



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

Department of Planning and Public Works Public Hearing Summary Report

P.Z.07-2010 16624 Old Chesterfield Road (Gene Mainini): A request for a change of zoning from “M2” Industrial District to “UC” Urban Core District and a Landmark Preservation Area (LPA) Procedure for a .226 acre tract of land located on the south side of Old Chesterfield Road, at its intersection with Santa Maria Drive (17V310083).

Summary

Cornerstone Land Surveying & Civil Engineering Inc, on behalf of property owners Eugene and Lisa Mainini, has submitted a request for a change of zoning from “M2” Industrial District to “UC” Urban Core District for the above referenced property. In addition to the requested change of zoning, the Petitioner is also seeking a Landmark Preservation Area (LPA) designation for the site. The purpose of the application is to allow for more office space to attract future tenants.

The City of Chesterfield Comprehensive Land Use Map delineates the subject site within the “Urban Core” land use.

A public hearing further addressing the request will be held at the October 11, 2010, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice and Preliminary Plan for the site.

Respectfully submitted,

A handwritten signature in black ink that reads 'Kristian Corbin'.

Kristian Corbin
Project 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, October 11, 2010 at 7:00 pm in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

P.Z. 07-2010 16624 Old Chesterfield Road (Gene Mainini): A request for a change of zoning from “M2” Industrial District to “UC” Urban Core District and a Landmark Preservation Area (LPA) Procedure for a .226 acre tract of land located on the south side of Old Chesterfield Road, at its intersection with Santa Maria Drive. (17V310083)

For a list of the requested uses, contact the project planner.

DESCRIPTION OF PROPERTY

A TRACT OF LAND BEING LOT 1 OF BURKHARDT PLACE AS RECORDED IN PLAT BOOK 12 PAGE 94 OF THE ST. LOUIS COUNTY, MISSOURI RECORDER OF DEEDS, LOCATED IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



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 Lead Senior Planner Anissa McCaskill-Clay at 636.537.4737 or via e-mail at amccaskill@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.

PRELIMINARY PLAN FOR 16624 OLD CHESTERFIELD ROAD A TRACT OF LAND BEING LOT 1 OF BURKHARDT PLACE (P.B. 12 PG. 94), LOCATED IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

16624 OLD CHESTERFIELD ROAD

A TRACT OF LAND BEING LOT 1 OF BURKHARDT PLACE AS RECORDED IN PLAT BOOK 12 PAGE 94 OF THE ST. LOUIS COUNTY, MISSOURI RECORDER OF DEEDS, LOCATED IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND DESCRIBED AS FOLLOWS:

BEGINNING AT A SET IRON PIPE AT THE NORTHWEST CORNER OF LOT 1 OF THE ABOVE MENTIONED BURKHARDT PLACE, ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF OLD CHESTERFIELD (60' W.) ROAD;

THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF SAID OLD CHESTERFIELD ROAD, SOUTH 07 DEGREES 46 MINUTES 32 SECONDS EAST, 51.00 FEET TO A SET SURVEY NAIL AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF OLD CHESTERFIELD ROAD AND THE WEST RIGHT OF WAY LINE OF SANTA MARIA (40' W.) DRIVE;

THENCE ALONG THE WEST RIGHT OF WAY LINE OF SAID SANTA MARIA DRIVE, SOUTH 01 DEGREES 05 MINUTES 00 SECONDS WEST, 133.09 FEET TO A SET SURVEY NAIL AT ANGLE POINT ON THE RIGHT OF WAY LINE OF SANTA MARIA DRIVE;

THENCE CONTINUING ALONG THE RIGHT OF WAY LINE OF SANTA MARIA DRIVE, SOUTH 87 DEGREES 44 MINUTES 00 SECONDS WEST, 18.14 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO EDWARD H. JR. AND JANIE A. STRUCKMAN AS RECORDED IN DEED BOOK 14723 PAGE 1402 OF THE ABOVE MENTIONED RECORDERS OFFICE, WHERE A FOUND REBAR WITH CAP BEARS 0.21 FEET NORTH;

