



**IV. A.**

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

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

**P.Z. 06-2010 Eberwein Park Development (City of Chesterfield)**: A request for a change of zoning from "NU" Non-Urban District to a "PS" Park and Scenic District for two tracts of land located at 1627 Old Baxter Road and 1657 Old Baxter Road (19S420547 & 19S420558).

### Summary

The City of Chesterfield is initiating a change of zoning request from "NU" Non-Urban District to a "PS" Park and Scenic District in order to accommodate the construction of a park.

The "PS" District is not a planned district; therefore in order to process the change of zoning, a preliminary development plan is not necessary. Also, an Attachment A is not required as any construction or development will adhere to all regulations as established in the City Code.

The City of Chesterfield Comprehensive Plan Land Use Map delineates the subject site within the Residential Single Family Use designation.

A public hearing further addressing this request will be held on August 23, 2010 before the City of Chesterfield Planning Commission. Attached please find a copy of the Public Hearing Notice and boundary survey. A Vote Report on this petition, with additional information on this request, is also provided.

Respectfully submitted,

Aimee E. Nassif, AICP  
Planning and Development Services Director

Cc: Michael G. Herring, City Administrator  
Rob Heggie, City Attorney  
Michael O. Geisel, Director of Planning and Public Works

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 August 23, 2010 at 7:00 pm, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

P.Z. 06-2010 Eberwein Park Development (City of Chesterfield): A request for a change of zoning from "NU" Non-Urban District to a "PS" Park & Scenic District for two tracts of land located at 1627 Old Baxter Road & 1657 Old Baxter Road (19S420547 & 19S420558).

Description of Property: A tract of land in U.S. Survey 2002, Township 45 North – Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as: Beginning at the intersection of the South line of "The Village At Olde Baxter Square," a subdivision according to the plat thereof recorded in Plat Book 355 page 378 of the St. Louis County records with the Southwest line of Old Baxter Road, varying width, as widened by instruments recorded in Book 17720 page 1437 and Book 17720 page 1442 of the St. Louis County records; thence Southeastwardly along said Southwest line of Old Baxter Road, as widened, South 34 degrees 32 minutes 32 seconds East 661.74 feet to a point; thence Northeastwardly along a Southeast line of said Old Baxter Road, varying width, as widened, North 55 degrees 27 minutes 28 seconds East 10.00 feet to a point being 15.00 feet perpendicularly distant Southwest of the original centerline; thence Southeastwardly along the Southwest line of said Old Baxter Road, varying width, South 34 degrees 32 minutes 32 seconds East 38.67 feet to the Northern most corner of a right of way dedication recorded in Book 14986 page 539 of the St. Louis County records; thence Southwardly along the West line of said right of way dedication the following courses and distances: along a curve to the right whose radius point bears South 55 degrees 27 minutes 28 seconds West 310.00 feet from the last mentioned point, a distance of 126.45 feet, South 11 degrees 10 minutes 15 seconds East 12.07 feet and along a curve to the right whose radius point bears South 78 degrees 49 minutes 45 seconds West 30.00 feet from the last mentioned point, a distance of 13.18 feet to a point in the Southeast line of U.S. Survey 2002, being also the Northwest line of said Old Baxter Road, varying width, being 15.00 feet perpendicularly distant Northwest of the original centerline; thence Southwestwardly along said Northwest line of Old Baxter Road, varying width, South 57 degrees 55 minutes 48 seconds West 499.40 feet to the Eastern most corner of a right of way dedication recorded in Book 7638 page 613 of the St. Louis County records; thence along said right of way dedication the following courses and distances: North 32 degrees 04 minutes 12 seconds West 12.50 feet, South 57 degrees 55 minutes 48 seconds West 200.64 feet and along a curve to the right whose radius point bears North 32 degrees 04 minutes 12 seconds West 119.00 feet from the last mentioned point, a distance of 129.25 feet to a point in the Southeast line of a right of way dedication recorded in Book 8147 page 437 of the St. Louis County records; thence Northeastwardly along the Southeast line of said right of way dedication North 30 degrees 09 minutes 37 seconds East 1.00 feet to a point; thence Westwardly along the North line of said right of way dedication, being also the North line of Baxter Road, varying width, along a curve to the left whose radius point bears South 30 degrees 09 minutes 37 seconds West 757.20 feet from the last mentioned point, a distance of 150.21 feet to a point in the Northeast line of property described in deed to Dierbergs Chesterfield Village, Inc. recorded in Book 8242 page 300 of the St. Louis County records; thence Northwestwardly along the Northeast line of said Dierbergs Chesterfield Village, Inc. property North 32 degrees 30 minutes 45 seconds West 815.87 feet to a point in the South line of "Drew Station Shopping Center," a subdivision according to the plat thereof recorded in Plat Book 287 page 71 of the St. Louis County records; thence Eastwardly along the South line of said "Drew Station Shopping Center" and the South line of aforesaid "The Village At Olde Baxter Square" North 68 degrees 55 minutes 54 seconds East 901.40 feet to the point of beginning and containing 18.787 acres according to a survey by Volz Incorporated.

