

AN ORDINANCE REPEALING CITY OF CHESTERFIELD ORDINANCES 1358 AND 2685 AND ST. LOUIS COUNTY ORDINANCES 10,842 AND 9,476 FOR A NEW AND CONSOLIDATED ORDINANCE FOR A “C-8” PLANNED COMMERCIAL DISTRICT FOR A 75.0 ACRE AREA OF LAND LOCATED WITHIN THE NORTHWEST QUADRANT OF THE I-64 AND OLIVE BOULEVARD INTERCHANGE (P.Z. 07-2012 CHESTERFIELD VILLAGE NW QUADRANT {RGA INSURANCE CO.} 18S430237, 17S110147, 18S430260, 18S440148, 18S420085, 18S521098, 18S540149, 18S540150 AND 18S540138).

WHEREAS, in response to P.C. 141-79 Chesterfield Village – Sachs Properties, Inc., St. Louis County approved Ordinance 9,476 on November 23, 1979, which authorized a “C-8” Planned Commercial District development, which was subsequently amended by St. Louis County Ordinance 10,842 on November 24, 1982; and,

WHEREAS, St. Louis County approved ordinance 13,756 on February 16, 1988 which removed Parcel V, building group E from the conditions of the prior ordinances; and,

WHEREAS, in response to correspondence from Sachs Properties, requesting an amendment in the location of the permitted uses in Building Groups D and I, specifically hotels, the City of Chesterfield approved ordinance number 1266 on May 19, 1997; and,

WHEREAS, in response to P.C. 141-79, the City of Chesterfield approved ordinance 1358 on December 18, 1997 to allow for flexibility in the location of allowable square footage in building groups G and H, and to allow revision in the location of an office building in relationship to Chesterfield Parkway North for building group G; and,

WHEREAS, in response to a petition filed by Sachs Properties, the city of Chesterfield approved ordinance 2685 on January 4, 2012 to permit a Commercial Industrial Design Development procedure to allow shifting of uses between building groups A and B; and,

WHEREAS, Reinsurance Group of America (RGA) has requested ordinance amendment of a “C-8” Planned Commercial District for a 75 acre area of land located in the northwest quadrant of the intersection of I-64 and Olive Boulevard to allow modifications to building height, density and amend the building groups on Parcels III and IV; and,

WHEREAS, a Public Hearing was held before the Planning Commission on June 25, 2012; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of said request; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the ordinance amendment; and,

WHEREAS, the City Council, having considered said request voted to approve the ordinance amendment request as recommended by the Planning and Public Works Committee.

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 Zoning Ordinance and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a "C-8" Planned Commercial District for a 75.0 acre tract of land within the northwest quadrant of the I-64 and Olive Boulevard interchange (18S430237, 17S110147, 18S430260, 18S440148, 18S420085, 18S521098, 18S540149, 18S540150 and 18S540138) and as described as follows:

Parcel 3:

A tract of land being part of Lot B of "Chesterfield Village North, Plat 1" and part of U.S. Survey 123 in Township 45 North - Range 4 East, St. Louis County, Missouri and being more particularly described as:

Beginning at the intersection of the South line of Swingley Ridge Drive with the Northeast line of Missouri State Route 40 T.R.; thence Eastwardly along said South line of Swingley Ridge Drive, along a curve to the right whose radius point bears South 31 degrees 57 minutes East 178.50 feet from the last mentioned point, a distance of 71.50 feet to a point; thence along a curve to the right whose radius point bears South 9 degrees 00 minutes East 362.87 feet from the last mentioned point, a distance of 139.33 feet to a point; thence South 77 degrees 00 minutes East 532 feet to a point; thence South 13 degrees 00 minutes West 3 feet to a point; thence South 77 degrees 00 minutes East 372.20 feet to a point; thence along a curve to the right whose radius point bears South 13 degrees 00 minutes West 375.50 feet from the last mentioned point, a distance of 182.27 feet to a point; thence South 49 degrees 02 minutes 04 seconds East 554.79 feet to a point; thence along a curve to the right whose radius point bears South 40 degrees 57 minutes 56 seconds West 29.50 feet from the last mentioned point a distance of 46.34 feet to a point; thence South 40 degrees 57 minutes 56 seconds West 653.30 feet to a point; thence North 49 degrees 02 minutes 04 seconds West 19.50 feet to a point; thence South 76 degrees 53 minutes 48 seconds West 144.59 feet to a point; thence North 43 degrees 45 minutes 55 seconds West 754.55 feet to a point on the right of way line of Missouri State

Route 40 T.R.; thence along said right-of-way line the following courses and distances: North 6 degrees 59 minutes 44 seconds West 225.67 feet to a point; thence North 37 degrees 40 minutes 18 seconds West 205.83 feet to a point; thence North 59 degrees 02 minutes 23 seconds West 215.16 feet to a point; thence North 72 degrees 30 minutes 46 seconds West 59.23 feet to a point; thence North S3 degrees 07 minutes West 210.45 feet to the point of beginning and containing 20.0 acres.

