

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 July 9, 2007 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:

P.Z. 34-2007 Blue Ocean (Johnny Y Properties LLC) A request for a change of zoning from “M3” Planned Industrial District to “PC” Planned Commercial District for 2.7 acre tracts of land located south of US Highway 40&61, east of Chesterfield Commons Drive (17T230123, 17T230112) Proposed Uses include: Restaurants, sit down.

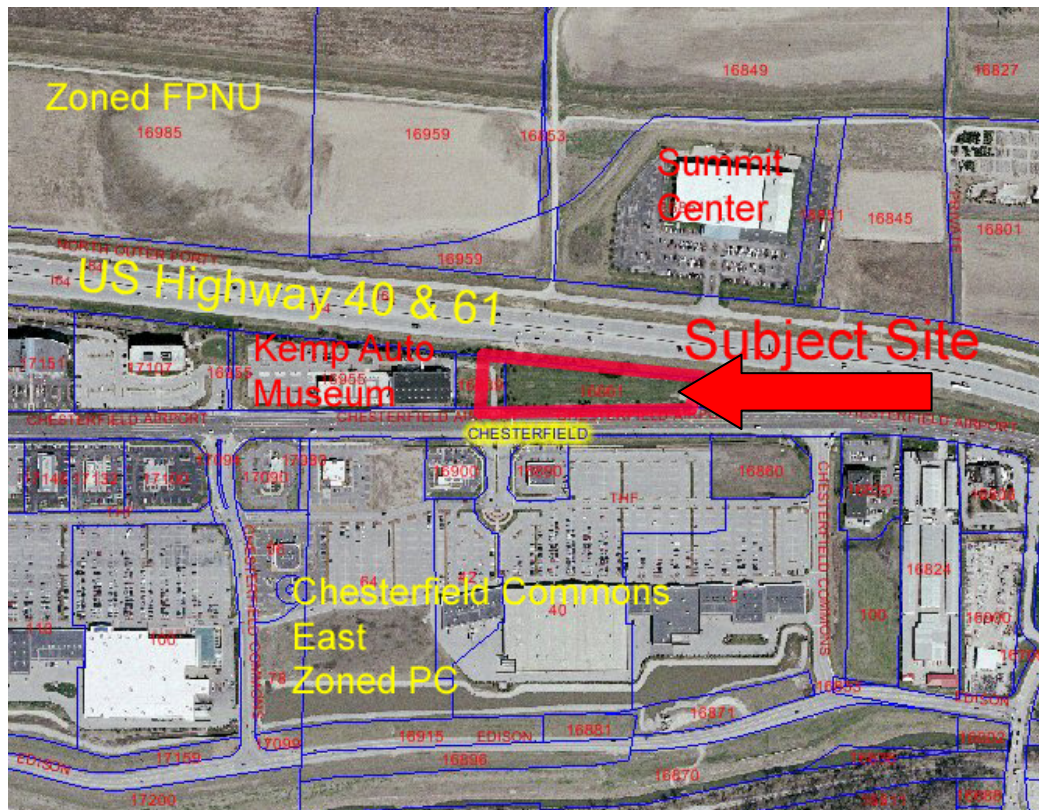
Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review from the Department of Planning at Chesterfield City Hall, 690 Chesterfield Parkway West, weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Ms. Aimee Nassif, Senior Planner by telephone at 636-537-4745 or by email at anassif@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.



