

## 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 August 27, 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. 27-2007 1701 Wilson (Chris Barry)**: A request for a change of zoning from “NU” Non-Urban District to “E-One Acre” Estate District for a 3.0 acre tract of land located on the west side of Wilson Road, directly north of Wilson Bluffs.



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. Anissa G. McCaskill-Clay, Assistant Director of Planning by telephone at 636-537-4737 or by email at [amccaskill@chesterfield.mo.us](mailto:amccaskill@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).

PROPERTY DESCRIPTION

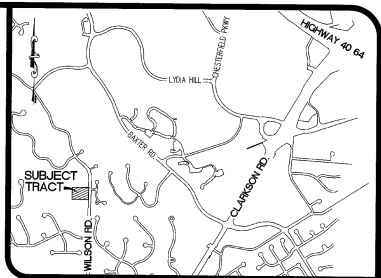
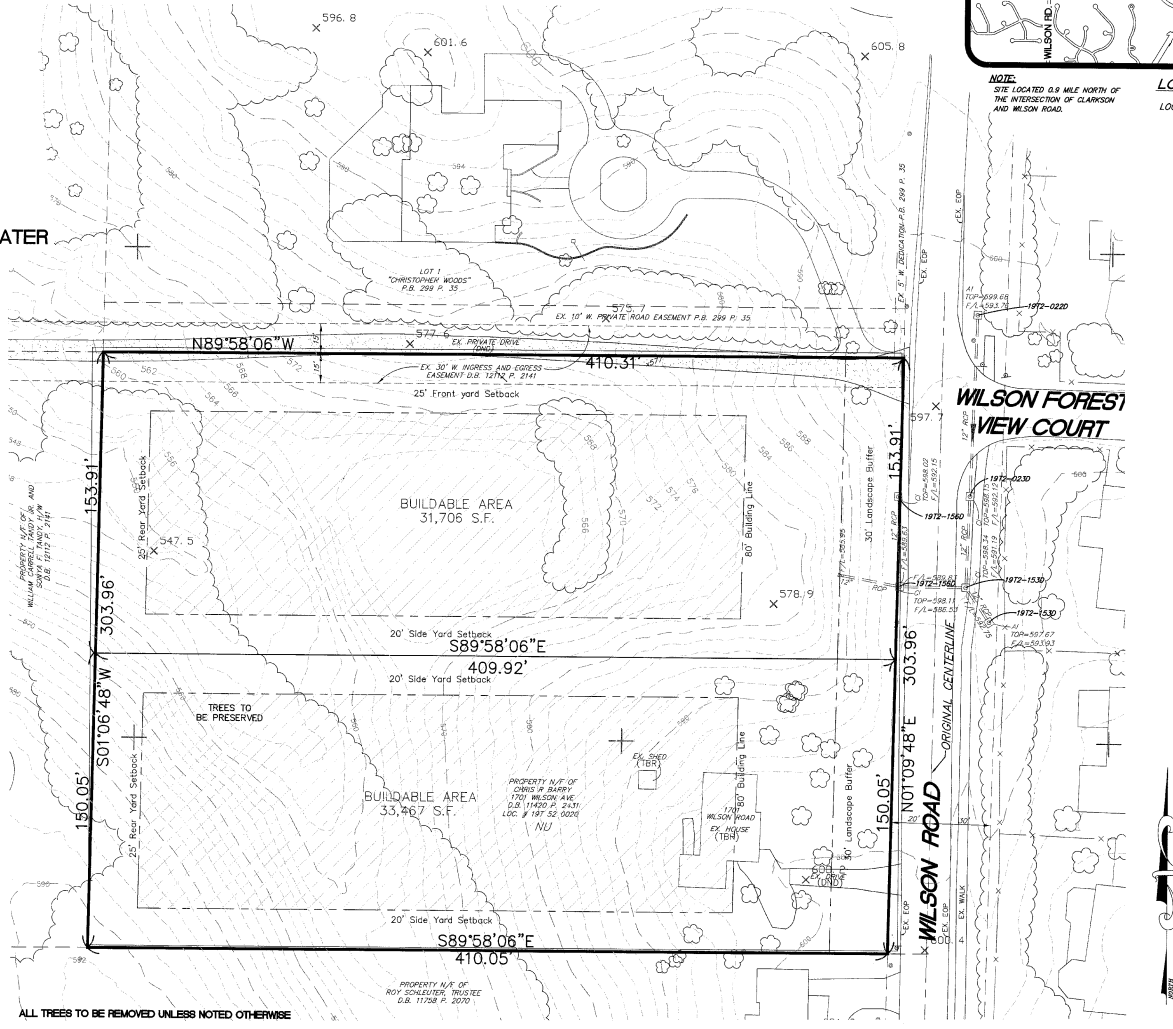
A TRACT OF LAND IN THE SOUTHEWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 45 NORTH – RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

