

**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, October 8, 2007 at 7:00 p.m. in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearings will be as follows:

P.Z. 42-2007 Spirit Valley Business Park II (18730 Olive Street Road): A request for a change of zoning from a “NU” Non-Urban District to a “PI” Planned Industrial District for an approximately 27.4 acre parcel of land located at 18730 Olive Street Road, south of Olive Street Road and west of Wardenburg. (17W420024)

Permitted Uses:

- (b) Animal hospitals, veterinary clinics, and kennels.
- (c) Animal slaughtering, meat packing, or rendering facilities.
- (e) Arenas and stadiums.
- (f) Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.
- (h) Broadcasting studios for radio and television.
- (i) Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications.
- (j) Business, professional, and technical training schools.
- (k) Business service establishments.
- (l) Cafeterias for employees and guests only.
- (n) Churches shall be allowed on tracts of land of at least one acre in size.
- (q) Financial institutions.
- (u) Filling stations, including emergency towing and repair services.
- (v) Gymnasiums, indoor swimming pools, indoor handball and racquetball courts (public or private), and indoor unlighted outdoor tennis courts (public or private).
- (w) Harbors, marinas, and docks for water borne vehicles, including storage and charter of boats, on land or in the water, repair facilities for boats, and sale of fuel and other supplies for marine use.
- (x) Highway Department garages.
- (y) Hotels and motels.
- (bb) Laundries and dry cleaning plants, not including personal and individual drop-off and pick-up service.
- (cc) Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
 - (i) Adequately screened with landscaping, fencing, or walls, or any combination thereof; or
 - (ii) Placed underground; or
 - (iii) Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.
- (dd) Mail order sale warehouses.
- (ee) Manufacturing, fabrication and processing of flammable gases, liquids, and explosives.
- (ff) Manufacturing, fabrication, assembly, processing, or packaging, of any commodity except:
 - (i) Facilities producing or processing explosives or flammable gases or liquids;
 - (ii) Facilities for animal slaughtering, meat packing, or rendering;
 - (iii) Sulphur plants, rubber reclamation plants, or cement plants; and
 - (iv) Steel mills, foundries, or smelters.
- (gg) Medical and dental offices.
- (ii) Office or office buildings.

- (ll) Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.
- (mm) Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities.
- (nn) Police, fire, and postal stations.
- (oo) Printing and duplicating services.
- (pp) Public utility facilities.
- (tt) Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practice driving ranges, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters.
- (uu) Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
- (vv) Restaurants, fast food.
- (ww) Restaurant, site down.
- (xx) Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles.
- (yy) Sales, servicing, repairing, cleaning, renting, leasing, and necessary outdoor storage of equipment and vehicles used by business, industry, and agriculture.
- (zz) Sales yards operated for a charitable purpose by a church, school, or other not-for-profit organization.
- (ccc) Service facilities, studios, or work areas for antique salespersons, artist, candy makers, craftpersons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.
- (eee) Permitted signs (See Section 1003.168 "Sign Regulations")
- (ggg) Storage and repair garages for public mass transit vehicles.
- (hhh) Storage yards for lumber, coal, and construction materials.
- (iii) Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises.
- (nnn) Union halls and hiring halls.
- (ooo) Vehicle repair facilities.
- (ppp) Vehicle service centers.
- (qqq) Vehicle washing facilities.
- (sss) Welding, sheet metal, and blacksmith shops.
- (ttt) Yards for storage of contractors' equipment, materials, and supplies, excluding junk yards and salvage yards.

