



VILA.

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

June 11, 2007

Planning Commission
City of Chesterfield
690 Chesterfield Pkwy W
Chesterfield, MO 630170-0760

The Planning Commission agenda for **June 25, 2007** will include the following item for your consideration:

144 South Eatherton: A request for an increase in building height for new residential construction zoned “NU” Non-Urban District on a 4.3 acre tract of land located at 144 South Eatherton Road.

Dear Commissioners:

John Stone has submitted for your review, a request for the height of new construction of a residential structure to exceed two (2) stories with a maximum height of thirty five (35) feet.

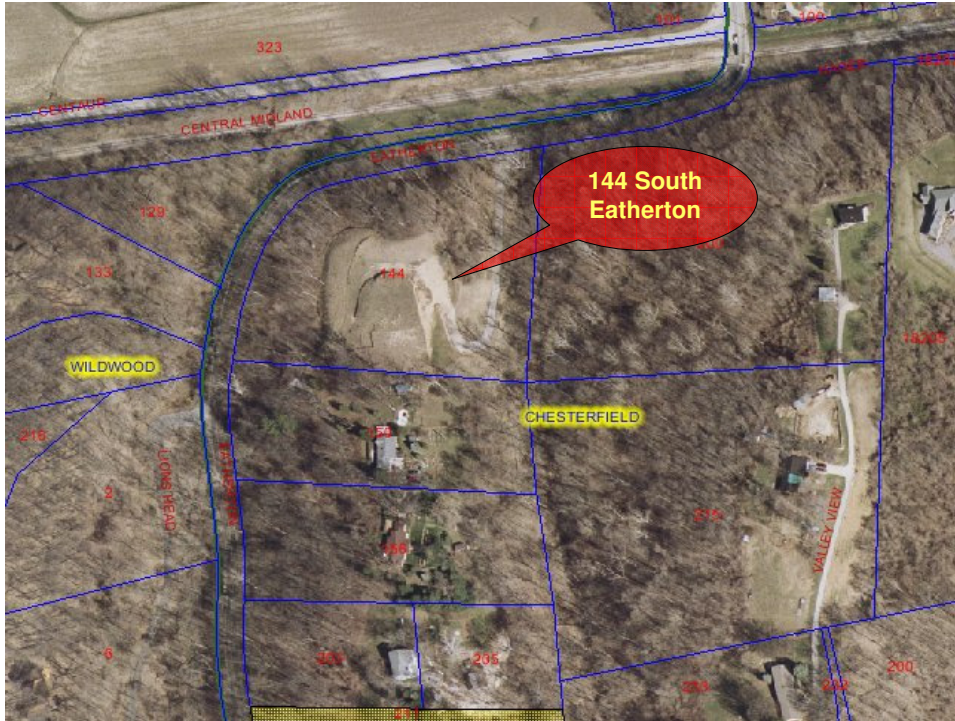
Petitioner’s Request

1. The Petitioner is the owner of the property at 144 South Eatherton.
2. The Petitioner plans to build a new residential structure on the site. This new construction would be three (3) stories with a height of fifty five (55) feet.

Background Information

1. This Planning Commission, on October 13, 2006, approved a previous request from Mr. Stone for his residential structure to be forty three (43) feet in height.

2. In June 2007, Mr. Stone submitted plans for his building permit for the residential structure and upon Staff review it was discovered that the height of the structure shown on the plans submitted were fifty five (55) feet.



City of Chesterfield Procedure

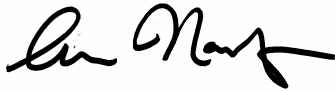
1. Section 1003.126A “**Regulations for New Construction in Established Districts**” states that the height of any new construction shall not exceed 2 stories with a maximum height of 35 feet. This section also states the following:

“Height is calculated from grade at front elevation to the top of the roof. If the height exceeds this requirement it shall be reviewed by the Planning Commission.”
2. If the height request is approved, the building of this structure will be reviewed for approval by the Departments of Planning and Public Works and then forwarded to St. Louis County for permits and inspections.
3. If the height request is not approved, the Petitioner may apply for a variance before the Board of Adjustment. If approved, the building of this structure will be reviewed for approval by the Departments of Planning and Public Works and then forwarded to St. Louis County for permits and inspections.

