

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 March 24, 2008 at 7:00 p.m. in the City Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017. Said Hearing will be as follows:

P.Z. 01-2008 Kraus Farm Office Center (Opus Northwest) : A request for change of zoning from "NU" Non-Urban District to "PC" Planned Commercial District for a 14.414-acre tract of land located at 14730 Conway Road, near the northwest corner of Highway 40/Interstate 64 and Timberlake Manor Drive. (19R530232)

Proposed Uses:

- (n) Colleges and Universities
- (s) Financial Institutions
- (y) Medical and Dental Offices
- (z) Office or Office Buildings
- (mm) Schools for business, professional, or technical training but not including outdoor areas for driving or heavy equipment training

Proposed Ancillary Uses:

- (e) Associated work and storage areas required by a business, firm, or service to carry on business operations.
- (l) Cafeterias for employees and guests only.
- (cc) Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.
- (ff) Recreational facilities, including swimming pools and gymnasiums provided such uses shall be ancillary to the major office and medical uses and shall not have separate exterior entrances or exterior signage.
- (hh)
- & ii) Restaurants, fast food and sitdown, provided such uses shall be ancillary to the major office and medical uses and shall not have separate exterior entrances or exterior signage.
- (pp) Permitted signs (See Section 1003.168 "Sign Regulations").
- (rr) Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind are being offered for sale or hire to the general public on the premises, provided such uses shall be ancillary to the

major office and medical uses and shall not have separate exterior entrances or exterior signage.

(ww) Vehicle washing facilities for automobiles.

Proposed Restrictions for uses:

- (a) Associated work and storage areas required by business, firm or service to carry on business operations shall not include any outdoor storage.
- (b) Financial institutions shall not include retail banking
- (c) Vehicle washing facilities for automobiles shall be located in the parking garage and the use of these facilities shall be restricted to the tenants of the building.

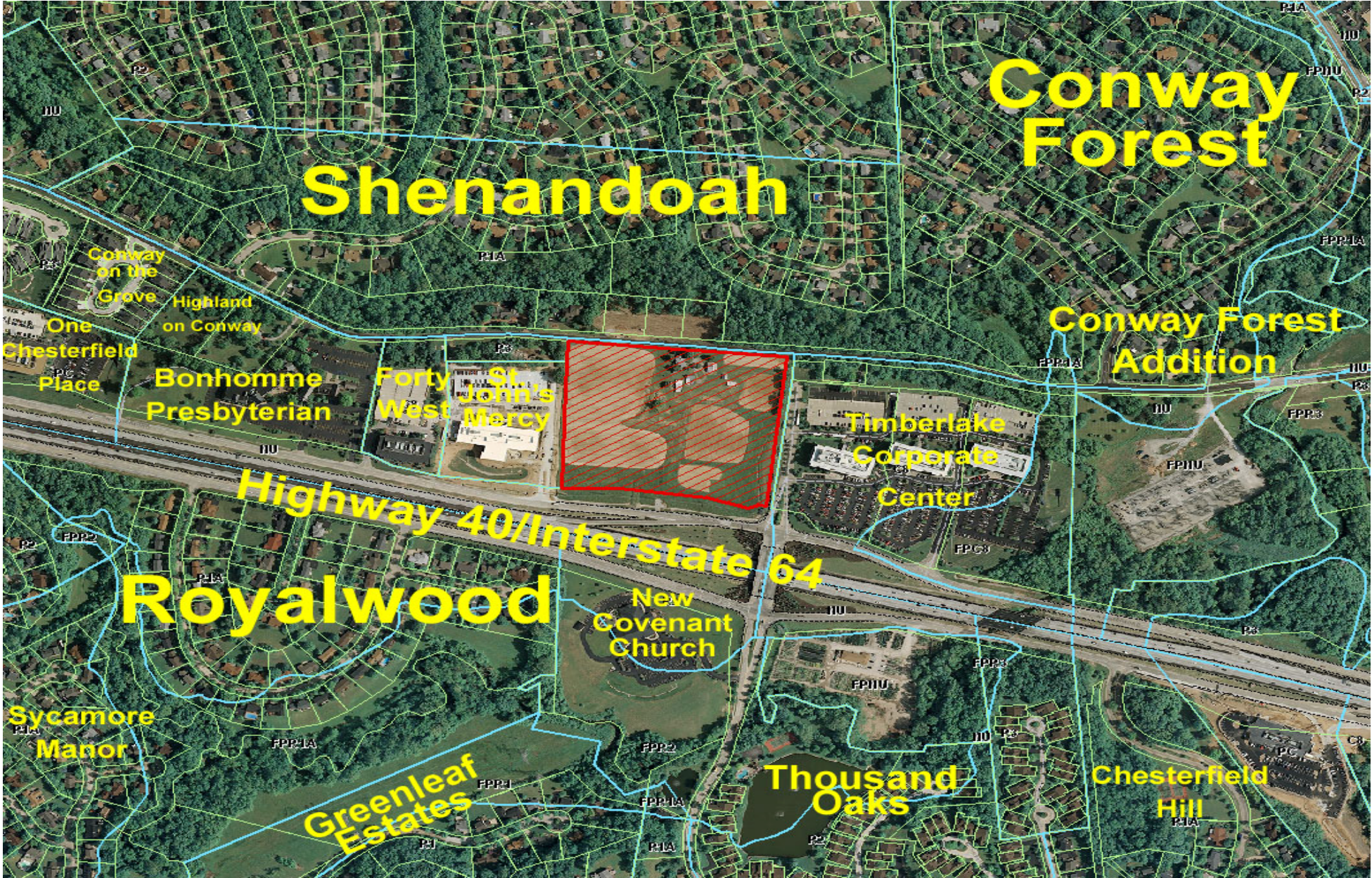
Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review from the Department of Planning at Chesterfield City Hall, 690 Chesterfield Parkway West, weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Annessa G. McCaskill-Clay, Assistant Director of Planning by telephone at 636-537-4737 or by email at amccaskill@chesterfield.mo.us.