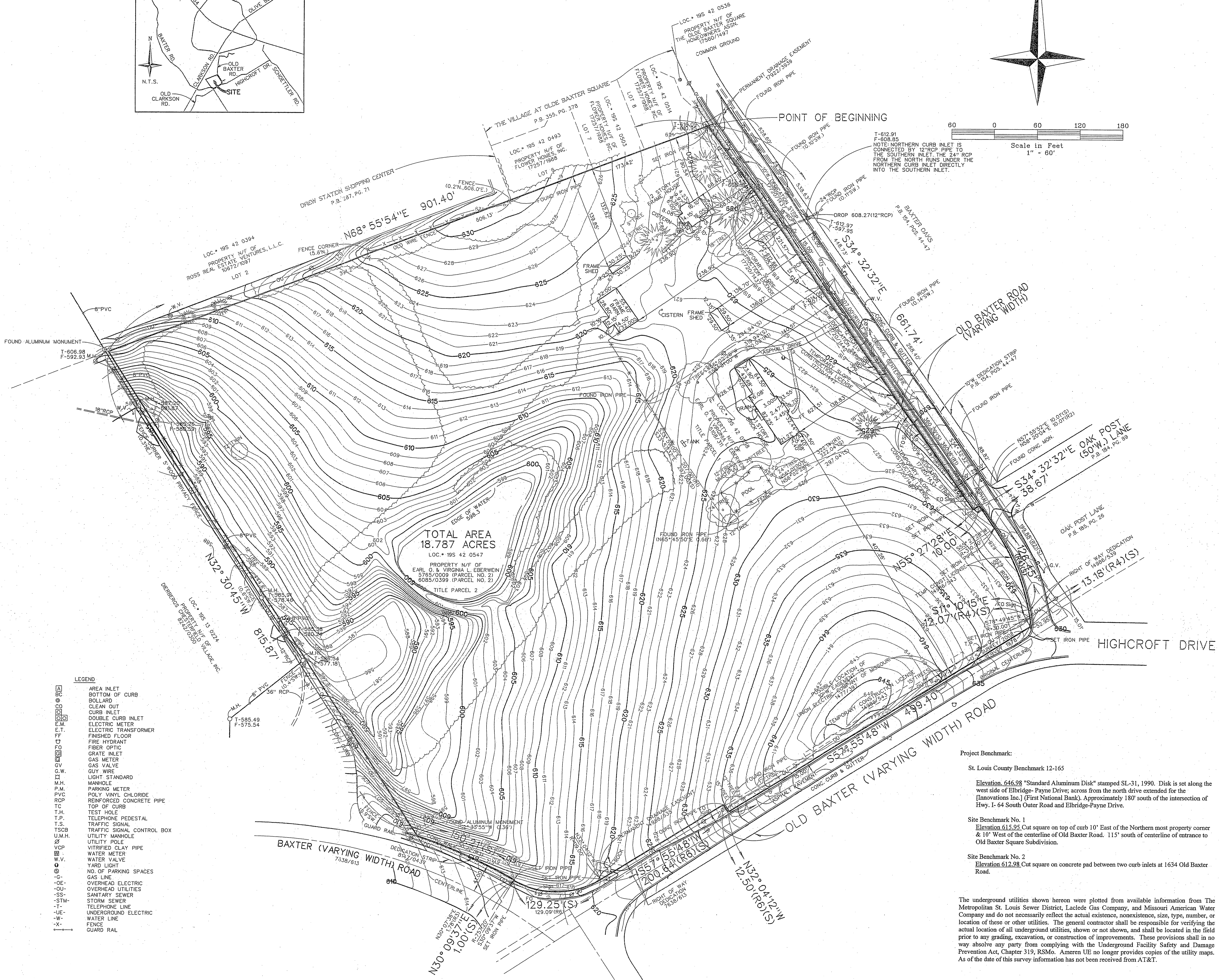
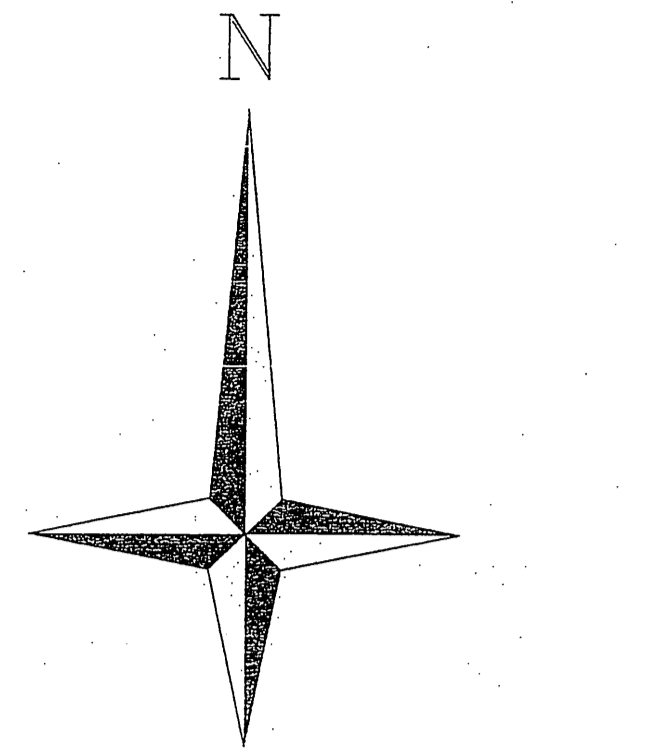