Ancillary Uses:

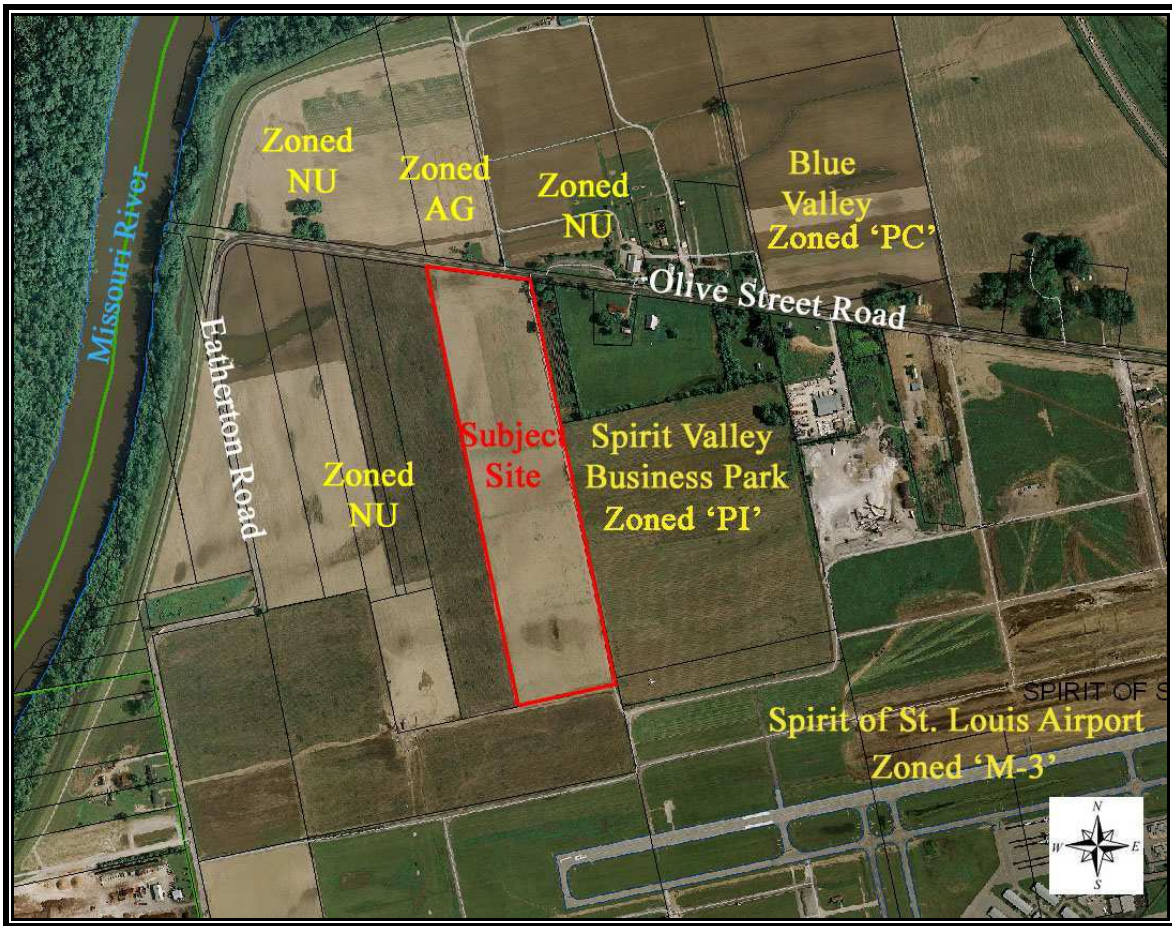
- (g) Automatic vending facilities for:
 - i. Ice and solid carbon dioxide (dry ice);
 - ii. Beverages;
 - iii. Confections.

Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Planning and Public Works at the Chesterfield City Hall, 690 Chesterfield Parkway West during 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 Mr. Justin Wyse, Project Planner, by telephone at 636-537-4736 or by email at jwyse@chesterfield.mo.us