Parcel 4:

A tract of land being part of Lot 11 of the subdivision of the West part of U.S. Survey 415 and part of U.S. Survey 123 in Township 45 North - Range 4 East, St. Louis County, Missouri, and being more particularly described as:

Beginning at the intersection of the Nest line of proposed Swingley Ridge Drive East, 31 feet wide, with the Northeast line of Missouri State Route 40 T.R.; thence Northwestwardly along said Northeast line of Missouri State Route 40 T.R. North 31 degrees 34 minutes 46 seconds West 490.47 feet to a point; thence North 17 degrees 30 minutes 05 seconds West 349.36 feet to a point; thence North 37 degrees 47 minutes 33 seconds West 199.89 feet to a point; thence North 8 degrees 44 minutes 51 seconds East 155.74 feet to a point; thence North 49 degrees 02 minutes 04 seconds West 19.50 feet to a point; thence North 40 degrees 57 minutes 56 seconds East 662.39 feet to a point; thence along a curve to the right whose radius point bears South 40 degrees 02 minutes 04 seconds East 29.50 feet from the last mentioned point, a distance of 46.34 feet to a point on the Southwest line of proposed Swingley Ridge Drive East, 31 feet wide; thence along the right-of-way line of proposed Swingley Ridge Drive East, 31 feet wide, the following courses and distances: South 49 degrees 02 minutes 04 seconds East 113.82 feet, along a curve to the right whose radius point bears South 40 degrees 57 minutes 56 seconds West 557.46 feet from the last mentioned point, a distance of 661.69 feet, South 18 degrees 58 minutes 27 seconds West 677.19 feet, along a curve to the left whose radius point bears South 71 degrees 01 minute 33 seconds East 588.46 feet from the last mentioned point, a distance of 265.02 feet to the point of beginning and containing 15.3 acres.

Parcel 5:

A tract of land being part of Lot 11 of the subdivision of the West part of U. S. Survey 415 in Township 45 North - Range 4 East, St. Louis County, Missouri, and being more particularly described as:

Beginning at a point on the West line of Nest County Acres Plat 2, a subdivision according to the plat thereof recorded in Plat Book 68, page 17 of the St. Louis County records, said point being distant South 9

degrees 30 minutes 21 seconds West 827.05 feet from the Northwest corner of said West County Acres Plat 2; thence South 51 degrees 04 minutes 01 second West 457.37 feet to a point; thence South 50 degrees 20 minutes 01 second West 191.44 feet to a point; thence South 55 degrees 18 minutes 31 seconds West 9.30 feet to a point on the right-of-way line of Missouri State Route 40 T.R.; thence Northwestwardly along said right-of-way line North 39 degrees 35 minutes 34 seconds West 74.62 feet to a point; thence North 31 degrees 34 minutes 46 seconds West 40.34 feet to a point on the right-of-way line of proposed Swingley Ridge Drive, 31 feet wide; thence along said right-of-way line of proposed Swingley Ridge Drive East, 31 feet Wide, along a curve to the right whose radius point bears North 74 degrees 57 minutes 19 seconds East 557.46 feet from the last mentioned point a distance of 330.99 feet to a point; thence North 18 Degrees 58 minutes 27 seconds East 378.68 feet to a point; thence South 50 degrees 57 minutes 35 seconds East 573.16 feet to the point of beginning and containing 5.5 acres.

Parcel 7:

A tract of land being part of U.S. Survey 123, 154, and the subdivision of the West part of U.S. Survey 415 in Township 45 North - Range 4 East, St. Louis County, Missouri, and being more particularly described as:

Beginning at the most Western corner of property conveyed to Nelson J. Rinkel as described in the deed recorded in Book 5638, page 424 of the St. Louis County records; thence Southeastwardly along the Southwest line of said Rinkel property South 33 degrees 27 minutes 21 seconds East 137.35 feet to a point on the West line of proposed Chesterfield Village Parkway; thence Southwardly along said West line along curve to the left whose radius point bears North 72 degrees 53 minutes 10 seconds East 905.89 feet from the last mentioned point, a distance of 263.14 feet to a point on the Northwest line of Olive Street Road; thence Southwestwardly along said Northwest line South 56 degrees 19 minutes 39 seconds West 66.59 feet to a point; thence along a curve to the left whose radius point bears South 33 degrees 40 minutes 21 seconds East 1,176.28 feet from the last mentioned point a distance of 353.71 feet to a point; thence North 53 degrees 56 minutes 17 seconds West 254.51 feet to a point; thence South 35 degrees 18 minutes 22 seconds West 286 feet to a point; thence North 44 degrees 46 minutes 25 seconds West 675.15 feet to a point; thence North 0 degrees 19 minutes 57 seconds West 500 feet to a point; thence North 31 degrees 25 minutes 19 seconds East 1,080 feet to a point on the right-of-way line of proposed Chesterfield Village Parkway, 80 feet wide; thence along said right-of-way line of Chesterfield Village Parkway, 80 feet wide, the following courses and distances: Along a curve to the right whose radius point bears South 28 degrees 36 minutes 16 seconds West 914.93 feet from the last mentioned point, a distance of 368.12 feet, continuing along a curve to the right whose radius point bears South 51 degrees 39 minutes 26 seconds West 868.49 feet from the last mentioned

