

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 25, 2008, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearing will be as follows:

P.Z. 19-2008 Spirit Trade Center Plat 2 Lot 15 (Joan Lee, LLC): A request for a change of zoning from an "M3" Planned Industrial District to a "PI" Planned Industrial District for a 3.122 acre tract of land located southeast of the Chesterfield Airport Rd. and Trade Center Blvd. intersection (17V340143).

Proposed Uses include:

- (g) Automatic vending facilities for:
 - (i) Ice and solid carbon dioxide (dry ice);
 - (ii) Beverages;
 - (iii) Confections.
- (h) Broadcasting studios for radio and television.
- (j) Business, professional, and technical training schools.
- (k) Business service establishments.
- (l) Cafeterias for employees and guests only.
- (m) Child care centers, nursery schools, and day nurseries.
- (n) Churches shall be allowed on tracts of land of at least one (1) acre in area.
- (q) Financial institutions.
- (v) Gymnasiums, indoor swimming pools, indoor handball and racquetball courts (public or private), and indoor and unlighted outdoor tennis courts (public or private).
- (y) Hotels and motels.
- (bb) Laundries and dry cleaning plants, which include dry cleaning drop-off and pick-up stations.
- (cc) Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
 - (i) Adequately screened with landscaping, fencing or walls, or any combination thereof; or
 - (ii) Placed underground; or
 - (iii) Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.All plans for screening these facilities shall be submitted to the Department of Planning for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning.
- (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.
- (nn) Police, fire, and postal stations.
- (oo) Printing and duplicating services.
- (pp) Public utility facilities.
- (qq) Radio, television, and communication studios, transmitting or relay towers, antennae, and other such facilities no greater in height than two hundred (200) feet above the average ground elevation at the perimeter of such structure.
- (ss) Railroad switching yards.
- (tt) Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practice driving ranges, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters.
- (uu) Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
- (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.
- (eee) Permitted signs (See Section 1003.168 "Sign Regulations").
- (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.
- (lll) Terminals for trucks, buses, railroads, and watercraft.
- (nnn) Union halls and hiring halls.
- (ooo) Vehicle repair facilities.
- (ppp) Vehicle service centers.
- (qqq) Vehicle washing facilities.
- (rrr) Warehousing, storage, or wholesaling of manufactured commodities, explosives, or flammable gases and liquids.
- (ttt) Yards for storage of contractors' equipment, materials, and supplies, excluding junk yards and salvage yards.



Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Planning and Public Works at the Chesterfield City Hall, 690 Chesterfield Parkway West during 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 Mr. Shawn P. Seymour, Project Planner, by telephone at 636-537-4741 or by email at sseymour@chesterfield.mo.us

CITY OF CHESTERFIELD
Maurice L. Hirsch, Jr., Chair
Chesterfield Planning Commission

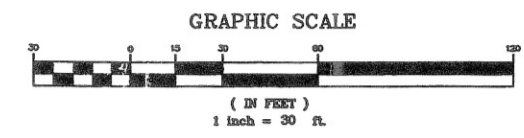
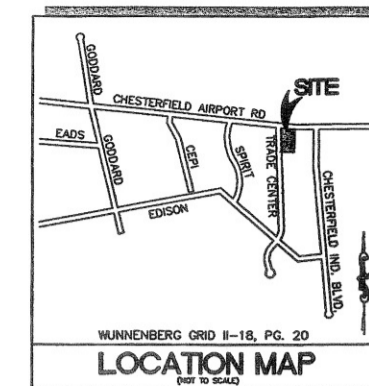
Description of Property

Adjusted Lot 15 of the Boundary Adjustment Plat of Lots 15 and 16 of "Spirit Trade Center Plat Two", a subdivision in the County of St. Louis, Missouri, according to the Plat thereof recorded in Plat Book 348 Page 772 of the St. Louis County Records.

