



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
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Planning Commission Vote Report

Subject: Change of Zoning Vote Report

Meeting Date: June 14, 2010

From: Kristian Corbin, Project Planner
Mara Perry, AICP, Senior Planner

Location: 1/3 of a mile southeast of the intersection of Wings Corporate Drive and North Eatherton Road (18W430046).

Petition: P.Z. 05-2010 414 N. Eatherton Road (Mark Antonacci):

Proposal Summary

Mark Antonacci, on behalf of Jeanette Goldberg, requests a change of zoning from “NU” Non-Urban District to “LI” Light Industrial District for a 2.903 acre tract of land located 1/3 of a mile southeast of the intersection of Wings Corporate Drive and North Eatherton Road. The intent is to change the zoning for the potential sale of the subject site. The current structures on the subject site include a house and two sheds. The future of these structures will be addressed during site plan approval.

Department Input

This request meets all of the development requirements of the City of Chesterfield “LI” Light Industrial District. A Preliminary Plan and Attachment A are not required as the Petitioner is requesting a “straight zoning.” That is, the subject site will be developed directly from the requirements of the “LI” Light Industrial District section of the City of Chesterfield Zoning Ordinance with no modifications or exceptions. An Outboundary survey is included for reference purposes.

Surrounding Land Use and Zoning

The land use and zoning for the properties surrounding this parcel are as follows:

North: The property to the north of the subject site is part of the Wings Corporate Estates development. This property is currently zoned “PI” Planned Industrial District.

South: The property to the south of the subject site is not part of a subdivision. It is currently zoned “NU” Non-Urban District.

East: The property to the east of the subject site is part of the Wings Corporate Estates development. This property is currently zoned “PI” Planned Industrial District.

West: The property to the west of the subject site is part of the City of Wildwood. It is currently zoned “M3” Industrial District.



View looking Northeast into the site along Wardenburg Road



View looking East from North Eatherton Road



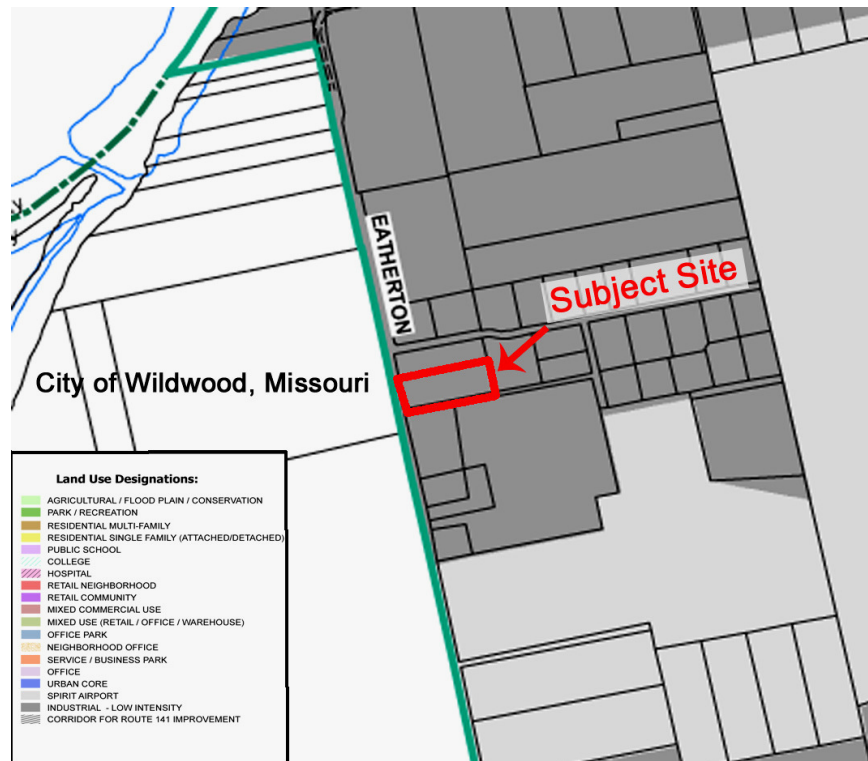
View looking Southwest into the site from the Wings Corporate Estates Subdivision



