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690 Chesterfield Pkwy W • Chesterfield MO 63017-0760  
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

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## Planning Commission Staff Report

**Project Type:** Record Plat

**Meeting Date:** January 9, 2017

**From:** Jessica Henry, AICP  
Senior Planner

**Location:** North of Chesterfield Airport Road, west of its intersection with Arnage Blvd.

**Applicant:** Cochran Engineering & Surveying, Inc. on behalf of AutoZone

**Description:** **Peter Steffan, Record Plat:** A Record Plat for a 1.77 acre tract of land zoned “PC” Planned Commercial District, located north of Chesterfield Airport Road west of its intersection with Arnage Boulevard.

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### **PROPOSAL SUMMARY**

Cochran Engineering & Surveying, Inc. on behalf of AutoZone, has submitted a Record Plat for Planning Commission review. The request is for the creation of a new two lot commercial development via the redevelopment of the former Heavy Duty site. The subject site is zoned “PC” Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 2874.

### **HISTORY OF SUBJECT SITE**

The subject site consists of a 1.77 acre parcel and was originally zoned “NU” Non-Urban District by St. Louis County prior to the incorporation of the City of Chesterfield. The site previously contained three buildings that were constructed in the 1940s, a shed, and a pole barn that was constructed in the 1990s and was utilized by the Heavy Duty equipment business. These buildings were demolished in 2016 and the site is currently vacant. In October of 2015, the City Council approved a zoning map amendment from the “NU” Non-Urban District to the “PC” Planned Commercial District via Ordinance 2874. A Site Development Section Plan request for the development of an AutoZone on Lot 1 and a Site Development Concept Plan were approved in April of 2016. The two parcels of the proposed Peter Steffan development are shown in the image on the following page.



**Figure 1: Aerial**

**STAFF ANALYSIS**

A record plat is the instrument which dedicates lots, common ground, easements and road right-of-way for future roads within a development or a portion thereof. Once a plat is recorded, the new lots may be sold to individual owners. This plat would establish two new lots for development. The record plat substantially conforms to the approved Site Development Concept Plan.

**DEPARTMENTAL INPUT**

Staff has reviewed the submittal and has found the application to be in conformance with the City of Chesterfield Unified Development Code and Ordinance 2874. Staff recommends approval of Record Plat for the Peter Steffan development.

**MOTION**

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

- 1) "I move to approve (or deny) Record Plat for the Peter Steffan development."
- 2) "I move to approve Record Plat for the Peter Steffan development with the following conditions..."  
(Conditions may be added, eliminated, altered or modified)

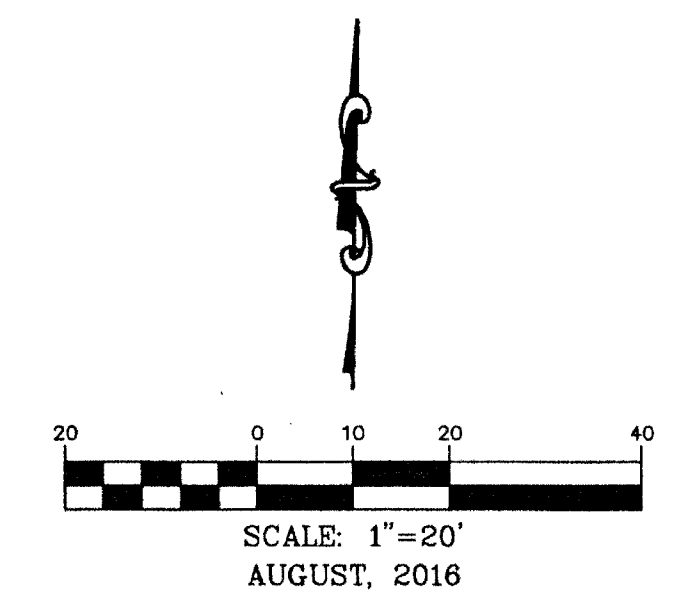
CC: Aimee Nassif, Planning and Development Services Director

