



VII. B.

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: Record Plat

Meeting Date: March 13, 2017

From: Cecilia Hernandez
Project Planner

Location: South of Olive Street Road, west of its intersection with Spirit Airpark West Dr.

Applicant: Ezra Partners, LLC

Description: **Canaan Crossing Record Plat:** A Record Plat for a 5.00 acre tract of land zoned “PI” Planned Industrial District, located south of Olive Street Road, west of its intersection with Spirit Airpark West Drive.

PROPOSAL SUMMARY

Ezra Partners, LLC, has submitted a Record Plat for Planning Commission review. The request is for the creation of a new three-lot industrial development. While the Site Development Concept Plan shows five lots, the applicant is only seeking to create the three lots at this time. In the future, additional lot splits or plats will be required to subdivide the land.

The subject site is zoned “PI” Planned Industrial District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 2903.

HISTORY OF SUBJECT SITE

The subject site consists of a 5.0 acre parcel and was originally zoned “M-3” Planned Industrial District by St. Louis County prior to the incorporation of the City of Chesterfield. The site is currently vacant. In July of 2016, the City Council approved a zoning map amendment from the “M-3” Planned Industrial District to the “PI” Planned Industrial District via Ordinance 2903. The three parcels of the proposed development are shown in the image on the following page.



Figure 1: Aerial

STAFF ANALYSIS

A record plat is the instrument which dedicates lots, common ground, easements and road right-of-way for future roads within a development or a portion thereof. Once a plat is recorded, the new lots may be sold to individual owners. This plat would establish three new lots for development.

As previously mentioned, the Site Development Concept Plan shows five lots, however the applicant only seeks to create three of those lots at this time. As submitted, Lot 3 could be split into smaller parcels in the future and would require a lot split or plat. The Record Plat under consideration today, substantially conforms to the Site Development Concept Plan.

DEPARTMENTAL INPUT

Staff has reviewed the submittal and has found the application to be in conformance with the City of Chesterfield Unified Development Code and Ordinance 2903. Staff recommends approval of Record Plat for the Canaan Crossing development.

MOTION

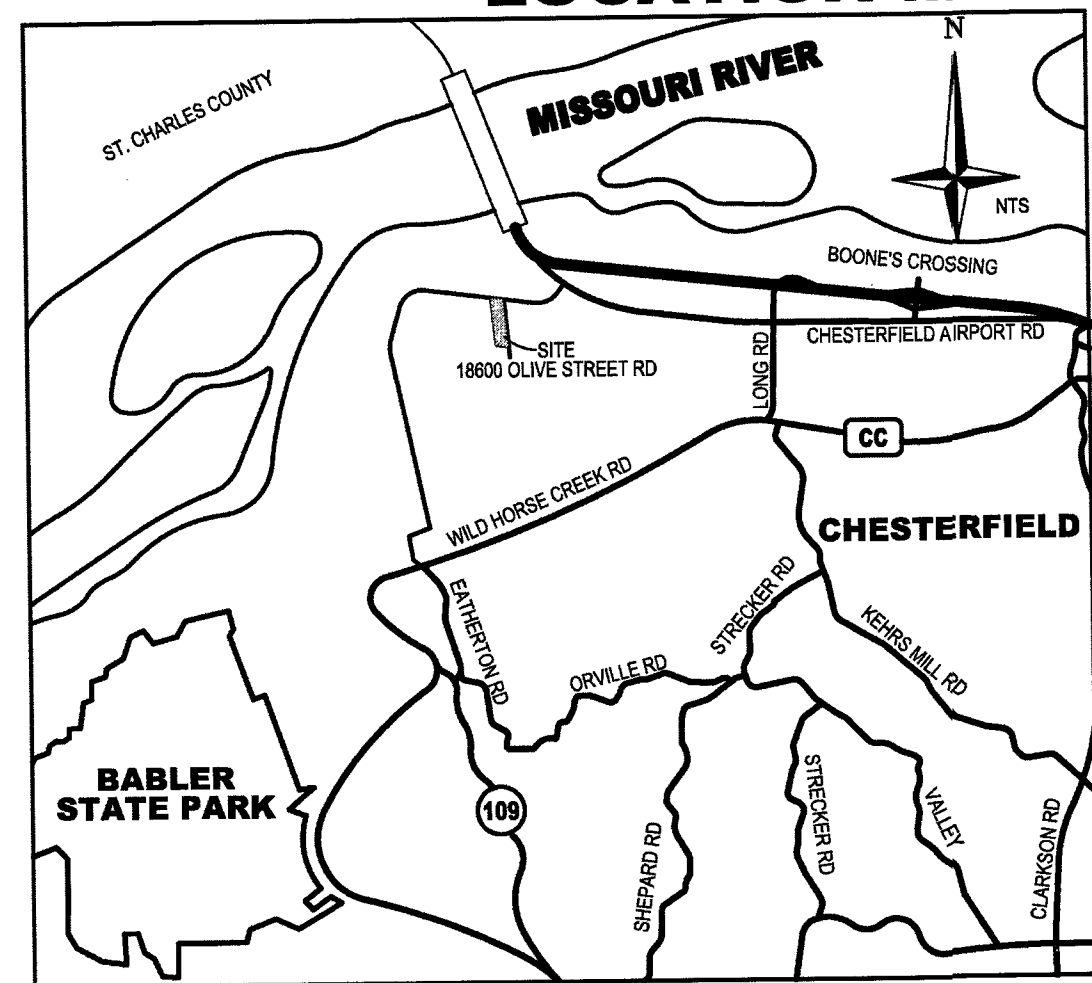
The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) Record Plat for the Canaan Crossing development."
- 2) "I move to approve Record Plat for the Canaan Crossing development with the following conditions..." (Conditions may be added, eliminated, altered or modified)

