

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, September 10, 2007 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:

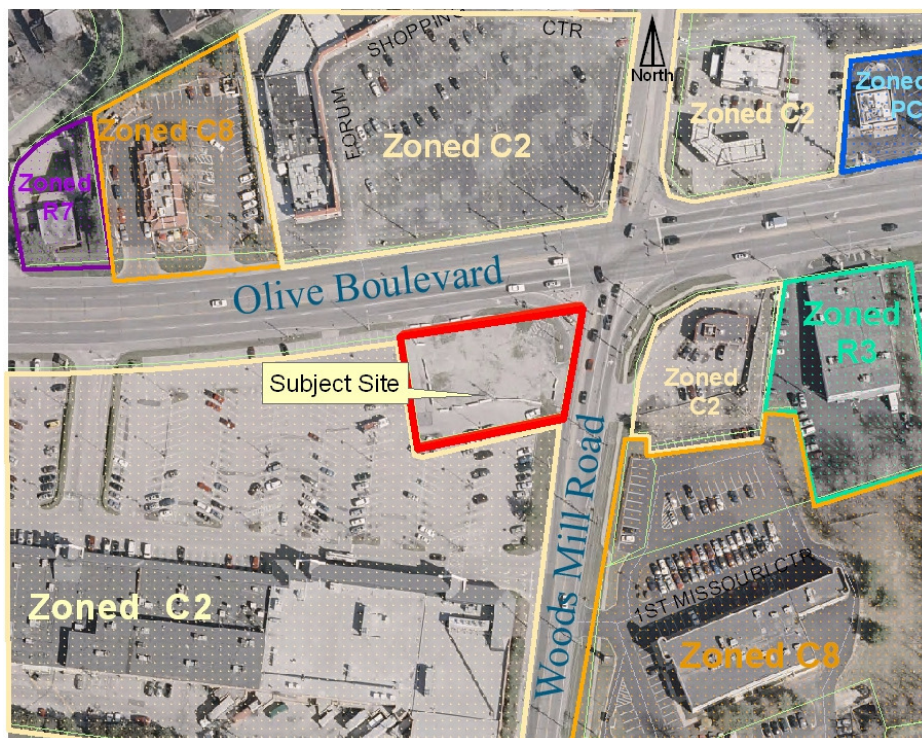
P.Z. 30-2007 Spirit Energy, LLC (13506 Olive): a request for a change of zoning from a “C2” Commercial District to a “PC” Planned Commercial District for a .31 acre tract of land located at 13506 Olive Blvd at the southwest corner of Olive Blvd and Woods Mill Road (16Q330902). The request contains the following permitted uses:

- (p) Filling stations for automobiles
- (hh) Restaurants, fast food, with drive-through service
- (ii) Restaurants, sit down
- (rr) Stores, shops, markets, service facilities and automatic vending facilities in which goods or services of any kind are offered for sale or hire to the general public on the premises.

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. Jennifer Yackley, Project Planner by telephone at 636-537-4743 or by email at [jyackley@chesterfield.mo.us](mailto: jyackley@chesterfield.mo.us).

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

For information about this and other projects under review by the Department of Planning and Public Works, please visit “Planning Projects” at www.Chesterfield.mo.us.



Legal Description

A tract of land in part of Lot 2 in Share No.1 of the Partition of Missouri Stevens Estate in U.S. Survey 207, Township 46 North, range 5 East, St. Louis County, Missouri.

SPIRIT ENERGY, LLC 13506 OLIVE BLVD.

A TRACT OF LAND IN PART OF LOT 2 IN SHARE NO. 1 OF THE PARTITION OF MISSOURI STEVENS ESTATE IN U.S. SURVEY 207 TOWNSHIP 46 NORTH, RANGE 5 EAST CITY OF CHESTERFIELD ST. LOUIS COUNTY, MISSOURI

SPIRIT ENERGY, LLC
IN CONNECTION WITH A CHANGE OF ZONING FOR THE FOLLOWING DESCRIBED PROPERTY FROM "C-2" SHOPPING DISTRICT TO "C-1" PLANNED COMMERCIAL, P.2, 04-2005.
A TRACT OF LAND IN PART OF LOT 2 IN SHARE NO. 1 OF THE PARTITION OF MISSOURI STEVENS ESTATE IN U.S. SURVEY 207, TOWNSHIP 46 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
SURVEYED PROPERTY DESCRIPTION OF #13506 OLIVE BOULEVARD

