



VII. A.

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

Planning Commission Staff Report

Project Type: Resubdivision Plat

Meeting Date: February 8, 2010

From: Mara M. Perry, AICP
Senior Planner

Location: Southwest of the intersection of Chesterfield Airport Road and RHL Drive

Applicant: Volz Inc. on behalf of THF Chesterfield Three Development LLC

Description: **Chesterfield Commons West, Plat 3:** A Resubdivision Plat for a 23.43 acre lot of land zoned PC Planned Commercial District located on the southwest corner of the intersection of Chesterfield Airport Road and RHL Drive.

PROPOSAL SUMMARY

Volz, Inc., on behalf of THF Chesterfield Three Development LLC has submitted a request for a Resubdivision Plat. Plats One and Two for the development established six (6) lots. This plat is splitting the existing Lot 6 into three (3) lots. One of those lots is intended to be sold.

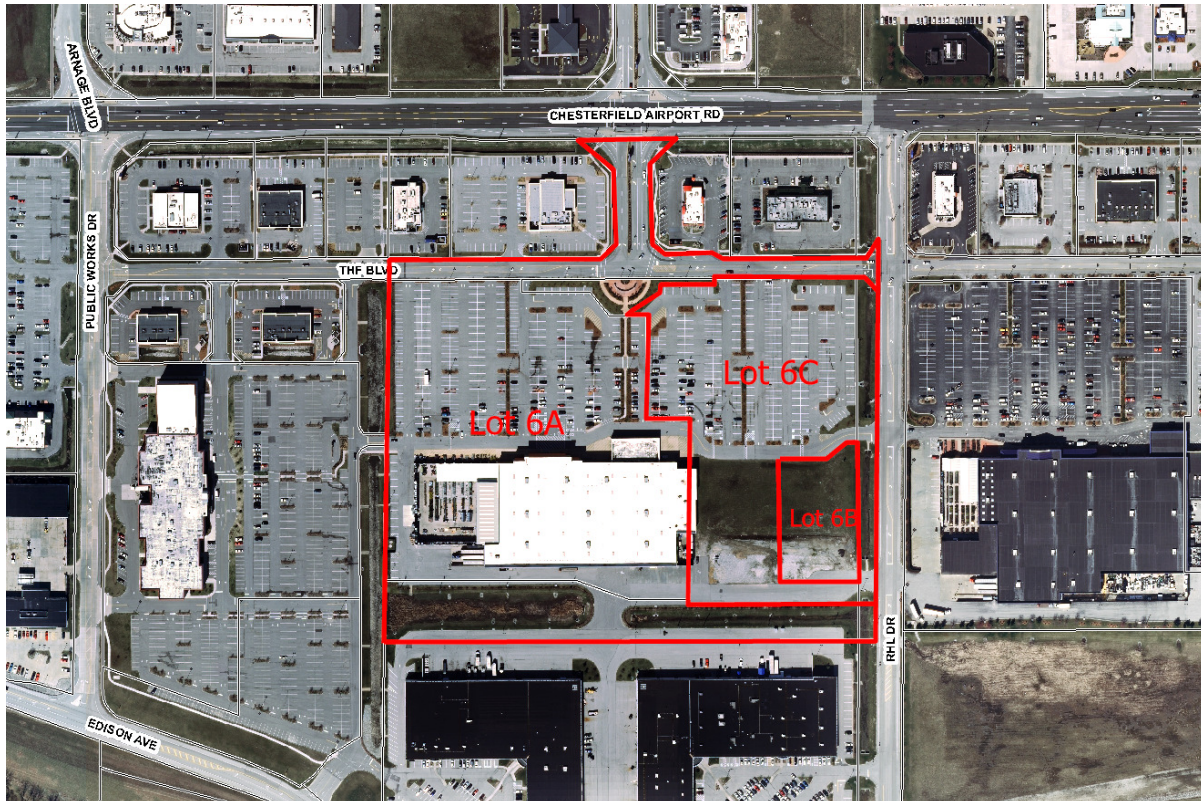
LAND USE AND ZONING HISTORY OF SUBJECT SITE

In June of 2001, this development was zoned PC Planned Commercial District via Ordinance 1624. The Site Development Concept Plan and various amendments to that plan were approved from 2001 through 2003.

A record plat for Plat One and Plat Two of the development were both approved by the City Council in July of 2005.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Chesterfield Commons Six	“C8” Planned Commercial District
South	Chesterfield Commons West	“PI” Planned Industrial District
East	Chesterfield Commons	“PC” Planned Commercial District
West	Chesterfield Commons Four	“PI” Planned Industrial District



STAFF ANALYSIS

- Zoning**
 The subject site is currently zoned “PC” Planned Commercial District under the terms and conditions of City of Chesterfield Ordinance 1625. This submittal was reviewed against its requirements and all applicable Zoning Ordinance requirements. The site adheres to the applicable Zoning Ordinance requirements.