View looking West from the Wings Corporate Estates Subdivision

Comprehensive Plan Analysis

The subject site is located within Ward 4 of the City of Chesterfield. The Land Use Map from the City of Chesterfield Comprehensive Plan shows the Subject Site to be “Industrial – Low Intensity”. Appropriate uses in this designation would be manufacturing, fabrication, assembly, processing, distribution, warehousing, and/or storage. The external effects of such activities can be controlled, such as smoke, noise, vibration, and truck traffic. Properties located to the north, east and south of the subject site are also designated “Industrial – Low Intensity”. The property to the west is located within the limits of the City of Wildwood.



Site Area History

The subject site was zoned “NU” Non-Urban District prior to the incorporation of the City of Chesterfield. Since then, there has been no zoning related activity. Each of the existing structures on the subject site were constructed in 1919.

Issues

A Public Hearing is being held before Planning Commission on June 14, 2010. Staff has no outstanding issues on this request for a change in zoning.

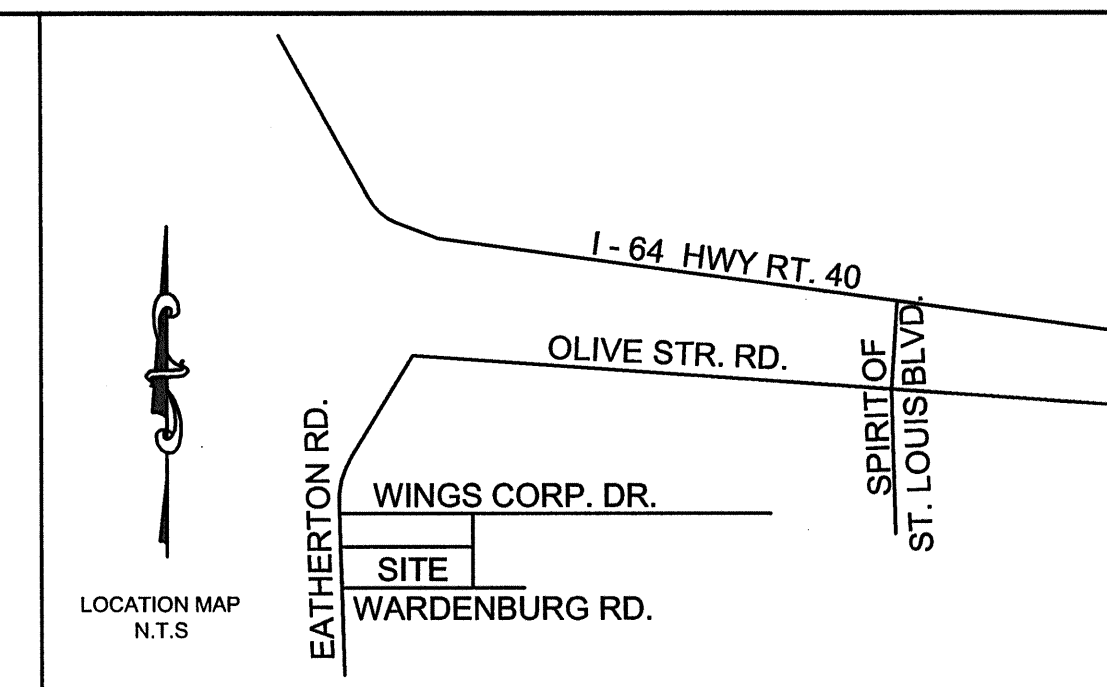
Request

Staff has reviewed the change of zoning request and it meets all of the development requirements for the City of Chesterfield “LI” Light Industrial District. Staff requests action on P.Z. 05-2010 414 N. Eatherton Road (Mark Antonacci).