Action Requested

The item for consideration before the Planning Commission is for the residential structure to maintain three (3) stories with a maximum height of fifty five (55) feet.

Respectfully Submitted,

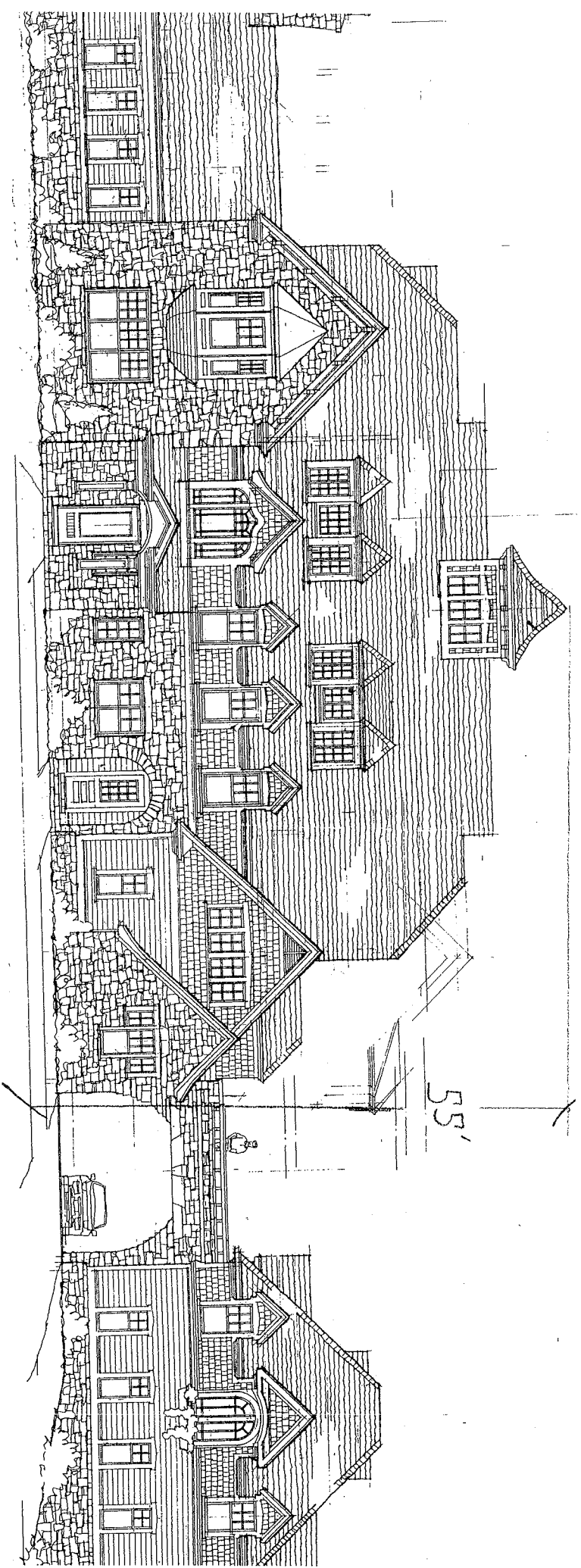


Aimee Nassif, Senior Planner

Cc: City Administrator
City Attorney
Director of Planning
Department of Public Works
Petitioner

Attachments:

1. Elevation of structure



F R O N T
E L E V A T I O N

Sept 27
give to pm
4 11/13
+ 200mg Arch.
mum 2004

27 4
2.7 7 MASTER

55'