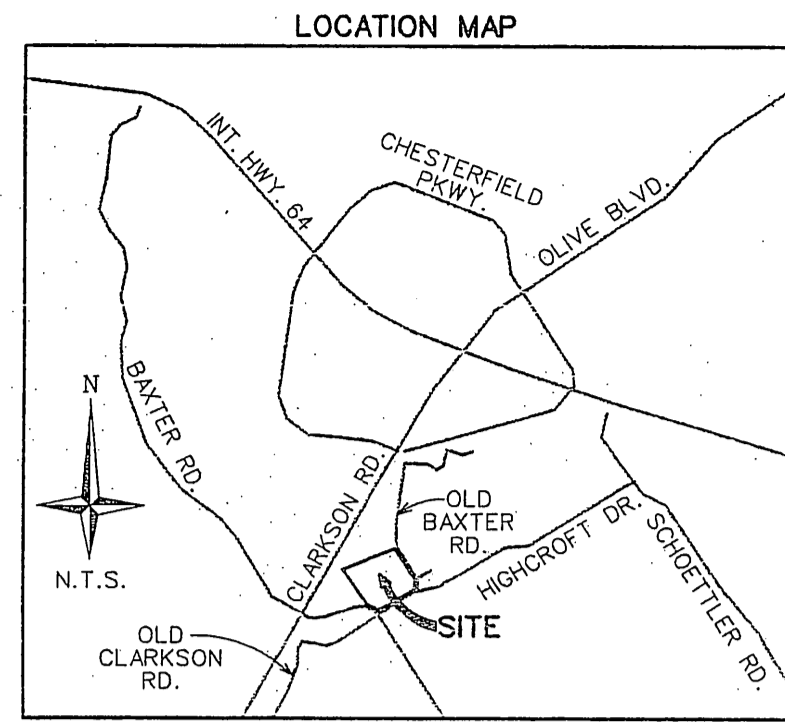