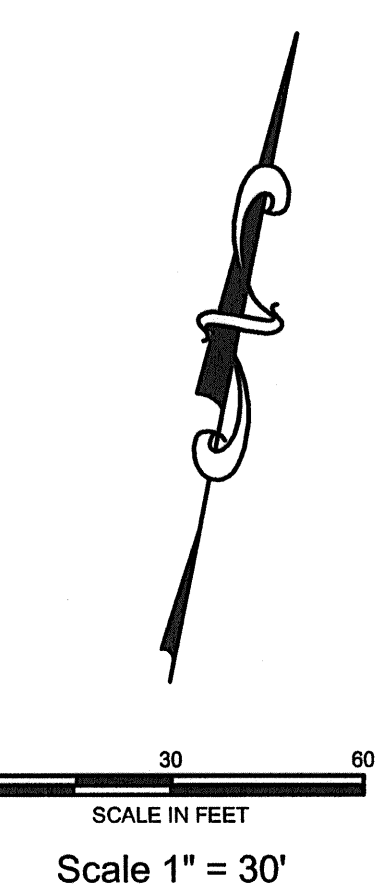
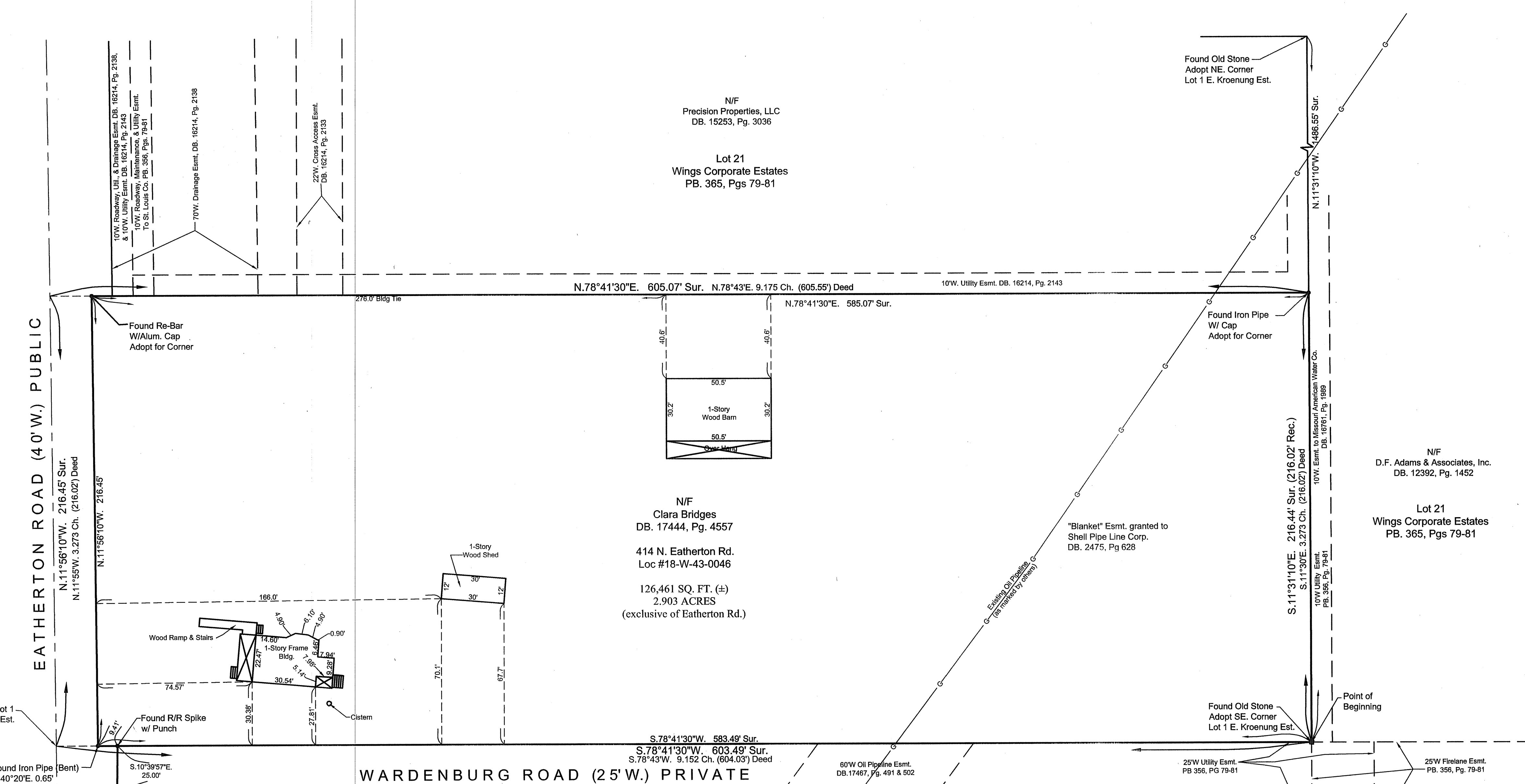
Attachments:

