



VILC

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February 6, 2008

Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

The Planning Commission agenda for **February 11, 2008** will include the following item for your consideration:

Spirit Valley Business Park: A Record Plat for a 52.82 acre parcel zoned "PI" Planned Industrial District located south of Olive Street Road and east of Wardenburg, approximately 4,200 feet west of the intersection of Olive Street Road and Chesterfield Airport Road (18652, 18630, 18650, and 18660 Olive Street Road).

Planning Commission:

Stock and Associates, on behalf of Spirit Valley Development, L.L.C., has submitted a Record Plat for your review. The Department of Planning and Public Works has reviewed this submittal and submits the following report.

BACK GROUND

Spirit Valley Business Park is a 52.82 acre tract of land located south of Olive Street Road and east of Wardenburg. The subject property was rezoned from a "NU" Non-Urban District to a "PI" Planned Industrial District in June of 2007 under the terms and conditions of the City of Chesterfield Ordinance 2373.

PURPOSE

The purpose of the Record Plat is to subdivide a 52.82 acre tract of land into sixteen (16) lots for the Planned Industrial District.

DEPARTMENT INPUT


The submittal was reviewed for compliance with all City of Chesterfield ordinances. The Department of Planning and Public Works requests approval of the Record Plat.

Respectfully submitted,



Justin Wyse
Project Planner

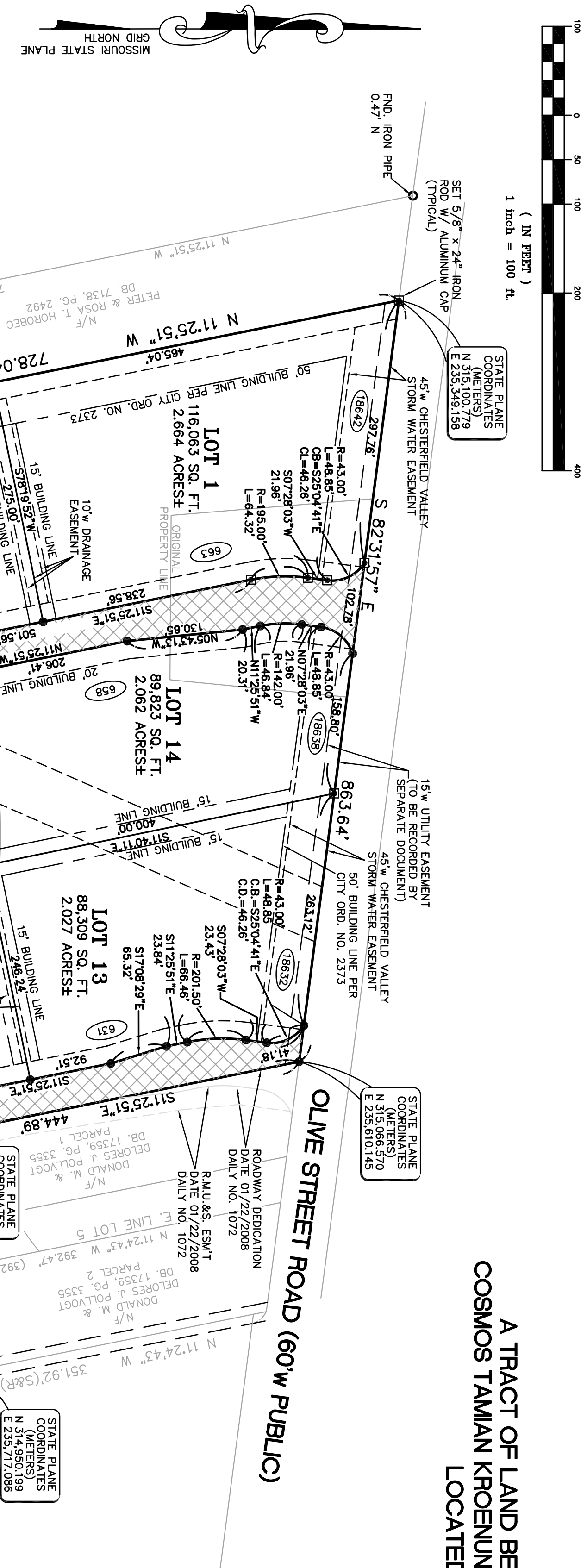
Respectfully submitted,



Aimee Nassif
Senior Planner
of Zoning Administration

Cc. City Administrator
City Attorney
Director of Planning and Public Works

Attachments:
Record Plat



RECORD PLAT

"SPIRIT VALLEY BUSINESS PARK"

