U.S. Survey 126, Township 45 North - Range 4 East, St. Louis County, Missouri and being more particularly described as:
>
> Beginning at a point on the North line of Wild Horse Creek Road, 60 feet wide, being also the Southwest corner of property conveyed to Muk Rotrakarn and wife by deed recorded in Book 7867, Page 26 of the St. Louis County Records; thence Westerly along said North right-of-way line of Wild Horse Creek Road, the following courses and distances: North 79 degrees 35 minutes 20 seconds West 30.00 feet, North 10 degrees 24 minutes 40 seconds East 5.00 feet, North 79 degrees 35 minutes 20 seconds West 200.00 feet, South 10 degrees 24 minutes 40 seconds West 5.00 feet and North 79 degrees 35 minutes 20 seconds West 269.11 feet to a point; thence North 01 degree 25 minutes 40 seconds East 65.70 feet to the centerline of Old Wild Horse Creek Road; thence North 56 degrees 49 minutes 49 seconds West 405.51 feet and North 71 degrees 07 minutes 00 seconds West 219.65 feet along said centerline of Old Wild Horse Creek Road to the East line of property conveyed to Long Road Partnership by deed recorded in Book 8395, Page 278 of the St. Louis County Records; thence North 02 degrees 14 minutes 00 seconds East 1070.00 feet to the South line of Chicago Rock Island Pacific Railroad right-of-way; thence North 81 degrees 30 minutes 00 seconds East 1048.03 feet along said railroad right-of-way to the Northwest corner of the aforesaid Rotrakarn property South 01 degree 25 minutes 40 seconds West 1673.44 feet along West line of said Rotrakarn property to the point of beginning and containing 33.5 acres according to calculations by Volz, Inc. on April 25, 1994.

Section 2. The Density Development Procedure is hereby approved based on the Planning Department's recommendation that the request has met the provisions outlined in the statement of intent of the Density Development Procedure. Said approval should not be construed as a granting of any variances in the Subdivision Regulations or Engineering Design Criteria by the City of Chesterfield.

This approval is subject to the development of the subdivision as follows:

1) Conclusive upon the fulfillment of all the provisions of Section 1003.183 Density Development Procedure; and

2) In compliance with the City of Chesterfield Subdivision Ordinance and the Zoning Ordinance; and

3) In accordance with the preliminary plat as approved by the Department of Planning.

Section 3. That the Mayor and City Clerk shall execute on behalf of the City, all documents required by the Zoning Ordinance of the City of Chesterfield, to reflect the approval of the City of Chesterfield of said Density Development Procedure.

Section 4. This Resolution shall be in full force and effect from and after its passage and approval.

Adopted this 18TH day of NOVEMBER 1996.

MAYOR

ATTEST:

CITY CLERK

Laura/k:ccnov18.96

City of Chesterfield

November 13, 1996

Mayor Jack Leonard & City Council Members
City of Chesterfield
922 Roosevelt Parkway
Chesterfield, MO 63017

RE: **Request for Approval of Density Development Procedure for Wildhorse Meadows**; "R-1A" 22,000 square Residence District; north side of Wild Horse Creek Road, east of Long Road.

Dear Mayor and Council Members:

The Department of Planning is in receipt of a request on behalf of The Jones Company for consideration of a Density Development Procedure for the proposed Wildhorse Meadows development. The Department of Planning, in conjunction with the Department of Public Works, has reviewed this request and the accompanying sketch plan in accordance with the City of Chesterfield Zoning Ordinance Section 1003.183 Density Development Procedure and Subdivision Regulations Section 1005.050 Sketch Plan. As the application to utilize the Density Development Procedure has met the minimum application requirements, the Department of Planning hereby submits the following report and recommendation to the City Council.

PETITIONER'S REQUEST

The petitioner, the Jones Company, is requesting approval of a Density Development Procedure for a 33.5 acre tract of land, comprised of two (2) parcels on the north side of Wild Horse Creek Road, east of Long Road. The petitioner seeks to develop fifty-seven (57) single family residences on lots ranging in size from approximately 15,000 square feet to 32,229 square feet within the "R-1A" 22,000 square foot Residence District.

Access to the development would be gained via a single street connection with Wild Horse Creek Road. In addition, an existing stub street in the Bluffs of Chesterfield subdivision, located to the east of the proposed development, would be extended to the west into Wildhorse Meadows.

