



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

Planning Commission Staff Report

Project Type: Record Plat

Meeting Date: April 27, 2009

From: Mara M. Perry, AICP
Senior Planner

Location: Northwest corner of Chesterfield Parkway West and Lydia Hill Road

Applicant: Volz, Inc., on behalf of Sachs Properties

Description: **Downtown Chesterfield, Plat One:** A Record Plat for a 15.96 acre lot of land zoned “C-8” Planned Commercial District located on the northwest corner of Chesterfield Parkway West and Lydia Hill Road.

PROPOSAL SUMMARY

Volz, Inc., on behalf of Sachs Properties, has submitted a Record Plat for your review. The property is located on the northwest corner of Chesterfield Parkway West and Lydia Hill Road and is currently zoned “C8” Planned Commercial District. The purpose of the record plat is to record a 15.96 acre tract of land into eleven (11) lots for the purpose of development of those lots.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

On July 16, 1973, St. Louis County approved Ordinance 6815 which changed the boundaries of various districts including “C-8” and “FP C-8” Planned Commercial and Flood Plain Planned Commercial Districts for areas of Chesterfield Village. At that time, St. Louis County approved the preliminary plans and provided approval for the final development plan for the area. On May 20, 1991, the City of Chesterfield approved Ordinance 577 which amended ordinance 10,241 and 6,815 for a parking reduction for the Chesterfield Mall but did not change any other requirements for the properties within those ordinances.

On May 19, 1997, the City of Chesterfield changed the boundaries of an “R-6A” 4,500 square foot residence district to a “C-8” Planned Commercial District for a 6.3 acre tract of land located on the southwest corner of Burkhardt Place and Chesterfield Parkway via City of Chesterfield Ordinance 1265 for the St. Louis County Library. On April 17, 2000, the City of Chesterfield amended Ordinance 1265 for building setbacks via City of Chesterfield Ordinance 1617.

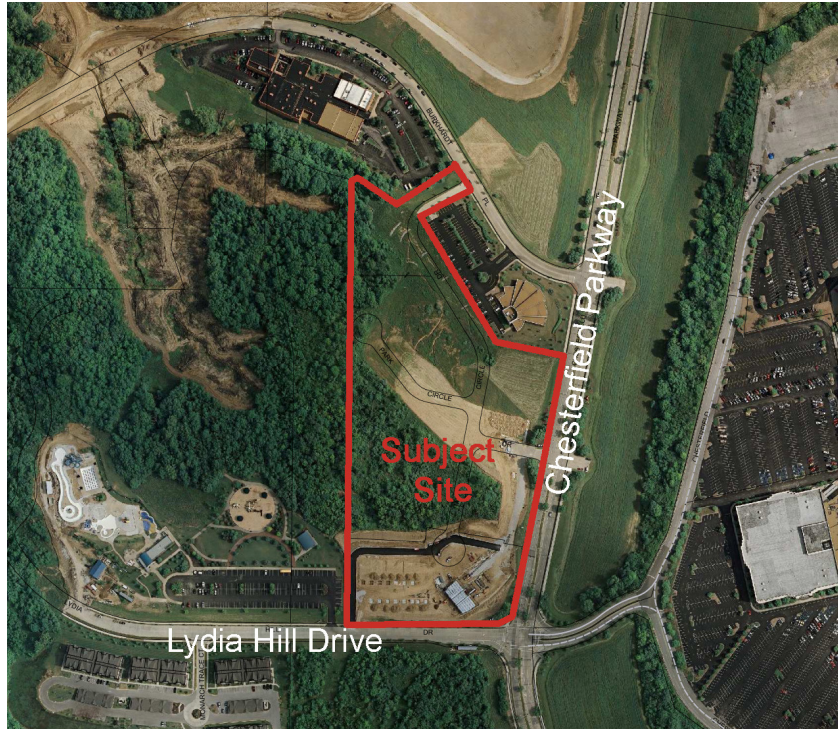
On July 23, 2001, the Planning Commission unanimously approved the Site Development Concept Plan for Central Park Square (now known as Downtown Chesterfield). On December 11, 2006 the Planning Commission approved the Partial Amended Site Development Concept Plan for the Internal Road System with a vote of 7-0. On August 11, 2008, the Planning Commission approved the Amended Site Development Concept Plan with a vote of 9-0.