CITY OF CHESTERFIELD
Maurice Hirsch, Chair,
Chesterfield Planning Commission

For information about this and other projects under review by the Department of Planning, please visit "Planning Projects" at www.Chesterfield.mo.us.

PROPERTY DESCRIPTION

Lot 3 of the Subdivision of LANDS OF SAMUEL CONWAY, deceased, according to plat thereof recorded in Plat Book 9 Page 77 of the City (former County) Records; EXCEPTING THEREFROM that part conveyed to the State of Missouri by deed recorded in Book 1414 Page 1 and that part condemned by decree rendered in Cause #276692 of the Circuit Court of the County of St. Louis. ALSO EXCEPTING THEREFROM that part lying South of U.S. Highway 40, 100 feet wide; ALSO EXCEPTING THEREFROM that part conveyed to the State of Missouri, in Cause #609172, a copy of Report of Commissions recorded in Book 9036 Page 1553.



Shenandoah

Conway Forest

Conway Forest Addition

Royalwood

Highway 40/Interstate 64

Greenleaf Estates

Thousand Oaks

Chesterfield Hill

Sycamore Manor

Bonhomme Presbyterian

Forty West

St. John's West Mercy

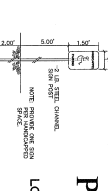
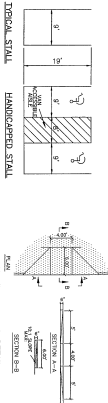
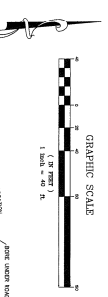
New Covenant Church