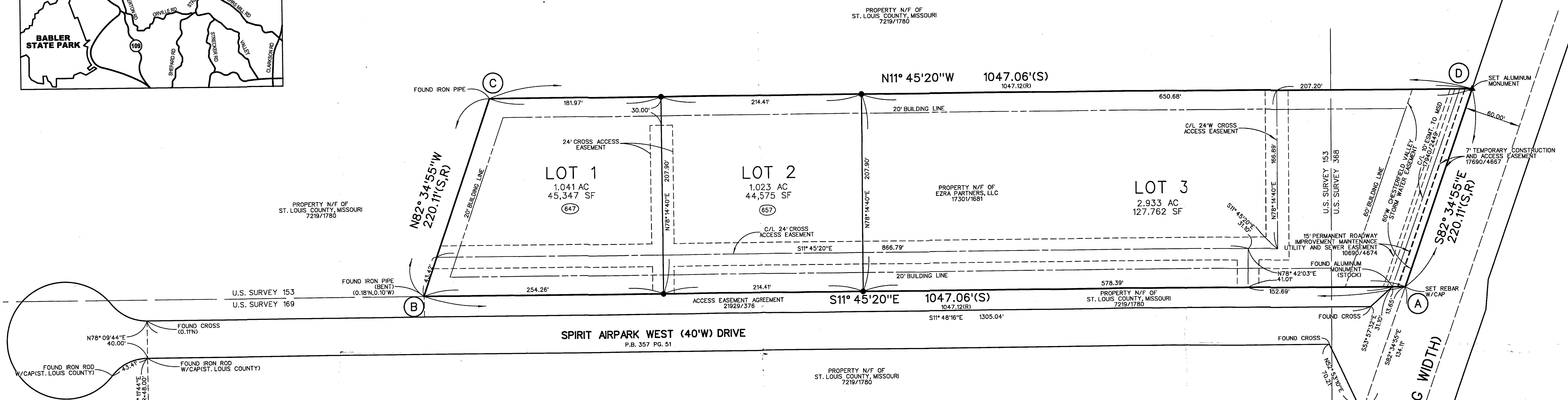
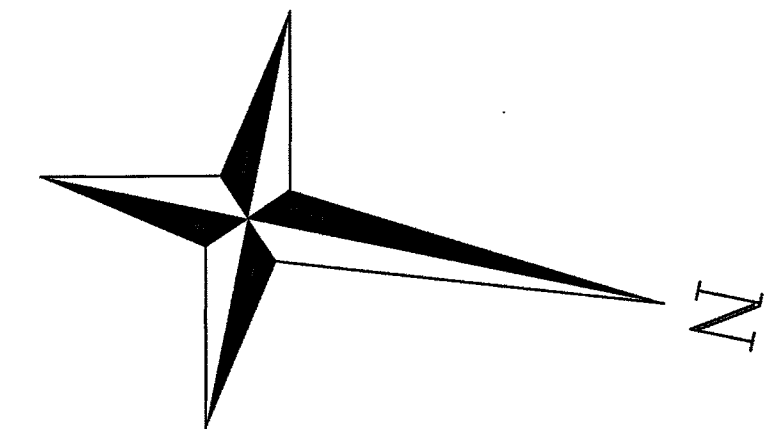
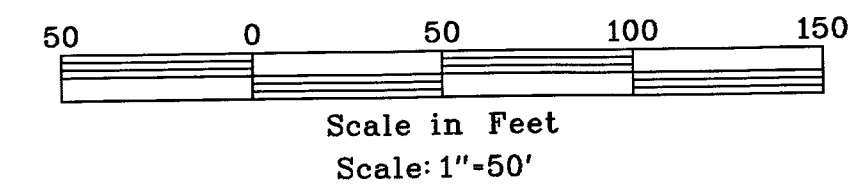
CC: Justin Wyse, Director of Planning and Development Services

