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690 Chesterfield Pkwy W • Chesterfield MO 63017-0760  
Phone: 636-537-4000 • Fax 636-537-4798 • [www.chesterfield.mo.us](http://www.chesterfield.mo.us)

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## **Department of Planning & Public Works Public Hearing Summary Report**

**P.Z. 10-2009 84 Lumber (MASE LLC):** A request for a change of zoning from “C-8” Planned Commercial District to “PI” Planned Industrial District for a 7.42 acre tract of land located south of Interstate 64/Highway 40 and East of Long Road at 17519 Chesterfield Airport Rd. (17U510073).

### **Summary**

Chris Kehr on behalf of MASE LLC., has submitted a request for a change of zoning from “C-8” Planned Commercial District to “PI” Planned Industrial District. The Subject Site is a 7.42 acre former lumber yard and associated retail store. The petitioner seeks to amend the list of allowed uses. Currently the ordinance only allows “a retail lumber/home center with outdoor display areas, outdoor storage areas, and storage sheds.”

A public hearing further addressing the 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,

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 Monday, 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 Hearing will be as follows:

**P.Z. 10-2009 84 Lumber (MASE LLC):** A request for a change of zoning from “C-8” Planned Commercial District to “PI” Planned Industrial District for a 7.42 acre tract of land located south of Interstate 64/Highway 40 and East of Long Road at 17519 Chesterfield Airport Rd. (17U510073).

Proposed uses include:

- (g) Automatic vending facilities for:
  - (i) Ice and solid carbon dioxide (dry ice);
  - (ii) Beverages;
  - (iii) Confections.
- (k) Business service establishments.
- (q) Financial institutions.
- (r) Fishing tackle and bait shops. Open storage and display are prohibited.
- (y) Hotels and motels.
- (dd) Mail order sale warehouses.
- (ff) Manufacturing, fabrication, assembly, processing or packaging of any commodity except:
  - (i) Facilities producing or processing explosives or flammable gases or liquids;
  - (ii) Facilities for animal slaughtering, meat packing, or rendering;
  - (iii) Sulphur plants, rubber reclamation plants, or cement plants, and
  - (iv) Steel mills, foundries, or smelters.
- (gg) Medical and dental offices.
- (hh) Mortuaries.
- (ii) Offices or office buildings.
- (ll) Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.
- (mm) Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities.

- (oo) Printing and duplicating services.
- (vv) Restaurants, fast food.
- (ww) Restaurants, sit down.
- (xx) Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles.
- (yy) Sales, servicing, repairing, cleaning, renting, leasing, and necessary outdoor storage of equipment and vehicles used by business, industry, and agriculture.
- (bbb) Schools for business, professional, or technical training requiring outdoor areas for driving or heavy equipment training.
- (ccc) Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craftpersons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.
- (iii) Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises.
- (ooo) Vehicle repair facilities.
- (ppp) Vehicle service centers.
- (qqq) Vehicle washing facilities.
- (ttt) Yards for storage of contractors' equipment, materials, and supplies, excluding junk yards and salvage yards.
- (www) Motion picture theater.



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](mailto: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](http://www.Chesterfield.mo.us).

#### Description of Property

Lot 1 of 84 Lumber Subdivision, a subdivision in St. Louis County, Missouri, according to the plat thereof recorded in plat book 339 page 80 of the St. Louis County Records.