BEING THE INTERSECTION OF THE SOUTHERLY LINE OF OLIVE STREET ROAD, AS WORKED BY DEED #13506, AND THE SOUTHERLY LINE OF COLTON ENTERPRISES, LLC RECORDED IN BOOK 1171, PAGE 1152 OF SAID COUNTY RECORDS, THENCE ALONG THE SOUTHERLY AND SOUTHWESTERLY LINE OF SAID OLIVE STREET ROAD THE FOLLOWING BEARINGS AND DISTANCES: NORTH 83 DEGREES 01' 10" WEST 21 SECONDS 80 FEET TO THE POINT OF BEGINNING, THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID WOODS MILL ROAD, WITH VARIABLE WIDTH, AND THE CENTER OF SAID CURVE BEARS FROM SAID POINT OF BEGINNING, AN ARC OF 100 DEGREES 01' 10" WESTERLY, TO THE SOUTHERLY LINE OF SAID WESTERLY LINE OF WOODS MILL ROAD, SOUTHERLY 30.24 FEET TO A POINT ON THE CURVED WESTERLY LINE OF SAID WESTERLY LINE OF WOODS MILL ROAD, THENCE ALONG SAID SOUTHERLY LINE, SOUTH 81 DEGREES 31' 10" WEST 30 SECONDS WEST, 408.5 FEET TO THE WESTERLY LINE OF SAID COLTON ENTERPRISES, LLC RECORDED IN BOOK 1171, PAGE 1152 OF SAID COUNTY RECORDS, THENCE ALONG SAID WESTERLY LINE OF WOODS MILL ROAD, SOUTHERLY 95.24 FEET TO THE POINT OF BEGINNING, ACCORDING TO SURVEY NUMBER 19167 EXECUTED BY JAMES ENGINEERING & SURVEYING COMPANY, INC. IN OCTOBER, 2003. BEARINGS ADAPTED FROM PLAT BOOK 341, PAGE 58 OF THE ST. LOUIS COUNTY RECORDS.

SPIRIT ENERGY, LLC, THE OWNER OF THE PROPERTY SHOWN ON THE PLAN HERE AND IN CONSIDERATION OF BEING SHOWN AS A TRACT OF PROPERTY UNDER THE PROVISIONS OF CHAPTER 103.000, SECTION 1003.000, "C-1" PLANNED COMMERCIAL, P.2, 04-2005 OF THE CITY OF CHESTERFIELD ORDINANCE #624, DO HEREBY AGREE AND DECLARE THAT SAID PROPERTY FROM THE DATE OF RECORDING THIS PLAN TO THE DATE OF RECORDING THIS PLAN IS TO BE ZONED "C-1" PLANNED COMMERCIAL, P.2, 04-2005 OF SAID CITY OF CHESTERFIELD ORDINANCE NUMBER 200, AS VOTED OR PASSED BY ORDINANCE OF THE CITY OF CHESTERFIELD.

CHRIS KEWPH, PRESIDENT

STATE OF MISSOURI)
COUNTY OF ST. LOUIS) SS.

ON THIS DAY OF A.D. 2007, BEFORE ME PERSONALLY APPEARED CHRIS KEWPH, TO ME KNOWN, WHO, BEING BY ME SWORN IN, DID SAY THAT HE IS THE PRESIDENT OF SPIRIT ENERGY, LLC, AND THAT HE HAS THE FULL POWER, AUTHORITY AND ABILITY TO EXECUTE THE FOREGOING INSTRUMENTS, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THE SAID CHRIS KEWPH KNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN ST. LOUIS COUNTY, MISSOURI, THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE CITY OF CHESTERFIELD PLANNING COMMISSION AND DULY VERIFIED ON THE DAY OF RECORDING OF THIS SITE PLAN PURSUANT TO CHESTERFIELD ORDINANCE NUMBER 200, AS ATTESTED TO BY THE DIRECTOR OF PLANNING AND THE CITY CLERK.