This record plat was before the Planning Commission on September 22, 2008 and was approved and forwarded to City Council which approved it on October 6, 2008.

The development went before the Board of Adjustment on October 2, 2008 with B.A. 09-2008 Downtown Chesterfield (Chesterfield Village Inc.) to request a change to a parking structure setback under City of Chesterfield Ordinance 1617. The petition was approved to allow the development to maintain a fifteen (15) foot setback in lieu of the required fifty (50) foot setback along the western property line governed by City of Chesterfield Ordinance 1617.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Library	“C8” Planned Commercial
South	Undeveloped	“R8” Residence District
East	Undeveloped	“C8” Planned Commercial
West	Park	“PS” Park and Scenic



STAFF ANALYSIS

- **Zoning**
The subject site is currently zoned “C8” Planned Commercial District under the terms and conditions of St. Louis County Ordinance 6815 and City of Chesterfield Ordinance Number 1617. This submittal was reviewed against the requirements of St. Louis County Ordinance 6815 and City of Chesterfield Ordinance Number 1617 and all applicable Zoning Ordinance Requirements.
- **Recording of the Record Plat**
A version of this record plat was approved by City Council on October 6, 2008. The plat was never recorded due to some minor changes required by the Missouri American Water Company and the Metropolitan Sewer District. The changes to the plat include additional easements for the Metropolitan Sewer District, a site distance easement and sidewalk easements. Additionally, lot lines have been moved based on requirements of the Metropolitan Sewer District.

DEPARTMENTAL INPUT

Staff has reviewed the Record Plat and has found the application to be in conformance with the Comprehensive Plan, Zoning and Site Specific Ordinances.

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 Downtown Chesterfield, Plat One.”

2) "I move to approve the Record Plat for Downtown Chesterfield, Plat One 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

RECORD PLAT
DOWNTOWN CHESTERFIELD - PLAT ONE

BEING A RESUBDIVISION OF ADJUSTED PARCELS A, B & C OF
THE BOUNDARY ADJUSTMENT PLAT AS RECORDED IN PLAT BOOK 348, PAGES 759 & 760
TRACTS OF LAND IN PART OF U.S. SURVEYS 415 AND 2002
TOWNSHIP 45 NORTH - RANGE 4 EAST
CITY OF CHESTERFIELD - ST. LOUIS COUNTY - MISSOURI

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 hereinafter be known as "DOWNTOWN CHESTERFIELD - PLAT ONE".

The parallel parking strips as shown on the plat cross hatched [XXXX] within the City of Chesterfield dedicated rights of way are to be maintained by the Trustees of Central Park Square Inc.

All easements as shown on this plat, unless designated for other specific purposes are hereby dedicated to the City of Chesterfield, Missouri, Ameron UE, AT&T, Charter Communications, Leleide Gas Company, 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 streets, sewers and drainage facilities, with the right of temporary use of adjacent sidewalks, in, over and through said easements as labeled upon this plat.

The garage sight distance easement as shown hereon within Lot 3, is hereby dedicated to the Trustees of Central Park Square Inc. No above ground structures other than required street lights or other public utilities in accordance with the approved improvement plans, or plantings exceeding 12 inches in height are to be erected, installed or planted within said easement without the authorization of the City of Chesterfield.

Building setback lines, side yard lines and rear yard lines, as shown on this plat, are hereby established. 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 corners can be monumented by notches or crosses cut on the concrete street pavement or curbing on the prolongation of the lot line, within twelve (12) months after the recording of this subdivision plat, in accordance with 10 CSR 30-1.020. The City of Chesterfield, Missouri, is hereby authorized to cause the monuments to be set, required by the Subdivision Ordinance of the City of Chesterfield, Missouri will be set.

This is hereby certified that all existing easements are shown on this plat as of the time and date of recording on this plat.

This Subdivision is subject to the conditions and restrictions filed in conjunction with this plat and recorded this _____ day of _____, 200____, as daily number _____ of the St. Louis County Records.

IN WITNESS WHEREOF, we have signed and sealed the foregoing this _____ day of _____, 200____.

CENTRAL PARK SQUARE, INC.