Attachments: Record Plat



# PETER STEFFAN SUBDIVISION CHESTERFIELD AIRPORT ROAD 17505

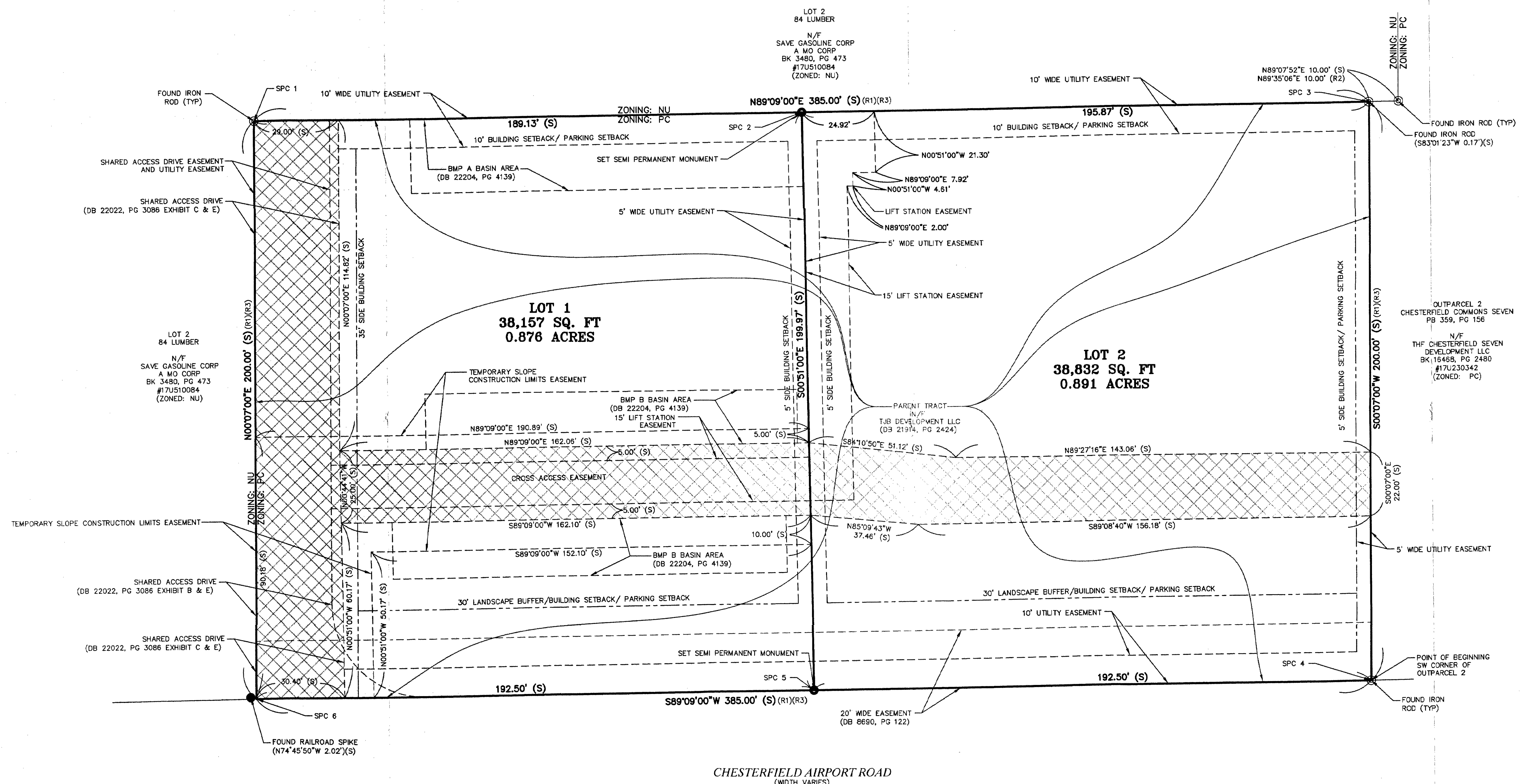
PART OF LOTS 5 AND 6 OF THE SUBDIVISION IN PARTITION OF  
THE ESTATE OF PETER STEFFAN, DECEASED,  
IN U.S. SURVEYS 125 AND 126, TOWNSHIP 45 NORTH, RANGE 4 EAST  
OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



### LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- FOUND IRON PIPE
- SET PERMANENT MONUMENT
- FOUND RAILROAD SPIKE
- CROSS ACCESS EASEMENT

STATE PLANE COORDINATES		
	NORTHING	EASTING
SPC 1	314693.112	240227.639
SPC 2	314693.455	240285.279
SPC 3	314693.811	240344.976
SPC 4	314632.859	240344.310
SPC 5	314632.510	240285.642
SPC 6	314632.160	240226.974



636-332-4574 (tel.)  
636-327-9760 (fax)  
www.cochran.com

North Office  
8 East Main Street  
Wentzville, Missouri 63385

**COCHRAN**

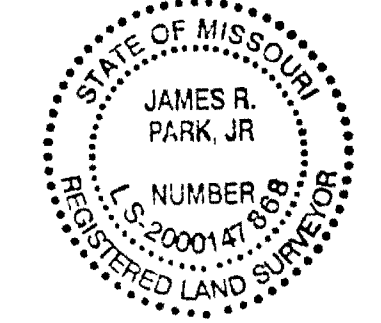
- Civil Engineering
- Land Surveying
- Architecture
- Site Development
- General Consulting
- Master Planning

PETER STEFFAN SUBDIVISION  
CHESTERFIELD ROAD 17505  
CHESTERFIELD, MISSOURI

DATE	BY	REVISION
9/08/16	ARP	PER CLIENT COMMENTS
1-3-17	JRP	PER CITY COMMENTS

DATE: AUGUST 5, 2016  
SCALE: 1"=20'  
PROJECT: M14-7090D  
SHEET: 2 of 2

PREPARED FOR:  
JOE REDING  
THE REDING COMPANY, LLC.  
2460 EXECUTIVE DRIVE SUITE 114  
ST. CHARLES, MO 63303



M. ENGINEERING, LLC  
(D.B.A. COCHRAN)  
LS-2005011846 D

JAMES R. PARK, JR., PLS  
MISSOURI LS 2000147868  
FOR COCHRAN

DATE: 8/5/17

MSD P# 30895-00