CITY OF CHESTERFIELD

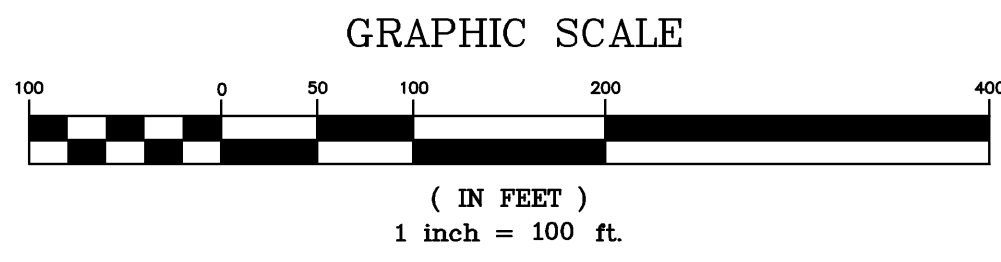
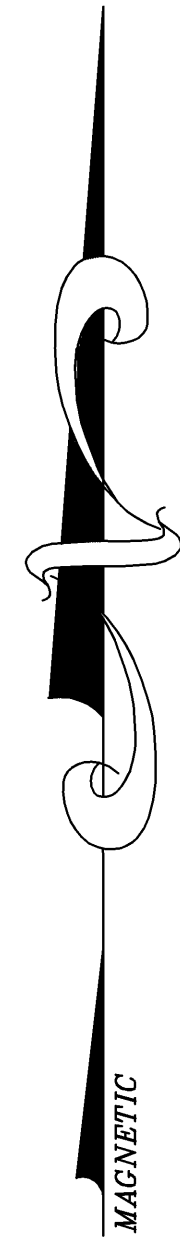
Maurice Hirsch, Jr., Chair

Chesterfield Planning Commission



Description of Property

A tract of land in St. Louis County, Missouri, being Part of Lot 3 of the subdivision of Amelia Boisselier Estate, in U.S. Surveys 1937 and 133 Township 45 North, Range 3 East of the 5th Principal Meridian, according to plat thereof recorded in Plat Book 16, Page 27 of the St. Louis County records.



SPIRIT VALLEY BUSINESS PARK PHASE II

WEST END BASIN 3
STOCK PROJ.
204-3423.1

STOCK PROJ.
204-3423.2

SPIRIT VALLEY BUSINESS PARK PHASE I

STOCK PROJ.
207-4062

STOCK PROJ.
207-4140

ORDINANCE No. 2373
STOCK PROJ.
206-3923

ORDINANCE No. 223
STOCK PROJ.
205-3326
NO APPROVED AND/OR RECORD
SITE DEVELOPMENT CONCEPT PL.

STOCK PROJ.
200-2211

SPIRIT VALLEY BUSINESS PARK II
PRELIMINARY SITE PLAN

STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

MSD P #
BASE MAP # 17W
08/30/07

GEORGE M. STOCK E-25116

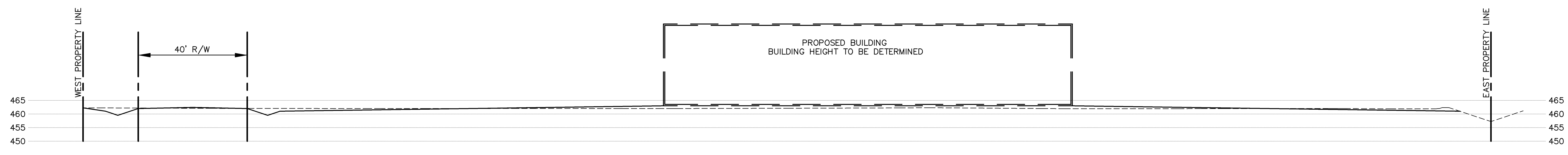
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DATE: 08/30/07

