



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
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Planning Commission Staff Report

Project Type: Record Plat

Meeting Date: March 14, 2011

From: Mara M. Perry, AICP
Senior Planner

Location: Northwest of the intersection of Chesterfield Airport Road and Arnage Road

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

Description: **Chesterfield Commons Seven:** A Record Plat for a 6.727 acre lot of land zoned "PC" Planned Commercial District located on the northwest corner of the intersection of Chesterfield Airport Road and Arnage Road.

PROPOSAL SUMMARY

Volz, Inc., on behalf of THF Chesterfield Seven Development LLC has submitted a request for a Record Plat. The purpose of this plat is to divide the property into three (3) lots for the development of those lots.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

In November of 2008, this development was zoned "PC" Planned Commercial District via Ordinance 2501. A one year extension of time for the submittal of the Site Development Concept Plan was approved by the Planning Commission in June of 2010. The Site Development Concept Plan for the development was then approved by the Planning Commission on December 14, 2010.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Interstate 64/ Highway 40-61	Interstate 64/ Highway 40-61
South	Commercial/Retail	"PI" Planned Industrial
East	Commercial/Retail	"PC" Planned Commercial
West	Equipment Sales/Vacant	"NU" Non-Urban District



STAFF ANALYSIS

- Zoning**

The subject site is zoned “PC” Planned Commercial District. The submittal was reviewed against the requirements of City of Chesterfield Ordinance 2501, and all applicable Zoning Ordinance requirements. The submittal as presented adheres to Ordinance 2501 and all applicable Zoning Ordinance requirements.
- Development**

The development is being platted into three (3) lots. The first two lots front onto Chesterfield Airport Road and are 1.057 and 0.99 acres in size. The rear lot has frontage on Interstate 64/ Highway 40-61 and is 4.693 acres in size.
- Access and Circulation**

The site is accessed via the existing Arnage Boulevard which is located at a signalized intersection with Chesterfield Airport Road. A shared access easement is already in place on the existing Arnage Boulevard. The required access easement to the development from Arnage Boulevard is being shown on the plat and also provides access to future development to the west. No direct access is being provided to Chesterfield Airport Road or Interstate 64/ Highway 40-61 from the development.

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:

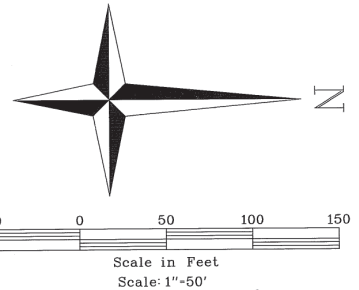
- 1) "I move to approve (or deny) the Record Plat for the Chesterfield Commons Seven."
- 2) "I move to approve the Record Plat for the Chesterfield Commons Seven with the following conditions..." (Conditions may be added, eliminated, altered or modified)

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

Attachments: Record Plat

CHESTERFIELD COMMONS SEVEN

A TRACT OF LAND BEING PART OF SHARES 4 AND 5 OF THE SUBDIVISION OF "THE ESTATE OF PETER STEFFAN", IN. U.S. SURVEY 125, TOWNSHIP 45 NORTH - RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI "PC" PLANNED COMMERCIAL DISTRICT - ORDINANCE NO. #2501

