



IV. A.

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. 05-2009 River Crossing (Lot C, Holiday Inn & Suites): A request for an amendment to City of Chesterfield Ordinance Number 2469 for an increase in building height and maximum development square footage and a decrease in the openspace requirement for River Crossing Development, zoned “PC” Planned Commercial Development, located on the north side of Chesterfield Airport Road, at its intersection with Arnage Boulevard, containing 15.841 acres of land. (17U520061, 17U520072, 17U240066, 17U240077, 17U240088, 17U520171, 17U520182, 17U520193)

Summary

Pfaff Partnership, on behalf of the owners of the development referenced above, is requesting an amendment to City of Chesterfield Ordinance Number 2469. The “PC” Planned Commercial District-zoned subject development is 15.841-acres and located on the north side of Chesterfield Airport Road. Entrance into the development from Chesterfield Airport Road is via Arnage Boulevard. The Petitioners wish to eventually construct a hotel and seek to amend the governing conditions for the site as follows:

Criteria	Ordinance 2469	Proposed Change
Maximum Height	A maximum height of the building, exclusive of roof screening, shall not exceed three (3) stories or forty five (45) feet, whichever is less.	A maximum height of the building, exclusive of roof screening and parapets , shall not exceed four (4) stories or forty eight (48) feet, whichever is less)
Minimum Open Space	A minimum of thirty-one percent (31%) openspace, excluding stormwater areas.	A minimum of twenty-eight (28%) openspace, excluding stormwater areas.
Maximum Square Footage	The maximum square footage of this development shall not exceed a total of 175,000 square feet.	The maximum square footage of this development shall not exceed a total of 189,000 square feet

A public hearing further addressing this request will be held at the June 22, 2009 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice and the preliminary plan for the site.

Respectfully submitted,

Annissa McCaskill-Clay, AICP
Lead Senior 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 Public Hearings on June 22, 2009 at 7:00 p.m. in the City Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017. Said Hearings will be as follows:

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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 Annissa McCaskill-Clay, Lead Senior Planner by telephone at 636-537-4747 or by email at amccaskill@chesterfield.mo.us.

CITY OF CHESTERFIELD
Maurice Hirsch, 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.

DESCRIPTION OF PROPERTY

A tract of land being part of Shares 1, 2, and 3 of the Partition of the Estate of Peter Steffan in US Survey 125 and 126, Township 45 North, Range 4 East, St. Louis County, Missouri and being further described as follows:

Beginning at the intersection of the East line of said Share 1 with the North line of Chesterfield Airport Road (Old Highway 40). 100 feet wide; thence along the North line of said Chesterfield Airport Road, South 89 degrees 36 minutes 00 seconds West, 773.26 feet to a point of the West line of said Share 3; thence along the West line of said Share 3, North 0 degrees 36 minutes 09 seconds East, 935.41 feet to a point on the South line of Missouri State Highway 40 TR, said point being perpendicular distant 125 feet South of the center line of said Missouri State Highway 40 TR; thence along the South line of said Missouri State Highway 40 TR, South 84 degrees 04 minutes 20 seconds East 776.30 feet to a point on the East line of said Share 1; thence along the East line of said Share 1, South 0 degrees 35 minutes 21 seconds West, 849.83 feet to a point of beginning and containing 15.841 acres according to survey made by the Clayton Engineering Company November 2000

TRACT C DEVELOPMENT PLAN

LINE TYPE LEGEND

- EX. SANITARY SEWER
- PROP. SANITARY SEWER
- EX. STORM SEWER
- PROP. STORM SEWER
- EX. WATER LINE
- PROP. WATER LINE
- TELEPHONE LINE
- GAS LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FENCE LINE
- TREE LINE

SYMBOL LEGEND

- STORM MANHOLE
- SANITARY MANHOLE
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- CURB INLET
- AREA INLET
- DOUBLE CURB INLET
- GRATED INLET
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- FIRE HYDRANT
- UTILITY POLE
- TREE
- SIGN
- LIGHT
- TRAFFIC CONTROL BOX
- BORHOLE
- FLAGPOLE
- HANDICAP PARKING SPACE
- MAILBOX
- ELECTRIC PEDESTAL
- ELECTRIC METER
- CABLE PEDESTAL
- TELEPHONE PEDESTAL
- GUY WIRE
- CLEANOUT
- PARKING METER
- BOLLARD
- IRRIGATION CONTROL VALVE

ABBREVIATION LEGEND

- TF TOP OF FOUNDATION
- FF FINISHED FLOOR
- BF BASEMENT FLOOR
- CONC. CONCRETE
- T TOP ELEVATION
- FL FLOW LINE ELEVATION
- TBR TO BE REMOVED & REPLACED
- UIP USE IN PLACE
- EX TO BE ABANDONED
- EX EXISTING
- TYP TYPICAL
- CO. CLEAN OUT
- DS DOWN SPOUT
- MIN. MINIMUM
- R RADIUS
- PS PARKING SPACE
- EJ EXPANSION JOINT