# PRELIMINARY DEVELOPMENT PLAN

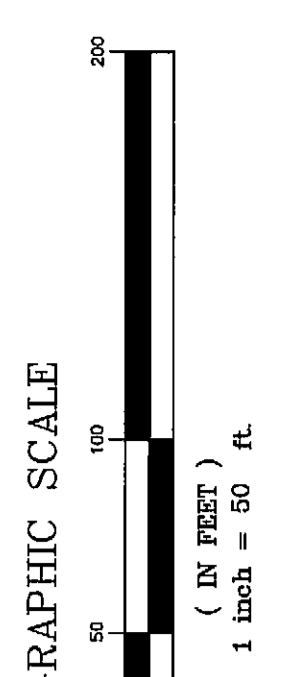
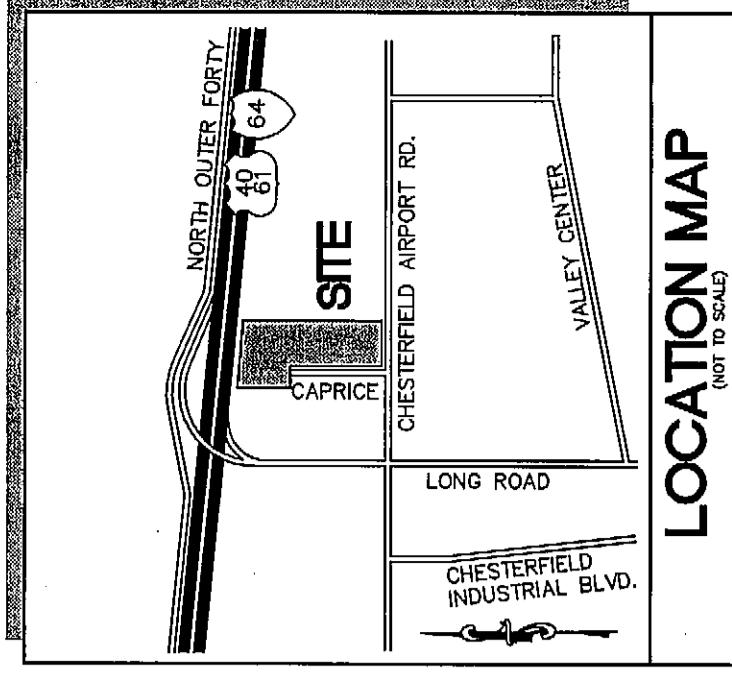
## PROPOSED REZONING (PI - PLANNED INDUSTRIAL)

A TRACT OF LAND BEING LOT 1 OF 84 LUMBER SUBDIVISION  
AS RECORDED IN PLAT BOOK 339, PAGE 80  
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

