



IV. A.&B.

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Department of Planning & Public Works Public Hearing Summary Report

P.Z. 35-2007 Olive Greenfield Condos (14306 and 14298 Olive Blvd.): A request for a change of zoning from “R-2” Residential District to “R-5” Residential District for a 2.7 acre tract of land located at the southwest corner of Olive Blvd., and Stablestone Dr. (16R320911, 16R320948)

And

P Z. 37-2007 Olive Greenfield Condos (14306 and 14298 Olive Blvd.): A request for a Planned Environment Unit (PEU) Procedure within an “R-5” Residential District for a 2.7 acre tract of land located at the southwest corner of Olive Blvd., and Stablestone Dr. (16R320911, 16R320948)

Summary

Paul Ferber, has submitted a request for a change of zoning from “R-2” Residence District to “R-5” with a PEU Procedure per the regulations of the City of Chesterfield Zoning Ordinance Section 1003.119 and Section 1003.187. The City of Chesterfield Comprehensive Plan Land Use Map delineates this site as Single Family Residential.

A public hearing was held for this project at the July 23, 2007 Planning Commission meeting. Several issues were identified by the Planning Commission at that time that the petitioner has been working toward addressing. Because more than six months has elapsed between Planning Commission meetings another public hearing is required. A public hearing further addressing the request will be held at the April 27, 2009 City of Chesterfield Planning Commission meeting. At that meeting staff will discuss the previously identified issues with the Planning Commission. Attached please find a copy of the Public Hearing Notice and the Preliminary Plan for the site.

Respectfully submitted,

Charlie Campo, AICP
Project Planner

Cc: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Planning and Public Works
Aimee Nassif, Planning and Development Services Director

**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 April 27, 2009 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. 35-2007 Olive Greenfield Condos (14306 and 14298 Olive Blvd.): A request for a change of zoning from “R-2” Residential District to “R-5” Residential District for a 2.7 acre tract of land located at the southwest corner of Olive Blvd., and Stablestone Dr. (16R320911, 16R320948).

And

P.Z. 37-2007 Olive Greenfield Condos (14306 and 14298 Olive Blvd.): A request for a Planned Environment Unit (PEU) Procedure within an “R-5” Residential District for a 2.7 acre tract of land located at the southwest corner of Olive Blvd., and Stablestone Dr. (16R320911, 16R320948).

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 Charlie Campo, Project Planner by telephone at 636-537-4742 or by email at ccampo@chesterfield.mo.us.

CITY OF CHESTERFIELD

Maurice Hirsch Jr., 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.



Land Description

Parcel "A"

A tract of land being part of U.S. Survey 206, in Township 45 and 46, Range 4 East, St. Louis County, Missouri and being more particularly described as follows: Beginning at an iron rod marking the Northeast corner of Lot Five (5) of Glenfield Subdivision, a Subdivision filed for record in Plat Book 277, Page 97 of the St. Louis County Recorder's Office, said point being on the Western line of GREENFIELD VILLAGE PLAT 1, a Subdivision filed for record in Plat Book 173, Pages 54 and 55 of the aforesaid recorder's office; thence along the Northeastern line of Glenfield Subdivision North 30 degrees 22 minutes 14 seconds West, 192.06 feet to an iron pipe at the Southeast corner of Lot Eight (8) of ZIERENBERG SUBDIVISION; thence along the Eastern line of said Subdivision North 17 degrees 21 minutes 00 seconds West, 217.40 feet to the point of intersection with the Southern line of Olive Street Road; thence along said Southern line along a curve to the left having a radius of 2914.79 feet, an arc length of 234.74 feet, the chord of which bears North 63 degrees 59 minutes 30 seconds East, 234.67 feet to a point; thence North 60 degrees 32 minutes 35 seconds East, 14.27 feet to the point of intersection with the Western line of a tract of land described in a deed recorded in Book 10779, Page 584 of the aforesaid recorder's office; thence along said Western line and the aforesaid Western line of Greenfield Village Plat 1, South 07 degrees 14 minutes 35 second West, 487.03 feet to the point of beginning and containing 1.26 acres more or less.

Parcel "B"

A tract of land in part of Lot 7 in Share 5 of the Partition of Missouri A. Stevens Estate in U.S. Survey 205 in St. Louis Co., MO., and more particularly described as follows: Beginning at the intersection of the West line of Lot 7 and the South line of Olive Street Road 60' wide; thence along the West line of said Lot 7, South 7 degrees, 9 minutes West a distance of 349.72 feet to a point; thence North 61 degrees, 41 minutes East a distance of 352.36 feet to a point; thence North 28 degrees, 19 minutes West a distance of 284.82 feet to a point in the South line of Olive Street Road; thence along the said South line South 61 degrees, 41 minutes, West a distance of 149.65 feet to the point of beginning containing 1.48 acres more or less.