SITE AND SURROUNDING AREA LAND USE

The 33.5 acre "R-1A" District zoned tract is comprised of two (2) parcels, which has been primarily used for agricultural purposes. Extensive areas of trees are located adjacent to Wild Horse Creek Road, along the bluff (to the north) and along the eastern perimeter.

The property immediately to the east of the subject site is the Bluffs of Wildhorse, an "R-2" Residence District zoned development authorized for development of forty-five (45) lots under a Planned Environment Unit Procedure (P.Z. 22, 23 & 24-93 Miceli Development Corporation). To the north, is the St. Louis Southwestern Railroad. North of the railroad tracks, is an "FPNU" District zoned parcel used for agricultural purposes. To the east, are two (2) "C-8" district zoned tracts, Dugsford Commons, which fronts onto Wild Horse Creek Road, and Walnut Grove, which fronts onto Long Road. To the south, across Wild Horse Creek Road is the "R-1" District zoned development authorized for twelve (12) lots under a Planned Environment Unit Procedure (P.Z. 15 & 16-94 E.M. Harris).

The subject "R-1A" District zoned combined tract was zoned by the City of Chesterfield in response to P.Z. 22-96 City of Chesterfield, approved by City Council on October 7, 1996, via Ordinance Number 2043. The Department would note that two (2) prior petitions (P.Z. 13-94 E.M. Harris - rezoning, and P.Z. 14-94 E.M. Harris -PEU) were denied by the City Council.

ANALYSIS

The Department believes it appropriate to preface its remarks by formally stating the intent of the Density Development Procedure as established by the Zoning Ordinance. The statement of intent is as follows:

1. To provide permissive, voluntary, and alternate zoning procedures in the "NU", "R-1" "R-1A", "R-2", "R-3", "R-4", and "R-5" Residence Districts by permitting variations in lot size and design while maintaining the maximum dwelling unit density limitations of the particular residence district.

2. Through variation in the zoning requirements to promote economic and energy efficient subdivision design, encourage a variety of housing types, encourage ingenuity and originality in site design, preserve open space, and provide recreation areas within residential developments.

Relative to reduction in lot size, the Density Development Procedure allows a minimum lot area of 15,000 square feet in the "R-1A" District. The procedure requires that the maximum number of lots allowable be calculated by dividing the net area of the development by the minimum lot area requirement of the residence district in which the subdivision is located. The net area consists of the gross area of the development minus the area utilized for roadway right-of-way purposes. The calculations for this particular development are as follows:

Gross area of tract =	33.491 acres	(1,458,867.96 square feet)
Area in street right-of-way (approximate) =	4.440 acres	(193,406.4 square feet)
Net area of tract =	29.051 acres	(1,265,461.56 square feet)
29.051 acres x 43,560 sq. ft. per acre = 22,000 square feet per lot	57.52 total allowable lots	

The Department notes the side yard setback requirement of the Density Development Procedure, as applied to the "R-1A" Residence District, is in accordance with the "R-2" Residence District standards, or a side yard of ten (10) feet. As indicated on the sketch plan, the developer proposes to establish the maximum allowable fifty-seven (57) lots. The developer is proposing approximately 4.45 acres of common ground, some of which can accommodate the continuation of a walkway along the bluff, which was required with Chesterfield Farms, Somerset and the Bluffs of Wildhorse. This future walkway would be the financial and maintenance responsibility of the City of Chesterfield. Accordingly, the Department believes the proposal as submitted complies with the permitted variations in minimum lot size and setback.

Relative to the second provision incorporated into the statement of intent, the Department believes certain issues should be raised. The Department acknowledges that the site is of an unusual nature specifically as it relates to the site's topography and tree mass. Consequently, the Department believes that any proposed development should be especially "sensitive" to the topography and existing tree mass. With this intent in mind, the Department is of the opinion that the sketch plan submitted adequately preserves the site's natural features, namely the existing tree line along the bluff, by providing a fifty (50) foot common ground in that area. In addition, the developer is proposing a thirty (30) foot common ground strip adjacent to Wild Horse Creek Road, which is in keeping the Residential Landscape Guidelines approved by the Planning Commission.

Relative to extension of the stub street in the Bluffs of Chesterfield, the Department would note that the original intent of requiring the stub street was for the western continuation of that street, at such time as the adjacent property was developed. Extension of this stub would allow for the continuation of the previously established street pattern in that area. The Developer is proposing reduction of right-of-way to forty (40) feet, which is in keeping with the right-of-way width approved in the Bluffs of Chesterfield.