City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017



Information on this Public Hearing may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Planning and Development Services Director Aimee Nassif at 636.537.4749 or via e-mail at [anassif@chesterfield.mo.us](mailto:anassif@chesterfield.mo.us). All interested parties will be given an opportunity to be heard at the Public Hearing.

A TRACT OF LAND IN U.S. SURVEY 2002  
TOWNSHIP 45 NORTH - RANGE 4 EAST  
CITY OF CHESTERFIELD  
ST. LOUIS COUNTY, MISSOURI



A tract of land in U.S. Survey 2002, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as:

Beginning at the intersection of the South line of "The Village At Old Baxter Square," a subdivision according to the plat thereof recorded in Plat Book 355 page 378 of the St. Louis County records with the Southwest line of Old Baxter Road, varying width, as widened by instruments recorded in Book 17720 page 1437 and Book 17720 page 1442 of the St. Louis County records; thence Southeastwardly along said Southwest line of Old Baxter Road, as widened, South 34 degrees 32 minutes 32 seconds East 661.74 feet to a point; thence Northeastwardly along a Southeast line of said Old Baxter Road, varying width, as widened, North 55 degrees 27 minutes 28 seconds East 10.00 feet to a point being 15.00 feet perpendicularly distant Southwest of the original centerline; thence Southeastwardly along the Southwest line of said Old Baxter Road, varying width, South 34 degrees 32 minutes 32 seconds East 38.67 feet to the Northernmost corner of a right of way dedication recorded in Book 14986 page 539 of the St. Louis County records; thence Southwardly along the West line of said right of way dedication the following courses and distances: along a curve to the right whose radius point bears South 55 degrees 27 minutes 28 seconds East 310.00 feet from the last mentioned point, a distance of 126.45 feet; South 11 degrees 15 seconds East 12.07 feet and along a curve to the right whose radius point bears South 78 degrees 49 minutes 45 seconds West 30.00 feet from the last mentioned point, a distance of 13.18 feet to a point in the Southeast line of U.S. Survey 2002, being also the Northwest line of said Old Baxter Road, varying width, being 15.00 feet perpendicularly distant Northwest of the original centerline; thence Southwardly along said Northwest line of Old Baxter Road, varying width, South 57 degrees 55 minutes 48 seconds West 499.40 feet to the Easternmost corner of a right of way dedication recorded in Book 613 of the St. Louis County records; thence along said right of way dedication the following courses and distances: North 32 degrees 04 minutes 12 seconds West 12.50 feet, South 57 degrees 55 minutes 48 seconds West 200.64 feet and along a curve to the right whose radius point bears North 32 degrees 04 minutes 12 seconds West 119.00 feet from the last mentioned point, a distance of 129.25 feet to a point in the Southeast line of a right of way dedication recorded in Book 3147 page 437 of the St. Louis County records; thence Northeastwardly along the Southeast line of said right of way dedication North 30 degrees 09 minutes 37 seconds East 1.00 foot to a point; thence Westwardly along the North line of said right of way dedication, being also the North line of Baxter Road, varying width, along a curve to the left whose radius point bears South 39 degrees 09 minutes 37 seconds West 757.20 feet from the last mentioned point, a distance of 150.21 feet to a point in the Northwest line of property described in deed to Dierbergs Chesterfield Village, Inc. recorded in Book 8242 page 300 of the St. Louis County records; thence Northwardly along the Northeast line of said Dierbergs Chesterfield Village, Inc. property North 32 degrees 30 minutes 45 seconds West 815.87 feet to a point in the South line of "Drew Station Shopping Center," a subdivision according to the plat thereof recorded in Plat Book 287 page 71 of the St. Louis County records; thence Eastwardly along the South line of said "Drew Station Shopping Center" and the South line of aforesaid "The Village At Old Baxter Square" North 68 degrees 55 minutes 54 seconds East 901.40 feet to the point of beginning and containing 18.787 acres according to a survey by Volz Incorporated.

Title Commitment Schedule B - Section II Notes:

Property is referenced from Commitment by Fidelity National Title Insurance Company, File No. 20081028 dated September 15, 2008, which was relied upon to disclose all easements, rights of way and restrictions affecting this property. Volz Incorporated comments are in brackets.

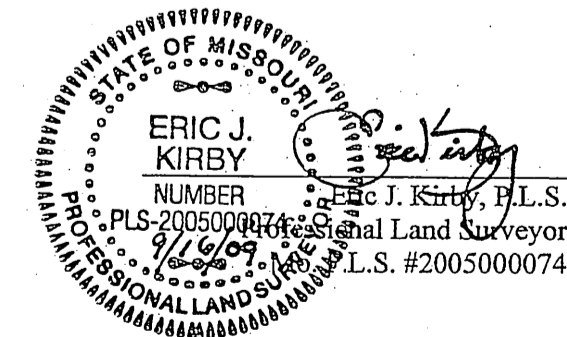
- Easement granted to Union Electric Company by the instrument recorded in Book 1477 page 397, (Parcel 2) [Easement description is vague, possible location shown]
- Right of way granted to St. Louis County, Missouri recorded in Book 7638 page 613, (Parcels 1 and 2) [Shown]
- Permanent Drainage Easements and Permanent Sight Distance Easement granted to St. Louis County, Missouri recorded in Book 7638 page 613, (Parcels 1 and 2) [Do not affect this property. The Temporary Slope and Construction License described in Book 7638 page 613 is assumed to have expired and is not plotted]
- Permanent Drainage Easement granted to the City of Chesterfield recorded in Book 14986 page 535, (Parcel 2) [Shown]
- Temporary Construction License granted to The City of Chesterfield recorded in Book 14986 page 543, (Parcel 2) [Shown]
- Temporary Construction License granted to The City of Chesterfield recorded in Book 17720 page 1437, (Parcel 2) [Shown]
- Temporary Construction License granted to The City of Chesterfield recorded in Book 17720 page 1442, (Parcel 1) [Shown]
- Permanent Sidewalk Easement recorded in Book 17720 page 1442, (Parcel 1) [This instrument does not grant a Permanent Sidewalk Easement]
- Permanent Sidewalk Easement recorded in Book 17720 page 1437, (Parcel 2) [This instrument does not grant a Permanent Sidewalk Easement]
- Easement granted to The Metropolitan St. Louis Sewer District by the instrument recorded in Book 17922 page 3939, [Shown]

