



IV. B.

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

Department of Planning & Public Works Public Hearing Summary Report

P.Z. 08-2011 Kramer Commerce Center (Kramer Assets Group, LLC and Kramer Properties, LLC): A request for a change of zoning from “PI” Planned Industrial District to a new “PI” Planned Industrial District for a 16.7 acre tract of land located north of the intersection of Spirit Drive North and Chesterfield Airport Road and south of Interstate 64/U.S. Highway 40-61. (17V620083, 17V620094 and 17V610040)

Summary

Stock and Associates, on behalf of Kramer Assets Group, LLC and Kramer Properties, LLC, are requesting a change of zoning from “PI” Planned Industrial District to a new “PI” Planned Industrial District. The site is currently the location of Cambridge Engineering. The site was zoned “PI” Planned Industrial District under the old planned district regulations. The petitioner would like to update some of the development regulations in order to build new office buildings.

The City of Chesterfield Comprehensive Plan Land Use Map delineates this subject site within the Mixed Commercial use and Office Park use designations.

A public hearing further addressing the request will be held at the September 12, 2011 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice and Preliminary Plan.

Respectfully submitted,

Mara M. Perry, AICP
Senior Planner

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



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, September 12, 2010 at 6:30 pm, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearing will be as follows:

P.Z. 08-2011 Kramer Commerce Center (Kramer Assets Group, LLC and Kramer Properties, LLC): A request for a change of zoning from "PI" Planned Industrial District to a new "PI" Planned Industrial District for a 16.7 acre tract of land located north of the intersection of Spirit Drive North and Chesterfield Airport Road and south of Interstate 64/U.S. Highway 40-61. (17V620083, 17V620094 and 17V610040)

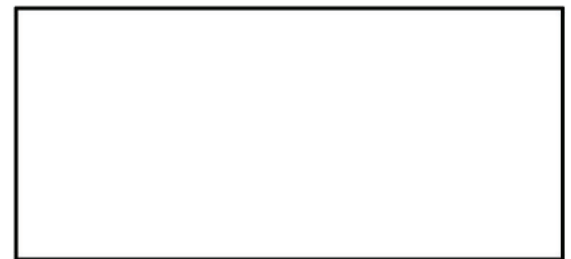
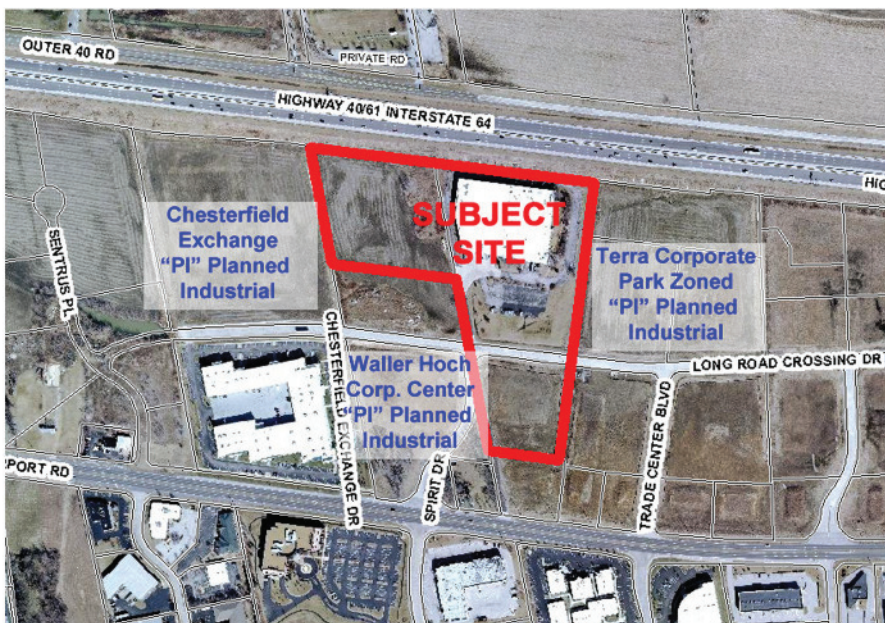
Description of Property

A tract of land being known as Kramer Commerce Center as per the plat recorded in PB 355, PG 871 of the St. Louis County, Missouri Records.