SECOND AMENDED SITE DEVELOPMENT SECTION PLAN

OF

A TRACT OF LAND BEING ALL OF ADJUSTED LOT 15 OF THE BOUNDARY ADJUSTMENT PLAT OF LOTS 15 AND 16 OF SPIRIT TRADE CENTER PLAT TWO AS RECORDED IN PLAT BOOK 348, PAGE 772 AND AMENDED BY SURVEYOR'S AFFIDAVIT RECORDED IN BOOK 12528 PAGE 2491 LOCATED IN U.S. SURVEY 1010, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



- LEGEND**
- EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING TREE
 - EXISTING BUILDING
 - EXISTING CONTOUR
 - SPOT ELEVATION
 - EXISTING UTILITIES
 - FOUND 1/2" IRON PIPE
 - SET IRON PIPE
 - FOUND CROSS
 - FOUND STONE
 - FIRE HYDRANT
 - LIGHT STANDARD
 - BUSH
 - SIGN
 - NOTES PARKING SPACES
 - GUY WIRE
 - POWER POLE
 - WATER VALVE
 - DENOTES RECORD INFORMATION
 - HANDICAPPED PARKING
- ABBREVIATIONS**
- C.O. - CLEANOUT
 - DB. - DEED BOOK
 - E. - ELECTRIC
 - FL. - FLOWLINE
 - FT. - FEET
 - FND. - FOUND
 - G. - GAS
 - M.H. - MANHOLE
 - N/F. - NOW OR FORMERLY
 - P.B. - PLAT BOOK
 - PG. - PAGE
 - P.V.C. - POLYVINYL CHLORIDE PIPE
 - R.C.P. - REINFORCED CONCRETE PIPE
 - SO. - SQUARE
 - T. - TELEPHONE CABLE
 - TYP. - TYPICAL
 - V.C.P. - VETRIFIED CLAY PIPE
 - W. - WATER
 - (86'W) - RIGHT-OF-WAY WIDTH

PERTINENT DATA

OWNER: JOAN LEE, L.L.C.
 DB. 14143, PG. 628

ZONING: M-3 - ORDINANCE 656 AMENDING ORD. 13,935

ORDINANCE: ORDINANCE 655 AMENDING ORD. 13,935

LOCATOR NUMBER: LOT 15 1794-0143

SITE ACREAGE: 3.122 Acres ±

FIRE DISTRICT: CHESTERFIELD FIRE PROTECTION DISTRICT

SCHOOL DISTRICT: M.S.D.

SEWER DISTRICT: BONHOMME CREEK

WATER SHED: ST. LOUIS CO. WATER COMPANY

WATER SERVICE: LAACLE GAS COMPANY

GAS SERVICE: AMERENUE ELECTRIC COMPANY

ELECTRIC SERVICE: S.W.B.T.

PHONE SERVICE: 17760 CHESTERFIELD AIRPORT RD. CHESTERFIELD, MO 63005

LEGAL DESCRIPTION

Adjusted Lot 15 of the "Boundary Adjustment Plat of Lots 15 and 16 of Spirit Trade Center Plat Two," a subdivision in the County of St. Louis, Missouri, according to the plat thereof recorded in Plat Book 348 Page 772 of the St. Louis County Records.

- GENERAL NOTES**
- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
 - ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
 - NO GRADE SHALL EXCEED ±1 SLOPE.
 - PARKING CALCULATIONS:
 - PARKING REQUIRED: OFFICE: 16,100 S.F./1,000 x 3 1/3 = 54 SPACES; WAREHOUSE: 2 SPACES/3 EMPLOYEES x 15 = 10 SPACES
 - STANDARD 9'x19' = 64 SPACES; HANDICAP = 4 SPACES; TOTAL REQUIRED = 68 SPACES; LOADING = 2 SPACES
 - PARKING PROVIDED: STANDARD 9'x19' = 93 SPACES; HANDICAP = 4 SPACES; TOTAL = 97 SPACES; LOADING PROVIDED = 8 SPACES
 - GREENSPACE CALCULATIONS:
 - PAVEMENT AREA: 56,776 S.F. = 42%
 - BUILDING AREA: 42,661 S.F. = 31%
 - GREEN AREA: 36,573 S.F. = 27%
 - SITE AREA: 136,010 S.F.
 - FLOOR/AREA RATIO: 42,661/136,010 = 0.31
 - GRADING AND STORM WATER PER M.S.D. AND THE CITY OF CHESTERFIELD, MISSOURI
 - STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT.
 - NO STEP ALLOWED AT ACCESSIBLE ENTRANCE DOORS.
 - ADA RAMPS SHALL BE CONSTRUCTED AT ALL ENTRANCES.
 - THIS SITE IS LOCATED IN ZONE "X", AREAS OF 500 YEAR FLOOD: AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD. TAKEN FROM F.I.R.M. NO. 20180C0120H - 8/2/95. (LOMR 04/17/00) ALSO, THIS SITE IS LOCATED WITHIN ZONE "AH", AREAS OF 100 YEAR FLOOD: FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING) TAKEN FROM F.I.R.M. NO. 20180C0120H - 8/2/95. (LOMR 04/17/00) 100YR FLOOD ELEVATION = 458.00
 - ON-SITE LIGHT STANDARDS SHALL NOT EXCEED 16 FEET IN HEIGHT. ON-SITE LIGHTS SHALL BE POSITIONED NOT TO CAST DIRECTLY ON ADJACENT PROPERTIES. LIGHTING PLAN SHALL BE SUBMITTED UNDER SEPARATE COVER.
 - LIGHTING AND SIGNAGE SHALL BE IN COMPLIANCE WITH THE APPROPRIATE CITY ORDINANCE(S) AND GUIDELINE(S).
 - BE ADVISED, ALL ENERGY AND TELEPHONE DISTRIBUTION LINES SHALL BE INSTALLED UNDERGROUND, EXCEPT THOSE OVERHEAD DISTRIBUTION FEEDER LINES NECESSARY TO SERVE THE SUBDIVISION AND IN LOCATIONS AS APPROVED BY THE CITY.
 - APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.

I, THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN FOR AND IN CONSIDERATION OF BEING GRANTED A PERMIT TO DEVELOP PROPERTY UNDER THE PROVISIONS OF CHAPTER 1003

155 "N-1" OF THE CITY OF CHESTERFIELD (APPLICABLE SUBSECTION) (PRESENT ZONING)

ORDINANCE NO. 1656, AMENDING ORD. 13,935 DO HEREBY AGREE THAT SAID PROPERTY FROM THE DATE OF RECORDING THIS PLAN SHALL BE DEVELOPED THEREON, UNLESS SAID PLAN IS AMENDED BY THE PLANNING COMMISSION, OR VOIDED OR VACATED BY ORDER OF THE CITY OF CHESTERFIELD COUNCIL.

(SIGNATURE) _____ (NAME TYPED) _____

STATE OF _____ COUNTY OF _____

ON THIS _____ DAY OF _____ 2002, BEFORE ME APPEARED _____ AND AN AUTHORIZED REPRESENTATIVE FOR _____, A MISSOURI, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY, AND SAID _____ ACKNOWLEDGED THE SIGNING OF SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS WHEREOF, I HAVE HEREIN SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC _____ PRINT NAME _____

MY COMMISSION EXPIRES: _____

This Site Plan was approved by the City of Chesterfield Planning Commission and duly verified on the _____ day of _____, 2003, by the Chairperson of said Commission, authorizing the recording of this Site Plan pursuant to Chesterfield Ordinance No. 200, as amended by the Director of Planning and the City Clerk.

Tereso J. Price, Director of Planning
 Marty DeMay, Deputy City Clerk

SURVEYOR'S CERTIFICATION

This is to certify that Stock & Associates Consulting Engineers, Inc. has prepared this Site Development Section Plan from record survey information only and does not represent a property boundary survey. This Site Development Section Plan is a correct representation of all existing and proposed land divisions.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
 L.S. No. 222-D