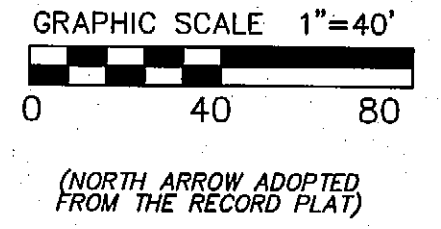
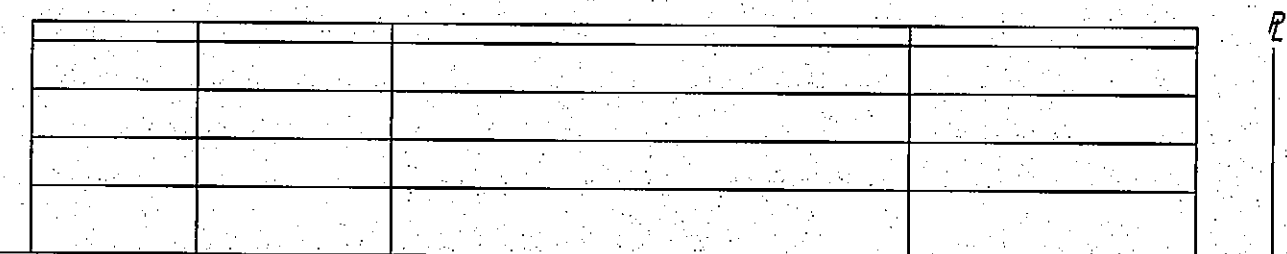
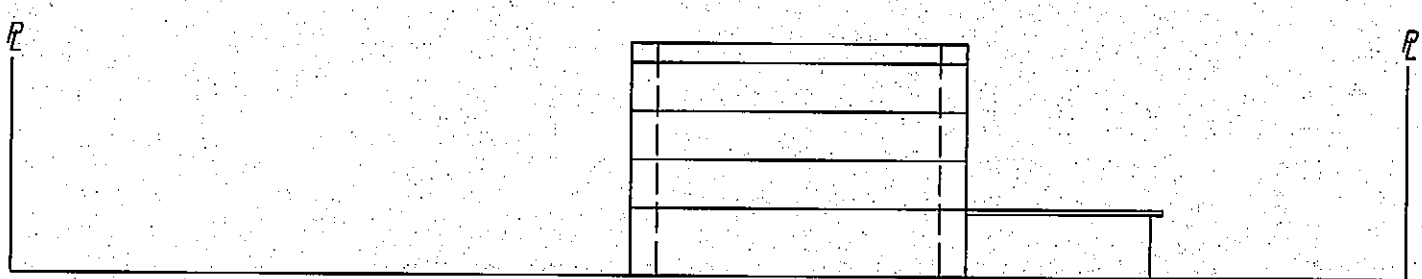
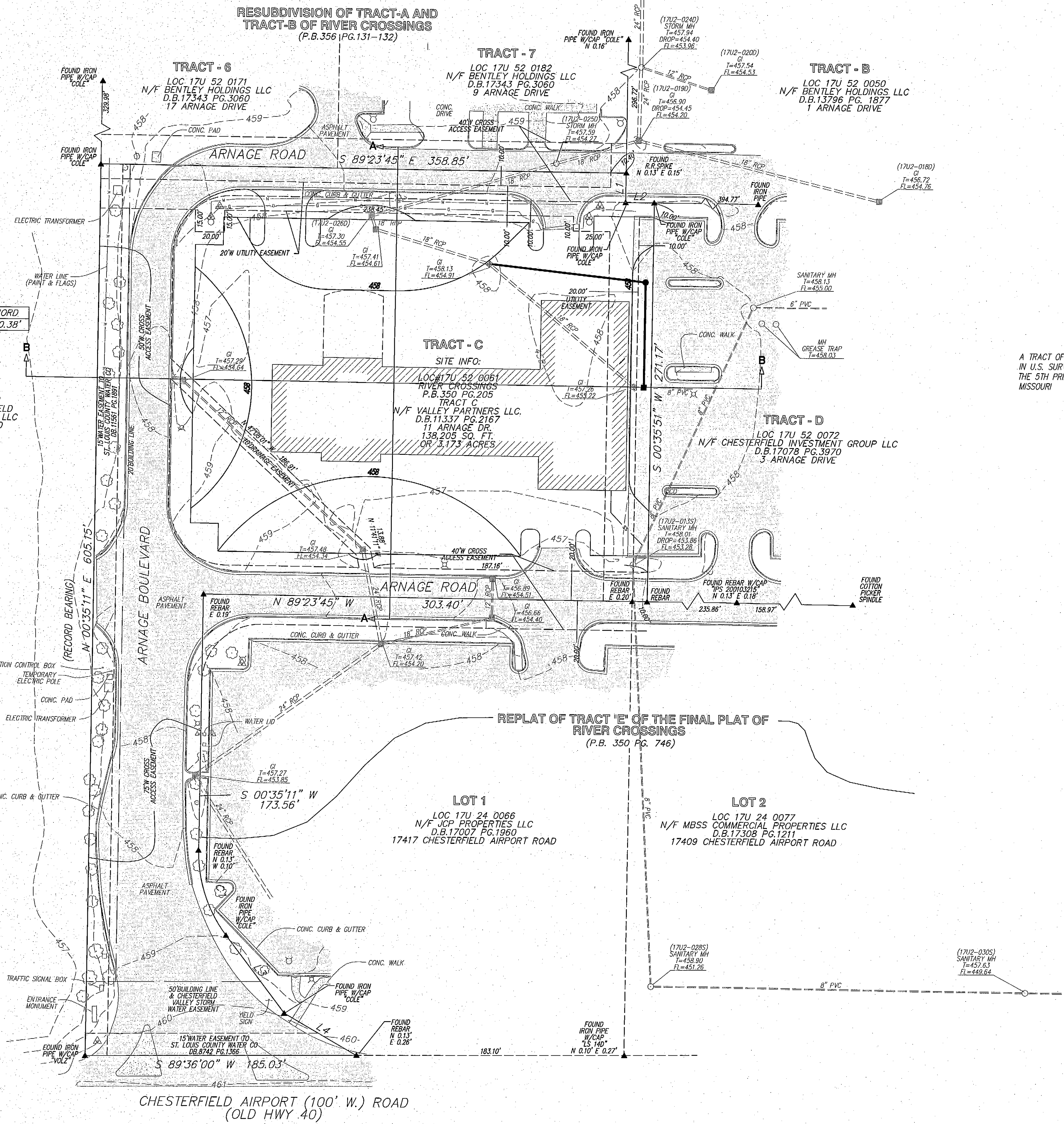
HATCH LEGEND

