

## 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 Monday, August 25, 2008 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. 20-2008 St. Louis Family Church (101 & 139 Valley Center Dr.-17501 Edison Ave.):**

A request to amend City of Chesterfield Ordinance 1679 to amend the gross floor area and building height requirements for St. Louis Family Church, a 16.17 acre tract of land zoned "PI" Planned Industrial District located at the southwest corner of Chesterfield Airport Rd. and Valley Center Dr. (17U230302, 17U230311, 17U210180)



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](mailto:ccampo@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](http://www.Chesterfield.mo.us).

Description of Property

A tract of land being Adjusted Lot A of "A Boundary Adjustment Plat of part of 'The Valley Center', Share 7 of the Peter Steffan Estate, Lot 4 of a Subdivision of the West Half of U.S. Survey 126, Township 45 North, Range 4 East, City of Chesterfield, St. Louis County, Missouri" according to the plat thereof recorded in Plat Book 349 page 493 of the St. Louis County records.

CHESTERFIELD AIRPORT (100' W.) RD.

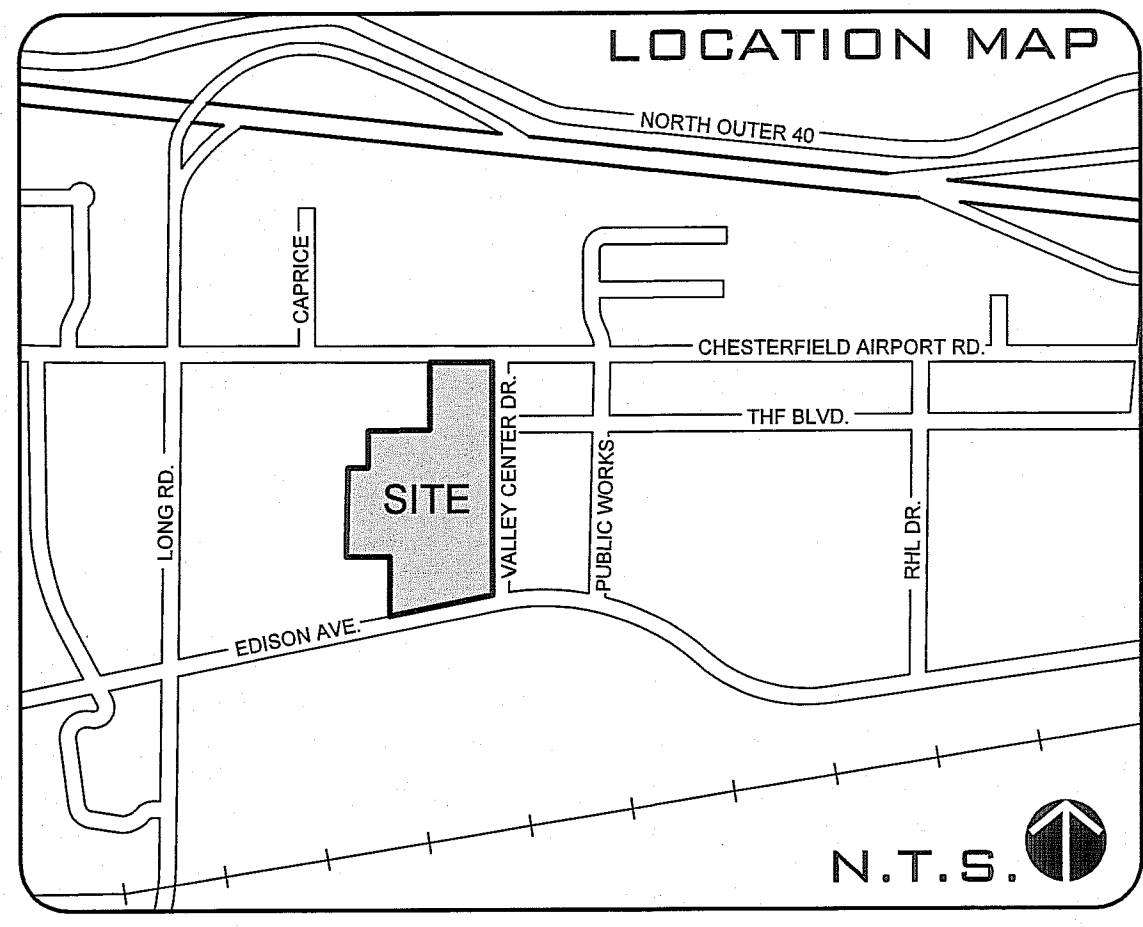
NOTES:

Area of Site	16.167 Acres
Existing Zoning	P-1 (Planned Industrial)
Existing Use	Church
Locator Numbers	17U230302 - 101 Valley Center Dr. 17U230311 - 139 Valley Center Dr. 17U210180 - 17501 Edison Ave.
Owner of Record	St. Louis Family Church P.O. Box 588 Chesterfield, MO 63005
Prepared For	Hufton Construction, Inc. 17813 Edison Ave., Suite 200 Chesterfield, MO 63005
Prepared By	Volz Incorporated 10849 Indian Head Ind'l. Blvd. St. Louis, MO 63132
Existing Building Areas	28,586 s.f. & 23,010 s.f.
Proposed Addition Area	48,000 s.f.
Total Combined Bldg. Area	99,596 s.f.
Existing Parking	810 spaces
Proposed Parking	769 spaces
H.C. Parking Required	2% of total amount of spaces = 16 H.C. spaces required/proposed
Parking Requirements	1 space for every 4 seats @ 1500 seats = 375 spaces required
U.S.G.S. Benchmark	12-171 480.06 - "Standard Aluminum Disk" stamped SL - 38, 1990. Disk is set at the Northwest corner of Chesterfield Airport Road and Caprice Drive.

