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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:

<u>Elbridge Payne Office Park</u>: 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,

Chak' Cago

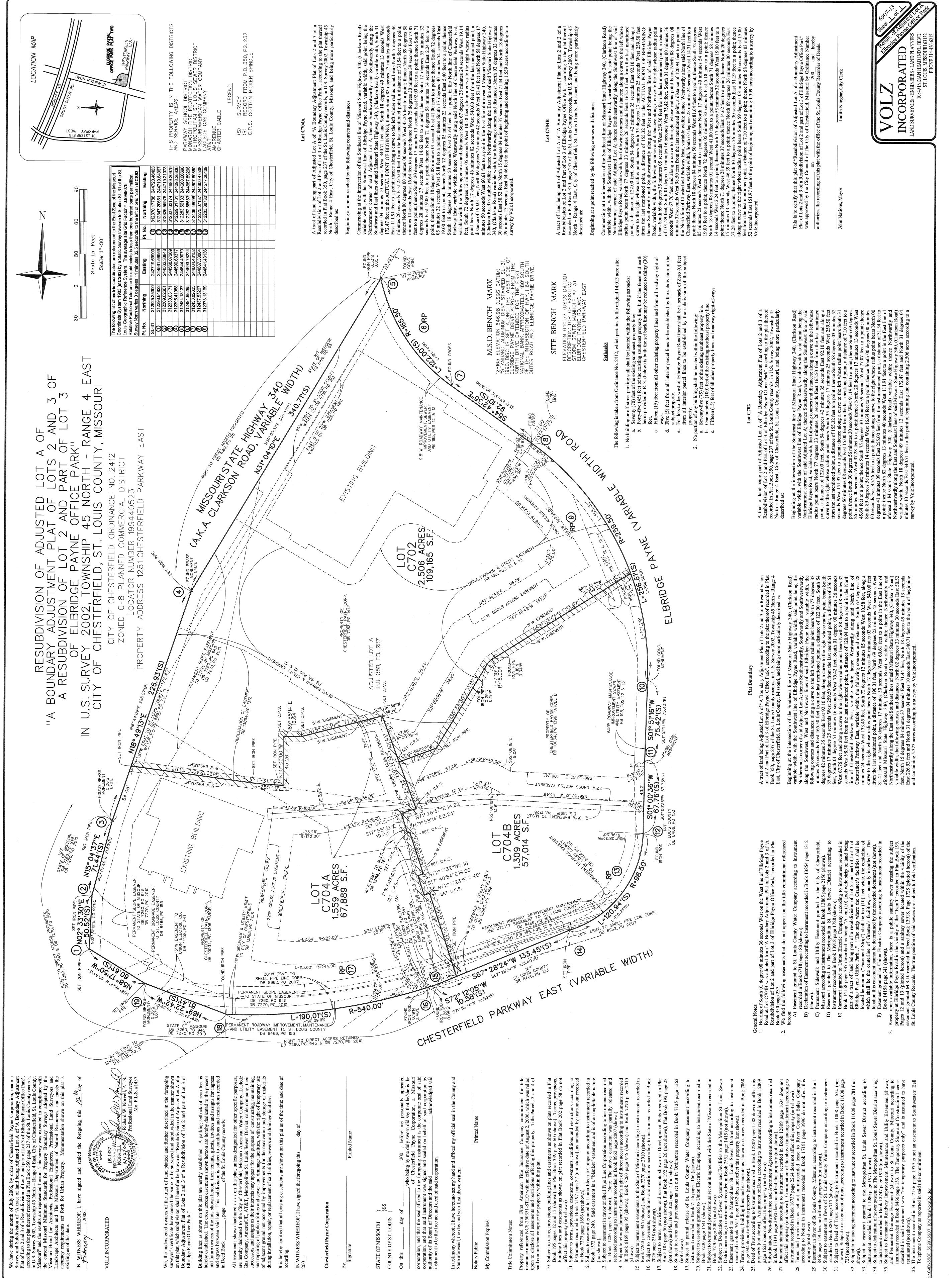
Charlie Campo Project Planner

Cc: City Administrator City Attorney Department of Public Works

Attachments: Record Plat Respectfully submitted,

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Mara M. Perry, AICP Senior Planner of Plan Review



We have during the month of July 2006, by 6 Survey and Subdivision of "A tract of land be Plat of Lots 2 and 3 of a Resubdivision of Lot 2 according to the plat thereof recorded in Plat Bc in U.S. Survey 2002, Township 45 North – Ran Missouri" and the results are represented hereof the current Missouri Minimum Standards fo Missouri Board for Architects, Professional Landscape Architects and The Missouri Dep accuracy requirements set forth for Urban Pr existing as of this date. sigi IN WITNESS WHEREOF, I have

VOLZ INCORPORATED

We, the undersigned owners of the tract of lau surveyor's certificate have caused the same to l on this plat, which subdivision shall hereafter be Boundary Adjustment Plat of Lots 2 and 3 of Elbridge Payne Office Park."

Building lines as shown on this plat are heret hereby established. The cross access easements and future owners of the lots shown hereon, the and egress between said lots. This subdivision in Deed Book _______, page ______ of t

All easements shown hachured / / / on this p are hereby dedicated to the City of Chesterfie Gas Company, AmerenUE, AT&T, Metropolit successors and assigns as their interests may ap and repairing of public utilities and sewer and o of adjacent ground not occupied by improven during installation, repair, or replacement of sai

signed It is hereby certified that all existing ea recording. IN WITNESS WHEREOF, I have 200____

Chesterfield Payne Corp

Signa

SS SS of COUNTY OF ST. LOUIS day STATE OF MISSOURI On this

of of corporation, and that the seal affixed to the fc corporation, and that said instrument was sigr authority of its Board of Directors and the said instrument to be the free act and deed of said con

In testimony whereof, I have hereunto set m State aforesaid, the day and year first above

Notary Public

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nt N Title Co

Property referenced from First American insurance number NCS-250351-STLO with a upon to disclose all easements and restriction said commitment comprise the property within