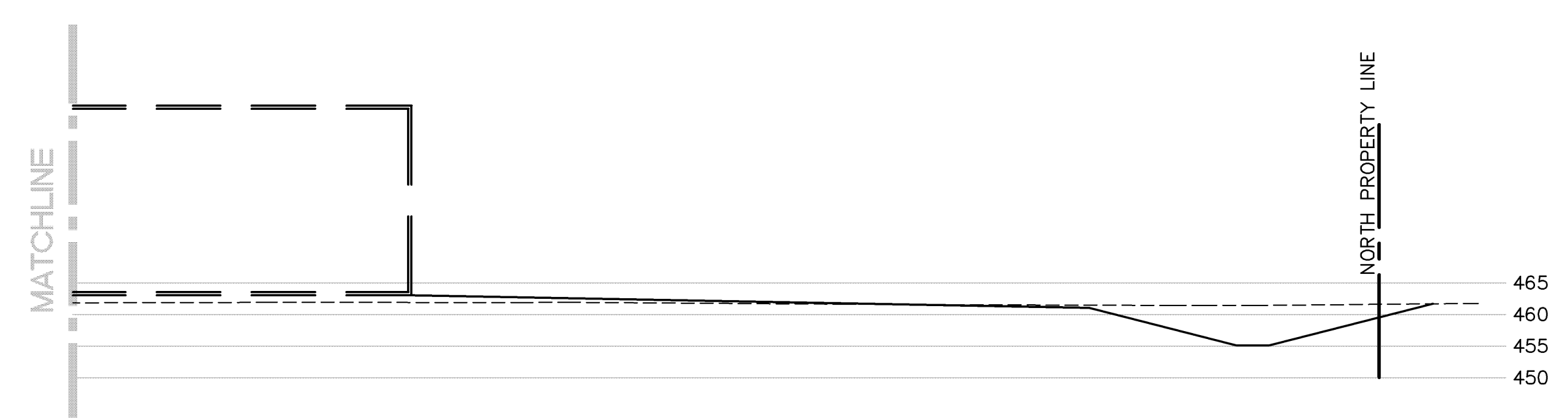
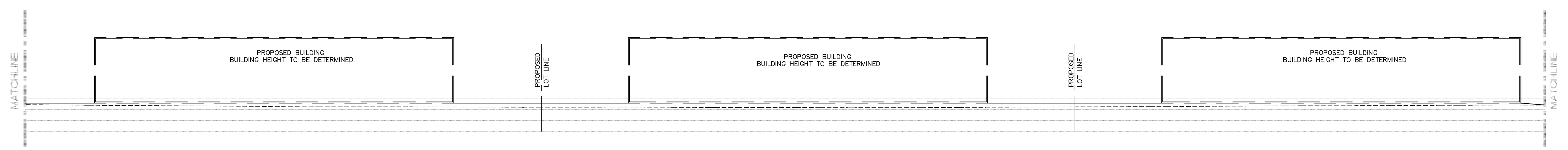
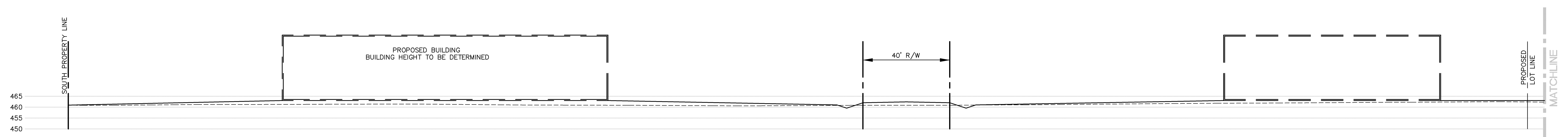
JOB NUMBER: 207-4080

SHEET: 2 of 4

DATE: 08/30/07
DRAWN BY: J.M. HARRIS
CHECKED BY: G.M.S.
DATE: 08/30/07



SECTION A-A
 SCALE: HORIZONTAL 1"=20'
 VERTICAL 1"=20'



SECTION B-B
 SCALE: HORIZONTAL 1"=20'
 VERTICAL 1"=20'

DRAWING FILE: G:\104\104000\104000\104000.dwg PLOT DATE: 08/30/07 PLOTTED BY: rick.burke

MSD P # _____
 BASE MAP # 17W
 08/30/07
 GEORGE M. STOCK E-25116

SPIRIT VALLEY BUSINESS PARK II	
PROPOSED BUILDING SECTIONS	
	257 Chesterfield Business Parkway St. Louis, MO 63005 PH. (636) 530-9100 FAX (636) 530-9130 e-mail: general@stockassoc.com Web: www.stockassoc.com
DRAWN BY: E.J.B. DATE: 08/30/07	CHECKED BY: G.M.S. DATE: 08/30/07
JOB NUMBER: 207-4080	SHEET: 3 of 4