Relative to the access to the site, the petitioner has received conceptual approval for an entrance onto Wild Horse Creek Road. The Department notes that this approval is contingent upon the entrance and any associated improvements being compatible with the State's plans for this area. Formal permitting of this entrance would be accomplished at the improvement plan stage.

SUBJECT: Wild Horse Meadows

RECOMMENDATION

Both the Department of Planning and the Department of Public Works have reviewed the sketch plan submitted for proposed Density Development Procedure, Wild Horse Meadows. In the Department's opinion, the design proposed is original, ingenious and adequately preserves the amount of open space and trees which are indigenous to this site. Therefore, the Department of Planning recommends approval of the Density Development procedure request.

Sincerely,

Laura P. Griggs-McElhanon

Laura P. Griggs-McElhanon, AICP
Assistant Director of Planning

/lpgm
attachments
cc: Michael G. Herring, City Administrator
Douglas Beach, City Attorney
Michael O. Geisel, Director of Public Works/City Engineer
Jerry Kelley, Director of Planning
David Volz, Volz Engineering, by FAX #890-1250

VOLZ

Engineers
Land Planners
Land Surveyors

10849 Indian Head Industrial Boulevard
St. Louis, Missouri 63132-1166
314-426-6212
314-890-1250 FAX

November 14, 1996

Ms. Laura Griggs
CITY OF CHESTERFIELD
922 Roosevelt Parkway
Chesterfield, MO 63017

Re: Wildhorse Meadows
B-5080D

Dear Ms. Griggs:

I am enclosing five (5) prints of a Preliminary Development Plan entitled "Wildhorse Meadows". This proposed development is being submitted as a Density Development pursuant to Section 1003.183 of the City Zoning Ordinance. It is our desire to establish permissive, voluntary, and alternate zoning procedures within the R-1A Residence District by permitting variations in the lot size and design while maintaining the maximum dwelling unit density limitations of the R-1A Residence District.

We belief that the Density Development Procedure needs to be implemented on this project to promote a more economic and efficient subdivision design, encourage a variety of housing types, encourage ingenuity and originality in site design, and preserve open space.

Specificly, this procedure will allow us to establish permenant common ground buffers, protect the bluff and flood plain areas, minimize grading and clearing, and create a looped road pattern, while maintaining the same overall density.

The density calculations are as follows:

Existing Zoning:	Zoned R-1A
Proposed Uses:	Single Family Development
Gross Area of Site:	33.491 Ac.
Area of Right-of-Way:	4.440 Ac.
Net Area of Site:	29.051 Ac.
Area in Common Ground:	4.8 Acres
Area in Flood Plain:	1.0 Ac.
Density Calculations:	$\frac{29.051 \text{ Ac.}}{22{,}000 \text{ Sq.Ft.}}$ = 57.5 Lots
Maximum Number of Units/Lots Allowed:	57 Lots
Number of Units/Lots Proposed:	57 Lots
Locator Numbers:	18U-51-0030 18U-23-0035

Consequently, I would formally request that the Density Development Procedure be considered for the proposed Wildhorse Meadows development and a favorable recommendation be forwarded to the City Council.

Thank you for your time and cooperation. If you have any questions, please do not hesitate to contact me.

