



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

Planning and Development Services Division Public Hearing Summary Report

P.Z. 03-2013 16636 Old Chesterfield Road (Edward Struckman): A request for a change of zoning from “NU” Non-Urban District to “UC” Urban Core District for a 0.24 acre tract of land located on the south side of Old Chesterfield Road, approximately 250 feet west of Santa Maria Drive (17T310489).

Summary

Edward Struckman has submitted a request for a change of zoning from “NU” Non-Urban District to “UC” Urban Core District for 16636 Old Chesterfield Road. The requested change in zoning is being done to accommodate the proposed uses of art gallery, general office, neighborhood retail sales establishment, and single family detached dwelling. The Preliminary Plan provided depicts current conditions on the site.

The City of Chesterfield Comprehensive Land Use Map delineates the subject site within the “Urban Core”, which permits high-density residential, retail, and office land uses.

A Public Hearing further addressing the request will be held at the February 25, 2013, City of Chesterfield Planning Commission meeting.

Respectfully submitted,

Aimee E. Nassif, AICP
Planning and Development Services Director

Attachments

1. Public Hearing Notice
2. Preliminary Plan



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, February 25, 2013 at 7:00 pm, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017. Said hearing will be as follows:

P.Z. 03-2013 16636 Old Chesterfield Road (Edward Struckman): A request for a change of zoning from "NU" Non-Urban District to "UC" Urban Core District for a 0.24 acre tract of land located on the south side of Old Chesterfield Road, approximately 250 feet west of Santa Maria Drive (17T310489).

P.Z. 04-2013 16636 Old Chesterfield Road (Edward Struckman): A request for a Landmark Preservation Area (LPA) Procedure for a 0.24 acre tract of land located on the south side of Old Chesterfield Road, approximately 250 feet west of Santa Maria Drive (17T310489).

Description of Property

A tract of land being all of Lot 5 and part of Lot 12, of Burkhardt Place, recorded in Plat Book 12, Page 94, of the ST. Louis County Records, in the City of Chesterfield, Missouri.

