



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
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Planning Commission Vote Report

Subject: Change of Zoning Vote Report

Meeting Date: January 23, 2012

From: Kristian Corbin, Project Planner

Location: 1330 Schoettler Road

Petition: **P.Z. 12-2011 Church of the Resurrection (1330 Schoettler Road):**
A request for a zoning map amendment from “NU” Non-Urban District to “R2” Residence District for a 5.23 acre tract of land located on the southeast corner of the intersection of South Outer 40 Road and Schoettler Road (19S640668).

Proposal Summary

St. Charles Engineering and Surveying Inc. on behalf of the Church of the Resurrection has submitted for a change of zoning from “NU” Non-Urban District to “R2” Residence District for a 5.23 acre tract of land on the southeast corner of the intersection of Schoettler Road and South Outer 40 Road. The purpose of this application is to utilize the “R2” Residence District parking setback of twenty-five (25) feet from Schoettler Road to construct a parking lot in front of the existing church.

Department Input

This request meets all of the development requirements of the City of Chesterfield “R2” Residence District. The “R2” Residence District is one of the City of Chesterfield’s “straight districts” thus, a Preliminary Plan and Attachment “A” are not required. That is, the subject site will be developed directly from the requirements of the “R2” Residence District section of the City of Chesterfield Zoning Ordinance with no modifications or exceptions. A Boundary Adjustment Plat is included with this petition for reference purposes only.

Surrounding Land Use and Zoning

The land use and zoning for the properties surrounding this parcel are as follows:

North: Interstate 64 borders the subject site to the north.

South: The property to the south of the subject site is currently zoned “NU” Non-Urban.

East: To the east of the subject site is an undeveloped parcel that is currently zoned “R1” Residence District.

West: To the west of the subject site is a part of the Oak Tree Estates subdivisions zoned “R2” Residence District.



Adjacent properties to the east of the subject site are zoned “R1A” Residence District and “R2” Residence District and are developed as residential. To the west of the subject site is an undeveloped piece of property that is currently zoned “R1” Residence District. South of the subject site is zoned “NU” Non-Urban District and is developed as residential and finally to the north of the property, is Interstate 64/U.S. Highway 40-61.



View looking north into the site



View looking south into the site



View looking east into the site



View looking northwest into the site



Aerial View of the site

Zoning Analysis

As previously mentioned in this report, the existing parcel is currently zoned “NU” Non-Urban District and is utilized as a Church and living quarters for the Pastor. As mentioned earlier, the “R2” Residence District is one of the City of Chesterfield’s straight zoning districts. The subject site will be developed directly from the requirements of the “R2” Residence District section of the City of Chesterfield Zoning Ordinance with no modifications or exceptions. The “R2” Residence District sets the following performance requirements:

- * Minimum Lot Area (Church) Three (3) Acres
- * Structure Height Forty-Five (45) feet from grade
- * Setbacks (Structure and Parking) Twenty-Five (25) feet from the right-of-way line, fifteen (15) feet from the rear yard property line and ten (10) feet from the side yard property line.

*** Modifications can not be granted to the performance requirements for the “R2” Residence District.**

The following is a list of the permitted uses in the “R2” Residence District which are permitted upon approval of this district.

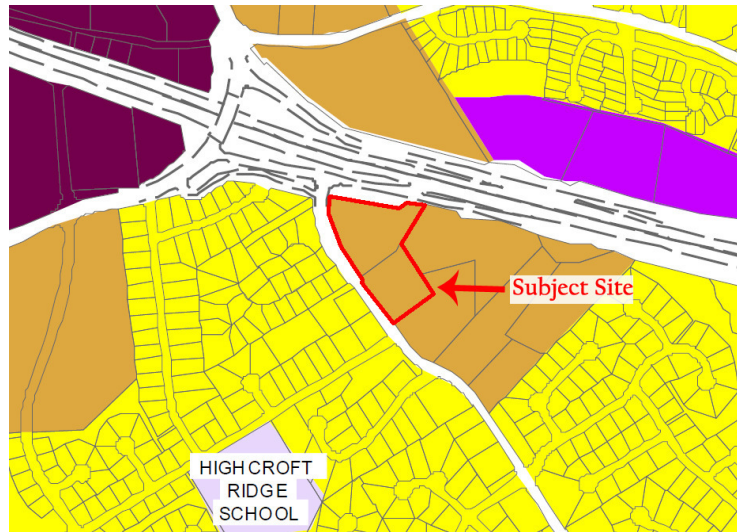
1. Churches and other places of worship.
2. Dwellings, single-family detached
3. Educational facilities—
College/university,
primary/secondary, kindergarten
or nursery school.
4. Golf Courses.
5. Home occupations.
6. Libraries.
7. Local public utility facilities.
8. Parks and Playgrounds.
9. Wildlife Reservation and Conservation Project.