General Notes:

- Bearing on the Southwest property line was adopted from General Warranty Deed recorded in Book 8242 page 300 of the St. Louis County records.
- Sources of Record:
  - (R1) Deed Book 3108 page 311
  - (R2) Plat Book 185 page 26
  - (R3) Deed Book 8147 page 437
  - (R4) Deed Book 14986 page 535
  - (R5) Deed Book 17720 page 1437
  - (R6) Deed Book 7638 page 613
  - (S) Denotes Survey
- Right of way dedication to St. Louis County, Missouri recorded in Book 1477 page 437 was noted on the St. Louis County Assessor's plat and is shown hereon. The Temporary Slope Construction License in said instrument is assumed to have expired and was not plotted.

We, Volz Incorporated, have, during August 2009, by order of The City of Chesterfield, made a topographic survey of "A tract of land in U.S. Survey 2002, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri" and the results are shown hereon. Boundary survey information was taken from survey prepared by Volz Inc during November 2008, Project No. 9623-0.

September 16, 2009  
Date



Project Benchmark:

St. Louis County Benchmark 12-165  
Elevation 646.98 "Standard Aluminum Disk" stamped SL-31, 1990. Disk is set along the west side of Elbridge-Payne Drive, across from the north drive extended for the (Innovations Inc.) (First National Bank). Approximately 180' south of the intersection of Hwy. I-64 South Outer Road and Elbridge-Payne Drive.

Site Benchmark No. 1

Elevation 615.95 Cut square on top of curb 10' East of the Northern most property corner & 10' West of the centerline of Old Baxter Road. 115' south of centerline of entrance to Old Baxter Square Subdivision.

Site Benchmark No. 2

Elevation 612.98 Cut square on concrete pad between two curb inlets at 1634 Old Baxter Road.

The underground utilities shown hereon were plotted from available information from The Metropolitan St. Louis Sewer District, Laclede Gas Company, and Missouri American Water Company and do not necessarily reflect the actual existence, nonexistence, size, type, number, or location of these or other utilities. The general contractor shall be responsible for verifying the actual location of all underground utilities, shown or not shown, and shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo. Amerex UE no longer provides copies of the utility maps. As of the date of this survey information has not been received from AT&T.

LEGEND

▲	AREA INLET
○	BOTTOM OF CURB
●	BOLLARD
□	CLEAN OUT
○	CURB INLET
○	DOUBLE CURB INLET
○	ELECTRIC METER
○	ELECTRIC TRANSFORMER
○	FF
○	FINISHED FLOOR
○	FIRE HYDRANT
○	FIBER OPTIC
○	GAS METER
○	GAS VALVE
○	GUY WIRE
○	LIGHT STANDARD
○	MANHOLE
○	PARKING METER
○	POLY VINYL CHLORIDE
○	REINFORCED CONCRETE PIPE
○	TOP OF CURB
○	TEST HOLE
○	TELEPHONE PEDESTAL
○	TRAFFIC SIGNAL
○	TRAFFIC SIGNAL CONTROL BOX
○	UTILITY MANHOLE
○	UTILITY POLE
○	VITRIFIED CLAY PIPE
○	WATER METER
○	WATER VALVE
○	YARD LIGHT
○	NO. OF PARKING SPACES
○	GAS LINE
○	OVERHEAD ELECTRIC
○	OVERHEAD UTILITIES
○	SANITARY SEWER
○	STORM SEWER
○	TELEPHONE LINE
○	UNDERGROUND ELECTRIC
○	WATER LINE
○	FENCE
○	GUARD RAIL

**VOLZ INCORPORATED**  
LAND SURVEYORS - ENGINEERS - LAND PLANNERS  
10849 INDIAN HEAD INDUSTRIAL BLVD.  
ST. LOUIS, MISSOURI 63132  
PHONE 314-426-6212

Eric J. Kirby  
Professional Land Surveyor  
No. 0200500074

September 16, 2009  
Date