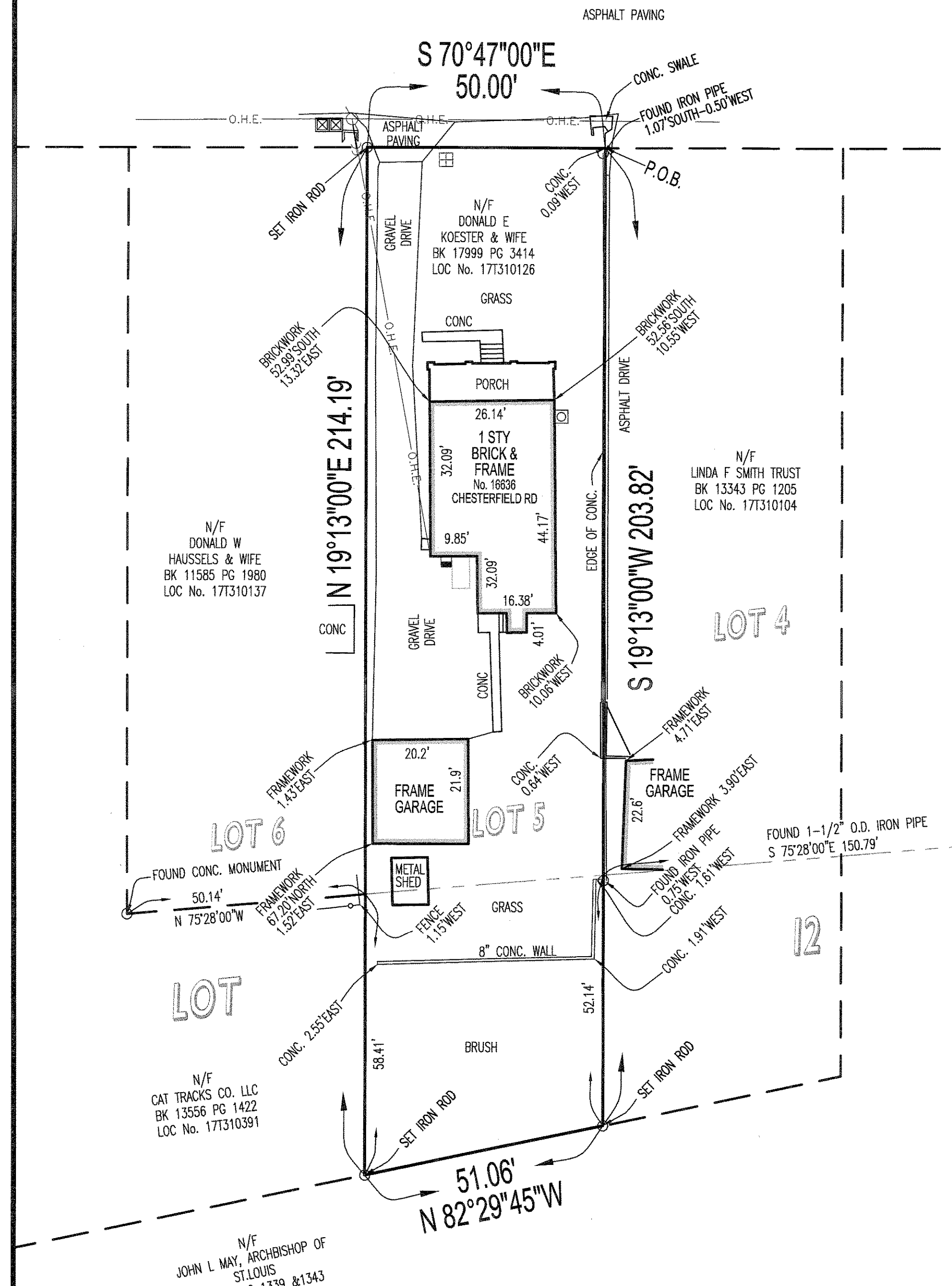


City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017



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 Kevin Neill at 636.537.4741 or via e-mail at kneill@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.

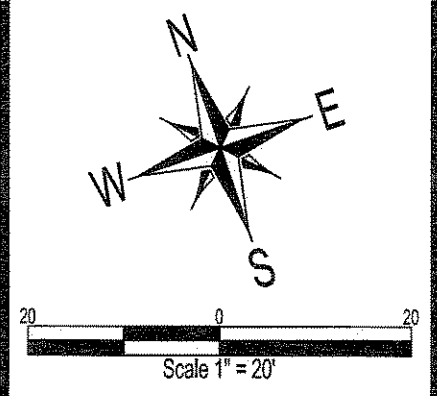
CHESTERFIELD AIRPORT ROAD 60'w



LEGEND			
	CLEAN OUT		= BOLLARD
	FLOW DIRECTION		= AIR CONDITION UNIT (AC)
	FLARED END SECTION		= GAS METER (G.M.)
	SMALL GRATE INLET		= GAS VALVE (G.V.)
	SEWER MANHOLE		= WATER METER (W.M.)
	INLET MANHOLE		= FIRE HYDRANT (F.H.)
	GRATE INLET		= WATER VALVE (W.V.)
	SANITARY SEWERS		= ELECTRIC METER (E.M.)
	STORM SEWERS		= UTILITY POLE (U.P.)
	FLOW DIRECTION		= UTILITY POLE ANCHOR
	UTILITIES		= LIGHT STANDARD
	TREE LINE		= ELECTRIC TRANSFORMER
	DECIDUOUS TREE		= ELECTRIC BOX (EL)
	EVERGREEN TREE		= TELEPHONE BOX (TB)
			= MAIL BOX
			= SIGN
			= TRAFFIC SIGNAL
			= EXISTING SPOT ELEV.
			= TEST HOLE
			= BENCHMARK
			= CABLE T.V. PEDESTAL
			= TELEPHONE MANHOLE
			= ELECTRIC MANHOLE
			= CHAINLINK FENCE
			= WOODEN FENCE
			= METAL FENCE

ABBREVIATIONS:	
AL	= AREA INLET
ASPH.	= ASPHALT
BLDG.	= BUILDING
B/STRUC.	= BOTTOM OF STRUC.
CL	= CURB INLET
C.O.	= CLEANOUT
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
DN.	= DRAINER
D.I.P.	= DUCTILE IRON PIPE
ELEV.	= ELEVATION
E.O.P.	= EDGE OF PAVEMENT
ESMT.	= EASEMENT
EXIST.	= EXISTING
F.D.	= FLOOR DRAIN
FIN. FLR.	= FINISH FLOOR
F.L.	= FLOWLINE
F.O.L.	= FIBER OPTIC LINE
GI.	= GRATE INLET
LS	= LANDSCAPED AREA
MEAS.	= MEASURED
M.H.	= MANHOLE
O.H.E.	= OVERHEAD ELECTRIC
P.V.C.	= POLYVINYL CHLORIDE PIPE
PAVMT.	= PAVEMENT
R.C.P.	= REINFORCED CONCRETE PIPE
REC.	= RECORD
R-R	= RAILROAD
R.W.	= RETAINING WALL
R.O.W.	= RIGHT OF WAY
U.G.E.	= UNDERGROUND ELECTRIC
U.G.T.	= UNDERGROUND TELEPHONE
V.C.P.	= VITRIFIED CLAY PIPE
W.W.	= WINDOW WELL
W.	= WIDE
WTR.	= WATER LINE