Conditional Uses for the “R2” Residence District can be found in the City of Chesterfield Zoning Ordinance Section 1003.113(B)(2).

In addition, landscaping, lighting, parking requirements and signage are to meet the requirements of the City of Chesterfield Zoning Code per the “R2” Residence District regulations.

Comprehensive Plan Analysis

The subject site is located within Ward 2 of the City of Chesterfield. The Land Use Map from the City of Chesterfield Comprehensive Plan designates the subject site as “Residential, Multi-Family” which is indicated with a tan color in the diagram below. The proposed “R2” Residence District zoning category and its associated uses are compatible with the Comprehensive Land Use Plan.



Site Area History

The subject site was zoned “NU” Non-Urban District prior to the incorporation of the City of Chesterfield. There are two (2) structures on the site that were constructed in 1963. In September of 2010, a Boundary Adjustment Plat was approved consolidating the original two parcels into one. Today, the site is currently being utilized as a church and a residence for the Pastor.

Issues

A Public Hearing and Issues Meeting were held before Planning Commission on October 24, 2011. The Planning Commission directed the petitioner to provide the following:

1. A narrative statement that includes, but not limited to information about the church and the type of current/future operations that will be conducted on the site.

In response to the Planning Commission’s first issue, the petitioner has submitted to Staff a narrative describing their current and proposed on site operations which is attached to this report. The site currently averages 70-80 individuals during their Sunday services. The applicant plans to expand the facility in the future to accommodate up to 250 members. Activities include Sunday services and small group meetings throughout the week.

2. Provide verification that you have met with the surrounding Trustees and residents to discuss your proposal.

The petitioner provided Staff with a meeting schedule for a pair of meetings that were on December 10, 2011 and December 15, 2011. The applicant submitted a summary of the meetings indicating that the only concern involved traffic. As stated previously in this report, the request is to utilize the “R2” Residence

District entitlements to allow flexibility in the applicant's future parking lot design by reducing the parking setback line from fifty (50) feet to thirty (30) feet. This design will have to meet City of Chesterfield Access Management Guidelines and address any issues that arise with traffic.

Finally, Staff was directed by the Planning Commission to calculate an approximate number of single family residential lots that could be constructed if the property were to be converted into a residential subdivision. Based on minimum lot size requirements for the "R2" Residence District and other code requirements such as tree preservation, buffering, and frontage requirements, it has been determined that approximately seven (7) single family lots could be created if this parcel of land were to develop as residential in the future.

Request

Staff has reviewed the change of zoning request and found it to be in compliance with the City of Chesterfield "R2" Residence District and all other applicable Zoning Ordinance requirements. Staff requests action on P.Z. 12-2011 Church of the Resurrection (1330 Schoettler Road).

Cc: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Planning, Public Works and Parks
Aimee Nassif, Planning and Development Services Director

Attachments:

1. Boundary Adjustment Plat
2. Narrative from the Petitioner

BOUNDARY ADJUSTMENT PLAT OF THE CHURCH OF THE RESURRECTION

A TRACT OF LAND BEING PART OF U.S. SURVEY'S 370, 1911, 1978 AND FRACTIONAL SECTIONS 10 AND 15, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI

LAND DESCRIPTION ADJUSTED PARCEL 1

A TRACT OF LAND BEING PART OF U.S. SURVEYS 370, 1911, 1978 AND FRACTIONAL SECTIONS 10 AND 15, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERN MOST CORNER OF A TRACT OF LAND CONVEYED TO THE CHURCH OF THE RESURRECTION BY DEED RECORDED IN DEED BOOK 18405 PAGE 3041 OF THE ST. LOUIS COUNTY RECORDER OF DEEDS OFFICE, SAID POINT ALSO BEING IN THE EASTERN RIGHT OF WAY LINE OF SCHOETTLER ROAD (VARIABLE WIDTH), THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY THE FOLLOWING COURSE AND DISTANCES: NORTH 36 DEGREES 39 SECONDS 21 MINUTES WEST, A DISTANCE OF 277.87 FEET; THENCE NORTH 53 DEGREES 25 MINUTES 56 SECONDS EAST, A DISTANCE OF 22.58 FEET; THENCE NORTH 36 DEGREES 34 MINUTES 04 SECONDS WEST, A DISTANCE OF 216.18 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 436.44 FEET WITH A CHORD BEARING OF NORTH 15 DEGREES 00 MINUTES 22 SECONDS WEST AND A CHORD DISTANCE OF 320.78 FEET, A DISTANCE ALONG THE ARC OF 328.48 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF THE EASTERN RIGHT OF WAY LINE OF SCHOETTLER ROAD (VARIABLE WIDTH) AND THE SOUTHERN RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY 40 (VARIABLE WIDTH), THENCE ALONG SAID MISSOURI STATE HIGHWAY 40 RIGHT OF WAY THE FOLLOWING COURSE AND DISTANCES: SOUTH 63 DEGREES 43 MINUTES 56 SECONDS EAST, A DISTANCE OF 18.15 FEET; THENCE SOUTH 75 DEGREES 38 MINUTES 20 SECONDS EAST, A DISTANCE OF 147.26 FEET; THENCE SOUTH 76 DEGREES 20 MINUTES 48 SECONDS EAST, A DISTANCE OF 253.41 FEET; THENCE NORTH 48 DEGREES 20 MINUTES 55 SECONDS EAST, A DISTANCE OF 79.06 FEET; THENCE SOUTH 76 DEGREES 20 MINUTES 48 SECONDS EAST, A DISTANCE OF 52.49 FEET TO THE NORTHWEST CORNER OF LOT 2 OF HAY BARN LANE SUBDIVISION AS RECORDED IN PLAT BOOK 179 PAGE 77 OF SAID COUNTY RECORDS, THENCE LEAVING SAID MISSOURI STATE HIGHWAY 40 RIGHT OF WAY AND HEADING ALONG THE WEST LINE OF SAID LOT 2 SOUTH 25 DEGREES 05 MINUTES 22 SECONDS WEST, A DISTANCE OF 245.83 FEET TO A POINT; THENCE SOUTH 36 DEGREES 39 MINUTES 21 SECONDS EAST, A DISTANCE OF 341.18 FEET TO AN ANGLE POINT IN THE WEST LINE OF LOT 1 OF SAID HAY BARN LANE SUBDIVISION, THENCE ALONG THE WEST LINE OF SAID LOT 1 SOUTH 58 DEGREES 01 MINUTES 12 SECONDS WEST, A DISTANCE OF 300.74 FEET TO THE POINT OF BEGINNING, CONTAINING 228,149.78 SQUARE FEET OR 5.23 ACRES MORE OR LESS.

END OF DESCRIPTION

LAND DESCRIPTION PARCEL 1

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END OF DESCRIPTION

LAND DESCRIPTION PARCEL 2

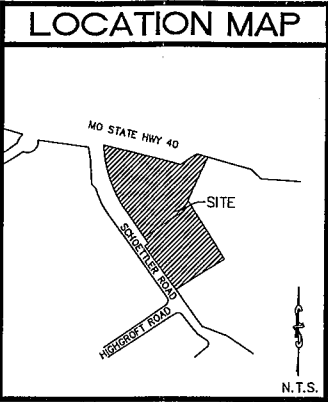
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END OF DESCRIPTION

GENERAL NOTES

- 1. THIS PLAT CONTAINS 5.23 ACRES.
2. PRESENT ZONING - "NU" - NON-URBAN DISTRICT
3. A CURRENT TITLE COMMITMENT REPORT WAS NOT FURNISHED FOR THIS SURVEY AND THEREFORE THIS PLAT AND THE SURVEY ON WHICH IT IS BASED ARE SUBJECT TO THE FOLLOWING CONDITIONS.
A. DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS IF ANY.
B. RIGHT OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
C. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
D. EASEMENTS OF RECORD.
4. BUILDING SETBACKS ARE AS FOLLOWS:
FRONT YARD: 50 FEET
SIDE YARD: 20 FEET
REAR YARD: 20 FEET
5. ACCORDING TO FIRM FLOOD INSURANCE RATE MAP 28189C0145 H DATED AUGUST 2, 1995 THIS TRACT IS ZONED X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAN.)