DIRECTOR OF PLANNING
CITY CLERK

PARKING CALCULATIONS

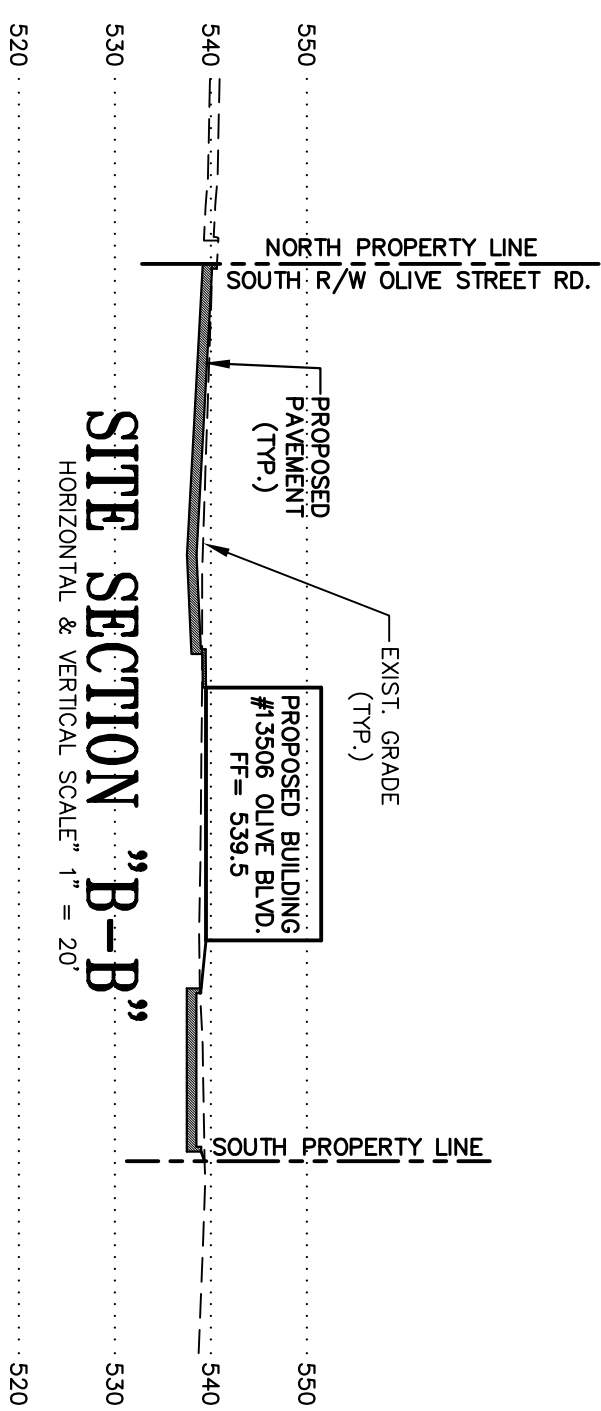
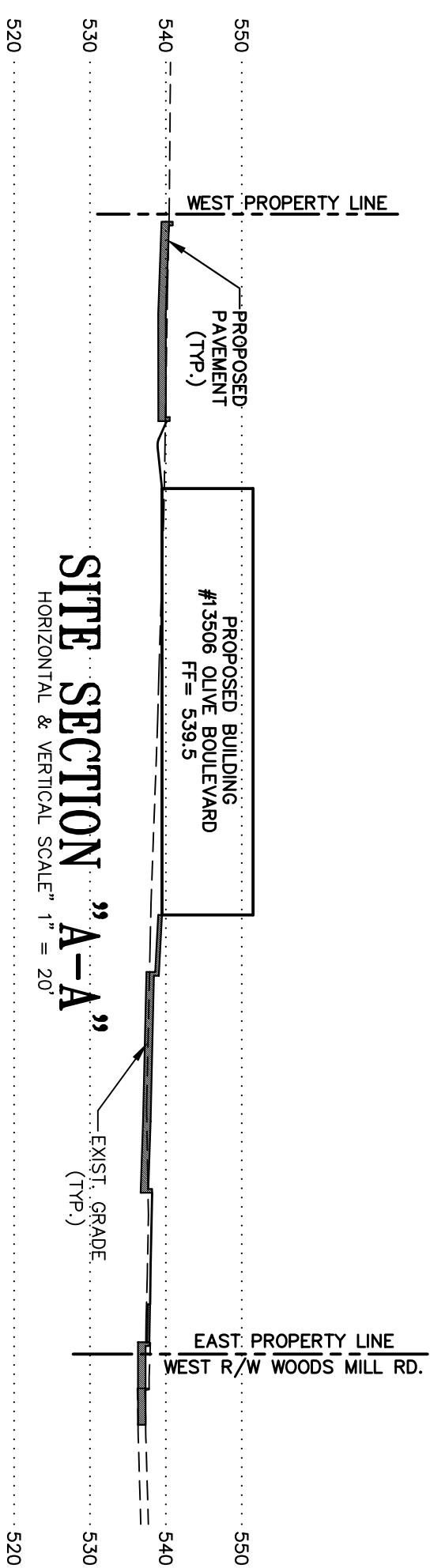
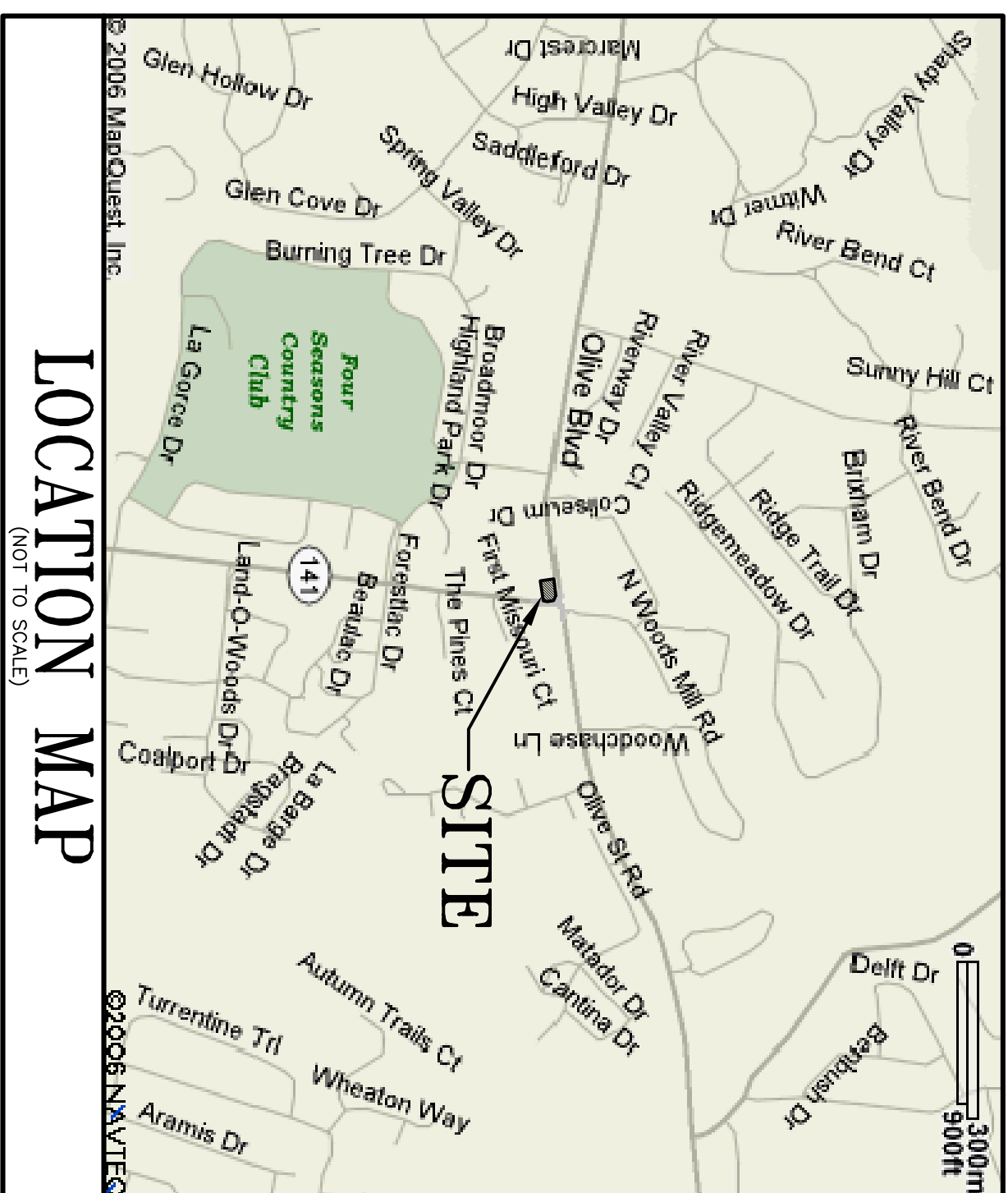
1 SPACE FOR EVERY 2 SEATS (14 SEATS) 14 PARKING SPACES
+ 3 EMPLOYEES = 2 PARKING SPACES
9 PARKING SPACES TOTAL NEEDED
9 PARKING SPACES TOTAL PROVIDED
0 PARKING SPACES TOTAL DEFICIENT