1. Outboundary Survey

**PART OF LOT 1 OF
THE SUBDIVISION OF E. KROENUNG ESTATE
SITUATED IN U.S. SURVEY 362
TOWNSHIP 45 NORTH, RANGE 3 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI**



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the clayton engineering company, inc.
ENGINEERS AND SURVEYORS
11800 WESTLINE INDUSTRIAL PARKWAY
ST. LOUIS, MISSOURI 63141
MO City of Planning - Professional Registration #0000097 / Prof. Surveying #000074
E. State of Missouri #12702 / P.E. #00000002 / P.E. #00000002



REVISIONS	
NO.	DESCRIPTION
1	ISSUED
2	REVISED

Mark Antonacci
122 South Central Ave.
St. Louis, Missouri 63025
414 N. Eatherton Road
Chesterfield, Missouri 63005

PROPERTY BOUNDARY SURVEY

GENERAL NOTES

Bearings are based on plat of Wings Corporate Estates as recorded in Plat Book 356, pages 79-81 of the St. Louis County Records.

Survey based on Deed recorded in Book 6447, page 77 of the St. Louis County Records.

No title document has been provided; this property may be subject to easements, restrictions and covenants not shown or referenced herein.

RECORD PROPERTY DESCRIPTION

The South part of Lot 1 of the Subdivision of E. Kroenung Estate in U.S. Survey 362, Township 45 North, Range 3 East, in St. Louis County, Missouri, according to the plat of said Subdivision recorded in Plat Book 11 page 11 of the St. Louis County Records and more particularly described as follows, to-wit:

Beginning at a stone in the Southeast corner of said Lot 1; thence South 78 degrees 43 minutes West along the South line of said Lot 1, 9.152 chains to the Southwest corner of said Lot 1; thence North 11 degrees 55 minutes West along the center line of Eatherton Road, being the West line of said Lot 1, 3.273 chains to a point; thence North 78 degrees 43 minutes East, 9.175 to a stone in the East Line of said Lot 1; thence South 11 degrees 10 minutes East along said East line, 3.273 chains to place of beginning, together with improvements located thereon, if any.

CERTIFICATION

This is to certify that we have at the request of Mark Antonacci, during the Month of April 2010, made a Property Boundary Survey of a tract of land be part of the South part of Lot 1 of the Subdivision of E. Kroenung Estate in U.S. Survey 362, Township 45 North, Range 3 East, St. Louis County, Missouri and the results of said survey is shown on this plat.

This Survey has been made in accordance with the current Missouri Minimum Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects and meets the accuracy requirements for an Urban Class Survey, as defined therein.

By: The Clayton Engineering Company
Date of Survey: 4/29/2010
Ashley M. Hoover, M.S., L.S.R. #2188
K. Beime, Deputy



Call Before you DIG
TOLL FREE
1-800-344-7483
MISSOURI ONE-CALL SYSTEM, INC.

The signed and sealed original of this drawing is on file at the offices of The Clayton Engineering Company, Inc. The signed and sealed original is the official document and shall take precedence over any digital version.

Designed _____
Drawn _____
Checked _____
Date _____
Project Number
10021
Sheet Number
1 of **1**