CITY CERTIFICATE

THIS DRAWING HAS BEEN REVIEWED UNDER SECTION 1005.360 PLATTING EXCEPTIONS OF THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCE (CHAPTER 1005), AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. 2010, AND THEREBY AUTHORIZES THE RECORDING OF THIS PLAT WITH THE ST. LOUIS COUNTY RECORDER OF DEEDS. THE PURPOSE OF THIS PLAT IS TO ADJUST A BOUNDARY OF ADJOINING PROPERTIES, NO ADDITIONAL LOTS ARE CREATED, AND THE ORIGINAL LOTS ARE NOT REDUCED BELOW THE MINIMUM SIZE REQUIRED IN THE ZONING ORDINANCE OR SUBDIVISION ORDINANCE.

JOHN NATIONS, MAYOR JUDITH NAGGIAR, CITY CLERK

THE UNDERSIGNED OWNER/OWNERS HAS CAUSED THESE LOTS TO BE ADJUSTED IN LAND AREA IN THE MANNER SHOWN HEREON AND SHALL HEREAFTER BE KNOWN AS "THE BOUNDARY ADJUSTMENT PLAT OF THE CHURCH OF THE RESURRECTION".

SEAL: BY: _____ TITLE: _____ DATE: _____

STATE OF MISSOURI) COUNTY OF ST. LOUIS) ON THIS DAY OF 2010, BEFORE ME APPEARED HE IS THE _____ OF THE CHURCH OF THE RESURRECTION, A CORPORATION OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION. IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS _____ DAY OF _____ 2010.

OWNERS CERTIFICATE

THE UNDERSIGNED OWNER OF THE LAND DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE, HAS CAUSED SAID TRACT OF LAND TO BE ADJUSTED AND SHOWN ON THIS BOUNDARY ADJUSTMENT PLAT, WHICH PLAT SHALL HEREAFTER BE KNOWN AS "BOUNDARY ADJUSTMENT PLAT OF THE CHURCH OF THE RESURRECTION".

ALL TAXES WHICH ARE DUE AND PAYABLE AGAINST THIS PROPERTY HAVE BEEN PAID IN FULL. IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SET THEIR HANDS THIS _____ DAY OF _____ 2010.

THE CHURCH OF THE RESURRECTION BY: _____ PRINT NAME: _____ TITLE: _____

OWNERS NOTARY

STATE OF MISSOURI) COUNTY OF ST. CHARLES) ON THIS _____ DAY OF _____ 20____, BEFORE ME APPEARED TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS PRESIDENT OF THE CHURCH OF THE RESURRECTION, THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS MEMBERS, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED BY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC: _____ PRINT NAME: _____ MY TERM EXPIRES: _____

LENDER'S CERTIFICATE

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED OF TRUST RECORDED IN BOOK _____ PAGE _____ OF THE ST. CHARLES COUNTY RECORDS HEREBY JOINS IN AND APPROVES IN EVERY DETAIL, THIS PLAT OF "BOUNDARY ADJUSTMENT PLAT OF THE CHURCH OF THE RESURRECTION" IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS AND AFFIXED OUR CORPORATE SEAL THIS _____ DAY OF _____ 20____.

SIGNATURE _____ PRINT NAME _____

LENDER'S NOTARY

STATE OF MISSOURI) COUNTY OF ST. CHARLES) ON THIS _____ DAY OF _____ 20____, BEFORE ME APPEARED TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS _____ OF _____ A MISSOURI CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND, THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION, IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED BY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC: _____ PRINT NAME: _____ MY TERM EXPIRES: _____

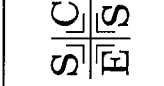
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT ST. CHARLES ENGINEERING AND SURVEYING, INC., AT THE REQUEST AND FOR THE EXCLUSIVE USE OF THE CHURCH OF THE RESURRECTION, DURING THE MONTH OF MAY, 2010 EXECUTED A BOUNDARY SURVEY AND BASED UPON SAID SURVEY, DURING THE MONTH OF APRIL, 2010, PREPARED A BOUNDARY ADJUSTMENT PLAT IN ACCORDANCE WITH CHAPTER 16 "MISSOURI MINIMUM STANDARDS FOR URBAN PROPERTY BOUNDARY SURVEYS (ACSR30 15.010-15.110)". THIS SURVEY IS BASED UPON RECORD SOURCES. ST. CHARLES ENGINEERING AND SURVEYING, INC. TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE AFOREMENTIONED RECORDS. RESULTS OF SAID SURVEY ARE SHOWN ON THE PLAT HEREON.