Attachments: Record Plat

LOCATION MAP



CANAAN CROSSING
 A TRACT OF LAND BEING
 PART OF U.S. SURVEY 153 & 368
 TOWNSHIP 45 NORTH - RANGE 3 EAST
 ST. LOUIS COUNTY, MISSOURI
 ZONE: "PI - PLANNED INDUSTRIAL DISTRICT"
 ORDINANCE #2903



The undersigned owner of the tract of land platted and further described in the foregoing surveyor's certificate has caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as "Canaan Crossing".

The Cross Access Easements, shown hereon, are hereby dedicated to the present and future owners of the lots in this subdivision, their heirs, guests, assigns, and invitees, as their interests may appear, for the purpose of ingress and egress of vehicular or pedestrian traffic. The Cross Access Easements shown hereon are also hereby dedicated to the present and future properties abutting this plat along its South and West boundary lines. The Cross Access Easement shown on Lot 3 shall terminate upon the resubdivision of Lot 3.

The Chesterfield Valley Storm Water Easement shown hereon is hereby dedicated to the City of Chesterfield, Missouri, their successors and assigns as their interest may appear for the purpose of construction, maintaining and repair of the dry/wet basins, channels, drainage facilities and sewers lines in conformance with the Chesterfield Valley Storm Water Plan. The property owners(s) shall be responsible for maintaining the dry/wet basins, channels, drainage facilities and sewer lines, located within the easement, as well as the portion of the reservoir located on St. Louis County's right-of-way, in good working order and in good repair as appropriate. In the event that the property owner(s) or its successors in title to said property shall fail to maintain the dry/wet basins, channels, drainage facilities and sewer lines in accordance with the approved Chesterfield Valley Storm Water Plan, the City of Chesterfield, Missouri their successors and assigns shall be permitted to enter onto the property and make the repairs and corrections and perform such maintenance as it deems necessary and bill the property owners of said property for services performed. It is further agreed that in the event said bill or charge for services performed shall not be paid within a period of thirty (30) days said sum shall become a lien on the real property and shall accrue interest at a rate of eight percent (8%) until paid in full.

Two permanent monuments for each block created (indicated as ▲) and semi permanent monuments at all lot corners (indicated as ●) will be set, with the exception that the front lot corners may be monumented by notches or crosses cut 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.

Building lines as shown on this plat are hereby established.

STATE OF MISSOURI)
) SS
 COUNTY OF ST. LOUIS)

On this _____ day of _____, 2017, before me personally appeared _____ of Ezra Partners LLC, a limited liability company of the State of Missouri. That said instrument was signed on behalf of said limited liability company by authority of its members and the said _____ acknowledged said instrument to be the free act and deed of said limited liability company.

In testimony whereof, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My Commission Expires: _____

 Notary Public

A tract of land in U.S. Survey 153 and 368, Township 45 North - Range 3 East, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the intersection of the South line of Olive Street Road, 60 feet wide, with the Northward prolongation of the East line of U.S. Survey 153; thence Southwardly along said prolongation and along said East line South 11 degrees 45 minutes 20 seconds East 1047.06 feet to a point; thence running along a line parallel with the Southern line of Olive Street Road, North 82 degrees 34 minutes 55 seconds West 220.11 feet to a point; thence Northwardly along a line parallel with the East line of U.S. Survey 153, North 11 degrees 45 minutes 20 seconds West 1047.06 feet to the aforementioned South line of Olive Street Road; thence Eastwardly along said South line South 82 degrees 34 minutes 55 seconds East 220.11 feet to the point of beginning and containing 4.997 Acres according to survey by Volz Inc. during October 2016.