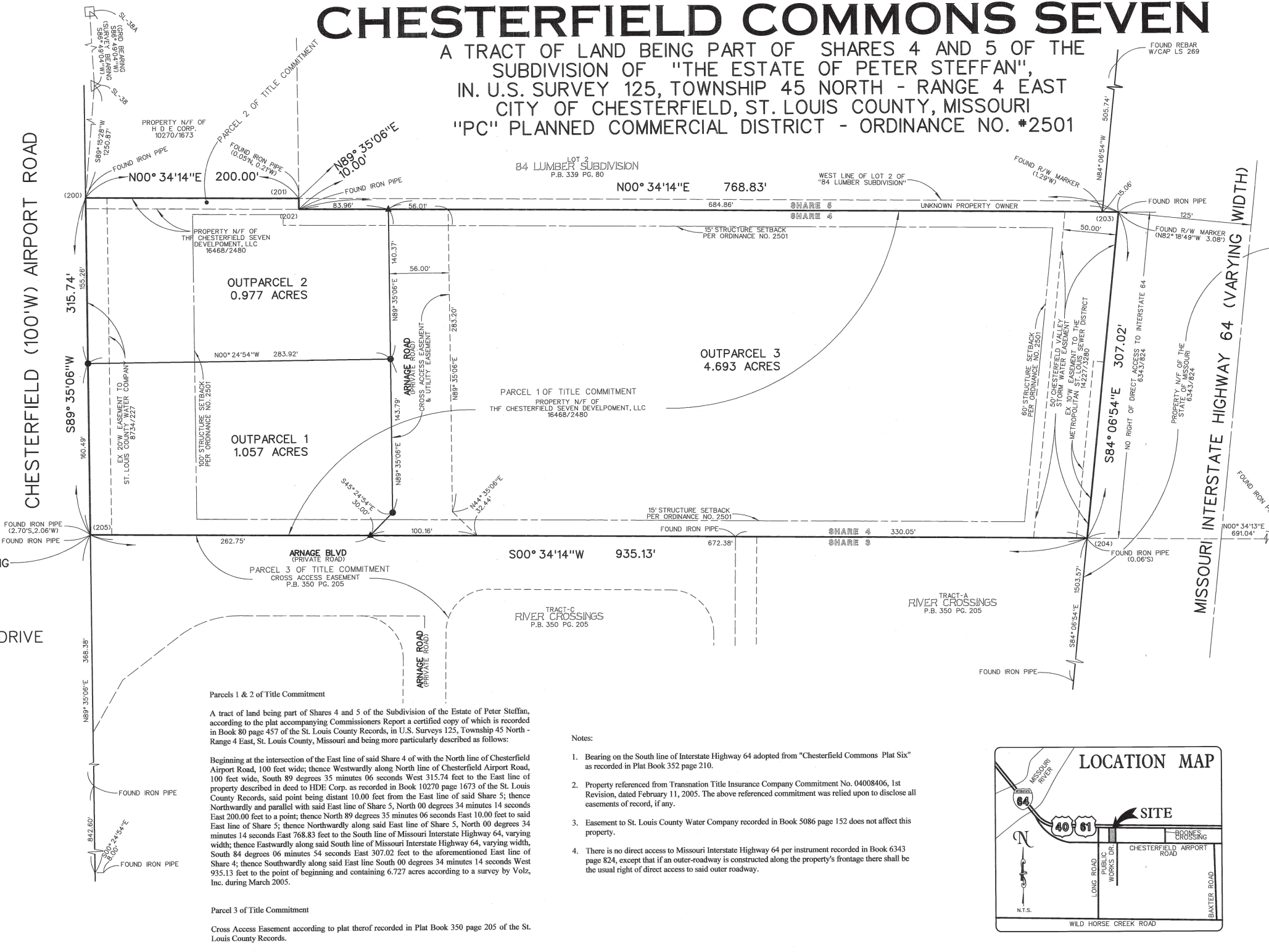


CHESTERFIELD (100'W) AIRPORT ROAD

POINT OF BEGINNING

PUBLIC WORKS DRIVE

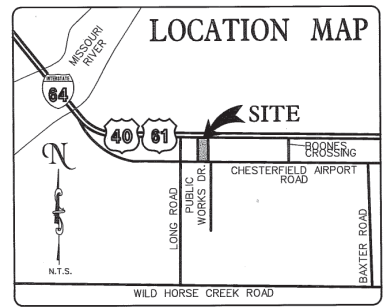
MISSOURI INTERSTATE HIGHWAY 64 (VARYING WIDTH)



Parcels 1 & 2 of Title Commitment
 A tract of land being part of Shares 4 and 5 of the Subdivision of the Estate of Peter Steffan, according to the plat accompanying Commissioners Report a certified copy of which is recorded in Book 80 page 457 of the St. Louis County Records, in U.S. Survey 125, Township 45 North - Range 4 East, St. Louis County, Missouri and being more particularly described as follows:
 Beginning at the intersection of the East line of said Share 4 of with the North line of Chesterfield Airport Road, 100 feet wide; thence Westwardly along North line of Chesterfield Airport Road, 100 feet wide, South 89 degrees 35 minutes 06 seconds West 315.74 feet to the East line of property described in deed to HIDE Corp. as recorded in Book 10270 page 1673 of the St. Louis County Records, said point being distant 10.00 feet from the East line of said Share 5; thence Northwardly and parallel with said East line of Share 5, North 00 degrees 34 minutes 14 seconds East 200.00 feet to a point; thence North 89 degrees 35 minutes 06 seconds East 10.00 feet to said East line of Share 5; thence Northwardly along said East line of Share 5, North 00 degrees 34 minutes 14 seconds East 768.83 feet to the South line of Missouri Interstate Highway 64, varying width; thence Eastwardly along said South line of Missouri Interstate Highway 64, varying width, South 84 degrees 06 minutes 54 seconds East 307.02 feet to the aforementioned East line of Share 4; thence Southwardly along said East line South 00 degrees 34 minutes 14 seconds West 935.13 feet to the point of beginning and containing 6.727 acres according to a survey by Volz, Inc. during March 2005.