- CONCRETE
- ASPHALT
- GRAVEL

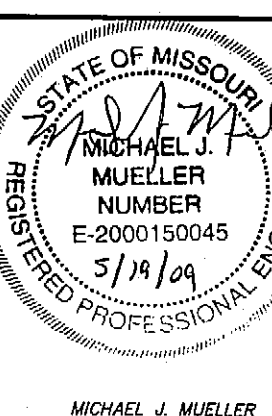
LINE	BEARING	DISTANCE
L1	N00°35'51"E	20.00'
L2	S89°23'45"E	19.60'
L3	S37°17'49"E	66.38'
L4	S60°14'39"E	56.86'

CURVE	ARC	RADIUS	CHORD BEARING	CHORD
C1	61.49'	93.00'	S18°21'23"E	60.38'

LOC 17U 51 0028
N/F THF CHESTERFIELD SEVEN DEVELOPMENT LLC
D.B.16468 PG.2480



A TRACT OF LAND BEING TRACT-C OF RIVER CROSSINGS (P.B. 350 PG. 205), IN U.S. SURVEYS 125 AND 126 TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPLE MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



MICHAEL J. MUELLER
PROFESSIONAL ENGINEER
E-2000150045
5/18/24

THE SEAL AND SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED. THE SIGNER OF THIS DOCUMENT EXPRESSLY DISCLAIMS ANY AND ALL LIABILITY FOR DOCUMENTS THAT DO NOT BEAR HIS SEAL AND SIGNATURE. SPECIFICATIONS, ESTIMATES, REPORTS AND OTHER SIMILAR INSTRUMENTS OF SERVICE INTENDED TO BE USED FOR THIS PROJECT.

PREPARED FOR:
HOLIDAY INN
RIVER CROSSINGS
#11 ARNAGE DR.
PRELIMINARY
DEVELOPMENT PLAN

OHM GROUP
10812 ST. CHARLES ROCK ROAD
ST. ANN, MO 63074
314-209-8200

Project # 09-019
Date 5/13/09
Checked By M.J.M.
Drawn By M.T.G.
File Name: 09-019 SDP

CORNERSTONE
LAND SURVEYING &
CIVIL ENGINEERING, INC.
CORPORATION NUMBER 2006006697
2705 DOUGHERTY FERRY RD., SUITE 100
ST. LOUIS, MO. 63122 (314) 966-0887 (314) 966-0300 (FAX)

MSD P# BASE MAP ZIP CODE
Sheet Number
C 20

ENGINEERS CERTIFICATION
THIS SITE PLAN HAS BEEN PREPARED FOR PRELIMINARY PLANNING PURPOSES IN ACCORDANCE WITH THE GOVERNING AUTHORITY, AND SHALL NOT BE CONSTRUED AS A FINAL ENGINEERING DOCUMENT. SITE IMPROVEMENT PLANS CONTAINING FINAL ENGINEERING DESIGN SHALL BE COMPLETED UPON APPROVAL OF THE SITE PLAN.