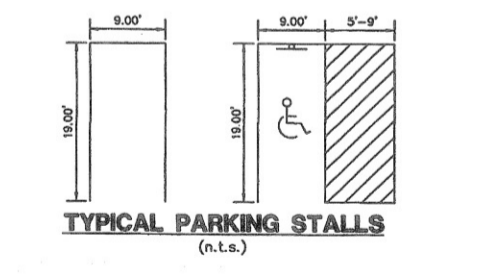
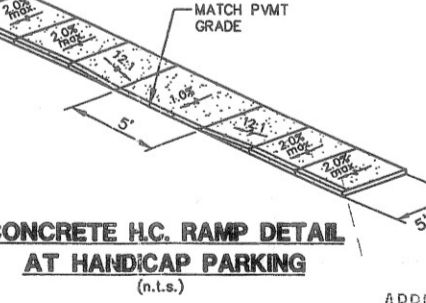
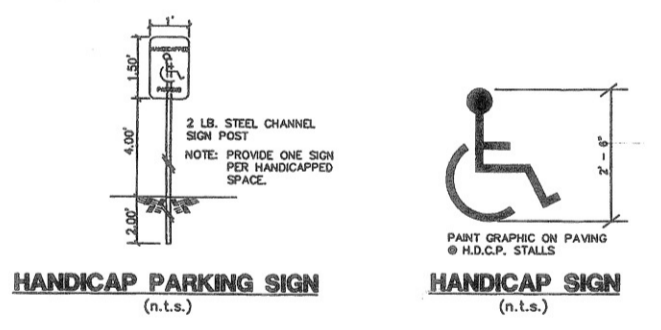
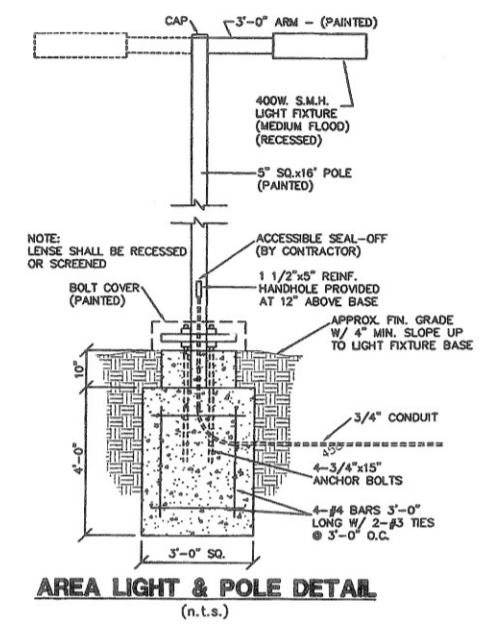
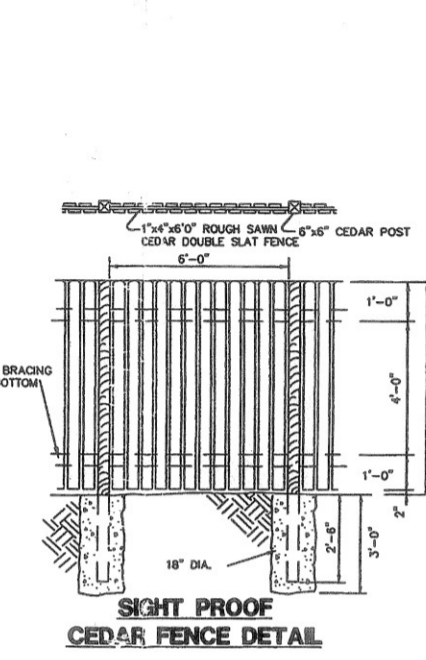
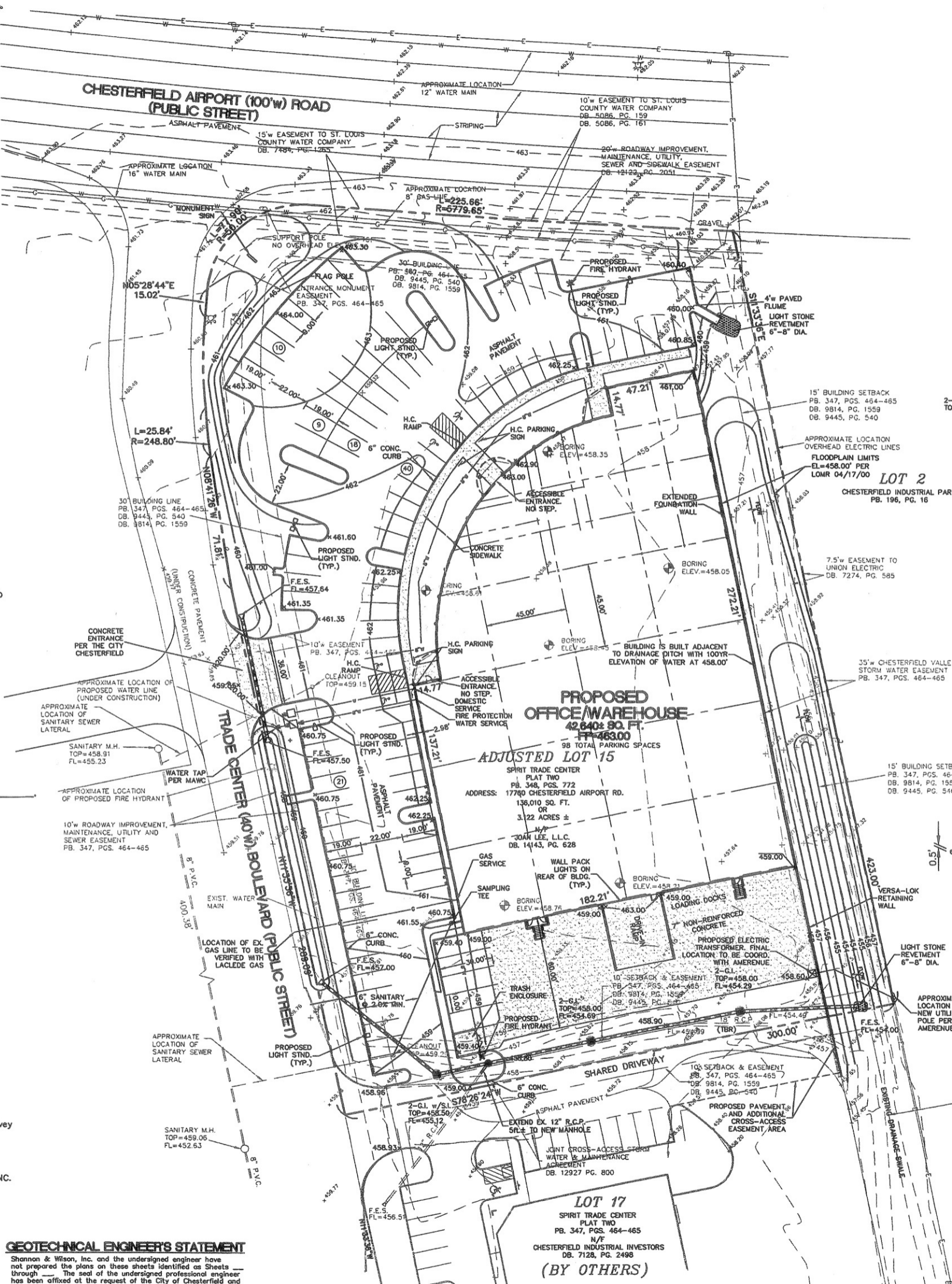
By: DONALD W. TAYLOR, Missouri L.S. No. 2041

