



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

September 17, 2008

Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

The Planning Commission agenda for **September 22**, **2008** will include the following item for your consideration:

<u>Downtown Chesterfield:</u> A Record Plat for a 15.96 acre lot of land zoned "C-8" Planned Commercial District located on the northwest corner of Chesterfield Parkway West and Lydia Hill Road.

Dear Planning Commission:

Volz, Inc., on behalf of Sachs Properties, has submitted a Record Plat for your review. The Department of Planning and Public Works has reviewed this submittal and submits the following report.

BACKGROUND

- 1. On July 16, 1973, St. Louis County approved Ordinance 6815 which amended the St. Louis County zoning ordinance by changing the boundaries of various districts and the "C-8" and "FP C-8" Planned Commercial and Flood Plain Planned Commercial Districts. At that time, St. Louis County approved the preliminary plans and provided approval for the final development plan.
- 2. On May 20, 1991, the City of Chesterfield approved Ordinance 577 which amended ordinance 10,241 and 6,815 for a parking reduction for the Chesterfield Mall.
- 3. On May 19, 1997, the City of Chesterfield approved Ordinance 1265 which amended the zoning ordinance by changing the boundaries of an "R-6A" 4,500 square foot residence district to "C-8" Planned Commercial District for a 6.3 acre tract of land located on the southwest corner of Burkhardt Place and Chesterfield Parkway.
- 4. On April 17, 2000, the City of Chesterfield approved Ordinance 1617 which amended Ordinance 1265 for building setbacks.

- 5. On July 23, 2001 the Planning Commission unanimously approved the Site Development Concept Plan for Central Park Square (now known as Downtown Chesterfield).
- 6. On December 11, 2006 the Planning Commission approved the Partial Amended Site Development Concept Plan for the Internal Road System with a vote of 7-1.
- 7. On August 11, 2008, the Planning Commission approved the Amended Site Development Concept Plan with a vote of 9-0

PURPOSE

The purpose of the record plat is to record a 15.96 acre tract of land into eleven (11) lots for the purpose of development of those lots.

DEPARTMENTAL INPUT

The submittal was reviewed and is in compliance with all City of Chesterfield ordinances. The Department of Planning and Public Works requests action on the Record Plat.

Respectfully submitted,

Mara M. Perry, AICP Senior Planner

Cc: City Administrator

City Attorney

Director of Planning & Public Works

Planning and Development Services Director

Attachments: Record Plat

PLAT RECORD

DOWNTOWN CHESTERFIEI

THE BOUNDARY ADJUSTMENT PLAT AS RECORDED IN PLAT BOOK 348, PAGES 759 & 760 BEING A RESUBDIVISION OF ADJUSTED PARCELS A, B & C OF TRACTS OF LAND IN PART OF U.S. SURVEYS 415 AND 2002 CITY OF CHESTERFIELD - ST. LOUIS COUNTY - MISSOURI TOWNSHIP 45 NORTH - RANGE 4 EAST

, the undersigned owners of the tract of land herein platted and further described in the foregoing	veyor's certificate have caused the same to surveyed and subdivided in the manner shown on this plat,	
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Veterans' Place Drive, fifty (50) feet wide, Park Circle Drive, varying width, and Main Circle Drive, varying width, together with their roundabouts and roundings located at street intersections, which for better identification are shown hachured hereon, are hereby dedicated to the City of Chesterfield, Missouri, for public use forever.

All designated common ground areas shown hereon, such as roadways, parking areas cul de sac and roadwolt islands patell parking signs are heely dedicated to the Tratese of Central Park Square Inc., the aforestal early calculated in a maintenance and regulation. No above ground structure, other than required need tights of other public utilities in accordance with the approved improvement plans may be constructed or installed within a cul-de-sea island, road about island, or median strip, without authorization by the City of Chesterfield through the issuance of a Special Use Permit.

All easements as shown on this plat, unless designated for other specific purposes are hereby dedicated to the city of Chesterfield, Missouri, Martenflls, Alf & T. Charter Communications, Laddee Gas Company, Missouri-American Water Company, The Metropolitant St. Louis Sever District, their successors and assigns as their interests may appear for the purpose of improving, constructing metalitating, and repairing public utilities, severs and drainage backlines, with the right of temporary use of adjacent ground not occupied by improvements, for the execution and storage of materials during installation, repair, or replacement of said utilities, severs and drainage facilities.