DEPARTMENTAL INPUT

Staff has reviewed the submittal and has found the application to be in conformance with the Comprehensive Plan, Zoning Ordinance and the site specific ordinance.

MOTION

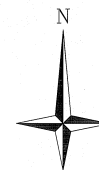
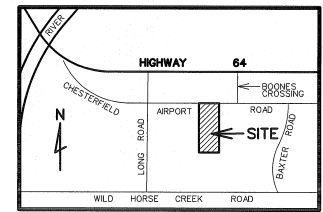
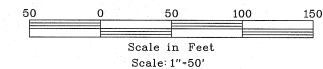
The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Resubdivision Plat for the Chesterfield Commons West, Plat Three."
- 2) "I move to approve the Resubdivision Plat for the Chesterfield Commons West, Plat Three with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Cc: City Administrator
City Attorney
Department of Planning and Public Works

Attachments: Resubdivision Plat

**CHESTERFIELD COMMONS WEST PLAT THREE
A RESUBDIVISION PLAT OF
A TRACT OF LAND BEING LOT 6 OF
"CHESTERFIELD COMMONS WEST PLAT TWO",
U.S. SURVEY 125 TOWNSHIP 45 NORTH - RANGE 4 EAST
ST. LOUIS COUNTY, MISSOURI**



The following list of metric coordinates are referenced to the Missouri Coordinate System 1983 (MCS83), East Zone by a Static Survey Traverse to Station SL-38 of the St. Louis Geographic Reference System. The Average Site Grid Factor: 0.9999175. The Relative Positional Tolerance of said coordinates is less than fifty parts per million.

Pt. No.	Northing(m)	Eastings(m)
1	314520.758	240675.005
2	314521.628	240682.754
3	314531.075	240631.888
4	314581.170	240631.505
5	314633.561	240688.785
6	314634.049	240678.144
7	314587.164	240689.502
8	314533.737	240689.889
9	314525.713	240688.030
10	314525.833	240688.483
11	314522.430	240605.897
12	314523.234	241016.758
13	314254.911	241015.486
14	314252.735	240672.334
15	314495.488	241017.020

BASIS OF STATE PLANE COORDINATES:
STATION NAME: SL-38
NORTHING: 314628.249(METERS)
EASTING: 239963.051(METERS)
MAD: 83 (2007) - 2007 ADJUSTMENT
GRID FACTOR: 0.9999175
NOTE: 1 METER = 3.28083333

We have during the month of December 2009 by order of THE Chesterfield Three Development LLC, made a survey and subdivision plat "A Tract of Land being Lot 6 of 'Chesterfield Commons West - Plat Two', in U.S. Survey 125, in Township 45 North - Range 4 East, City of Chesterfield, Missouri, St. Louis County, Missouri" and the results are represented on this plat. This survey was executed in compliance with the current Missouri Minimum Standards for Property Boundary Surveys adopted by the Missouri Board of Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources, and meets the accuracy requirements set forth for Urban Property.

IN WITNESS WHEREOF, I have signed and sealed the foregoing this 15th day of January, 2010.

VOLZ INCORPORATED



Eric J. Kirby
Professional Land Surveyor
MO P.L.S. #2005000074

Notes:

- Basis for bearings: Missouri State Plane Coordinate System, East Zone
Grid Azimuth: 266 degrees 49 minutes 04 seconds
Grid Bearing: South 86 degrees 49 minutes 04 seconds West
Station Name: SL-38, 1990
Azimuth Mark: SL-38A, 1990
- Property referenced from Commonwealth Land Title Insurance Company commitment for title insurance File Number J314930, Abstract No. 309707, effective date January 28, 2000. The above referenced commitment for title insurance was relied upon to disclose all encumbrances of record which affect this property.
- Easement granted to St. Louis County Water Company condemned under cause no. 507563. (shown hereon).
- Easement granted to the Metropolitan St. Louis Sewer District by instrument recorded in Book 7926 page 2377. (shown hereon).
- U.S.G.S. Datum Benchmarks
MSD No. 12-166 459.56 - "Standard Aluminum Disk" stamped SL-32, 1990. Disk is set in between the Hwy 1-64 North Outer Road and the westbound Hwy 1-64; 19 feet south of the centerline of the North Outer Road and 30 feet north of the edge of the westbound line of Hwy 1-64. Approximately 0.5 miles east of the intersection of Boone's Crossing Road and North Outer Road.

