



VII. B.

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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:

Downtown Chesterfield: 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

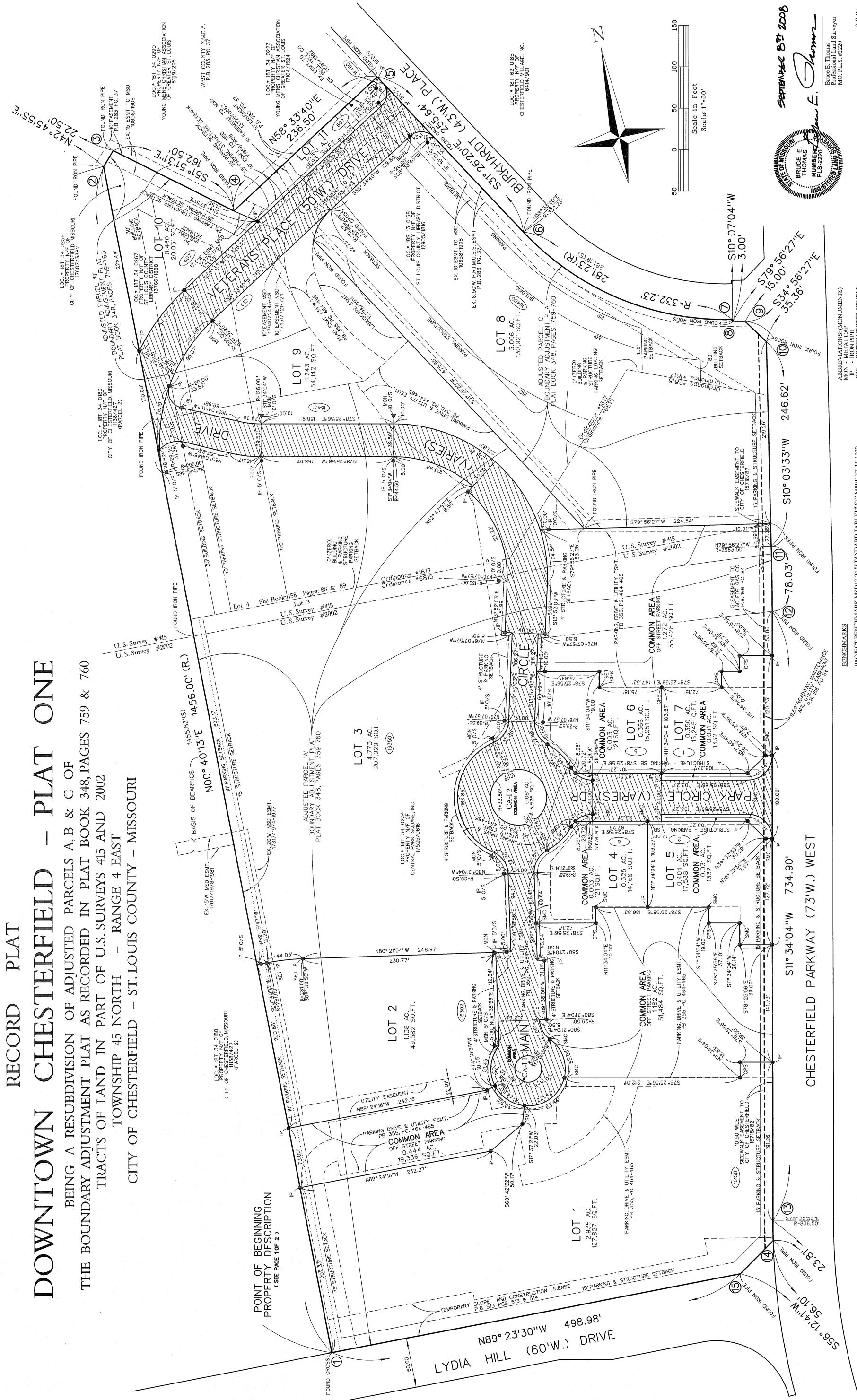
Cc: City Administrator
City Attorney
Director of Planning & Public Works
Planning and Development Services Director

Attachments:
Record Plat

RECORD PLAT DOWNTOWN CHESTERFIELD - PLAT ONE

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

POINT OF BEGINNING
PROPERTY DESCRIPTION
(SEE PAGE 1 OF 2)



SEPTEMBER 8TH 2008

BRUCE E. THOMAS
REGISTERED SURVEYOR
NO. 2220
PLS. 2220

Bruce E. Thomas
Surveyor
MO. P.L.S. #2220

6204-533
Sheet 2 of 2

VOLZ
INCORPORATED

LAND SURVEYORS - ENGINEERS - LAND PLANNERS
1089 INDIAN HEAD INDUSTRIAL BLVD.
ST. LOUIS, MISSOURI 63122
PHONE 314-666-6212

ABBREVIATIONS: (MONUMENTS)
MON - METAL CAP
IP - IRON PIPE
SMC - SURVEY MARKER CAP

STATE PLANE COORDINATES SHOWN ON PAGE 1 OF 2.

NOTE:
CA-11 - IS COMMON AREA - ISLAND 1
CA-12 - IS COMMON AREA - ISLAND 2
SUBDIVISION AS SHOWN CONTAINS 11 LOTS
SUBDIVISION TOTAL AREA 20,222 ACRES
ELEVATION: 557.90 FEET

BENCHMARKS
PROJECT BENCHMARK MSD1224 "STANDARD TABLET" STAMPED T.I. 1E 1930
SET IN CONCRETE POST: 32" WEST OF CHESTERFIELD AIRPORT ROAD AND
150' SOUTH OF OLD OLIVE STREET ROAD 20' SOUTH OF TRACKS.
ELEVATION 461.94 FEET. ADJUSTED BY THE ST. LOUIS METROPOLITAN
ST. LOUIS SEWER DISTRICT IN 1993 TO ELEVATION 462.12 FEET (NGVD 1929).
SITE BENCHMARK "SQUARE" ON TOP OF CURB AT END OF ROUNDING OFF
WEST CURB LINE EAST SIDE OF CHESTERFIELD PARKWAY AND 020
MILES NORTH OF LYDIA HILL DRIVE.

PORTIONS OF THE EASEMENTS DESIGNATED AS "PARKING" AND "DRIVE" EASEMENTS SHOWN ON THIS PLAT AS WERE PREVIOUSLY CREATED BY THE EASEMENT PLAT RECORDED IN PLAT BOOK 355, PAGES 464 & 465 THAT NOW ARE WITHIN THE PLATTED - DEDICATED STREET RIGHT OF WAYS AS SHOWN ON THIS PLAT ARE TO BE VACATED BY A SEPARATE INSTRUMENT, TO BE RECORDED.