FLOOR AREA RATIO (F.A.R.) CALCULATIONS

BUILDING SQ. FT. = 1,530 SQ. FT.
TOTAL AREA OF SITE = 13,526 SQ. FT. = 0.1131 F.A.R.

OPEN SPACE CALCULATIONS

ALL GREEN & LANDSCAPED AREAS + PEDESTRIAN ACCESS WAYS
TOTAL AREA OF SITE
1,879 SQ. FT. + 385 SQ. FT. = 0.1674 OR 16.74% OPEN SPACE
13,526 SQ. FT.



NOTES:

- GROSS SITE AREA, 13,526 SQUARE FEET MORE OR LESS, OR 0.31 ACRES, MORE OR LESS
- PROPOSED USE OF BUILDING: COFFEE SHOP WITH DRIVE THROUGH WINDOW
- PROPOSED CONSTRUCTION TYPE:
- PROPOSED FLOOR AREA = 1,530 SQ. FT.
- PROPOSED BUILDING HEIGHT: 21 FEET, 25 FEET AT ENTRY LEVEL
- BUILDING SET BACKS: NONE FOUND
- NEAREST ELEMENTARY SCHOOL: RIVER BEND
- NEAREST HIGH SCHOOL: PARKWAY CENTRAL HIGH SCHOOL
- CURRENT ZONING: "C-2" SHOPPING DISTRICT
- FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT
- WATER DISTRICT: MISSOURI AMERICAN WATER COMPANY
- SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DISTRICT
- ELECTRIC DISTRICT: AMERENIE
- SCHOOL DISTRICT: PARKWAY
- BENCHMARK: ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS & TRAFFIC BENCHMARK #8-179 - ELEVATION = 560.62 FEET, "C" ON THE SOUTHEAST CORNER OF THE SIGNAL CONTROL BOX IN THE ISLAND AT THE NORTHEAST CORNER OF RIVER VALLEY DRIVE AND OLIVE STREET ROAD.

