

IV. C. & D

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 July 23, 2007 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. 35-2007 Olive Greenfield Condos (14306 and 14298 Olive Blvd.): A request for a change of zoning from “R-2” Residential District to “R-5” Residential District for a 2.7 acre tract of land located at the southwest corner of Olive Blvd., and Stablestone Dr. (16R320911, 16R320948).

And

P.Z. 37-2007 Olive Greenfield Condos (14306 and 14298 Olive Blvd.): A request for a Planned Environment Unit (PEU) Procedure within an “R-5” Residential District for a 2.7 acre tract of land located at the southwest corner of Olive Blvd., and Stablestone Dr. (16R320911, 16R320948).

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.

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.



Land Description

Parcel "A"

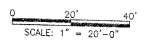
A tract of land being part of U.S. Survey 206, in Township 45 and 46, Range 4 East, St. Louis County, Missouri and being more particularly described as follows: Beginning at an iron rod marking the Northeast corner of Lot Five (5) of Glenfield Subdivision, a Subdivision filed for record in Plat Book 277, Page 97 of the St. Louis County Recorder's Office, said point being on the Western line of GREENFIELD VILLAGE PLAT 1, a Subdivision filed for record in Plat Book 173, Pages 54 and 55 of the aforesaid recorder's office; thence along the Northeastern line of Glenfield Subdivision North 30 degrees 22 minutes 14 seconds West, 192.06 feet to an iron pipe at the Southeast corner of Lot Eight (8) of ZIERENBERG SUBDIVISION; thence along the Eastern line of said Subdivision North 17 degrees 21 minutes 00 seconds West, 217.40 feet to the point of intersection with the Southern line of Olive Street Road; thence along said Southern line along a curve to the left having a radius of 2914.79 feet, an arc length of 234.74 feet, the chord of which bears North 63 degrees 59 minutes 30 seconds East, 234.67 feet to a point; thence North 60 degrees 32 minutes 35 seconds East, 14.27 feet to the point of intersection with the Western line of a tract of land described in a deed recorded in Book 10779, Page 584 of the aforesaid recorder's office; thence along said Western line and the aforesaid Western line of Greenfield Village Plat 1, South 07 degrees 14 minutes 35 second West, 487.03 feet to the point of beginning and containing 1.26 acres more or less.

Parcel "B"

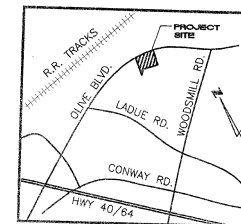
A tract of land in part of Lot 7 in Share 5 of the Partition of Missouri A. Stevens Estate in U.S. Survey 205 in St. Louis Co., MO., and more particularly described as follows: Beginning at the intersection of the West line of Lot 7 and the South line of Olive Street Road 60' wide; thence along the West line of said Lot 7, South 7 degrees, 9 minutes West a distance of 349.72 feet to a point; thence North 61 degrees, 41 minutes East a distance of 352.36 feet to a point; thence North 28 degrees, 19 minutes West a distance of 284.82 feet to a point in the South line of Olive Street Road; thence along the said South line South 61 degrees, 41 minutes, West a distance of 149.65 feet to the point of beginning containing 1.48 acres more or less.

FERBER TRACT

SITE DEVELOPMENT CONCEPT PLAN
 A TRACT OF LAND IN US SURVEY 206
 TOWNSHIP 45 & 46 NORTH, RANGE 4 EAST
 ST. LOUIS COUNTY, MO

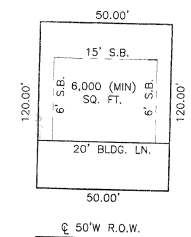


GREENFIELD VILLAGE PLAT 1

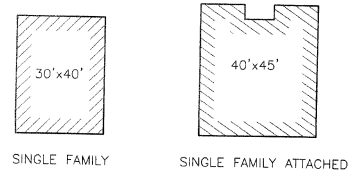


LOCATION MAP

1. TRACT SIZE - 126,324 SQ. FT.
2. EXIST. ZONE - R-2
3. PROPOSED ZONING - R5-PEU
4. MIN. LOT SIZE - 6,000 SQ. FT.
5. FRONT YARD SETBACK - 20'
6. SIDE YARD SETBACK - 6'
7. REAR YARD SETBACK - 15'
8. BUILDINGS - DWELLING SINGLE FAMILY ATTACHED
9. 50' FRONT AT BLDG. LINE
10. 20' BUFFER AT RESIDENTIAL PROPERTY LINE
11. 30' W BUFFER AT OLIVE