Parcel 3 of Title Commitment
 Cross Access Easement according to plat thereof recorded in Plat Book 350 page 205 of the St. Louis County Records.

- Notes:
- Bearing on the South line of Interstate Highway 64 adopted from "Chesterfield Commons Plat Six" as recorded in Plat Book 352 page 210.
 - Property referenced from Transation Title Insurance Company Commitment No. 04008406, 1st Revision, dated February 11, 2005. The above referenced commitment was relied upon to disclose all easements of record, if any.
 - Easement to St. Louis County Water Company recorded in Book 5086 page 152 does not affect this property.
 - There is no direct access to Missouri Interstate Highway 64 per instrument recorded in Book 6343 page 824, except that if an outer-roadway is constructed along the property's frontage there shall be the usual right of direct access to said outer roadway.



BASIS OF STATE PLANE COORDINATES
 Station Name: SL-38 NAD 83(2007)
 Northing: 314628.249 (Meters)
 Easting: 239963.051 (Meters)
 Grid Factor: 0.9999175
 (Note: 1 Meter = 3.280833333 feet)

PT No.	Northing	Easting
200	314633.1873	240344.2534
201	314694.1394	240344.8602
202	314694.1615	240347.9083
203	314928.4692	240350.2411
204	314918.8750	240443.3193
205	314633.8843	240440.4819

We have during the month of November 2010 by order of THF Chesterfield Seven Development, L.L.C., made a subdivision plat based on a survey prepared during the month of March 2005 of "A tract of land being part of Shares 4 and 5 of the subdivision of 'The Estates of Peter Steffan' 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 for 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 3rd day of FEBRUARY, 2011.

VOLZ INCORPORATED



This is to certify that this plat of "Chesterfield Commons Seven" was approved by the City Council of the City of Chesterfield by Ordinance Number _____ on _____, 2011 and thereby authorizes the recording of this plat with the office of the St. Louis County Recorder of Deeds.

ATTEST:
 Barry Flachsbart, ACTING MAYOR
 Judy Naggiar, CITY CLERK

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 Seven."

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.

All utility easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to the City of Chesterfield, Missouri, AmerenUE, Laclede Gas Company, AT&T, Charter Communications, Missouri-American Water Company, The Metropolitan St. Louis Sewer District, their successors and assigns as their interests may appear for the purpose of improving, constructing, maintaining, and repairing public utilities, sewers and drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements, for the excavation and storage of materials during installation, repair, or replacement of said utilities, sewers and drainage facilities.

The Cross Access Easement, as shown hereon, is hereby granted to the present and future owners of "Chesterfield Commons Seven" and present and future owners of the properties adjoining the eastern and western boundary lines of this plat, for cross access for vehicular and pedestrian ingress and egress between Lots and the adjoining properties.

The Chesterfield Valley Storm Water Easements shown on this plat are 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 basins, reservoirs, channels, drainage facilities and sewer lines in conformance with the Chesterfield Valley Storm Water Plan. The property owner(s) shall be responsible for maintaining the dry/wet basins, channels, drainage facilities and sewer lines 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 adequately maintain the basins, reservoirs, 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 the services performed. It is further agreed that in the event that 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. All easements that overlay the Chesterfield Valley Storm Water Easement shall be subordinate to the Chesterfield Valley Storm Water Easement.

The City of Chesterfield may from time to time enter upon said premises to construct, reconstruct, or maintain the sewers or storm water improvements aforesaid, and may assign its rights in this easement to the State, County, or other political subdivisions of the State. The right of way hereby granted is irrevocable and shall continue forever.

All storm water easements as dedicated to the City of Chesterfield per the above, shall not be in the possession or control of the City. Nor shall the City be responsible for the maintenance, inspection, alteration, repair, operation, removal or relay on any storm water drainage system.

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 _____.

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 _____, 2011.

THF CHESTERFIELD SEVEN DEVELOPMENT, L.L.C.

Michael H. Stenberg, Manager

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

On this _____ day of _____, 2011, before me personally appeared Michael H. Stenberg, who being by me duly sworn did say that he is the Manager of THF Chesterfield Seven 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

Print Name

THIS PLAT CONTAINS 6.727 ACRES

VOLZ INCORPORATED
 LAND SURVEYORS - ENGINEERS - LAND PLANNERS
 10849 INDIAN HEAD INDUSTRIAL BLVD.
 ST. LOUIS, MISSOURI 63132
 PHONE 314-426-6212

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 Chesterfield Commons Seven
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