



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

Department of Planning and Public Works Public Hearing Summary Report

P.Z. 15-2009 Chesterfield Airport Commerce Park (Insituform Technologies Inc.):

A request for a new public hearing to amend the legal description for the change of zoning from “PC” Planned Commercial District, “PI” Planned Industrial District, and “M3” Planned Industrial District to a new “PI” Planned Industrial District for three tracts of land located at 17970 Chesterfield Airport Road, 609 Cepi Drive and 17975 Edison Avenue (17v240153, 17v240331 and 17v330311).

Summary

Stock and Associates, on behalf of Insituform Technologies Inc., has submitted a request for a change of zoning for three (3) tracts of land to a new “PI” Planned Industrial District. These three tracts include 17970 Chesterfield Airport Road which is currently zoned “PC” Planned Commercial District, 609 Cepi Drive which is currently zoned “PI” Planned Industrial District and 17975 Edison Avenue with is currently zoned “M3” Planned Industrial District. The intent is to merge the three existing developments into one development governed under the same ordinance for the potential sale of the site. All three sites are currently vacant.

A Public Hearing was previously held for P.Z. 15-2009 Chesterfield Airport Commerce Park (Insituform Technologies Inc.) on December 14, 2009. This Public Hearing is to add an additional parcel of land.

The City of Chesterfield Comprehensive Land Use Map delineates the subject sites within the “Service/Business Park” land use designation.

A public hearing further addressing the request will be held at the January 25, 2010, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice. The Preliminary Plan and Tree Stand Delineation are located in packet item VIII.B. for the site.

Respectfully submitted,

Kristian Corbin
Project Planner

Respectfully submitted,

Mara Perry, AICP
Senior Planner

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



NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on Monday January 25, 2010 at 7:00 pm, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

P.Z. 15-2009 Chesterfield Airport Commerce Park (Insituform Technologies, Inc.): A request for a new public hearing to amend the legal description for the change of zoning from "PC" Planned Commercial District and "PI" Planned Industrial District to a new "PI" Planned Industrial District for three tracts of land located at 17970 Chesterfield Airport Road, 609 Cepi Drive and 17975 Edison Avenue (17v240153, 17v240331 and 17v330311).

Description of Property

A tract of land being all of Lot 1 of Chesterfield Airport Commerce Park, a subdivision according to the plat thereof recorded in Plat Book 215, Page 41, all of Lot 8 of the Amended Plat of Chesterfield Executive Park, a subdivision according to the plat thereof recorded in Plat Book 231 Page 59 of above said records, and part of Lot 5 "Damian Kroenung Estate Petition" in U.S. Survey 126, 150, and 1010 per plat attached to Commissioner's Report recorded in Book 97 Page 473 and plat recorded in Plat Book 5 Page 28 all of the St. Louis County Records in Township 45 North, Range 3 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri.

A tract of land being part of Lot 5 of Damian Kroenung Estate per plat attached to Commissioner's Report recorded in Plat Book 5, Page 28 of the St. Louis County records, located in U.S. Surveys 126, 150 and 1010, Township 45 North, Range 3 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri.



City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017



Information on this Public Hearing may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Project Planner Kristian Corbin at 636.537.4743 or via e-mail at kcorbin@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.