**This site is in the following districts:**  
 Metropolitan St. Louis Sewer District  
 Monarch Fire Protection District  
 Rockwood "R-8" School District  
 Missouri River Water Shed

**This site is in the following utility service areas:**  
 American Water Company  
 Laclede Gas Company  
 Ameren UE Company  
 AT&T (telephone)  
 Charter Communications (cable t.v.)

- Sanitary sewer connections shall be as approved by the Metropolitan St. Louis Sewer District.
- Stormwater management shall be designed pursuant to the City of Chesterfield and Metropolitan St. Louis Sewer District requirements and discharged at an adequate natural discharge point.
- The location of storm and sanitary sewer improvements are approximate only. Actual location shall be determined by field conditions and shall be indicated on the improvement plans.
- The underground utilities shown herein were plotted from available information 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 excavations or construction of improvements in the field prior to any grading. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMO.
- All easements shown, unless designated for other specific purposes, are hereby dedicated to the City of Chesterfield, American Water Company, Laclede Gas Company, Ameren UE, AT&T, Metropolitan St. Louis Sewer District, the relevant cable television company, their successors and assigns as their interest may appear for the purpose of improving, construction, maintaining and repairing public utilities, sewer and drainage facilities with the right of temporary use of the excavation and storage of materials during installation, repair or replacement of said utilities, sewers and drainage facilities.
- This site is referenced per FIRM Map Number 29189C0120 H



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Beginning at a point in the South line of Chesterfield Airport Road, 100 feet wide, being the Northwest corner of said Adjusted Lot A; thence Eastwardly along said South line of Chesterfield Airport Road, 100 feet wide, being also the North line of said Adjusted Lot A, North 89 degrees 34 minutes 24 seconds East 303.43 feet to the Northeast corner of said Adjusted Lot A; thence along the Eastern boundary lines of said Adjusted Lot A the following courses and distances: along a curve to the left whose radius point bears South 48 degrees 36 minutes 31 seconds East 45.00 feet from the last mentioned point, a distance of 32.84 feet, South 0 degrees 25 minutes 36 seconds East 293.52 feet, South 27 degrees 52 minutes 46 seconds East 12.93 feet, North 89 degrees 34 minutes 24 seconds East 8.62 feet, South 0 degrees 34 minutes 00 seconds West 342.15 feet, South 89 degrees 26 minutes 00 seconds East 17.68 feet and South 0 degrees 34 minutes 00 seconds West 534.02 feet to a point in the North line of Edison Avenue, 40 feet wide; thence Westwardly along said North line of Edison Avenue, 40 feet wide, and the Westward prolongation thereof, South 79 degrees 12 minutes 20 seconds West 416.30 feet to a point; thence along a curve to the left whose radius point bears South 10 degrees 47 minutes 40 seconds East 853.13 feet from the last mentioned point, a distance of 126.64 feet to the Southwest corner of said Adjusted Lot A; thence along the boundary lines of said Adjusted Lot A the following courses and distances: North 0 degrees 34 minutes 00 seconds East 309.57 feet, North 89 degrees 27 minutes 00 seconds West 225.49 feet, North 1 degree 23 minutes 10 seconds East 459.11 feet, North 89 degrees 34 minutes 58 seconds East 102.51 feet, North 0 degrees 34 minutes 00 seconds East 191.10 feet, North 89 degrees 34 minutes 58 seconds East 316.48 feet and North 0 degrees 34 minutes 00 seconds East 355.00 feet to the point of beginning and containing 16.167 acres according to calculations by Volz Incorporated on May 5, 2008.

By order of Hufton Construction, Inc., we have prepared a Preliminary Development Plan, the results of which are currently represented on the drawing, which is a Site Development Section Plan - NOT FOR CONSTRUCTION - and was prepared for the sole limited purpose of providing a concept for the proposed development of the tract and is intended only for the preliminary use of governmental reviewing authorities for the purpose of obtaining approval of a concept and is subject to such comments, recommendation or revisions and may be deemed necessary or appropriate in furtherance of such purposes.

This plan is a correct representation of all existing and proposed land divisions. In the preparation of this plan, no grading balances have been done and this concept plan is subject to that which a more detailed evaluation may indicate. Soils and subsurface information have not been available and hence not taken into account. Zoning density is assumed. The location, capacity and availability of utilities are taken from available information without verification. Accordingly, the undersigned disclaims responsibility for the accuracy of the aforesaid matters, for diligence that would be necessary to address all other aspects of development.

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 STATE OF MISSOURI  
 ERIC J. KIRBY, P.L.S.  
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**ST. LOUIS FAMILY CHURCH**  
 101 & 139 Valley Center Dr. - 17501 Edison Ave.

PRELIMINARY DEVELOPMENT PLAN  
 94-33  
 5/19/2008  
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