- SOURCE OF TITLE: FIRST AMERICAN TITLE INSURANCE COMPANY - FILE NO. 62-42951, DATED: JUNE 25, 2003, ITEM 9: EASEMENT TO YARROLA PIPE LINE CORPORATION IN BOOK 425, PAGE 52 (AFFECTS LOT 3, SHARE 2) AND ASSIGNMENT TO OZARK PIPE LINE CORPORATION IN BOOK 472, PAGE 14, (CORRECT BOOK & PAGE) AND MODIFICATION THEREOF IN BOOK 5178, PAGE 54 (AFFECTS LOT 5, SHARE 3) AND LOT 3, SHARE 2) AND EASEMENT TO LADDER GUNS COMPANY IN BOOK 4420, PAGE 68) AND 605 (WITHIN THE ELEVATION AREA NOW PART OF OLIVE BOULEVARD)
- SOURCE OF BEARINGS: ADAPTED FROM PLAT BOOK 341, PAGE 58 OF THE ST. LOUIS COUNTY RECORDS.
- SOURCE OF DEED: CONVERTED TO EQUILON ENTERPRISES, LLC IN DEED BOOK 11717, PAGE 1152 OF THE ST. LOUIS COUNTY RECORDS.
- LOCATOR NO.: 16033-0902 ST. LOUIS COUNTY, MISSOURI

- THE LOCATION OF EXISTING UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN DETERMINED BY VISUAL SURVEY AND RECORDS. THERE ARE NO RECORDS OF EXISTING UTILITIES. ALL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION, THEREFORE, THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL PROJECT CONSTRUCTION.
- PRESENT OWNERS:
SPIRIT ENERGY, LLC
50 S. BEMISTON
CLAYTON, MISSOURI 63105
(314) 898-9239 FAX: (314) 726-9575

- DEVELOPER:
SPIRIT ENERGY, LLC
50 S. BEMISTON
CLAYTON, MISSOURI 63105
(314) 898-9239 FAX: (314) 726-9575
- SUBDIVISION DESIGNER: JAMES ENGINEERING & SURVEYING COMPANY, INC.
10811 BIG BEND BLVD.
ST. LOUIS, MISSOURI 63122
(314) 822-1066 FAX: (314) 822-0006

THIS IS TO CERTIFY THAT AT THE REQUEST OF SPIRIT ENERGY, LLC, WE HAVE IN THE MONTH OF AUGUST, 2007, PREPARED A PRELIMINARY SITE DEVELOPMENT PLAN OF A TRACT OF LAND IN PART OF LOT 2 IN SHARE NO. 1 OF THE PARTITION OF MISSOURI STEVENS ESTATE IN U.S. SURVEY 207 TOWNSHIP 46 NORTH, RANGE 5 EAST, IN THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

JAMES ENGINEERING AND SURVEYING COMPANY, INC.

PHILIP J. WIRK, MO REG. LS-2278



LEGEND

- ⊕ - EX. TRAFFIC SIGNAL
- ⊕ - EX. TRAFFIC CONTROL BOX
- - EX. UTILITY POLE
- ⊕ - EX. UTILITY POLE
- ⊕ - EX. WATER METER
- ⊕ - EX. WATER METER
- ⊕ - EX. GAS DRIP
- ⊕ - EX. WATER MAIN
- - EX. GAS MAIN

NO.	DATE	BY	DESCRIPTION:
1	7/26/06	JNW	REMOVED PROPERTY DESCRIPTION PER TITLE COMMITMENT
2	8/9/06	JNW	REVISED ACREAGE IN NOTE NO. 1.
3	11/1/06	JNW	NEW SITE LAYOUT/ADDED IMPRVMENTS, WITHIN 150 FT. OF SITE
4	11/6/06	JNW	REVISIONS PER CITY OF CHESTERFIELD
5	11/14/06	JNW	REVISIONS PER CITY OF CHESTERFIELD
6	12/22/06	JNW	REVISIONS PER CITY OF CHESTERFIELD & MODOOT
7	5/14/07	JNW	REVISIONS PER CLIENT
8	8/5/07	JNW	ADDED WIDER LANE IN WOODS MILL RD.