# 1701 WILSON ROAD

A TRACT OF LAND IN THE SOUTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SECTION 16, IN TOWNSHIP 45 NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

**NOTES:**

- |                      |                         |
|----------------------|-------------------------|
| 1. AREA OF TRACT:    | 2.86 ACRES              |
| 2. NET AREA:         | 2.86 ACRES              |
| 3. EXISTING ZONING:  | NU                      |
| 4. REQUESTED ZONING: | E-1                     |
| 5. SCHOOL DISTRICT:  | ROCKWOOD R-6            |
| 6. FIRE DISTRICT:    | MONARCH                 |
| 7. WATER COMPANY:    | MISSOURI AMERICAN WATER |
| 8. SEWER DISTRICT:   | M.S.D.                  |
| 9. ELECTRIC:         | AMEREN                  |
| 10. PHONE:           | SBC                     |
| 11. CABLE:           | CHARTER                 |



**NOTE:**  
SITE LOCATED 0.8 MILE NORTH OF THE INTERSECTION OF CLARKSON AND WILSON ROAD.

**LOCATION MAP**  
N.T.S.  
LOC. # 197 52 0020

**PREPARED FOR:**  
BARRY HOMES  
1701 WILSON ROAD  
CHESTERFIELD, MO 63005  
(314) 966-3665

P-272A9-00 MAP-19T2

**NOTE:** UTILITIES HAVE BEEN LOCATED FROM AVAILABLE RECORDS. THEIR LOCATIONS AS SHOWN ON THE PLAN SHOULD BE CONSIDERED APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES AND HAVE ALL UTILITIES STAKED IN THE FIELD PRIOR TO THE START OF ANY CONSTRUCTION.

Revised	Comment

Engineered By  
**DOERING ENGINEERING INC.**  
CIVIL ENGINEERING • PLANNING • SURVEYING

4651 Lemay Ferry Road  
St. Louis, Missouri 63129  
Phone: (314) 421-2709  
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E-Mail: info@doeringengineering.com

Seal  
**Mark D. Doering**  
Professional Engineer  
No. 22689  
08/09/07

1701 WILSON ROAD  
REZONING PLAN

Date: 05/14/07  
User: Number: 03063  
File Name: 030535CP  
Drawn: By: MJA Sheet  
Check: By: MJD  
Title: 1701 WILSON ROAD  
Map: P-272A9-00  
1

# 1701 WILSON ROAD

A TRACT OF LAND IN THE SOUTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SECTION 16, IN TOWNSHIP 45 NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