A tract of land being Lot 6 of "Chesterfield Commons West Plat Two", a subdivision according to the plat three of record in Plat Book 353 page 792 of the St. Louis County Records, in U.S. Survey 125, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as:

Beginning at the intersection of the West right of way line of RHL Drive, varying width, with the South line of Lot 5 of said "Chesterfield Commons West Plat Two"; thence Southwardly along the West line of RHL Drive, varying width, the following courses and distances: South 00 degrees 22 minutes 41 seconds East 91.11 feet and South 00 degrees 21 minutes 46 seconds West 789.31 feet to the South line of said "Chesterfield Commons West Plat Two"; thence along said South line South 89 degrees 38 minutes 12 seconds West 1125.97 feet to the East line of "Chesterfield Commons Four" a subdivision according to the plat thereof recorded in Plat Book 356 page 236 of the St. Louis County Records; thence North 00 degrees 34 minutes 15 seconds East 879.46 feet along said East line to the North line of Lot 6 of "Chesterfield Commons West Plat Two"; thence along Eastwardly along said North line of Lot 6 the following courses and distances: North 89 degrees 35 minutes 06 seconds East 484.79 feet, North 44 degrees 35 minutes 06 seconds East 42.60 feet, North 00 degrees 24 minutes 54 seconds West 164.37 feet, North 45 degrees 25 minutes 05 seconds West 70.18 feet, North 89 degrees 35 minutes 06 seconds East 221.02 feet, South 44 degrees 35 minutes 06 seconds West 77.79 feet, South 00 degrees 24 minutes 54 seconds East 175.30 feet, South 45 degrees 24 minutes 54 seconds East 37.51 feet, North 89 degrees 35 minutes 06 seconds East 99.85 feet, South 64 degrees 46 minutes 23 seconds East 26.96 feet and North 89 degrees 35 minutes 06 seconds East 363.75 feet to the point of beginning and containing 23.429 Acres according to survey by Volz Inc. during December 2009.

We, the undersigned owners of the tract of land herein platted and further described in the foregoing surveyor's certificate have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as "Chesterfield Commons West Plat Three."

Two permanent monuments for each block created (indicated as **A**) and semi permanent monuments at all lot corners (indicated as **B**) will be set, with the exception that the front lot corners may be monumented by stiches or crosses set in concrete paving on the prolongation of the lot line, within twelve (12) months after the recording of this subdivision plat, in accordance with 10 CSR 30-2.090 of the Missouri Department of Natural Resources and 4 CSR 30-16.090 of the Missouri Department of Economic Development. In addition, other survey monuments indicated on this subdivision plat, required by the Subdivision Ordinance of the City of Chesterfield, Missouri will be set.

Building lines as shown on this plat are hereby established.

Certain Lots are subject to the Declaration of Easements, Covenants and Restrictions recorded in Book _____ Page _____ as Cross access easements are hereby established between all contiguous subdivided lots. Cross access shall be regulated in accordance with the provisions governing Common Access Facilities in the aforementioned Declaration. The specific locations for cross access between individual lots shall be determined in conjunction with securing any necessary site plan approvals and building permits for the applicable lots from the City of Chesterfield.

It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.

IN WITNESS WHEREOF, I have signed and sealed the foregoing this _____ day of _____, 2010.

THE CHESTERFIELD THREE DEVELOPMENT, L.L.C.

Michael H. Stuenkel, Manager

STATE OF MISSOURI)
COUNTY OF ST. LOUIS) SS

On this _____ day of _____, 2010, before me personally appeared Michael H. Stuenkel, who being by me duly sworn did say that he is the Manager of THE Chesterfield Three Development, L.L.C. a Missouri limited liability company, and that said instrument was signed on behalf of said limited liability company by authority of its members and the said Manager acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

My Commission Expires: _____

Notary Public

WHEREAS, _____ by a deed of trust, dated _____ and recorded in the Recorder's office, in and for the County of St. Louis and State of Missouri, in Book 17053 at page 733, certain real estate, to secure the payment of certain note or notes in said deed described and set forth.

NOW, THEREFORE, the undersigned, present holder and legal owner of said deed of trust and note or notes as amended through the date of this plat, does hereby consent to the subdivision of the subject property in the manner shown on this plat and.

TO HAVE AND TO HOLD the same, with all the appurtenances thereto belonging free, clear and discharged from the encumbrance of said deed of trust.

IN WITNESS WHEREOF, the undersigned has executed these presents this _____ day of _____, 2010

By: _____

Print Name & Title: _____

STATE OF _____)
COUNTY OF _____) SS

On this _____ day of _____, 200____, before me personally appeared _____, who personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that s/he executed the same in his/her authorized capacity, and that by his/her signature in the instrument the person or the entity upon behalf of which the person acted executed the instrument.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

My Commission Expires: _____

Notary Public

Print Name

This is to certify that this plat of "Chesterfield Commons West Plat Three" was approved by the City Council of the City of Chesterfield by Ordinance Number _____ on _____, 2010 and thereby authorizes the recording of this plat with the office of the St. Louis County Recorder of Deeds.

ATTEST:

John Nations, MAYOR _____ Judy Naggar, CITY CLERK _____

VOLZ INCORPORATED
LAND SURVEYORS - ENGINEERS - LAND PLANNERS
10849 INDIAN HEAD DR. BLVD.
ST. LOUIS, MISSOURI 63132
PHONE 314-464-0112

THIS PLAT CONTAINS 23.429 ACRES