SPIRIT ENERGY, LLC
13506 OLIVE BLVD.
CHESTERFIELD, MO
63017

PRELIMINARY DEVELOPMENT PLAN
PREPARED FOR: **SPIRIT ENERGY, LLC**
50 S. BEMISTON AVE.
ST. LOUIS, MO 63105
ATTN.: JAY CHAMBERS
314-898-9239 314-726-9575 (FAX)

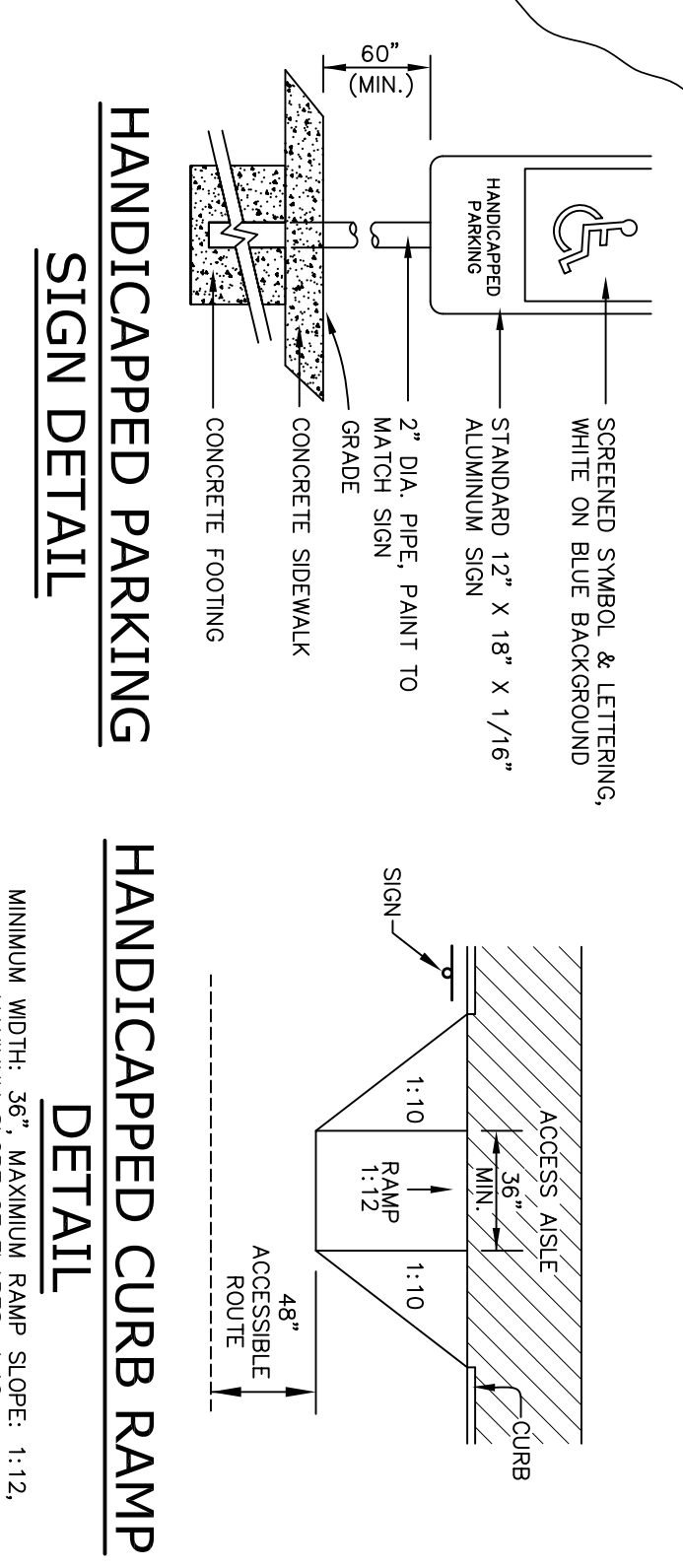