TYPICAL LOT

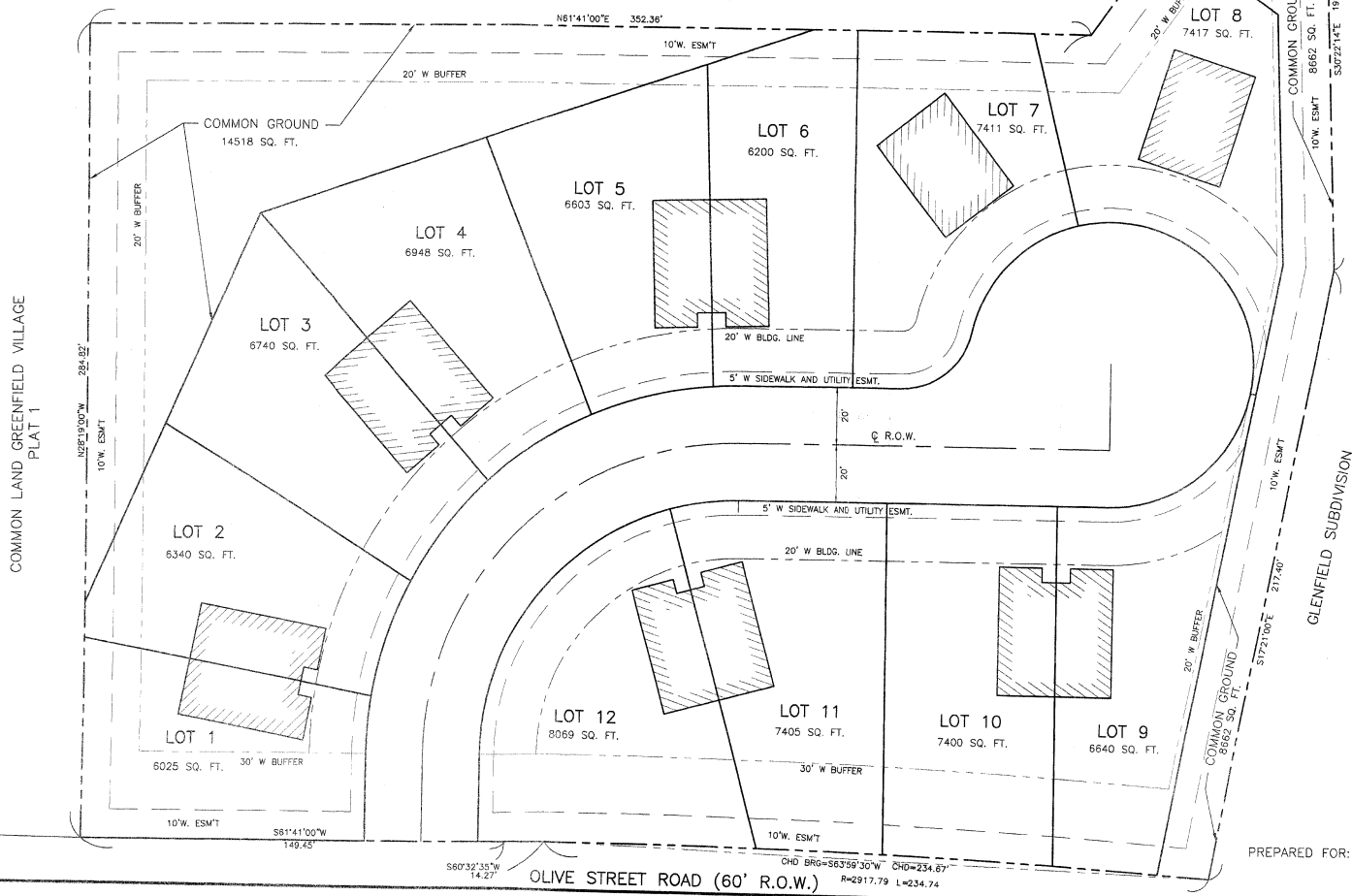


SINGLE FAMILY SINGLE FAMILY ATTACHED



EDSI
 ENGINEERING DESIGN SOURCE, INC.
 1415 ELBRIDGE PAYNE RD., SUITE 255
 CHESTERFIELD, MO 63017
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PREPARED FOR: PAUL FERBER
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COMMON LAND GREENFIELD VILLAGE
 PLAT 1

GLENFIELD SUBDIVISION

OLIVE STREET ROAD (60' R.O.W.)