RICHARD KEITH SIECKMANN MO. P.L.S. #2002014094 DATE _____

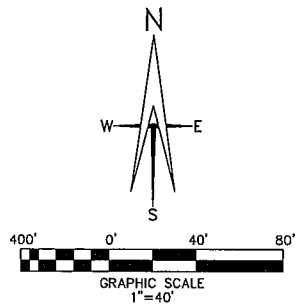
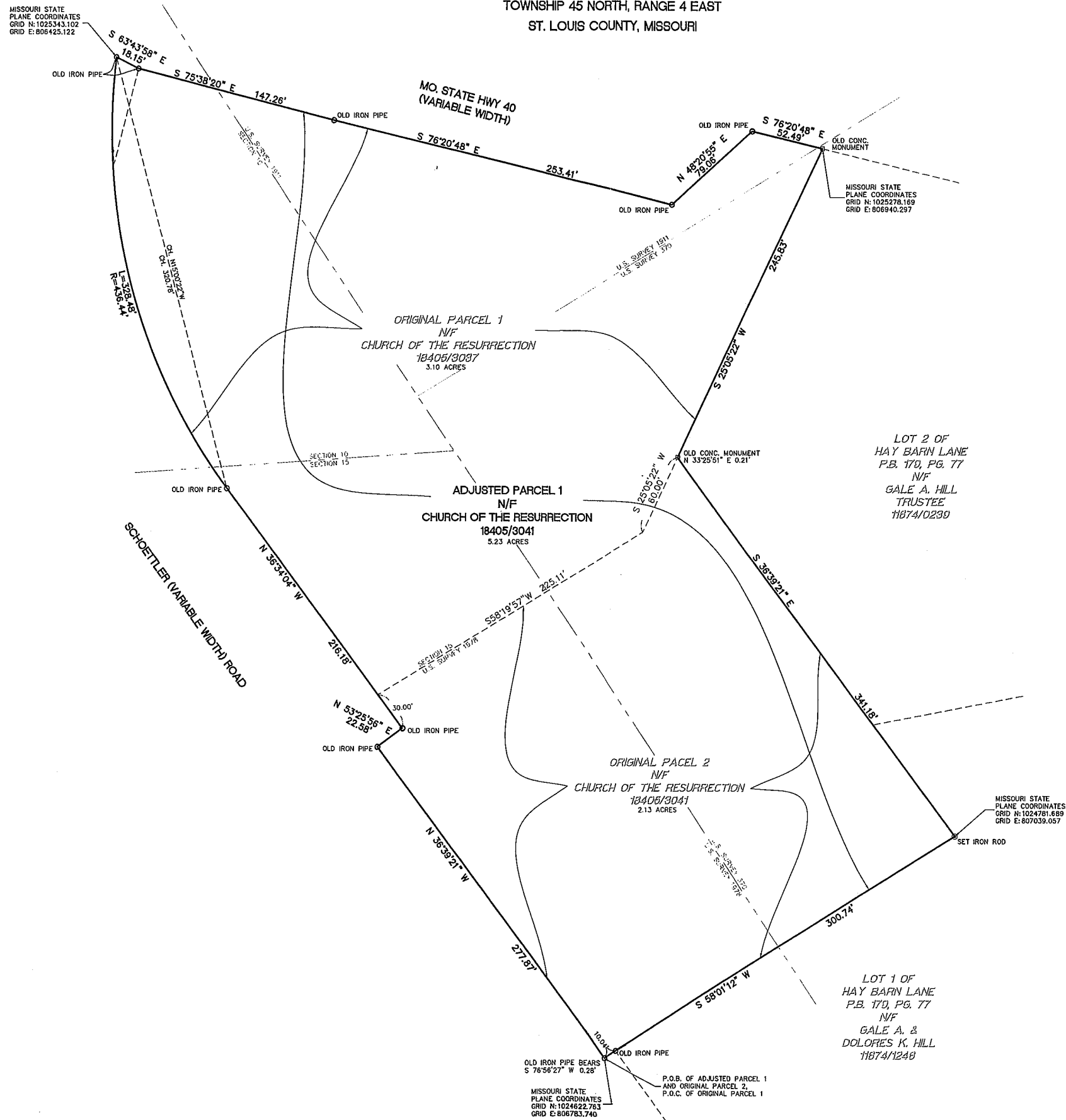
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ST. CHARLES ENGINEERING & SURVEYING, INC. 801 S. FIFTH STREET, SUITE 202 ST. CHARLES, MO 63801 TEL: (636) 947-0607 FAX: (636) 947-2448