Proposed Uses: Automatic vending facility; cafeteria for employees and guests only; commercial service facility; day care center, child; dwelling, employee; educational facility - vocational school; financial institution; laboratories - professional, scientific; manufacturing, fabrication, assembly, processing, or packaging facility; office, dental; office, general; office, medical; parking area, including garages, for automobiles; plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facility; professional and technical service facility; research facility; substance abuse facilities - outpatient; warehouse - general.



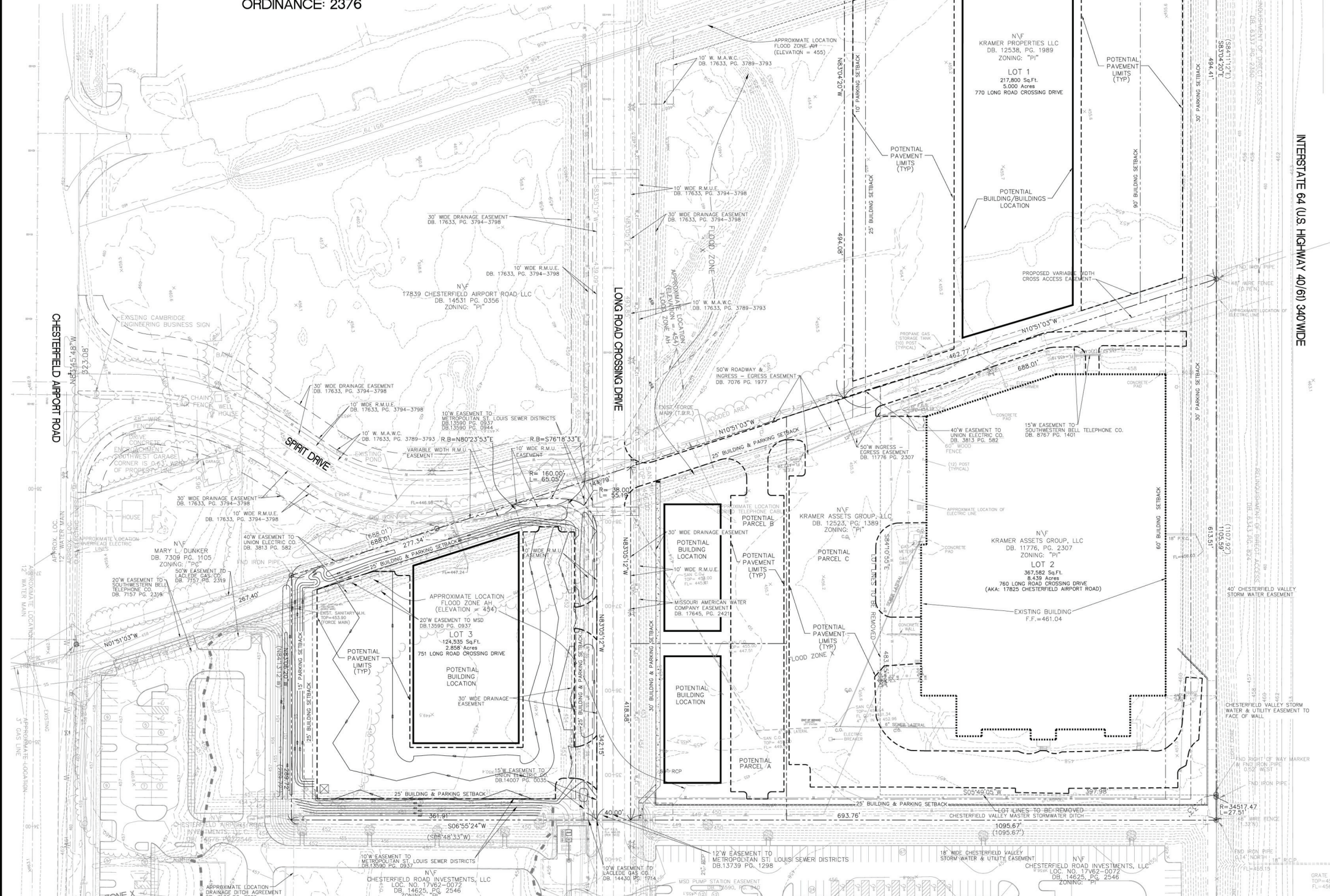
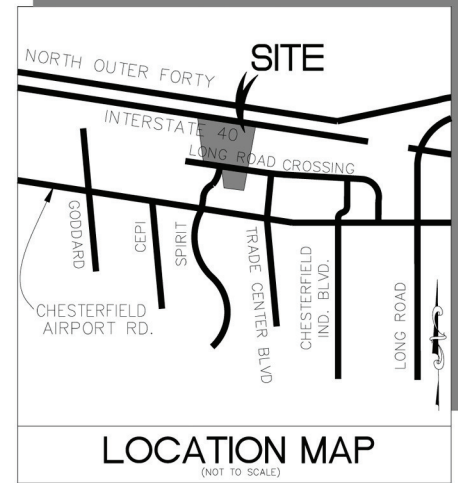
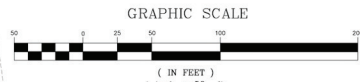
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017