RECEIVED
JAN - 5 2007
PLANNING
DEPARTMENT

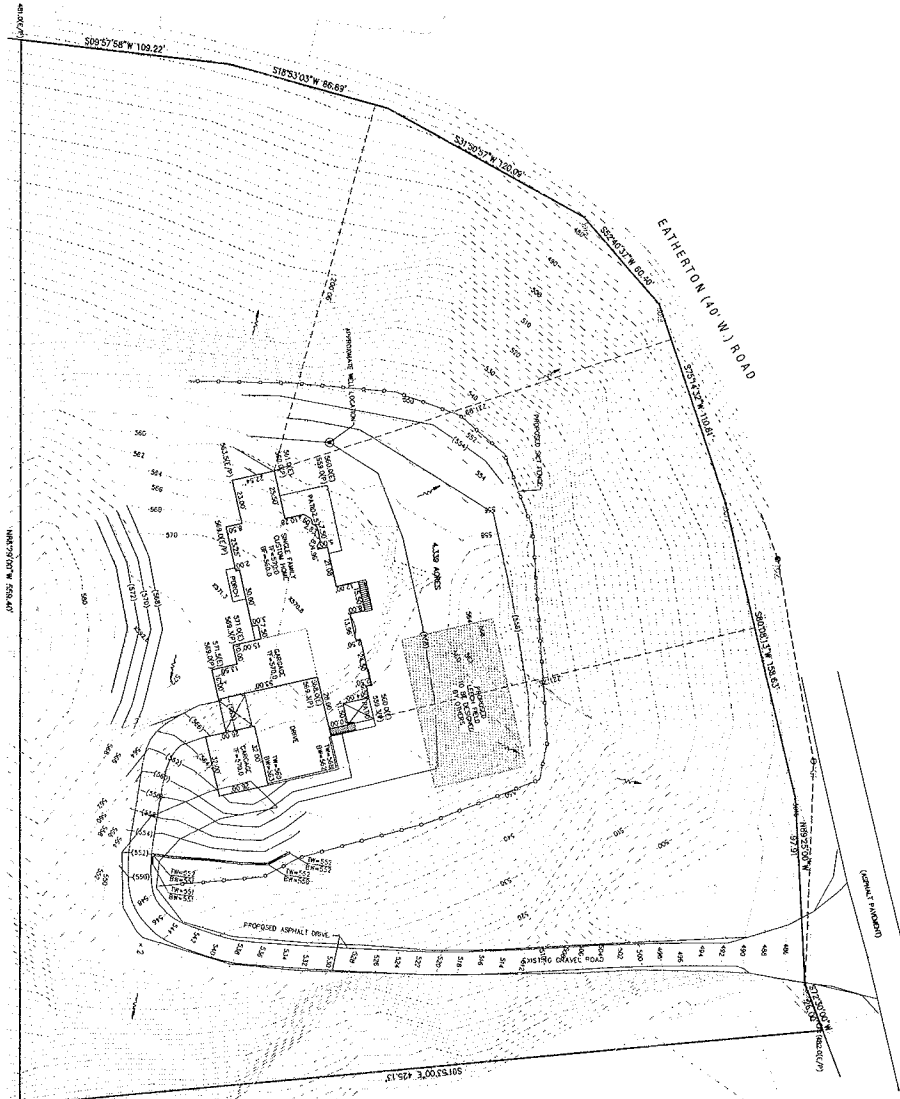
144 S EATHERTON ROAD

A TRACT OF LAND IN U.S. SURVEY 132, TOWNSHIP 45 NORTH RANGE 3 EAST
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

PLOT GRADING PLAN OF:

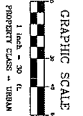
LEGEND

EXISTING	PROPOSED
CONTOURS	(120)
RIGHT-OF-WAY	120
SPOT ELEVATION	• 124.5
DRAINAGE	• 124.0
SILTATION CONTROL	—
RETAINING WALL	—
HOUSE SPOT GRADE	100.00
GROUND ELEV. @ TOP OF WALL	100.00
GROUND ELEV. @ BOTTOM OF WALL	99.00



PROPERTY NOTES:

ZONING DISTRICT = M.U. (MUN. URBAN)
 SITE AREA = 4.339 AC.
 GREEN SPACE CALCULATIONS = 9,868 SQ. FT.
 PROPOSED DRIVE = 6,233 SQ. FT.
 GREEN SPACE = 82% OF SITE
 PROPOSED CONSTRUCTION = ONE SINGLE FAMILY
 RESIDENCE.
 SPOT GRADES AND TOPOGRAPHY WERE OBTAINED BY COLLEGE AND ASSOCIATES DURING THE MONTH OF ABOUT 2006 COMBINED WITH MSD BASE MAP 19W. AS DETERMINED THROUGH GRAPHIC PLOTTING ONLY. 500' YEAR FLOOD PLAIN EXCEPT A SMALL AREA IN THE NORTHWEST CORNER OF THE PARCELS TO BE CONSTRUCTED. THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COUNTY OF MISSOURI, PANEL 120 OF 220, MAP NUMBER 28555000 E, EFFECTIVE DATE OF 11/15/06.
 SLOPE AT BUILDING SHALL BE NO MORE THAN 0.5 INCHES PER FOOT FOR A DISTANCE OF 10 FEET FROM THE BUILDING.
 FINISHED GRADES AT BUILDING TO BE A MINIMUM OF 8" BELOW TOP OF FOUNDATION.
 (G) - CONTOUR PROPOSED GRADE
 (P) DENOTES PROPOSED GRADE
 EARTHWORK NOTES:
 THERE IS NO NET EARTHWORK ON THIS SITE. ALL TO COME FROM THE SITE.