Kathleen Higgins, Vice President

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

On this the _____ day of _____, 200____, before me appeared Kathleen Higgins, to me personally known, who being by me duly sworn, did say that she is Vice President of Central Park Square, Inc. a Missouri Corporation and that said instrument was signed on behalf of said corporation by authority of its members and that said Kathleen Higgins acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first written above.

My commission expires: _____

Signature _____
Printed Name _____

This is to certify that this plat of "Downtown Chesterfield - Plat One" - was approved by the City Council of the City of Chesterfield, Missouri by Ordinance Number _____ on the _____ day of _____, 200____, and hereby authorizes the recording of this plat at the Office of the St. Louis County Recorder of Deeds.

ATTEST:

Judith Naagjar, CITY CLERK

WHEREAS, _____ by a deed of trust dated _____, 20____, and recorded in the Recorder's Office in and for the County of _____, State of Missouri, in Book _____ at page _____, conveyed to the trustee herein named, certain real estate, to secure the payment of certain note or notes in said deed described and set forth, and whereas, said deed of trust and note or notes has or have been FULLY paid and satisfied.

NOW, THEREFORE, the undersigned, present holder and legal owner of said deed of trust and note or notes, hereby joins in and approves of in every detail this plat of "DOWNTOWN CHESTERFIELD - PLAT ONE" and does hereby REMISE, RELEASE, AND QUIT-CLAIM unto the present owners, PART of the estate in said deed of trust, situated in the County of St. Louis, and State of Missouri, to wit: All common ground or common land shown on this plat and all streets, public or private, or roadway easements on this plat.

TO HAVE AND HOLD the same, with all the appurtenances thereto belonging free, clear and discharged from the encumbrance of said deed of trust.

IN WITNESS WHEREOF, the undersigned has executed these presents this _____ day of _____, 200____.

Company Name _____
Signature _____
Printed Name _____

STATE OF MISSOURI)
OF ST. LOUIS)

On this _____ day of _____, 200____, before me _____, who by me duly sworn did say that he is the _____ of _____ a Corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and the said acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

My commission expires: _____

Signature _____
Printed Name _____

We, being the Young Men's Christian Association of Greater St. Louis, a Pro Forma Corporation of the State of Missouri, do hereby enjoin in the execution and recording of this plat

IN WITNESS WHEREOF, I have hereunto set my hand this the _____ day of _____, 200____.

THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF GREATER ST. LOUIS, a Pro Forma Corporation

Signature _____
Printed Name & Title _____

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

On this the _____ day of _____, 200____, before me appeared _____ to me personally known, who being by me duly sworn, did say that _____ for The Young Men's Christian Association of Greater St. Louis, a Pro Forma Corporation of the State of Missouri, and that said instrument was signed on behalf of said Pro Forma Corporation by authority of its members and that said acknowledged said instrument to be the free act and deed of said Not for Profit Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

My commission expires: _____

Signature _____
Printed Name _____

We, The St. Louis County Library District, a body politic, of the State of Missouri, do hereby enjoin in the execution and recording of this plat.

IN WITNESS WHEREOF, I have hereunto set my hand this the _____ day of _____, 200____.

THE ST. LOUIS COUNTY LIBRARY DISTRICT, a body politic

Signature _____
Printed Name & Title _____

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

On this the _____ day of _____, 200____, before me appeared _____ to me personally known, who being by me duly sworn, did say that _____ of THE ST. LOUIS COUNTY LIBRARY DISTRICT, a body politic of the State of Missouri, and that said instrument was signed on behalf of said body politic, by authority of its Board of Trustees, and said _____ acknowledges said instrument to be the free act and deed of said body politic.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

My commission expires: _____

Signature _____
Printed Name _____

A tract of land being all of Adjusted Parcels A, B & C of the "Boundary Adjustment Plat of a tract of land being Lot C114 and C121 of "Chesterfield Village Area A - Phase One - Plat Two" and part of Lot 4 of the Boundary Adjustment of "Chesterfield Village Area A" in U.S. Surveys 415 and 2002, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and more particularly described as follows:

Beginning at the Southwest corner of said Adjusted Parcel A, of the aforementioned Boundary Adjustment Plat, said plat being recorded in Plat Book 348 pages 759 and 760 of the St. Louis County Records, said corner also being in the North line of Lydia Hill Drive, 60 feet wide, and continuing along the North line of Lydia Hill Drive, 60 feet wide, to the Northeast corner of said Adjusted Parcel A, as recorded in Book 11138 page 427 of the St. Louis County Records, 60 feet North by the Eastern line of said City of Chesterfield property North 00 degrees 40 minutes 13 seconds East 1455.82 feet to a point, said point being the northwest corner of Adjusted Parcel B of the aforementioned Boundary Adjustment Plat and also being the Northwest corner of the property described in deed to the St. Louis County Library as recorded in Book 13766, page 1888; thence along the Northern line of said parcel North 42 degrees 45 minutes 55 seconds East 22.50 feet to a point; thence along the Eastern line of Adjusted Parcel B, South 51 degrees 51 minutes 31 seconds East 162.50 feet to the Northwest corner of a property to The Young Men's Christian Association of Greater St. Louis, by deed recorded in Book 17104, page 1524; thence along the Northern line of said property North 38 degrees 33 minutes 40 seconds East 236.50 feet to a point in the Southwest line of Burkhardt Place, 43 feet wide thence Southwesterly along said Southwest line of Burkhardt Place the following courses and distances: South 29 degrees 25' 54" West 25.54 feet to point; thence East 28.19 feet to a point; thence South 33 degrees 58' 33" West 28.19 feet to a point; thence South 10 degrees 07 minutes 04 seconds West 3.00 feet to a point; thence South 79 degrees 56 minutes 27 seconds East 15.00 feet to a point; thence South 34 degrees 56 minutes 27 seconds East 35.56 feet to a point in the West line of Chesterfield Parkway, 73 feet wide; thence Southwardly along the West line of Chesterfield Parkway the following courses and distances South 10 degrees 03 minutes 33 seconds West 246.62 feet to a point; thence along a curve to the right whose radius point bears North 79 degrees 56 minutes 27 seconds West 2963.50 feet from the last mentioned point a distance of 78.03 feet to a point; thence South 11 degrees 34 minutes 04 seconds West 734.50 feet to a point; thence along a curve to the left whose radius point bears South 78 degrees 25 minutes 56 seconds East 836.50 feet from the last mentioned point, 23.81 feet to a point; thence South 56 degrees 12 minutes 41 seconds West 56.10 feet to a point in the North line of Lydia Hill Drive as now outlined by instrument recorded in Plat Book 345 pages 512 and 514 of the St. Louis County Records, thence along the line of Lydia Hill, North 51 degrees 25 minutes 50 seconds East 498.98 feet to the point of beginning and containing 20.22 Acres according to calculations by Volz Incorporated during July 2008.

STATE PLANE COORDINATES

The following list of metric coordinates to the Missouri Coordinate System 1983 (MCS 83) - East Zone by a Static Survey to Station SJ-36 of the St. Louis Geographic Reference System. The Average Grid Factor equals 0.999140. The Relative Positional Tolerance of said coordinates is less than fifty parts per million.

PL. No.	Nothing	Easting
SC-36	310992.5380	243001.2610
1	312847.0003	243769.1350
2	313090.6660	243774.3262
3	313095.7003	243778.9623
4	313095.1130	243817.9337
5	313102.7080	243879.4301
6	313098.2330	243920.0886
7	312995.3508	243968.7574
8	312995.4507	243968.5887
9	312997.8522	243993.0880
10	312998.1614	243993.2994
11	312998.18107	243998.4294
12	312981.4518	243985.6704
13	312982.0234	243938.7659
14	312854.8542	243935.4121
15	312845.3881	243921.2030

We, Volz Incorporated have during the month of July, 2008, by order of Central Park Square, Incorporated, made a survey of and prepared a subdivision for a tract of land being all of "Adjusted Parcel A, Adjusted Parcel B and Adjusted Parcel C of the Boundary Adjustment Plat of a tract of land being Lot C114 and C121 of "Chesterfield Village Area A - Phase One Plat Two and part of Lot 4 of the Boundary Adjustment Plat of Chesterfield, Village Area A" in U.S. Survey 415 and 2002, Township 45 North - Range 4 East, within the City of Chesterfield, St. Louis County, Missouri, and the results of said survey and subdivision are represented on this plat. This survey and subdivision was executed in compliance with the current Missouri Minimum Standards for Property Boundary Surveys as adopted by the Missouri Board of Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects and the Missouri Department of Natural Resources, and meets the accuracy requirements set forth for Urban Property. Monumentation shown as set on this plat will be set upon completion of construction.