Building setback lines, side yard lines and rear yard lines, as shown on this plat, are hereby established.

Two permanent monuments for each block created (indicated as A) and semi permanent monuments at all to corners (considered B) will be set with the exception that the front corners can be monumented by notches or coxesse cut on the contrels give pewentent or outbing on the prolongation of the lot line, within twelve (12) months after the recording of this subdivision plat, in accordance with 10 CSR 30-2090 of the Missioni Department of Parland Resources and 4 CRS 31, 61, 609 of the Missioni Department of Parland Resources and 4 CRS 31, 61, 609 of the Missioni Department of Parland Resources and 4 CRS 31, 61, 609 of the Missioni Department of Economic Development. In addition, other survey monuments indicated on this subdivision plat, required by the Subdivision Ordinance of the City of Chesterfield, Missioni will be set.

This is hereby certified that all existing easements are shown on this plat as of the time and date of recording on this plat.

This Subdivision is subject to the conditions and restrictions filted in conjunction with this plat and recorded this day of 200 set daily number of the St. Louis County Records.

day of IN WITNESS WHEREOF, we have signed and sealed the foregoing this 200

My commission expires:

CENTRAL PARK SQUARE, INC.

Kathleen Higgins, Vice President

This is to certify that this plat of "Downtown Chesterfield - Plat One" - was approved by the City Council of the City of Chesterfield, Missouri by Ordinance Number on the day of Every Council of the City of th

ATTEST:

SS

COUNTY OF ST. LOUIS STATE OF MISSOURI

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first written above.

My commission expires:

Printed Name

Judith Naggiar, CITY CLERK John Nations, MAYOR

We, The St. Louis County Library District, a body politic, of the State of Missouri, do hereby enjoin in the execution and recording of this plat. We, being The Young Men's Christian Association of Greater St. Louis, a Pro Forma Corporation of the State of Missouri, do hereby enjoin in the execution and recording of this plat

THE ST. LOUIS COUNTY LIBRARY DISTRICT, a body politic

THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF GREATER ST. LOUIS, a Pro Forma Corporation

IN WITNESS WHEREOF, I have hereunto set my hand this the 200

Printed Name & Title

Printed Name & Title

SS(COUNTY OF ST. LOUIS STATE OF MISSOURI

on this the day of to personally known, who being by me dily swom did say that is the Off He State of Missouri, and that said instrument was signed on behalf of said body politic, by authority of its Board of Trustees, and said and deed of said body public.

SS(

COUNTY OF ST. LOUIS STATE OF MISSOURI

Printed Name & Title

Signature

IN WITNESS WHEROF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

My commission expires:

Printed Name

Signature

On this the day of non-personally, shown, who being by not duly sworn, did say that is the leaves of the Young Men's Christian Association of Creater St. Louis, a Pro Forma Corporation of the State of Missoun, and that said instrument was signed on behalf of said Pro Forma Corporation by authority of its members and that said behalf of said Pro Format Corporation by authority of its members and that said behalf of said Pro Format Corporation by authority of its members and that said behalf of said Pro Format Corporation by authority of its members and that said behalf of said Pro Format Corporation by authority of its members and that said behalf of said Not for the Format Corporation of the Format Corporation

IN WITNESS WHEROF, I have hereunto set my hand and affixed my notarial seal the day and year first above written. Profit Corporation