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 Senior Planner Mara Perry at 636.537.4744 or via e-mail at mperry@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.

KRAMER COMMERCE CENTER PRELIMINARY PLAN

A TRACT OF LAND BEING PART OF U.S. SURVEY 1010 AND PART OF LOT 1 OF THE SUBDIVISION OF SPENCER TYLER ESTATE IN U.S. SURVEY 419 TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN ST. LOUIS COUNTY, MISSOURI
ZONING = "PI" PLANNED INDUSTRIAL
ORDINANCE: 2376



ABBREVIATIONS

- C.O. - CLEANOUT
- DB. - DEED BOOK
- E. - ELECTRIC
- FL. - FLOWLINE
- F. - FEE
- FND. - FOUND
- G. - GAS
- M.H. - MANHOLE
- N/F. - NOW OR FORMERLY
- PL. - PLAT BOOK
- PS. - PACE
- P.V.C. - POLYVINYL CHLORIDE PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- R.M.U.E. - ROADWAY MAINTENANCE AND UTILITY EASEMENT
- SQ. - SQUARE
- TYP. - TYPICAL
- V.C.P. - VITRIFIED CLAY PIPE
- W. - WATER
- (86'W) - RIGHT-OF-WAY WIDTH

LEGEND

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED 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
- POWER POLE
- WATER VALVE
- DEODIES RECORD INFORMATION
- HANDICAPPED PARKING

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY STOCK AND ASSOCIATES.
2. 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.
3. NO GRADE SHALL EXCEED 3:1 SLOPE.
4. GRADING AND STORM WATER PER M.S.D. AND THE CITY OF CHESTERFIELD.
5. NO STEP ALLOWED AT ACCESSIBLE ENTRANCE DOORS.
6. ADEQUATE EASEMENTS SHALL BE DEDICATED FOR UTILITY RELOCATION.
7. ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM DRAINAGE PLAN.