### PROPERTY DESCRIPTION - LOT 1

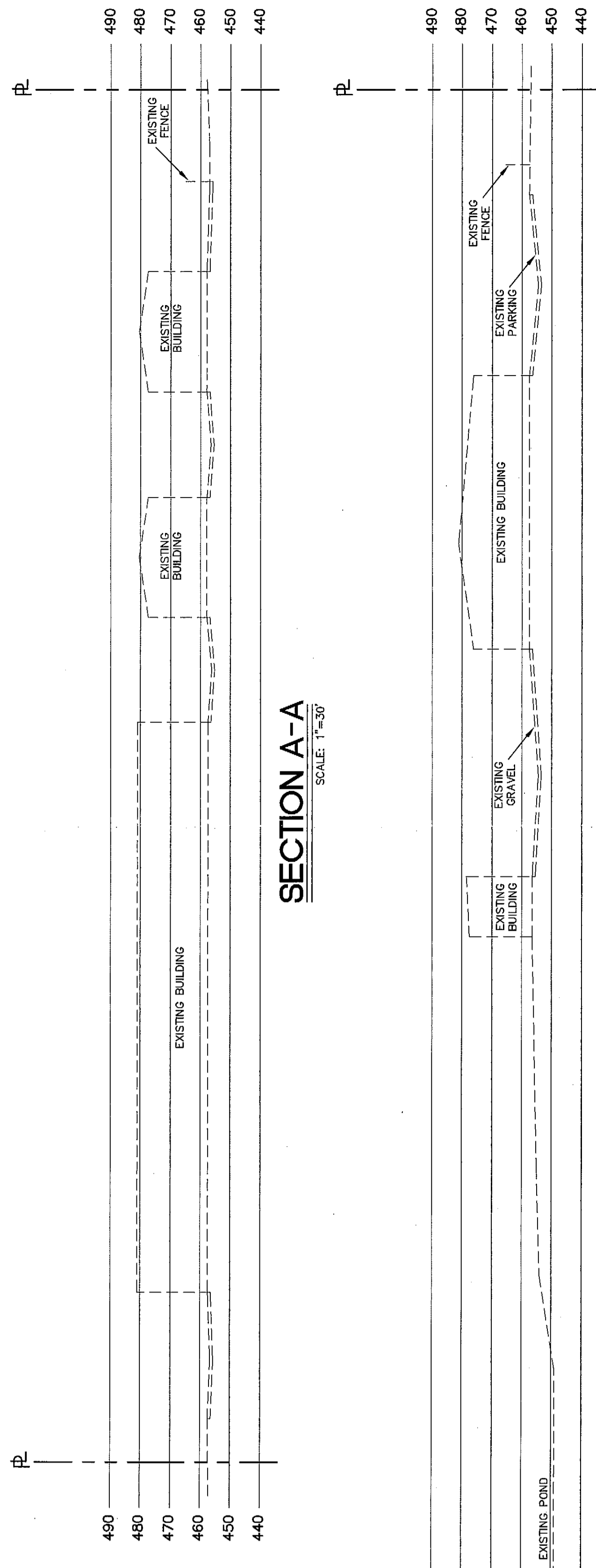
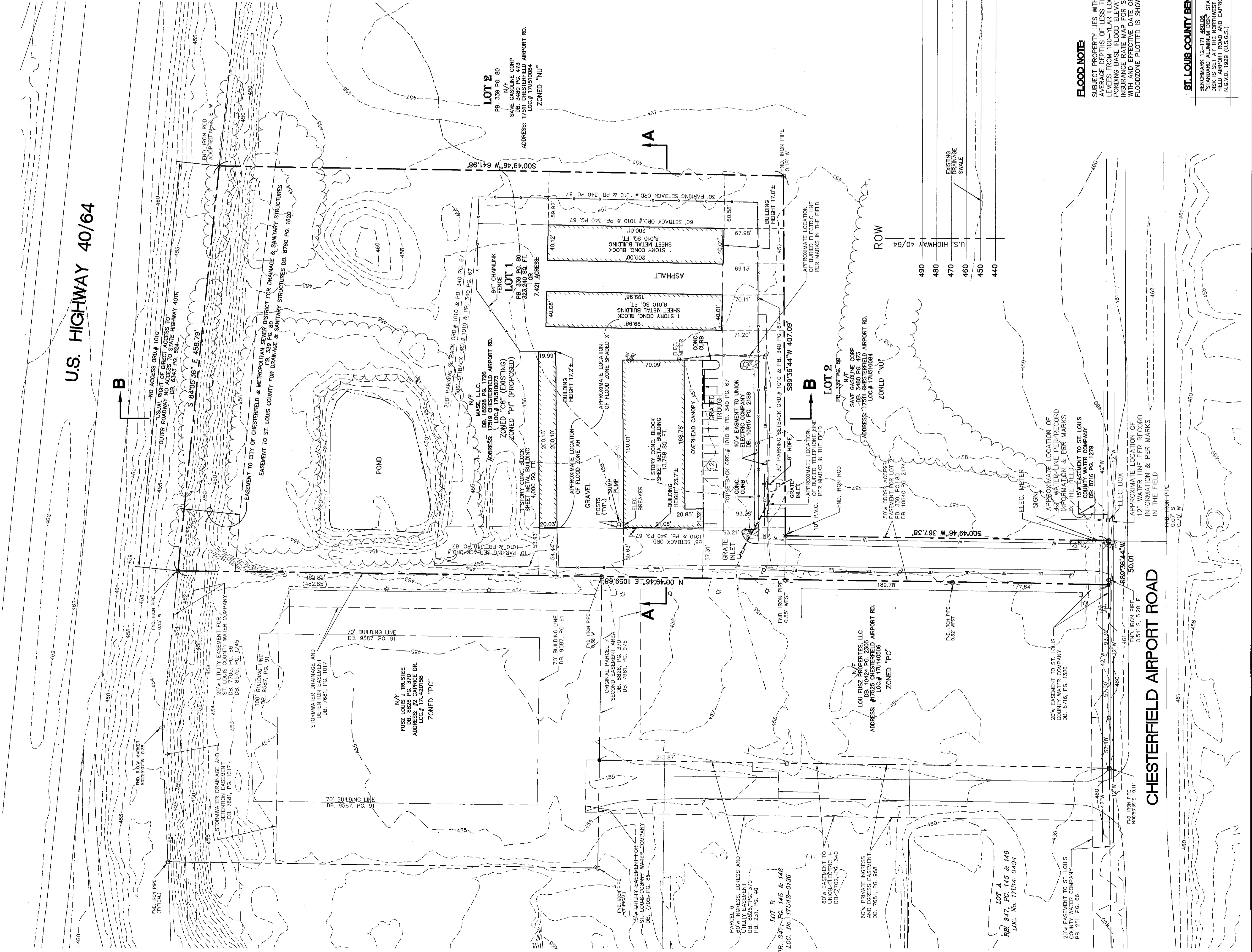
A tract of land being Lot 1 of 84 Lumber Subdivision, a subdivision recorded in Plat Book 339, Page 80 of the St. Louis County Records, City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Beginning at the Northwest corner of Lot 1 of said 84 Lumber Subdivision, said point also being located on the South line of Missouri Interstate Highway 64, also known as U.S. Highway 40/64, the distance along said road South 84 degrees 05 minutes 36 seconds East, 438.79 feet to the intersection of the East line of said Lot 1 and the East line of the above said Lot 1, the following courses and distances: South 00 degrees 48 minutes 48 seconds West, 641.98 feet South 89 degrees 36 minutes 44 seconds West, 407.09 feet and South 100 feet wide; thence departing last said East line and along said North line South 89 degrees 36 minutes 44 seconds West, 50.00 feet to the Southwest corner of above said Lot 1, thence departing last said North line along the East line of above said Lot 1, North 33 degrees 49 minutes 45 seconds East, 0.59 feet along the East line of above said Lot 1, North 33 degrees 49 minutes 45 seconds, more or less, according to calculations performed by Stock & Associates Consulting Engineers, Inc. on April 20, 2009.



