



VII. B.

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April 9, 2008

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

The Planning Commission agenda for **April 14, 2008** will include the following item for your consideration:

Elbridge Payne Office Park: A Record Plat for a 5.4 acre lot of land zoned “C-8” Planned Commercial District, located at the intersection of Chesterfield Parkway East and Elbridge Payne Road.

Dear Planning Commission:

Volz Inc. on behalf of Chesterfield Payne Corp., has submitted a Record Plat for your review. The Department of Planning has reviewed this submittal and submits the following report.

BACKGROUND

1. In 1978, St. Louis County approved ordinance 8800 changing the zoning of the 14.013 acre tract from “NU” Non-Urban District to “C-8” Planned Commercial District.
2. In December of 2007, the City of Chesterfield approved Ordinance 2412 which replaced St. Louis County Ordinance 8800 and allowed a 0 ft. parking setback on the 5.4 acre parcel in order to facilitate the subdivision of the property.

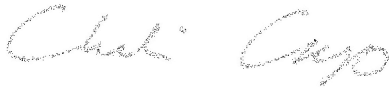
SUBMITTAL INFORMATION

The purpose of the Record Plat is to subdivide a 5.4 acre tract of land for commercial use.

DEPARTMENTAL INPUT

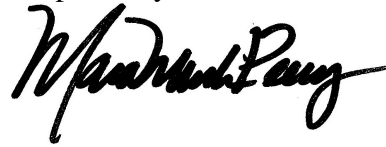
The submittal was reviewed for compliance with all City of Chesterfield ordinances. The Department of Planning requests action on the Record Plat.

Respectfully submitted,

Handwritten signature of Charlie Campo in cursive.

Charlie Campo
Project Planner

Respectfully submitted,

Handwritten signature of Mara M. Perry in cursive.

Mara M. Perry, AICP
Senior Planner of Plan Review

Cc: City Administrator
City Attorney
Department of Public Works

Attachments:
Record Plat