IN WITNESS WHEREOF, I have signed and sealed the foregoing this 14th day of APRIL, 2009

VOLZ INCORPORATED



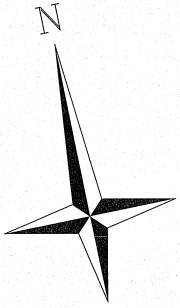
Bruce E. Thomas
Professional Land Surveyor
MO. P.L.S. 2220

DMU E. Thomas

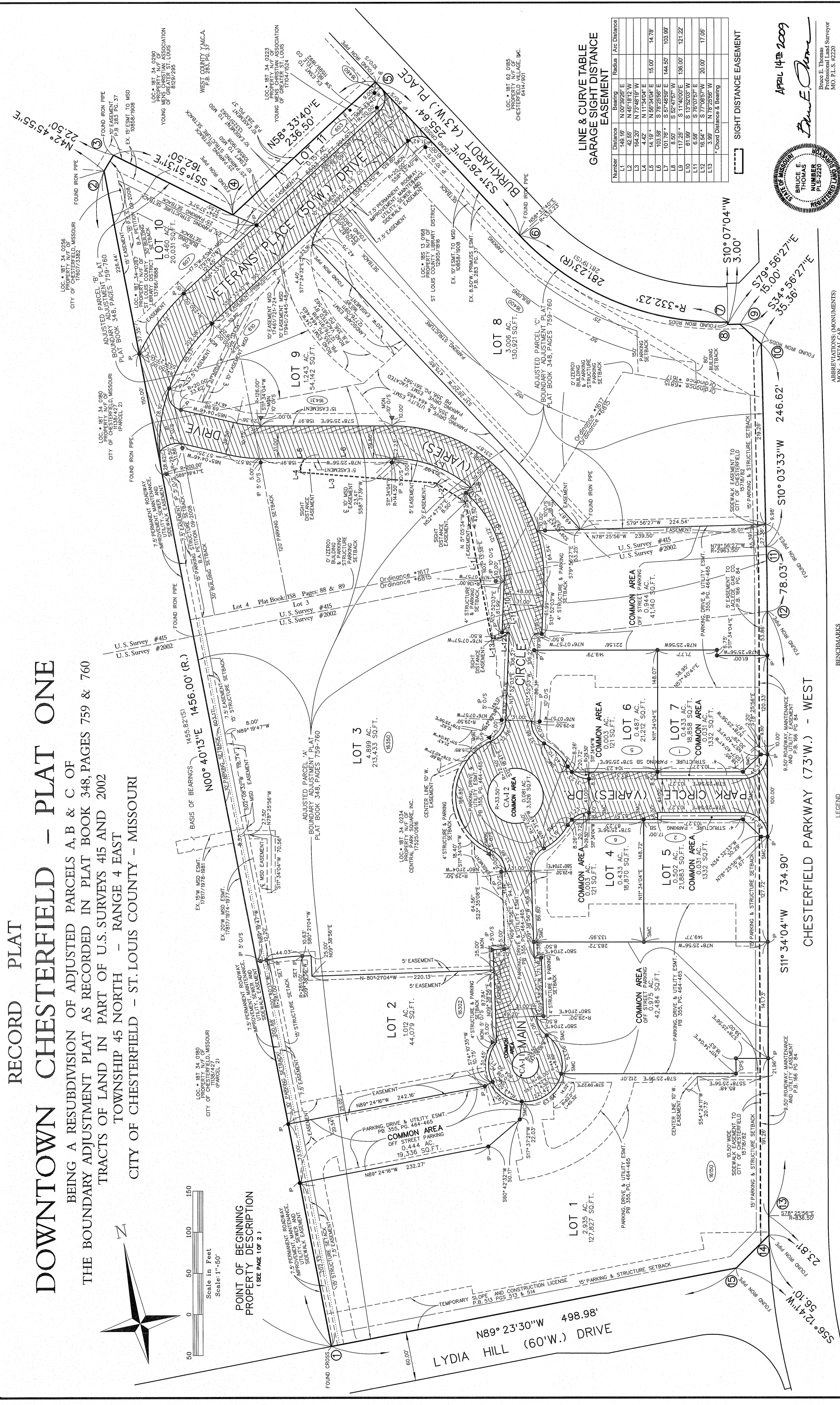
VOLZ INCORPORATED
LAND SURVEYORS - ENGINEERS - LAND PLANNERS
10849 INDIAN HEAD INDUSTRIAL BLVD.
ST. LOUIS, MISSOURI 63132
PHONE 314-426-6212