point, a distance of 659.44 feet, South 5 degrees 09 minutes 41 seconds West 106.63 feet, and along a curve to the left whose radius point bears South 84 degrees 50 minutes 19 seconds East 905.89 feet from the last mentioned point, a distance of 203.64 feet to a point on the Northwest line of aforesaid Rinkel property; thence Southwestwardly along said Northwest line, South 88 degrees 19 minutes 04 seconds West 53.28 feet to the point of beginning and containing 32.4 acres.

Parcel 8:

A tract of land being part of U.S. Survey 154 in Township 45 North - Range 4 East, St. Louis County, Missouri, and being more particularly described as:

Beginning at the intersection of the North line of Henry Hoch Drive, 43 feet wide, with the East line of proposed Chesterfield Village Parkway 80 feet wide; thence Northwardly along said East line of proposed Chesterfield Village Parkway, 80 feet wide, along a curve to the left whose radius point bears South 77 degrees 40 minutes 50 seconds West 948.49 feet from the last mentioned point, a distance of 430.80 feet to a point; thence North 51 degrees 39 minutes 26 seconds East 456.05 feet to a point; thence South 38 degrees 20 minutes 34 seconds East 370 feet to a point; thence South 50 degrees 23 minutes 55 seconds East 280.47 feet to a point; thence South 10 degrees 24 minutes 12 seconds West 150 feet to a point on the North line of said Henry Hoch Drive, 43 feet wide; thence Westwardly along said North line along a curve to the left whose radius point bears South 10 degrees 24 minutes 12 seconds West 421.50 feet from the last mentioned point, a distance of 215.41 feet to a point; thence South 71 degrees 07 minutes 21 seconds West 147.76 feet to a point; thence along a curve; to the right whose radius point bears North 18 degrees 52 minutes 39 seconds West 378.50 feet to from the last mentioned point, a distance of 114.07 feet to a distance of 114.07 feet to a point; thence South 88 degrees 23 minutes 23 seconds West 73.61 feet to a point; thence North 59 degrees 06 minutes 16 seconds West 64.58 feet to the point of beginning and containing 7.3 acres.

Less and Excepting the following:

St. Louis County Ordinance #13,756 (Parcel 5 Ord. 9476)

A tract of land being part of Lot 11 of the Subdivision of the West part of U.S. Survey 415, Township 45 North - Range 4 East, St. Louis County, Missouri, and being more particularly described as:

Beginning at a point on the West line of "West County Acres Plat No. 2" a subdivision according to the plat thereof recorded in Plat Book 68, Page 17 of the St. Louis County Records; said point being South 09 degrees 30

minutes 21 seconds West 18.40 feet from the Northwest corner of Lot 26 of said "West County Acres Plat No. 2", said point being also on the East line of said Lot 11 of the Subdivision of the West part of U.S. Survey 415; thence South 51 degrees 04 minutes 01 second West 457.37 feet to a point; thence South 50 degrees 20 minutes 01 second West 191.44 feet to a point; thence South 55 degrees 18 minutes 31 seconds West 9.30 feet to the Northeast right-of-way line of Missouri State Highway 40 TR; thence North 39 degrees 35 minutes 34 seconds West 74.62 feet and North 31 degrees 34 minutes 46 seconds West 40.34 feet along said Northeast right-of-way line of Missouri State Highway 40 TR to a point; thence along a curve to the right whose radius point bears No degrees 57 minutes 18 seconds East 557.46 feet from the last mentioned point, a distance of 330.99 feet; thence North 18 degrees 58 minutes 27 seconds East 378.68 feet to a point; thence South 50 degrees 57 minutes 35 seconds East 573.16 feet to the point of beginning and containing 5.452 acres.
(Parcel 5 Ord. 9476)

Section 2. The preliminary approval, pursuant to the City of Chesterfield Zoning Ordinance is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendation to the City Council, which are set out in the Attachment "A" and the preliminary plan indicated as "Attachment B" which is attached hereto as and made part of.

Section 3. The City Council, pursuant to the petition filed by Reinsurance Group of America in P.Z. 07-2012, 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 June 2012, 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 1003.410 of the Zoning Ordinance of the City of Chesterfield.

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

Passed and approved this _____ day of _____, 2012

MAYOR

ATTEST:

CITY CLERK

FIRST READING HELD: _____