Legal Description

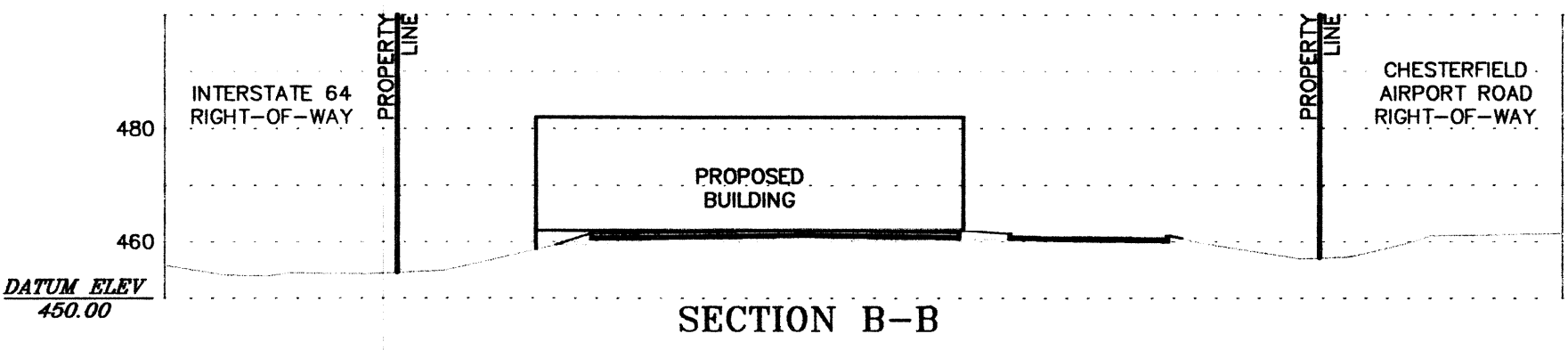
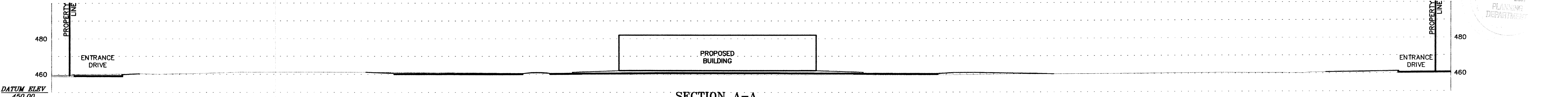
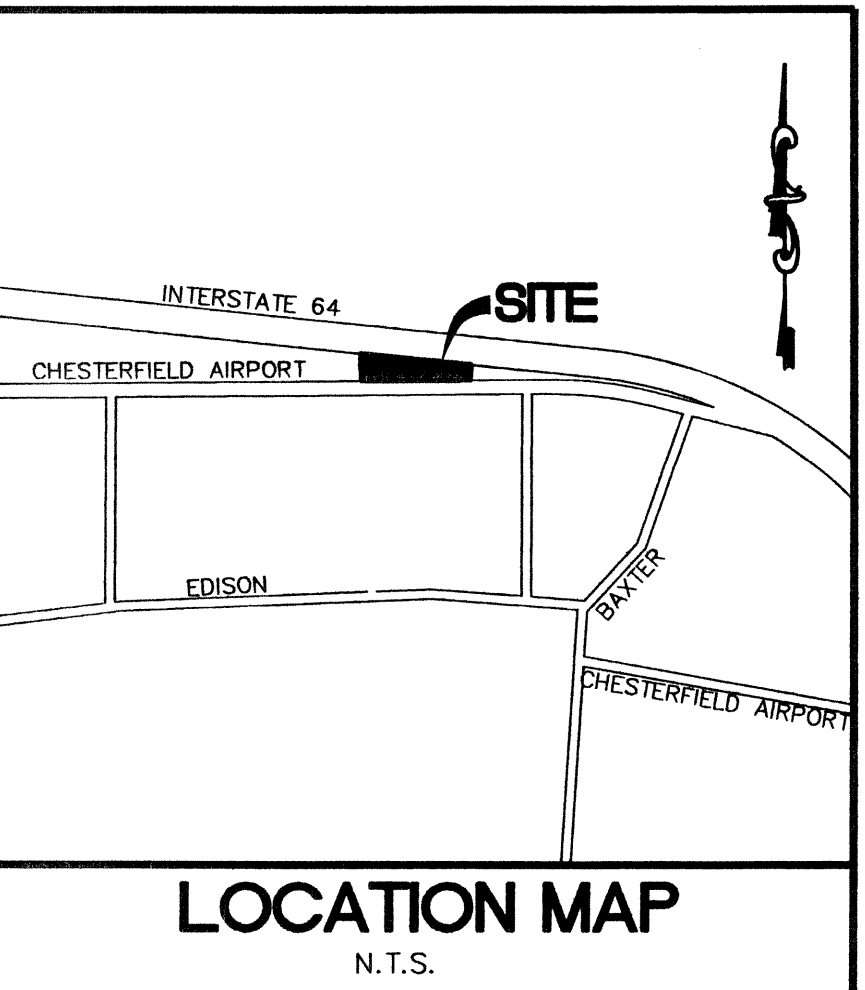
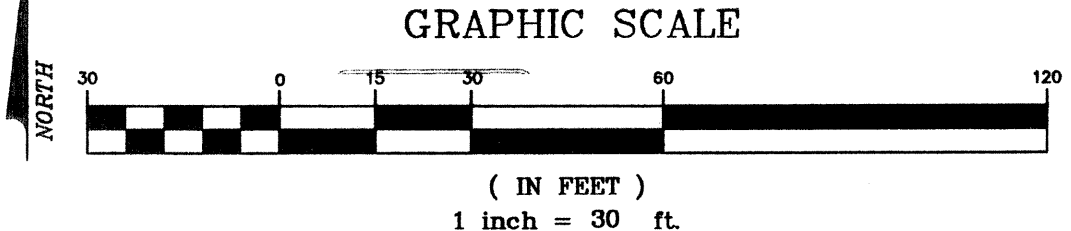
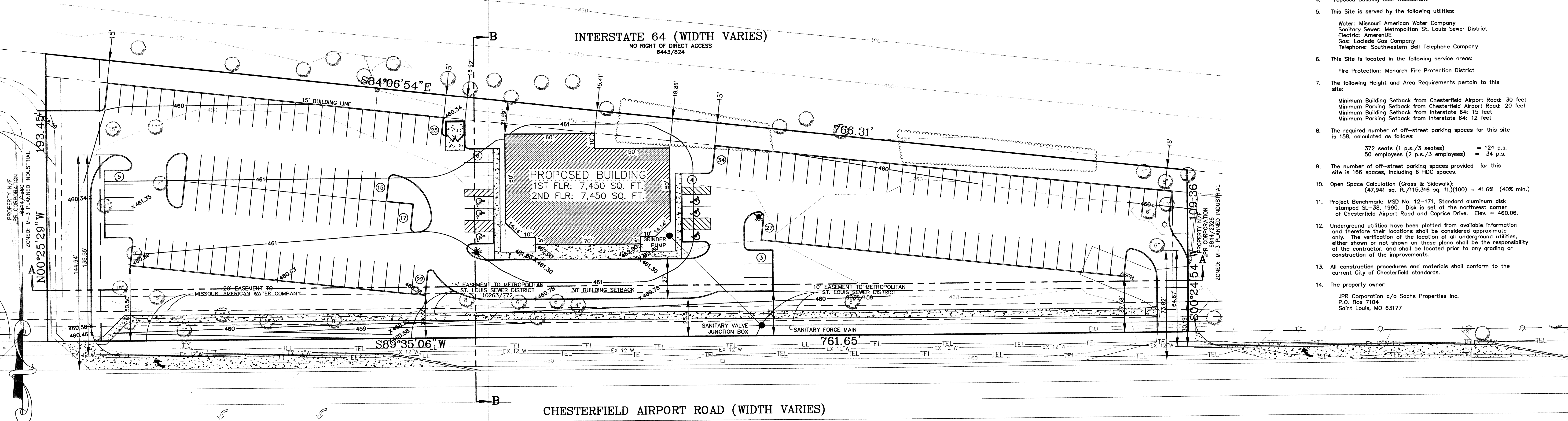
A tract of land for purposes of zoning application, being part of the tracts of land as described in deeds to JPR corporation, as recorded in Book 6814, Page 1560 and Book 6844, Page 2326, being also part of Lot C 802 and all of Lot C 803 of the "Kemp Automobile Museum Subdivision", a subdivision, as recorded in Plat Book 351, Page 824, being within U.S. Survey 2031, Township 45 North, Range 4 East, St. Louis County, Missouri.