This is to certify that this "Canaan Crossing" was approved by the City Council for the City of Chesterfield by Ordinance No. 2903 on the 18th day of July, 2016 and thereby authorizes the recording of this plat with the office of the St. Louis County Recorder of Deeds.

Bob Nation, Mayor
 Vickie Hass, City Clerk

- General Notes:
- Notes:
- Bearing on the East line adopted from "Spirit of Saint Louis Airport North Airfield Development Road Dedication Plat" as recorded in Plat book 357 Page 51 of the St. Louis County Records.
 - The following list of metric coordinates are referenced to the Missouri Coordinate System 1983 (MCS83) East Zone by a real time kinematic survey to Station SL-40A (date of adjustment 2013) of the Missouri Geographic Reference System. The Grid factor = 0.9999179. The Relative Positional Tolerance of said coordinates is less than fifty parts per million. Survey North varies 00 degree 00 minutes 45 seconds West of Grid North MCS83.
- | Pt. ID | Northing | Easting |
|--------|------------|------------|
| SL-40A | 315363.361 | 237984.224 |
| A | 315021.954 | 235950.047 |
| B | 314709.543 | 236015.131 |
| C | 314718.190 | 235948.606 |
| D | 315030.601 | 235883.522 |
- A title commitment was not provided. Property may be subject to additional easements of record, if any.
 - St. Louis County Benchmark 11121 NAVD88(SLC2011a) Elev = 461.76 FtUS Standard DNR aluminum disk stamped SL-40A situated in a naturalized grass area south of the North Outer Forty Road at an approximate distance of 0.4 miles east of the intersection with Spirit of St. Louis Boulevard north of Interstate Route 1-64 (also known as Highway 40); roughly 24.5 feet south of the centerline of North Outer Forty Road, 13.7 feet south of the edge of pavement, and 5.3 feet south of a MSHITD witness post set in the line of a cable guard along the south side of North Outer Forty Road.
 - Site Benchmark - Elevation 461.39 top of Aluminum Monument found near the intersection of the East line of 18600 Olive Street Rd with the South line of Spirit Airpark West.
 - Existing Zoning: "PI - Planned Industrial District", Ordinance #2903
 Setbacks: Northern - 60 feet
 Eastern - 20 feet
 Southern - 20 feet
 Western - 20 feet
 - This site is in the following districts:
 Metropolitan St. Louis Sewer District
 Monarch Fire Protection District
 Rockwood School District
 Missouri River Watershed
 City of Chesterfield Ward 4
 - This site is in the following utility service areas:
 Missouri American Water Company
 Laclede Gas Company
 Ameren Company
 AT&T
 Charter Communications

We, Volz Incorporated, have by order of Ezra Partners, LLC, made a survey and prepared a Subdivision Plat of "A tract of land being Part of U.S. Survey 153 & 368, Township 45 North - Range 3 East, City of Chesterfield, St. Louis County, Missouri" and the results are represented hereon. This survey was executed in compliance with the current Missouri Minimum Standards for Property Boundary Surveys adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects and the Missouri Department of Natural Resources, and meets the accuracy requirements set forth for Urban Property. Monumentation shown on this plat will be set upon completion of construction.

VOLZ INCORPORATED

Eric J. Kirby
 Professional Land Surveyor
 No. P.L.S. #2005000074

THIS PLAT CONTAINS 4.997 ACRES

RECORDED
MAR - 7 2017

STATE OF MISSOURI
 ERIC J. KIRBY
 NUMBER
 2005000074
 EXPIRES 03/01/17
 PROFESSIONAL LAND SURVEYOR

VOLZ
 Incorporated

10849 Indian Head Ind'l Blvd.
 St. Louis, Missouri 63132
 314.426.6212 main - 314.890.1250 fax
 WWW.VOLZINC.COM

MISSOURI CORPORATE CERTIFICATES OF AUTHORITY:
 NO. 19 EXPIRES: DECEMBER 31, 2017 - LAND SURVEYING
 NO. 203 EXPIRES: DECEMBER 31, 2017 - ENGINEERING