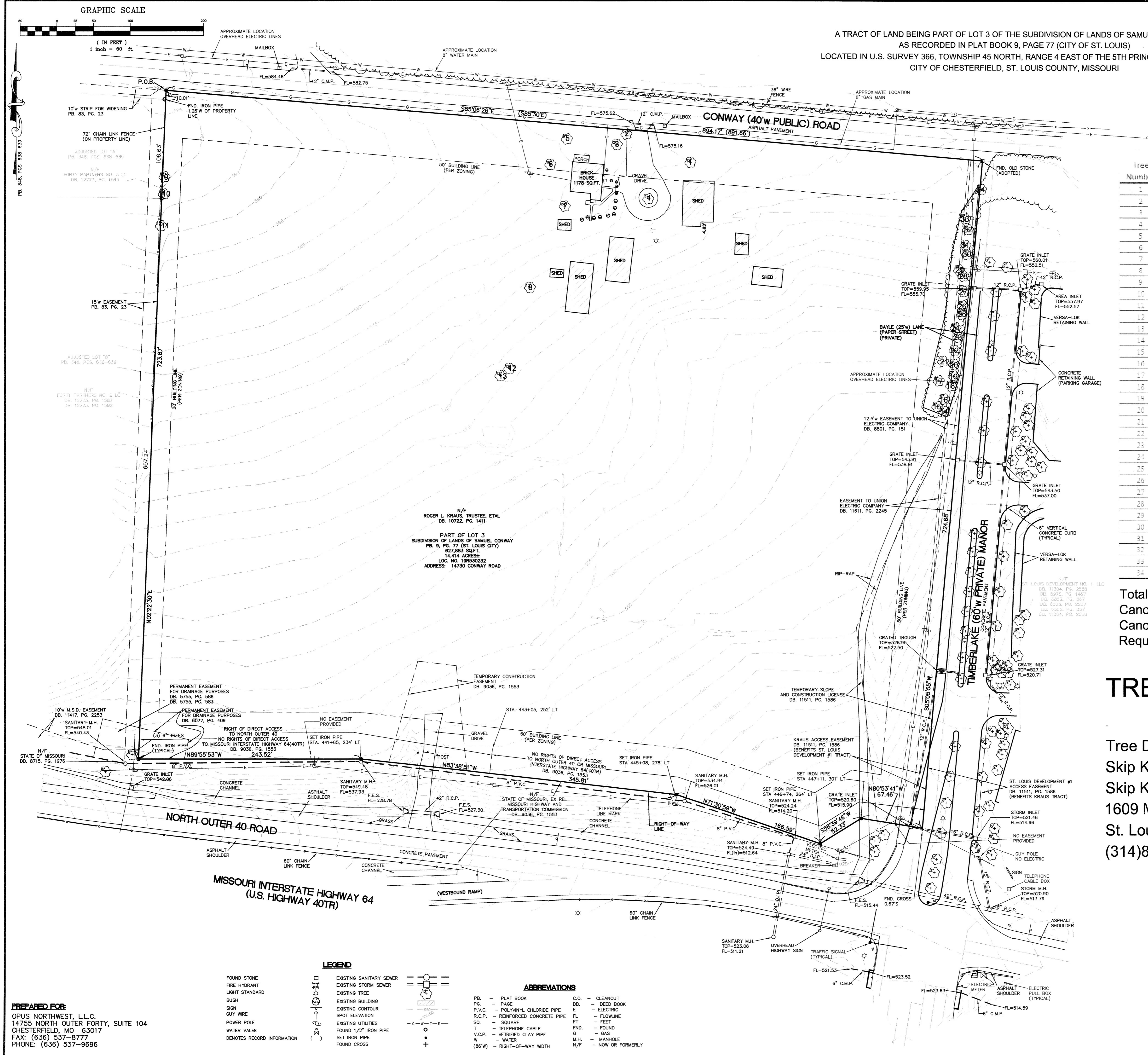
Timberlake Corporate Center

Conway on the Grove

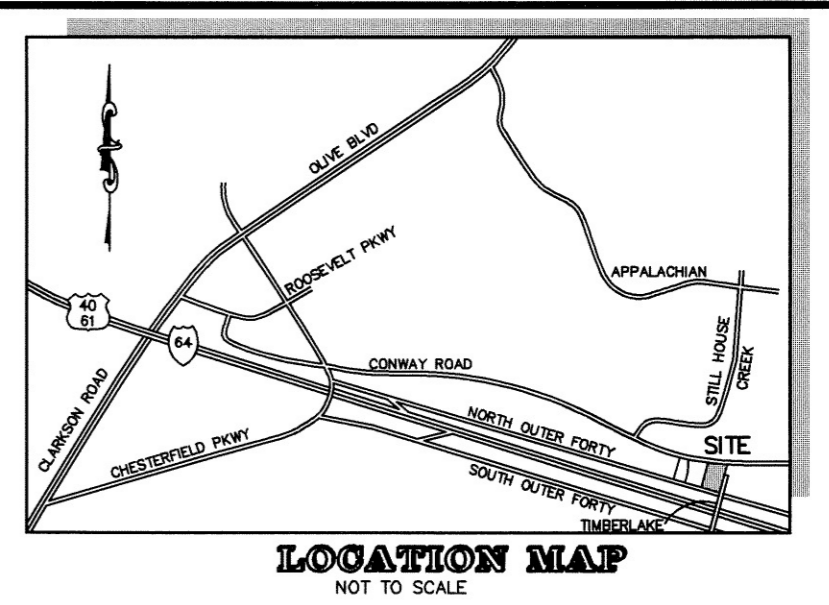
Highland on Conway

One Chesterfield Place





A TRACT OF LAND BEING PART OF LOT 3 OF THE SUBDIVISION OF LANDS OF SAMUEL CONWAY AS RECORDED IN PLAT BOOK 9, PAGE 77 (CITY OF ST. LOUIS) LOCATED IN U.S. SURVEY 366, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