BOUNDARY ADJUSTMENT PLAT OF

A TRACT OF LAND BEING PART OF U.S. SURVEY'S 370, 1911, 1978
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BOUNDARY ADJUSTMENT PLAT OF
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SIC ST. CHARLES ENGINEERING & SURVEYING, INC.
801 S. FIFTH STREET, SUITE 202
ST. CHARLES, MO 63301
TEL: (636) 947-0607 FAX: (636) 947-2448

S E I S

ORDER NO. 100109
DATE 04/16/10
2 OF 2



Church of The Resurrection

St. Louis, MO

Church of the Resurrection
Zoning Map Amendment
November 17, 2011

A NARRATIVE OVERVIEW OF CHURCH OF THE RESURRECTION

History of the Anglican Church of the Resurrection:

The mission of Church of the Resurrection is to “know Christ and make Him Known.” We are a relatively young church, with roots in the historic Anglican tradition. Our church was formed in 2004 when we joined the Anglican Mission in America. The Anglican Mission is a church planting movement and since our inception this church has supplied members for three church plants, resulting in three church “splits”. The largest membership we have reached, prior to these splits, was 195 members.

We currently meet for Sunday Worship at the Chapel of the Lutheran Hour Ministries Building. We plan to be there until we are able to permanently move onto the Schoettler Road property. Prior to our current worship location we rented and built out space at Westminster Christian Academy.

In the spring of 2008 we purchased the two parcels of 1330 and 1250 Schoettler Rd. We were drawn to this land for a number of reasons, including the two existing buildings and the tree line. Our original intent was to keep the building at 1330 as a Rectory to house our Rector and his family and to convert the existing two story building at 1350 Schoettler to our new church and fellowship hall. Our vision has not changed regarding these views.

Mission Church Identity and Growth Plan

Our goal as a church is to worship God and to share the message of Jesus Christ with others. As a mission church within the Anglican tradition there are several basic principals and commitments that shape our approach to church growth. First, we are not patterned after a mega-church or business model for growth, as if numerical growth is itself an inherent good. We do not focus on reaching a certain segment of demographics. We will focus on growing deep rather than wide, and we hope to foster lasting spiritual growth of individuals. Second, according to the Anglican ideal of pastoral ministry, it is important for individual members to have a connection with their pastor. Third, we are committed to church planting. As we have done in the past, as the church grows we plan to develop new church plants in the St. Louis region.

While we do hope for and anticipate numerical growth as a result of our new location, we will not allow such growth to undermine these basic principles and commitments. The building we planned for this property involves a design to accommodate a maximum of 250 people for worship.



Church of The Resurrection

St. Louis, MO

What Weekly Activities Do and Will Occur on This Site?

We currently hold two services on Sunday morning at the Lutheran Hour, 8 and 10 AM. The combined average attendance of these services is between 70-80 people. Sunday School and Childrens' classes occur between the services to accommodate worshipers at both services. We anticipate that initially at the new site we will need at least two, possibly three, Sunday services in order to make space for current members and visitors.

We hold the following meetings throughout the week at the Schoettler Rd property: Monday, Men's Bible Study; Wednesday, evening choir practice, fellowship meal, and Christian education classes; Thursday, Art Class; Friday, Christian education class; occasional meetings for the Center for Women's Ministry, a free counseling service for women.

A Blessing to the Community

It is our hope and prayer that our church at this location will be a positive resource for the entire community. It is our conviction that God has called us, the church, to be a blessing to all people. By providing spiritual support, in addition to more tangible forms of service, we believe we can bless individuals and families in the City of Chesterfield and throughout West County.

To find out more about us, you can visit our website: www.resurrectionstl.com. Please contact us if you need further information.

Sincerely,

Mr. John Lauer
Building Committee
Owner & CEO, Lauer Construction

Rev. Ben Wagner
Associate Rector
Church of the Resurrection