SWPPP NOTES:

1. NOTIFY THE CITY OF CHESTERFIELD DEPARTMENT OF PUBLIC WORKS AND/OR POLICE OF THE COMMENCEMENT OF CONSTRUCTION TO GUARANTEE THE CONTROL MEASURES AND FLOOD IN ORDER TO PROTECT THE CITY'S INFRASTRUCTURE AND PUBLIC SAFETY.
2. CONSTRUCTION AND CARTRAIL VEHICLES PROCEED DURING CONSTRUCTION. SCHEDULED MAINTENANCE AND DRIVING CONDITIONS.
3. STREET USES FOR CONSTRUCTION ACCESS, TRAFFIC SHALL BE MAINTAINED UNDER PROPOSED STORM AND SANITARY DRAINAGE SYSTEMS. ALL TRAFFIC SHALL BE MAINTAINED UNDER PROPOSED STORM AND SANITARY DRAINAGE SYSTEMS. ALL TRAFFIC SHALL BE MAINTAINED UNDER PROPOSED STORM AND SANITARY DRAINAGE SYSTEMS.
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THE PROPERTY OWNER/DEVELOPER HEREBY CERTIFIES THAT HE IS FAMILIAR WITH THE CITY OF CHESTERFIELD DEPARTMENT OF PUBLIC WORKS AND/OR POLICE AND THE CITY OF CHESTERFIELD DEPARTMENT OF PUBLIC WORKS AND/OR POLICE. THE PROPERTY OWNER/DEVELOPER HEREBY CERTIFIES THAT HE IS FAMILIAR WITH THE CITY OF CHESTERFIELD DEPARTMENT OF PUBLIC WORKS AND/OR POLICE AND THE CITY OF CHESTERFIELD DEPARTMENT OF PUBLIC WORKS AND/OR POLICE. THE PROPERTY OWNER/DEVELOPER HEREBY CERTIFIES THAT HE IS FAMILIAR WITH THE CITY OF CHESTERFIELD DEPARTMENT OF PUBLIC WORKS AND/OR POLICE AND THE CITY OF CHESTERFIELD DEPARTMENT OF PUBLIC WORKS AND/OR POLICE.

<p style="text-align: center;">planning • engineering • surveying • landscape architecture</p> <p style="text-align: center;">Goel and ASSOCIATES INCORPORATED</p> <p style="text-align: center;">10777 sunset office dr. suite 10 saint louis, missouri 63127 p: 314 954 9587 f: 314 954 0587</p>	<p>144 S EATHERTON RD CHESTERFIELD, MO 63005</p> <p>PLOT / GRADING PLAN</p>	<p>DEVELOPER/OWNER: WILLIAMS DEVELOPMENT, INC. 18380 WINGS CORPORATE DRIVE CHESTERFIELD, MO 63005 (636) 632-9010</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">REVISIONS</th> </tr> <tr> <th>NO.</th> <th>DATE OF DELIVERED DRAWING</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS		NO.	DATE OF DELIVERED DRAWING						
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<p>DESIGNED BY: [Name]</p> <p>DRAWN BY: [Name]</p> <p>CHECKED BY: [Name]</p> <p>DATE: 09/23/2007</p> <p>SCALE: 1" = 20'</p> <p>DATE: 09-11-11</p> <p>Sheet Number</p>	<p>THE PROFESSIONAL WORKS EXPERTS AND TECHNICAL STAFF AT GOEL AND ASSOCIATES INCORPORATED ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THIS PLAN. NO CLAIMS OR DAMAGES SHALL BE MADE BY THE ENGINEER OR ARCHITECT FOR ANY LOSS OR DAMAGE TO THE PROPERTY OR PERSONS OR THINGS THEREON OR TO ANY PART OF THE PROJECT TO WHICH THIS PLAN RELATES.</p>												