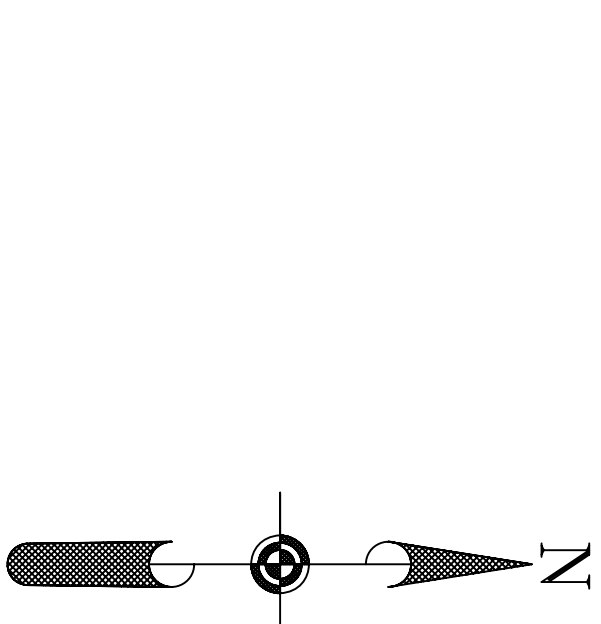
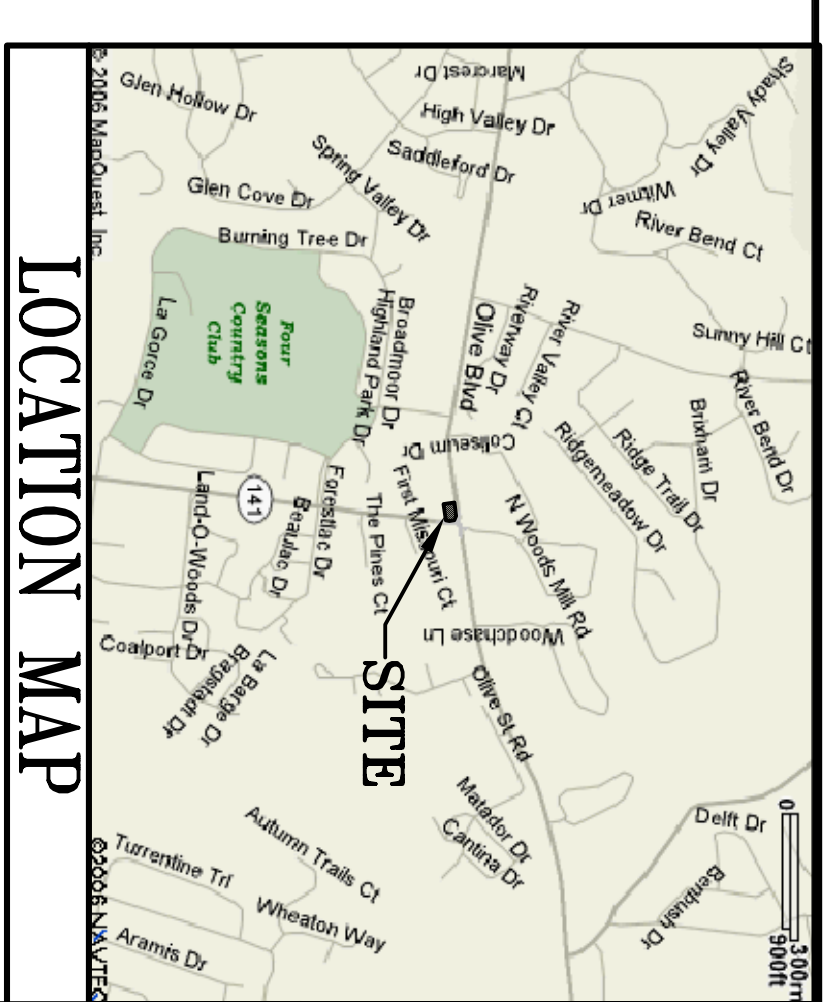
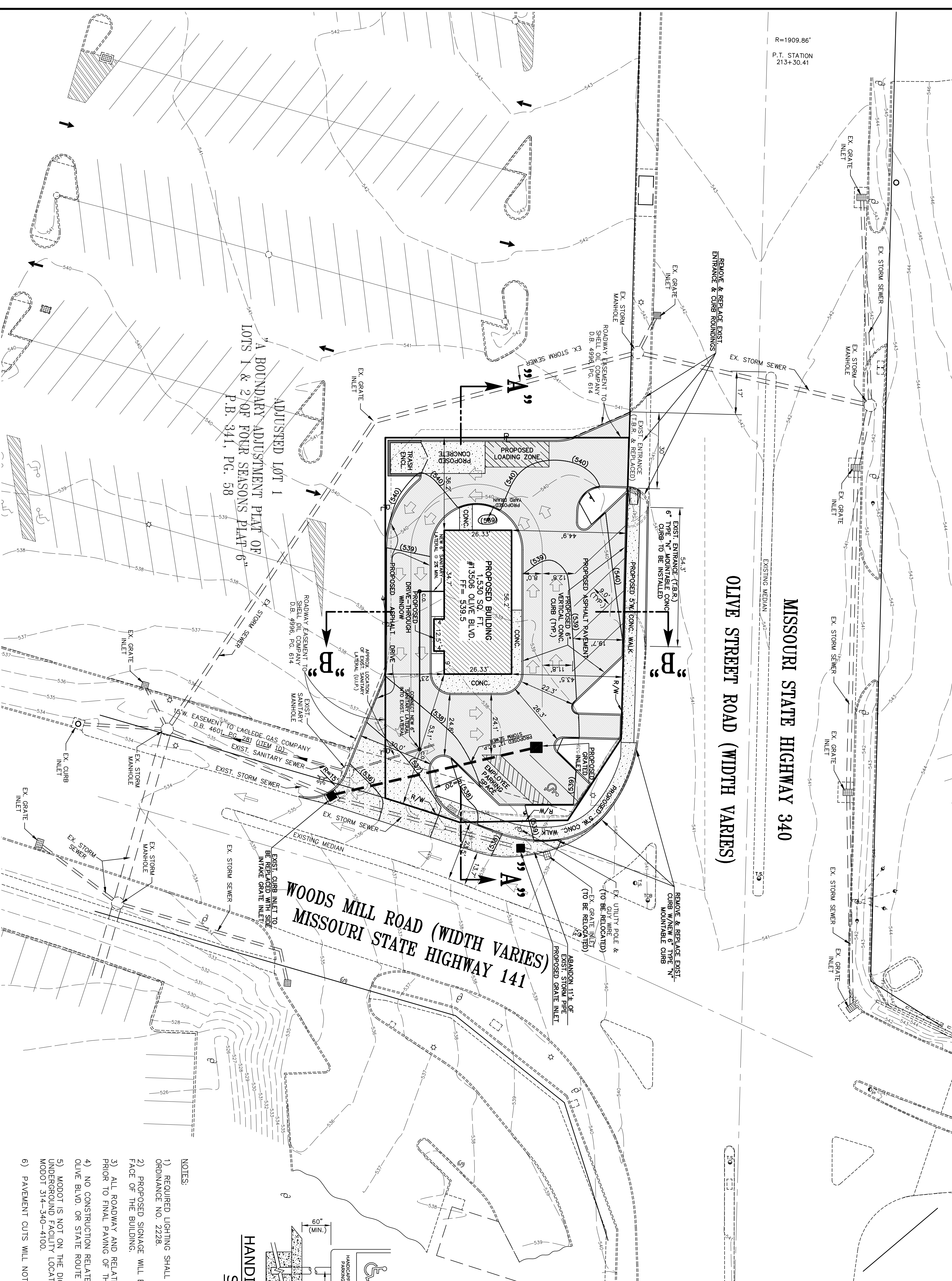
JAMES ENGINEERING & SURVEYING CO., INC.
Engineers Planners Surveyors
10811 Big Bend Boulevard Kirkwood, MO 63122
Phone: (314) 822-1006 Fax: (314) 822-0006