M.S.D. BENCHMARK

M.S.D. BENCHMARK #11-59 ELEV.=461.50
 "U" ON BACK OF ROLLED CURB, 10' SOUTH OF CL OF CHESTERFIELD AIRPORT ROAD AND 13' WEST OF CL OF GODDARD AVENUE.

SITE BENCHMARK

TEMPORARY BENCHMARK 1 ELEV.=461.05
 "RAILROAD SPIKE" IN TELEPHONE POLE 75' SOUTH OF CHESTERFIELD AIRPORT ROAD AND BETWEEN SPIRIT DRIVE AND TRADE CENTER DRIVE.



APPROVED
 City of Chesterfield
 Department of Planning
 Date 02/13/03 Signed Tereso J. Price

Changes:
 1) Relocate trash enclosure
 2) Relocate loading ramp
 3) Lose one parking stall in rear

APPROVED SITE DEVELOPMENT SECTION PLAN
 RECORDED: PB. 350, PG. 567

GEOTECHNICAL ENGINEER'S STATEMENT

Shannon & Wilson, Inc. and the undersigned engineer have not prepared the plans on these sheets identified as Sheets _____ through _____. The seal of the undersigned professional engineer has been affixed at the request of the City of Chesterfield and is a professional opinion to indicate that the undersigned has reviewed the plans and that in his/her opinion the grading and improvements relative to site work as shown on the plans, are compatible with the soil and geologic conditions of the site, as described in the Geotechnical Engineering Report for the project dated _____ and consistent with the recommendations contained in that report.

Thomas J. Abke, P.E.
 E-25569

PREPARED FOR:
 THE WHITE COMPANY
 1750 SOUTH BRENTWOOD BLVD.
 SUITE 301
 ST. LOUIS, MO. 63144
 ATTN: MR. TOM WHITE
 PHONE: (314)-961-4480
 FAX: (314)-961-5903

STATE OF MISSOURI
 REGISTERED PROFESSIONAL ENGINEER
 GEORGE MICHAEL STOCK
 NUMBER E-25116
 2/10/03
 GEORGE M. STOCK E-25116

SECOND AMENDED SITE DEVELOPMENT SECTION PLAN
 AMBASSADOR FLOOR

STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
 425 NORTH NEW BALLAS ROAD
 SUITE 165
 ST. LOUIS, MO. 63141
 PH. (314) 432-8100
 FAX (314) 432-8171
 e-mail: genc@stockassoc.com

DATE: 02/13/03
 G.M.S. 02/13/03
 202-2763
 1 of 2