Tree Number	Species	Diameter (inches)	Condition Factor	Crown Spread (feet)	Canopy Area (sqft)	Comments
1	Cedar	18	65	25	491	
2	Maple, Sugar	24	65	40	1256	Monarch Tree
3	Maple, Sugar	24	75	40	1256	Monarch Tree
4	Cedar	16	50	25	491	
5	Cedar	8	60	25	491	Multistem
6	Cedar	18	70	25	491	
7	Cedar	22	60	30	707	
8	Cedar	16	70	25	491	Multistem
9	Sassafras	16	45	20	314	
10	Redbud	12	45	15	177	
11	Oak, Shingle	40	70	60	2826	Monarch Tree
12	Maple, Sugar	14	60	25	491	
13	Hackberry	14	65	25	491	
14	Sassafras	5	55	10	79	
15	Sassafras	5	55	10	79	
16	Sassafras	6	55	10	79	
17	Hackberry	5	55	10	79	
18	Elm, Siberian	5	30	10	79	
19	Cherry, Black	12	30	15	177	
20	Cherry, Black	8	20	10	79	
21	Hackberry	5	50	10	79	
22	Maple, Sugar	18	50	30	707	Multistem
23	Cherry, Black	10	50	15	177	
24	Cherry, Black	10	30	15	177	
25	Elm, American	10	50	20	314	
26	Cherry, Black	10	40	20	314	
27	Maple, Sugar	14	60	20	314	
28	Cherry, Black	12	30	15	177	
29	Alanthus	14	55	15	177	
30	Oak, White	22	55	30	707	
31	Ash, White	5	55	20	314	
32	Oak, Shingle	22	50	35	962	
33	Elm, Siberian	5	30	10	79	
34	Alanthus	8	20	10	79	

Total Tree Canopy Existing On-site = 15,191 sqft
 Canopy Within Existing ROW and Easements = 5697
 Canopy Area Outside of ROW and Easements Required for Protection = 2848

TREE STAND DELINEATION

Tree Data Prepared By:
 Skip Kincaid (ISA Certified Arborist #MW-0155)
 Skip Kincaid & Associates
 1609 Missouri Avenue
 St. Louis, MO 63104
 (314)822-7700



Preliminary base map data prepared by:

"ALTA/ACSM LAND TITLE SURVEY"

PART OF LOT 3 OF THE SUBDIVISION OF LANDS OF SAMUEL CONWAY

STOCK & ASSOCIATES
 Consulting Engineers, Inc.

257 Chesterfield Business Parkway
 St. Louis, MO 63005
 PH. (636) 530-9100
 FAX (636) 530-9130
 e-mail: general@stockassoc.com
 Web: www.stockassoc.com

DATE CHECKED BY: D.S.H. 12/6/07 DATE: 12/6/07 JOB NUMBER: 207-4220 SHEET: 1 of 1

PREPARED FOR:
 OPUS NORTHWEST, L.L.C.
 14755 NORTH OUTER FORTY, SUITE 104
 CHESTERFIELD, MO 63017
 FAX: (636) 537-8777
 PHONE: (636) 537-9696

- LEGEND**
- FOUND STONE
 - FIRE HYDRANT
 - LIGHT STANDARD
 - BUSH
 - SIGN
 - GUY WIRE
 - POWDER POLE
 - WATER VALVE
 - DENOTES RECORD INFORMATION
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING TREE
 - EXISTING BUILDING
 - EXISTING CONTOUR
 - SPOT ELEVATION
 - EXISTING UTILITIES
 - FOUND 1/2" IRON PIPE
 - SET IRON PIPE
 - FOUND CROSS
- ABBREVIATIONS**
- P.B. - PLAT BOOK
 - P.G. - PAGE
 - P.V.C. - POLYVINYL CHLORIDE PIPE
 - R.C.P. - REINFORCED CONCRETE PIPE
 - SQ. - SQUARE
 - T. - TELEPHONE CABLE
 - V.C.P. - VERIFIED CLAY PIPE
 - W. - WATER
 - (86"W) - RIGHT-OF-WAY WIDTH
 - C.O. - CLEANOUT
 - D.B. - DEED BOOK
 - E. - ELECTRIC
 - FL. - FLOWLINE
 - FT. - FEET
 - FND. - FOUND
 - G. - GAS
 - M.H. - MANHOLE
 - N/F. - NOW OR FORMERLY