A PRELIMINARY DEVELOPMENT PLAN OF BLUE OCEAN

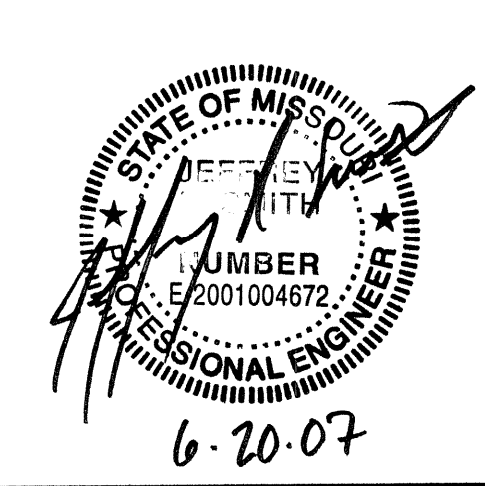
A TRACT OF LAND BEING PART OF THE
LOTS C 802 THRU C 803 OF
KEMP AUTOMOBILE MUSEUM SUBDIVISION
PLAT BOOK 754, PAGES 824-825,
TOWNSHIP 45 NORTH, RANGE 4 EAST,
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

General Notes

- Area of Site: 2.65 Acres.
- Existing Zoning: M-3 Planned Industrial
- Proposed Zoning: PC - Planned Commercial
- Proposed Building Use: Restaurant
- This Site is served by the following utilities:
Water: Missouri American Water Company
Sanitary Sewer: Metropolitan St. Louis Sewer District
Electric: AmerenUE
Gas: Laclede Gas Company
Telephone: Southwestern Bell Telephone Company
- This Site is located in the following service areas:
Fire Protection: Monarch Fire Protection District
- The following Height and Area Requirements pertain to this site:
Minimum Building Setback from Chesterfield Airport Road: 30 feet
Minimum Parking Setback from Chesterfield Airport Road: 20 feet
Minimum Building Setback from Interstate 64: 15 feet
Minimum Parking Setback from Interstate 64: 12 feet
- The required number of off-street parking spaces for this site is 166, calculated as follows:
372 seats (1 p.s./3 seats) = 124 p.s.
50 employees (2 p.s./3 employees) = 34 p.s.
- The number of off-street parking spaces provided for this site is 166 spaces, including 6 HDC spaces.
- Open Space Calculation (Grass & Sidewalk):
(47,941 sq. ft./115,316 sq. ft.)(100) = 41.6% (40% min.)
- Project Benchmark: MSD No. 12-171, Standard aluminum disk stamped 3-36, 1990. Disk is set at the northwest corner of Chesterfield Airport Road and Caprice Drive. Elev. = 460.06.
- Underground utilities have been plotted from available information and therefore their locations shall be considered approximate only. The verification of the location of all underground utilities, either shown or not shown on these plans shall be the responsibility of the contractor, and shall be located prior to any grading or construction of the improvements.
- All construction procedures and materials shall conform to the current City of Chesterfield standards.
- The property owner:
JPR Corporation c/o Sachs Properties Inc.
P.O. Box 7104
Saint Louis, MO 63177



PREPARED FOR:
JOHNNY Y. PROPERTIES, LLC
MR. JOHNNY YOON
523 MALINMOR DRIVE
ST. CHARLES, MISSOURI 63304
TELEPHONE: (314) 650-3937



DATE:	NO.:	REVISION:
MAY 2007	J.R.S.	

MUSLER ENGINEERING COMPANY
CIVIL ENGINEERING - PLANNING - LAND SURVEYING
32 Portwest Court, St. Charles, Missouri 63303
Telephone: (636) 916-0444
Fax: (636) 916-3444

DATE:	DRAWN:	CHECKED:	PROJECT NO.:	SHEET NO.:
MAY 2007	J.R.S.		07-978	1 OF 1