## TREE STAND DELINEATION PLAN

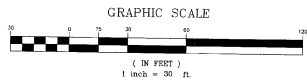
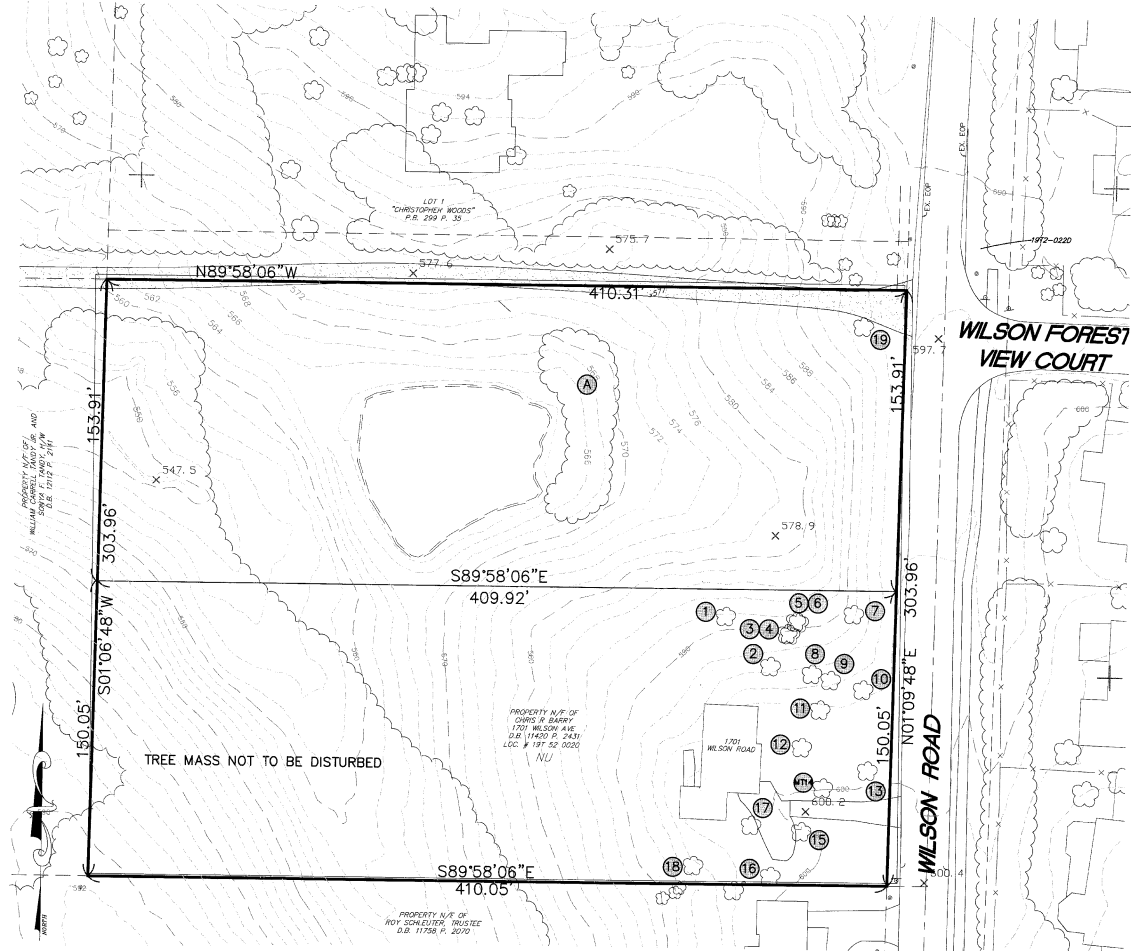
TREE #	SPECIES	DBH (INCHES)	HEALTH	CANOPY	ROOTS	VALUE TO SITE	COMMENTS
1	Tulip Poplar	24"	Poor	Fair	Fair	Fair	-
2	Black Walnut	12"	Poor	Fair	Fair	Fair	-
3	Com. Persimmon	12"	Poor	Poor	Fair	Poor	-
4	Com. Persimmon	12"	Poor	Poor	Fair	Poor	-
5	Com. Persimmon	24"	Poor	Poor	Fair	Poor	-
6	Persimmon	< 5"	-	-	-	-	-
7	Mimosa	< 5"	-	-	-	-	-
8	Persimmon	< 5"	-	-	-	-	-
9	Catalpa	12"	Poor	Poor	Fair	Poor	-
10	E. Red Cedar	18"	Poor	Poor	Fair	Poor	-
11	Dogwood	< 5"	Fair	Fair	Fair	Poor	-
12	Saucer Magnolia	multi. avg. 5"	Fair	Fair	Fair	Fair	-
13	Sugar Maple	14"	Poor	Poor	Poor	Poor	Hazard
14	Catalpa	27"	Fair	Fair	Fair	Fair	Monarch
15	Sweetgum	20"	Fair	Good	Fair	Fair	-
16	Mimosa	< 5"	-	-	-	-	-
17	American Holly	multi. 6" & 7"	Poor	Poor	Fair	Poor	-
18	Box Elder	11"	Poor	Poor	Poor	Poor	-
19	White Pine	10"	Good	Good	Good	Good	-
A	Undesirable Species Mix	multi.	Poor	Poor	Poor	Poor	Woodland Area (approx. 3,326 s.f.)

### PROJECT INFORMATION

- |                      |                         |
|----------------------|-------------------------|
| 1. AREA OF TRACT:    | 2.86 ACRES              |
| 2. OWNER:            | CHRIS BARRY             |
| 3. NET AREA:         | 2.86 ACRES              |
| 4. EXISTING ZONING:  | NU                      |
| 5. REQUESTED ZONING: | E-1                     |
| 6. SCHOOL DISTRICT:  | ROCKWOOD R-6            |
| 7. FIRE DISTRICT:    | MONARCH                 |
| 8. WATER COMPANY:    | MISSOURI AMERICAN WATER |
| 9. SEWER DISTRICT:   | M.S.D.                  |
| 10. ELECTRIC:        | AMEREN                  |
| 11. PHONE:           | SBC                     |
| 12. CABLE:           | CHARTER                 |

### LEGEND

- INDIVIDUAL TREE
- MONARCH TREE
- WOODLAND AREA



TREE STAND DELINEATION PREPARED BY:



BRYAN DAVIDSON - ISA CERTIFIED ARBORIST  
 GAMMA SHADE TREE  
 P.O. BOX 16103  
 CLAYTON, MISSOURI 63105  
 PHONE: 314-725-6159

PREPARED FOR:  
**BARRY HOMES**  
 1701 WILSON ROAD  
 CHESTERFIELD, MO 63005  
 (636) 532-7002

P-272A9-00 MAP-19T2

Comments:

Engineered By:  
**DOERING ENGINEERING**  
 CIVIL ENGINEERING • PLANNING • SURVEYING

Seal  

 08/16/91/67

1701 WILSON ROAD  
 Tree Stand Delineation Plan

Order: 04/12/07  
 Order Number: 03991  
 File Name: 03991.dwg  
 Drawn: B. David  
 Check: B. David  
 Plot Date: 12/17/07  
 Sheet: 2  
 272A9-00