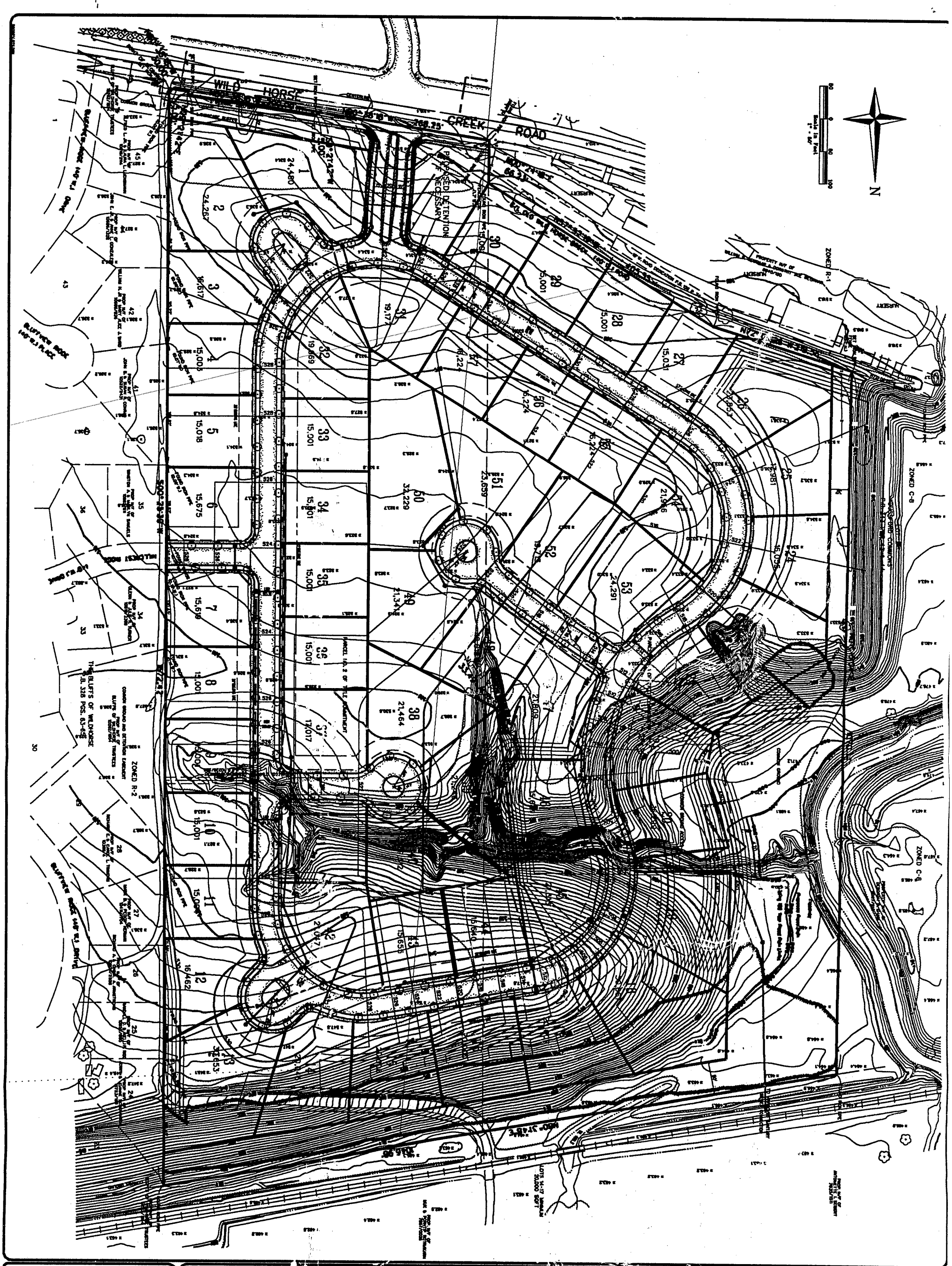
Sincerely,

VOLZ INCORPORATED

David A. Volz
President

DAV/awm
Enc

cc: Howard Chilcutt

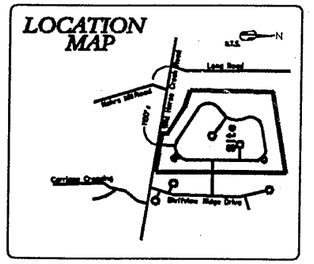


DENSITY DEVELOPMENT PLAN

WILDHORSE MEADOWS

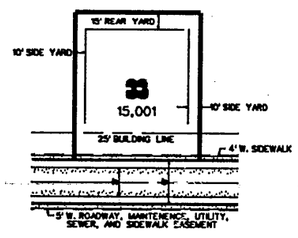
VOLZ

THE JONES COMPANY



Legend

- Existing Contours
- Proposed Contours
- Existing Sanitary Sewer
- Proposed Sanitary Sewer
- Existing Storm Sewers
- Proposed Storm Sewers
- Existing Tree
- Existing Trees To Remain
- Light Standard — 16' High Maximum
- Street Trees — 1.5" Min. Caliper



MINIMUM LOT: 15,000 SQFT

GENERAL NOTES:

This site is in the following districts:

Metropolitan St. Louis Sewer District
Chesterfield Fire Protection District
Rockwood R-6 School District
Missouri River Watershed
City of Chesterfield

This site is in the following utility service areas:

St. Louis County Water Company
Laclede Gas Company
Union Electric Company
Southwestern Bell Telephone Company
United Video Cablevision (Cable TV)

Sanitary sewer connections shall be approved by the Metropolitan St. Louis Sewer District.

Stormwater management shall be designed pursuant to City of Chesterfield and Metropolitan St. Louis Sewer District requirements and discharge to an adequate natural discharge point.