MISSOURI MINIMUM SURVEY
 LOT 5 AND PART OF LOT 12
 OF BURKHARDT PLACE P.B. 12 PG. 94
 CITY OF CHESTERFIELD, MISSOURI



SURVEYORS NOTES:

- 1.) SOURCE OF TITLE: NO TITLE WAS PROVIDED
- 2.) BEARING BASIS: BURKHARDT PLACE PLAT BOOK 12 PAGE 94.
- 3.) EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF THE MAKING OF THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 4.) THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND AS POINTED OUT OR MAPPED BY UTILITIES PERSONNEL. LOCATIONS AND SIZES OF UNDERGROUND UTILITIES / STRUCTURES MAY VARY FROM LOCATIONS SHOWN. ADDITIONAL BURIED UTILITIES / STRUCTURES MAY BE ENCOUNTERED. BURIED UTILITIES / STRUCTURES SHOWN HEREON MAY NOT EXIST. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO FIND OR VERIFY BURIED UTILITY LOCATIONS.

DEED DESCRIPTION: (DEED BOOK 17999 PAGE 3414)

LOT 5 OF BURKHARDT PLACE, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 12 PAGE 94, OF THE ST. LOUIS COUNTY RECORDS.

NEW LEGAL DESCRIPTION:

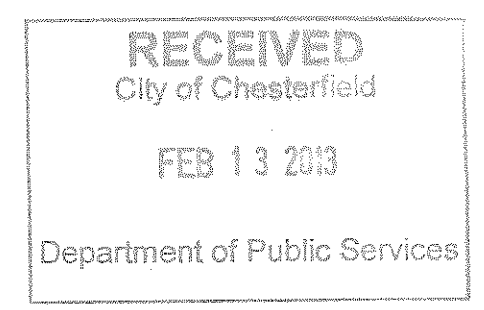
A TRACT OF LAND BEING ALL OF LOT 5 AND PART OF LOT 12, OF BURKHARDT PLACE, RECORDED IN PLAT BOOK 12 PAGE 94, OF THE ST. LOUIS COUNTY RECORDS, IN THE CITY OF CHESTERFIELD, MISSOURI BEING PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5 WITH THE SOUTHERN LINE OF OLD CHESTERFIELD ROAD, 60 FEET WIDE; THENCE SOUTH 19 DEGREES 13 MINUTES 00 SECONDS WEST 203.82 FEET, ALONG THE EASTERN LINE OF SAID LOT 5, PRODUCED TO A POINT ON THE SOUTH LINE OF SAID LOT 12; THENCE ALONG THE SOUTH LINE OF SAID LOT 12, NORTH 82 DEGREES 29 MINUTES 45 SECONDS WEST 51.06 FEET, TO A POINT IN THE PRODUCED WESTERN LINE OF SAID LOT 5; THENCE NORTH 19 DEGREES 13 MINUTES 00 SECONDS EAST 214.19 FEET, ALONG THE WESTERN LINE OF SAID LOT 5, TO THE NORTHWESTERN CORNER OF SAID LOT 5, AND THE SOUTHERN LINE OF SAID OLD CHESTERFIELD ROAD, TO A POINT; THENCE SOUTH 70 DEGREES 47 MINUTES 00 SECONDS EAST 50.00 FEET, ALONG THE SOUTHERN LINE OF SAID OLD CHESTERFIELD ROAD, TO THE POINT BEGINNING AND CONTAINING 10,450 SQUARE FEET MORE OR LESS AS PREPARED BY PITZMAN'S COMPANY.

TO: DONALD E. KOESTER

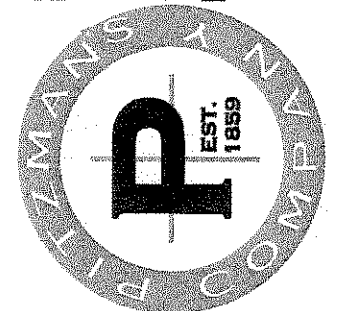
THIS IS TO CERTIFY THAT WE HAVE COMPLETED A BOUNDARY AND IMPROVEMENT SURVEY OF THE PROPERTY SHOWN HEREON, AND THAT THE RESULTS ARE CORRECTLY SHOWN ON THIS PLAT. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY FOR "URBAN" SURVEYS. (10 CSR 30-2.070)

NOVEMBER 21, 2008

RICHARD J. RYERSON, V.P., MoPLS 2002014093
 PITZMAN'S COMPANY of SURVEYORS & ENGINEERS, 10D & 282D
 2725 SUTTON BLVD.
 ST. LOUIS, MISSOURI 63143
 TEL: 314-781-5665
 FAX: 314-781-1801
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ORDER#:	08-461
C.B. OR F.P.#:	599-B
DRAWN BY:	A K B
CHECKED BY:	R.J.R.
DATE:	NOV 21, 2008

LOCATOR #
17T310137

SHEET
1 of 1