PROPERTY DESCRIPTION

A tract of land being part of U.S. Survey 1010 and part of Lot 1 of the Subdivision of Lands of Spencer Tyler, according to the plat thereof recorded in Deed Book 7 Page 25 of the St. Louis County Recorder's Office located in U.S. Survey 419 in Township 45 North, Range 3 East of the 5th Principal Meridian, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the intersection of the Southern line of Missouri Interstate Highway 64 and the Northeastern line of above said U.S. Survey 419, and point also being the Northwest corner of a tract of land as conveyed to Kramer Assets Group, L.L.C., as recorded in Book 11776 Page 2307 of above said records; thence along the Southern line of said Interstate 64 and the Northern line of said Kramer Assets Group, L.L.C. and the Northern line of a tract of land as conveyed to Kramer Assets Group, L.L.C., as recorded in Book 12523 Page 1389 of above said records the following courses and distances: thence South 83 degrees 04 minutes 20 seconds East 613.51 feet to a point of curvature to the left for which the radius point bears North 06 degrees 15 minutes 40 seconds East 3457.47; thence along said curve to the left with a chord which bears South 83 degrees 05 minutes 23 seconds East 613.51 feet to an angle of 87.43 feet to the Northwest corner of a tract of land as conveyed to Terms Investments, L.L.C., by instrument recorded in Book 11999 Page 1013 of said Recorder's Office; thence along the Westerly and Northern lines of said Terms Investments, L.L.C., in the following courses and distances: thence South 09 degrees 55 minutes 24 seconds West 1895.67 feet; thence North 83 degrees 06 minutes 20 seconds West 289.72 feet to the Northern line of above said U.S. Survey 419; thence along said Northern line of above said U.S. Survey 419, and point also being the Northern line of above said Lot 1 of the Subdivision of Lands of Spencer Tyler, said point also being on the Southern line of a tract of land as conveyed to Dana Development, L.L.C., by instrument recorded in Book 12534 Page 124 of above said records; thence along said Southern line of Lot 1 of the Subdivision of the Lands of Spencer Tyler, North 10 degrees 51 minutes 25 seconds West 402.87 feet to the Southern line of above said Missouri Interstate Highway 64; thence along said Southern line South 83 degrees 04 minutes 20 seconds East 494.41 feet to the Point of Beginning and containing 727,738 square feet or 16,707 acres more or less according to calculation performed by Stock and Associates Consulting Engineers, Inc. on June 28, 2006.

PERTINENT DATA

OWNER = KRAMER ASSET GROUP L.L.C.
ZONING = "PI" - PLANNED INDUSTRIAL (ORD. No. 2376)
LOCATION NUMBER = 1782-0083, 1782-0094 & 1781-0040
SITE AREA = 16,707 Acres ±
FIRE DISTRICT = MONARCH FIRE PROTECTION DISTRICT
WATER DISTRICT = ROCKWOOD R6
SEWER DISTRICT = M.S.D.
SCHOOL DISTRICT = BENTONHAME CREEK
WATER SERVICE = MISSOURI AMERICAN WATER COMPANY
GAS SERVICE = LACLEDE GAS COMPANY
ELECTRIC SERVICE = AMEREN UE ELECTRIC COMPANY
PHONE SERVICE = AT&T/SBC

PREPARED FOR:
KRAMER ASSET GROUP L.L.C.
#17825 CHESTERFIELD AIRPORT RD
CHESTERFIELD, MO 63005
(636)532-2233

SITE BENCHMARK
ELEV. = 458.00
RAILROAD SPIKE IN POWER POLE IS APPROXIMATELY 190' SOUTH OF SOUTHWEST CORNER OF CAMBRIDGE ENGINEERING WAREHOUSE BUILDING.

M.S.D. BENCHMARK
M.S.D. BENCHMARK #11-44 ELEV. = 461.85
"50" ON SOUTHWEST CORNER OF CONCRETE STEP TO HOUSE #17839 CHESTERFIELD AIRPORT ROAD.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND

UTILITY NOTE
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES 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.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS PREPARED THIS PRELIMINARY PLAN FROM A FIELD SURVEY AND DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY. THIS PRELIMINARY PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS.

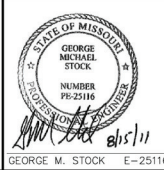
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
L.S. No. 222-D

By: DANIEL EHLMANN, MISSOURI L.S. No. 2215



MoDOT LOCATE (314) 340-4100

M.S.D. # XXXXX
BASE MAP # 17-V



KRAMER COMMERCE CENTER PRELIMINARY PLAN

Stock & Associates
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9100
e-mail: general@stockassoc.com
Web: www.stockassoc.com

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| DATE: 08/15/11 | DATE: 08/15/11 | DATE: 08/15/11 | DATE: 08/15/11 |
| BY: E.J.B. | BY: G.M.S. | BY: G.M.S. | BY: G.M.S. |
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