RECORD PLAT DOWNTOWN CHESTERFIELD - PLAT ONE

BEING A RESUBDIVISION OF ADJUSTED PARCELS A, B & C OF
THE BOUNDARY ADJUSTMENT PLAT AS RECORDED IN PLAT BOOK 348, PAGES 759 & 760
TRACTS OF LAND IN PART OF U.S. SURVEYS 415 AND 2002
TOWNSHIP 45 NORTH - RANGE 4 EAST
CITY OF CHESTERFIELD - ST. LOUIS COUNTY - MISSOURI



POINT OF BEGINNING
PROPERTY DESCRIPTION
(SEE PAGE 1 OF 2)



LINE & CURVE TABLE GARAGE SIGHT DISTANCE EASEMENT

Number	Bearing	Radius	Arc Distance
L1	N 100° 32' 25" E		
L2	N 73° 48' 19" W		
L3	N 11° 24' 04" E		
L4	N 65° 34' 04" E	15.00'	14.78'
L5	S 78° 25' 55" E		
L6	S 52° 47' 57" W	144.50'	103.69'
L7	S 11° 40' 00" W		
L8	S 13° 52' 03" W	136.00'	121.22'
L9	S 76° 07' 57" W		
L10	S 77° 09' 57" W		
L11	N 78° 25' 55" W		
L12	N 78° 25' 55" W		
L13	N 78° 25' 55" W		

APRIL 14th 2009

Bruce E. Thomas
BRUCE E. THOMAS
NUMBER
PLS-2220

Bruce E. Thomas
Professional Land Surveyor
MO. PLS. #2220

6294-33
Sheet 2 of 2
Downtown Chesterfield

**VOLZ
INCORPORATED**
LAND SURVEYORS - ENGINEERS - LAND PLANNERS
10849 INDIAN HEAD INDL. BLVD.
ST. LOUIS, MISSOURI 63117
PHONE 314-436-4412

ABBREVIATIONS (MONUMENTS)
MON - METAL CAP
IP - IRON PIPE
CPS - COTTON PICKER SPINDLE
SMC - SURVEY MARKER CAP

STATE PLANE COORDINATES SHOWN ON PAGE 1 OF 2.

NOTE:
CA-1-1 - IS COMMON AREA - ISLAND 1
CA-1-2 - IS COMMON AREA - ISLAND 2
SUBDIVISION AS SHOWN CONTAINS 11 LOTS
SUBDIVISION TOTAL AREA 20.222 ACRES
ELEVATION: 557.80 FEET

LEGEND
(B350) ASSIGNED ADDRESS NUMBER
PERMANENT ROADWAY IMPROVEMENT, MAINTENANCE, UTILITY, SEWER AND SIDEWALK EASEMENT

BENCHMARKS
PROJECT BENCHMARK MDS 12-24 STANDARD TABLET STAMPED ITI 1950
CITY OF CHESTERFIELD, MISSOURI
15' SOUTH OF OLD OLIVE STREET ROAD 20' SOUTH OF TRACKS.
ELEVATION 461.94 FEET - ADJUSTED BY THE ST. LOUIS METROPOLITAN
ST. LOUIS SEWER DISTRICT IN 1993 TO ELEVATION 462.12 FEET (NGVD 1999).
SITE BENCHMARK "SQUARE" ON TOP OF CURB AT END OF ROUNDING OF
NORTH CURB LINE, EAST SIDE OF CHESTERFIELD PARKWAY AND 0.20
MILES NORTH OF LYDIA HILL DRIVE.
ELEVATION: 557.80 FEET