Beginning at the Southwest comer of said Adjusted Parcel A, of the aforementioned Boundary Adjustment Plat, said plat being recorded in Plat Book 348 pages 759 and/760 of the St. Louis Coulty Records, said corner also being in the North ine of Lydia Hill Drive, of Netewide, and being the Southest corner of the property described in deed to the City of Clesterfield, Missouri as recorded in Book 1118 page 427 of the St. Louis County Records, thence Northwardly along the Eastern line of said City of Clesterfield property North Ot degrees 40 minutes 13 seconds East 1455 & Feet to a point, said point being in property North Ot degrees 40 minutes 13 seconds East 1455 & Feet to a point, said point being the notherwestern corner of Adjusted Parcel B 1898 there along the Northwardler mile of said preard North 12 degrees 45 minutes 52 seconds East 1625 for the Northwardler of the Adjustment Plat and also being the Northwardler Adjustment Plat and also being the Northwardler Adjustment Plat and also being the Northwardler of the St. Louis County Library as recorded in Book 13766, page 1888 there along the Northward and of Adjusted Parcel B, South 51 degrees 51 minutes 43 accords East 16236 feet to the Northwardler counter of Lilly, page 1524, minutes 31 seconds East 16236 feet to the Northwardler counter of Lilly page 1524, minutes 51 seconds East 16236 feet to a point there along the Northward Place, 13 feet wide there counter south 61 degrees 26 minutes 20 seconds East 5326 feet to a point there along said Southwest line of Burkhardt Place, 41 feet valied there along a curve to the feld whose radius point bears North 36 degrees 53 minutes 40 seconds well 510 feet to a point there along point there south 13 degrees 50 minutes 27 seconds West 150 feet to a point there along the West 160 feet to a point there along the West 160 feet to a point there along a curve to the feld whose radius point bears South 10 degrees 52 minutes 57 seconds West 266.50 feet to a point there along a curve to the feld whose radius point bears S

A tract of land being all of Adjusted Parcals. A B. & Co of the "Boundary Adjustment Plat of a tract of land being all of Adjusted Parcals. A B. & Co of the "Boundary Adjustment Plat of a pract of land being Lot CI CI 4 and CI 21 of "Chesterfield Village Area A"", in U.S. Surveys and part of Lot 4 of the Boundary Adjustment of Chesterfield Village Area A"", in U.S. Surveys 415 and 2800, Township AS North — Range 4 Essat, City of Chesterfield, St. Louis County, Moustain and more particularly described as follows:

We, Volz. Incorporated have during the month of July 2008, by order of Central Park Square, horoporated, made a survey of and prepared a stabilization for a tract of fand being all of "Adjusted Parcel A. Adjusted Parcel S and Adjusted Parcel S of the Boundary Adjustment Plat of a tract of land being LOI of "Chapted Parcel" of the Boundary Adjustment Plat of a tract of land being LOI of "Chapted Parcel" of the Boundary Adjustment Plat of the Sexterfield Village Area "A" Plate C Per Plat Two and part of Lit of the Boundary Adjustment Plat of Chesetefield, "Nillage Area "A" in U.S. Os tway 415 and 2002, Township 45 North-Range 4 East, within the City of Chesterfield, St. Louis County, Missouti, and the results of sind survey and subdivision are secured in compliance with the current Missouth Maintam Standards for Property Boundary Surveys as adopted by the Missouti Board for Architects, Professional Engineers, Professional Lands European Land Surveys and advantages Architects and the Hissouti Department of Natural Resources, and meets the accumery requirements set forth for Urban Property. Monumentation shown as set on this plat will be set upon completion of construction.

The following list of metric coordinates to the Missouri Coordinate System 1983 (MCS 83), East Zone Static Survey Traverse to Station Struckers and Struckers to Station Struckers and Struckers to Station Struckers and Struckers and Struckers Struckers and Struckers Struckers and Struckers Str

IN WITNESS WHEREOF, I have signed and sealed the foregoing this 8th day of SEPTEMECEOUS

VOLZ INCORPORATED

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PORTIONS OF THE EASEMENTS DESIGNATED AS "PARKING" AND "DRIVE"
EASEMENT SHOWN ON THIS PLAT AS WERE PREVIOUSLY CREATED BY THE
EASEMENT PLAT RECORDED IN PLAT BOOK 355, PAGES 46465, THATNOW
ARE WITHIN THE PLATIED - DEDICATED STREET RIGHT OF WAYS AS SHOWN
ON THIS PLAT ARE TO BE VACATED BY A SEPARATE INSTRUMENT, TO BE RECORDED.

LAND SURVEYORS - ENGINEERS - LAND PLANNERS
10849 NDJAN HEAD NDL, BLVD,
ST. LOUIS, MISSOURI 63132
PHONE 314-426-6212

INCORPORATED

VOLZ