Sur. RS
Dr. JNW
Chk. CLS

Scale: Vertical: 1" = 20'
Horizontal: 1" = 20'
Survey No. 181067
Date: 5/2/06

SPIRIT ENERGY, LLC 13506 OLIVE BLVD.

A TRACT OF LAND IN PART OF LOT 2 IN SHARE NO. 1 OF THE
 PARTITION OF MISSOURI STEVENS ESTATE IN U.S. SURVEY 207
 TOWNSHIP 46 NORTH, RANGE 5 EAST
 CITY OF CHESTERFIELD
 ST. LOUIS COUNTY, MISSOURI



- NOTES:
- 1) REQUIRED LIGHTING SHALL BE PER THE CITY OF CHESTERFIELD ORDINANCE NO. 2228.
 - 2) PROPOSED SIGNAGE WILL BE WALL MOUNTED ON THE EXTERIOR FACE OF THE BUILDING.
 - 3) ALL ROADWAY AND RELATED IMPROVEMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING OF THE PARKING LOT FOR THE DEVELOPMENT.
 - 4) NO CONSTRUCTION RELATED PARKING SHALL BE PERMITTED WITHIN OLIVE BLVD. OR STATE ROUTE 141 (WOODSMILL ROAD) RIGHT-OF-WAY.
 - 5) MDDOT IS NOT ON THE DIG-RITE ONE-CALL SYSTEM. FOR UNDERGROUND FACILITY LOCATES WITHIN THE RIGHT-OF-WAY, CALL MDDOT 314-340-4100.
 - 6) PAVEMENT CUTS WILL NOT BE ALLOWED FOR NEW WATER SERVICE.



JAMES ENGINEERING & SURVEYING CO., INC.
 Engineers Planners Surveyors
 10811 Big Bend Boulevard Kirkwood, MO 63122
 Phone: (314) 822-1006 Fax: (314) 822-0006

Sur. RS Scale: Vertical: 1" = 20' Survey No. 181067
 Drw. JNW Horizontal: 1" = 20' Date: 5/2/06
 Chk. CLS

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PRELIMINARY DEVELOPMENT PLAN

PREPARED FOR: SPIRIT ENERGY, LLC
 50 S. BEMISTON AVE.
 ST. LOUIS, MO 63105
 ATTN.: JAY CHAMBERS
 314-898-9239 314-726-9575 (FAX)

SPIRIT ENERGY, LLC
13506 OLIVE BLVD.
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6	12/22/06	JNW	REVISIONS PER CITY OF CHESTERFIELD & MDDOT
7	5/14/07	JNW	REVISIONS PER CLIENT
8	8/5/07	JNW	ADDED WIDER LANE IN WOODS MILL RD.
9	8/22/07	JNW	LAYERS TURNED OFF TO MAKE PLAN MORE CLEAR