A TRACT OF LAND BEING PART OF LOT 5 OF THE AMELIA BOISSELER ESTATE AS RECORDED IN PLAT BOOK 16 PAGE 27 AND PART OF COSMOS TAMJANI KROENUNG AND HERMAN SCHAEPER AND AGNES SCHAEPER PARCELS OF THE PARTITION IN ESTATE OF VALENTINE KROENUNG LOCATED IN U.S. SURVEYS 183 AND 183, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
THIS PLAT CONTAINS 2,900,899 SQ. FT. OR 52.819 ACRES
SITE ZONING: "P1" PLANNED INDUSTRIAL PER ORD. NO. 2873

LEGEND

	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING FIRE HYDRANT
	EXISTING BUILDING
	SPOT ELEVATION
	EXISTING CONTOUR
	1/2" NON PIPE
	ROUND CROSS
	4" ROUND PIPE
	24" ROUND PIPE
	30" ROUND PIPE
	36" ROUND PIPE
	42" ROUND PIPE
	48" ROUND PIPE
	54" ROUND PIPE
	60" ROUND PIPE
	66" ROUND PIPE
	72" ROUND PIPE
	78" ROUND PIPE
	84" ROUND PIPE
	90" ROUND PIPE
	96" ROUND PIPE
	102" ROUND PIPE
	108" ROUND PIPE
	114" ROUND PIPE
	120" ROUND PIPE
	126" ROUND PIPE
	132" ROUND PIPE
	138" ROUND PIPE
	144" ROUND PIPE
	150" ROUND PIPE
	156" ROUND PIPE
	162" ROUND PIPE
	168" ROUND PIPE
	174" ROUND PIPE
	180" ROUND PIPE
	186" ROUND PIPE
	192" ROUND PIPE
	198" ROUND PIPE
	204" ROUND PIPE
	210" ROUND PIPE
	216" ROUND PIPE
	222" ROUND PIPE
	228" ROUND PIPE
	234" ROUND PIPE
	240" ROUND PIPE
	246" ROUND PIPE
	252" ROUND PIPE
	258" ROUND PIPE
	264" ROUND PIPE
	270" ROUND PIPE
	276" ROUND PIPE
	282" ROUND PIPE
	288" ROUND PIPE
	294" ROUND PIPE
	300" ROUND PIPE
	306" ROUND PIPE
	312" ROUND PIPE
	318" ROUND PIPE
	324" ROUND PIPE
	330" ROUND PIPE
	336" ROUND PIPE
	342" ROUND PIPE
	348" ROUND PIPE
	354" ROUND PIPE
	360" ROUND PIPE
	366" ROUND PIPE
	372" ROUND PIPE
	378" ROUND PIPE
	384" ROUND PIPE
	390" ROUND PIPE
	396" ROUND PIPE
	402" ROUND PIPE
	408" ROUND PIPE
	414" ROUND PIPE
	420" ROUND PIPE
	426" ROUND PIPE
	432" ROUND PIPE
	438" ROUND PIPE
	444" ROUND PIPE
	450" ROUND PIPE
	456" ROUND PIPE
	462" ROUND PIPE
	468" ROUND PIPE
	474" ROUND PIPE
	480" ROUND PIPE
	486" ROUND PIPE
	492" ROUND PIPE
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	546" ROUND PIPE
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	576" ROUND PIPE
	582" ROUND PIPE
	588" ROUND PIPE
	594" ROUND PIPE
	600" ROUND PIPE
	606" ROUND PIPE
	612" ROUND PIPE
	618" ROUND PIPE
	624" ROUND PIPE
	630" ROUND PIPE
	636" ROUND PIPE
	642" ROUND PIPE
	648" ROUND PIPE
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	666" ROUND PIPE
	672" ROUND PIPE
	678" ROUND PIPE
	684" ROUND PIPE
	690" ROUND PIPE
	696" ROUND PIPE
	702" ROUND PIPE
	708" ROUND PIPE
	714" ROUND PIPE
	720" ROUND PIPE
	726" ROUND PIPE
	732" ROUND PIPE
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	744" ROUND PIPE
	750" ROUND PIPE
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	804" ROUND PIPE
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	816" ROUND PIPE
	822" ROUND PIPE
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	864" ROUND PIPE
	870" ROUND PIPE
	876" ROUND PIPE
	882" ROUND PIPE
	888" ROUND PIPE
	894" ROUND PIPE
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	906" ROUND PIPE
	912" ROUND PIPE
	918" ROUND PIPE
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	1182" ROUND PIPE
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