The location of storm and sanitary sewer improvements are approximate only. Actual location shall be determined by field conditions and shall be indicated on the improvement plans.

Grading shall be per City of Chesterfield standards.

Street trees, street signs, and sidewalks shall be per City of Chesterfield standards.

Project identification sign shall have a maximum area of fifty. (50) square feet, a maximum height of six (6) feet, and shall remain outside of the thirty (30) foot sight distance triangle.

The underground utilities shown herein were plotted from available information and do not necessarily reflect the actual existence, nonexistence, size, type, number, or location of these or other utilities. The general contractor shall be responsible for verifying the actual location of all underground utilities, shown or not shown, and shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, RSMo.

PROJECT NOTES:

Area of site:	33.491 Ac.
Proposed Zoned:	Zoned R-1A
Proposed Uses:	Single Family Development
Gross Area of Site:	33.491 Ac
Area of R.O.W.:	4.440 Ac
Net Area of Site:	29.051 Ac
Area in Common Ground:	4.45 Ac.
Area in Flood Plain:	1.0 Ac.
Density Calculation:	29.051 Ac / 22,000 SQFT = 57.5 Ac
Maximum number of units/lots allowed:	57
Number of units/lots proposed:	57
Locator Numbers:	18U-210030 18U-230035
Owner of Record:	ANTOINETTE L SEIBERT TRUST ROBERT P. ELDER, TRUSTEE, ETAL 7339 RICHMOND PLACE ST. LOUIS, MISSOURI 63143

THE DEVELOPER SHALL DISCLOSE TO PROSPECTIVE HOME OWNERS THAT THIS SITE IS IN CLOSE PROXIMITY TO THE SPIRIT OF ST. LOUIS AIRPORT AND IS SUBJECT TO FREQUENT OVERFLIGHTS. THIS NOTE IS INTENDED TO BE A NOISE IMPACT DISCLOSURE STATEMENT TO ANY PROSPECTIVE HOME OWNERS.

A tract of land in U.S. Survey 126, Township 45 North - Range 4 East, St. Louis County, Missouri and being more particularly described as:

Beginning at the intersection of the West line of "The Bluffs of Wildhorse", a subdivision according to the plat thereof recorded in Plat Book 328, Pages 63 through 65 of the St. Louis County Records, with the North line of Wild Horse Creek Road, 60 feet wide; thence Westwardly along said North line of Wild Horse Creek Road, the following courses and distances: North 80 degrees 36 minutes 18 seconds West 30.00 feet, North 09 degrees 21 minutes 42 seconds East 5.00 feet, North 80 degrees 36 minutes 18 seconds West 200.00 feet, South 09 degrees 21 minutes 42 seconds West 5.00 feet and North 80 degrees 36 minutes 18 seconds West 260.25 feet to a point; thence North 00 degrees 24 minutes 18 seconds East 66.23 feet to the centerline of Old Wild Horse Creek Road, 40 feet wide; thence North 37 degrees 32 minutes 18 seconds West 405.55 feet and North 72 degrees 09 minutes 26 seconds West 218.56 feet to the East line of Lot 2 of "Dougsford Commons", a subdivision according to the plat thereof recorded in Plat Book 343, Pages 43 and 44 of the St. Louis County Records; thence North 01 degree 15 minutes 04 seconds East 1070.14 feet along said East line of "Dougsford Commons" and the East line of property conveyed to Deborah P. Shaw by deed recorded in Book 9007, Page 913 of the St. Louis County Records, to the South line of St. Louis Southwestern Railroad right-of-way, 100 feet wide; thence North 80 degrees 31 minutes 48seconds East 1046.98 feet along said South line of the St. Louis Southwestern Railroad right-of-way, 100 feet wide, to the Northwest corner of said "The Bluffs of Wildhorse"; thence South 00 degrees 25 minutes 38 seconds West 3072.42 feet along said West line of "The Bluffs of Wildhorse" to the point of beginning and containing 33.491 acres according tod survey by Volz, Inc. during October, 1996.

THIS IS TO CERTIFY THAT THIS DENSITY DEVELOPMENT PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS. THIS IS A PRELIMINARY PLAN - NOT FOR CONSTRUCTION.

ELMER A. KRUSSEL, P.E.

RICHARD W. NORVELL, L.S.
MO. REG. L.S. # 1437

VOLZ

WILDHORSE MEADOWS

DENSITY DEVELOPMENT PLAN

10-96

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