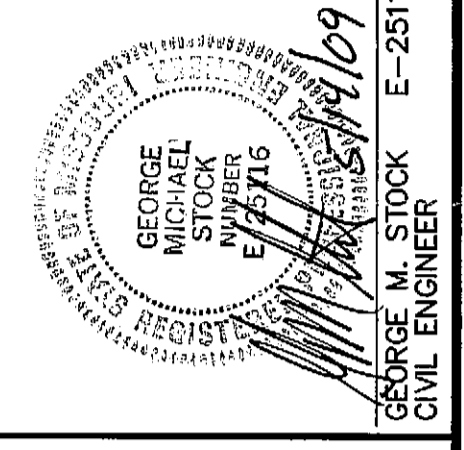
### PROPERTY DATA

OWNER: MASE, L.L.C.  
OUT-PARCEL B: 7.421 Acres ±  
EXISTING ZONING: C-6 (#1010)  
PROPOSED ZONING: P-1 (PLANNED INDUSTRIAL)  
LOCATOR NO: 17U510073  
DB / PAGE: 18228 / 1726  
ADDRESS: 17519 CHESTERFIELD AIRPORT ROAD  
FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT  
SCHOOL DISTRICT: ROCKWOOD R-6  
SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DISTRICT  
FEMA MAP: 29189C0140H, LOMR APRIL 17, 2000  
ELECTRIC COMPANY: AMERENUE  
GAS COMPANY: LACLEDE GAS COMPANY  
PHONE COMPANY: SBC  
WATER COMPANY: MISSOURI AMERICAN WATER COMPANY



**FLOOD NOTE**  
SUBJECT PROPERTY LIES WITHIN FLOOD ZONE SHADDED X (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY FLOOD INSURANCE PREMIUM DISCOUNTS) AND WITHIN FLOOD ZONE SHADDED Y (AREAS OF 500-YEAR FLOOD WITH AVERAGE DEPTHS OF 1 FOOT OR MORE). FLOOD ELEVATIONS DETERMINED ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS MAP NUMBER 29189C0140 H WITH AN EFFECTIVE DATE OF AUGUST 2, 1995 AND REVISED TO REFLECT LOMR DATED APRIL 17, 2000. THE FLOODZONE FLOTTED IS SHOWN GRAPHICALLY FROM MAP ABOVE SAID MAP.

**ST. LOUIS COUNTY BENCHMARK**  
BENCHMARK 12-171 260064 STAMPED SL-38 1990  
DIPK IS SET AT THE NORTHWEST CORNER OF CHESTERFIELD AIRPORT ROAD AND CARPINE DRIVE.  
N.T.S.P. 1928 (U.S.G.S.)



**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.

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St. Louis, MO 63103  
PH (636) 530-3100  
FAX (636) 530-3100  
e-mail: gema@stockassoc.com  
Web: www.stockassoc.com

LOT 1 OF 84 LUMBER SUBDIVISION  
PRELIMINARY DEVELOPMENT PLAN - REZONING  
BASE MAP # 17U  
DRAWN BY: [Signature]  
DATE CHECKED BY: [Signature]  
DATE: 05/14/09  
G.M.S.: 05/14/09  
T.P.S.: 05/14/09  
C.M.S.: 05/14/09  
209-4406  
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