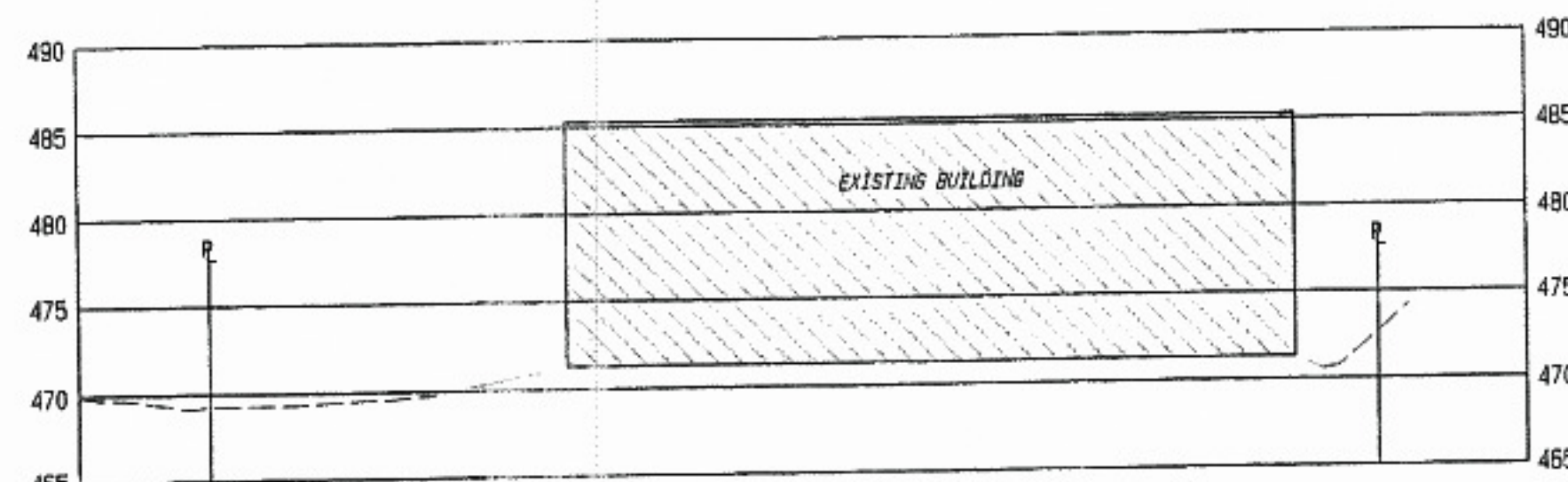
THENCE ALONG THE NORTH LINE OF SAID STRUCKMAN TRACT, NORTH 75 DEGREES 28 MINUTES 00 SECONDS WEST, 75.80 FEET TO A SET IRON PIPE WITH CAP;

THENCE ALONG THE EAST LINE OF SAID STRUCKMAN TRACT, NORTH 19 DEGREES 13 MINUTES 08 SECONDS EAST, 139.32 FEET TO THE POINT OF BEGINNING.

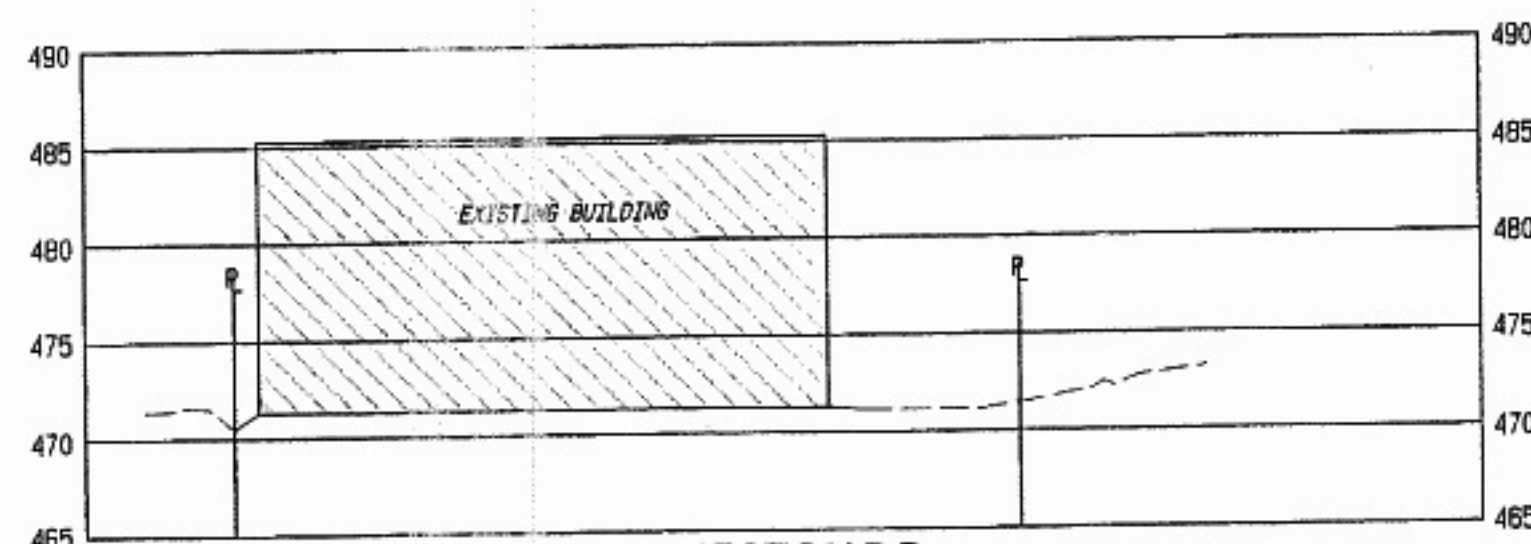
THE ABOVE DESCRIBED TRACT CONTAINS 9,862 SQUARE FEET AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

MAININI PROPERTIES, LLC, THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAN FOR AND IN CONSIDERATION OF BEING GRANTED A PERMIT TO DEVELOP SAID PROPERTY UNDER THE PROVISIONS OF SECTION _____ OF THE CITY'S ZONING CODE AND THE "PC" PLANNED COMMERCIAL DISTRICT, DO HEREBY AGREE, DECLARE, AND COVENANT THAT FROM THE DATE OF RECORDING OF THIS PLAN, THE PROPERTY SHALL BE DEVELOPED ONLY AS SHOWN HEREIN. THIS COVENANT SHALL RUN WITH THE LAND, AND SHALL BE ENFORCEABLE PURSUANT TO SECTIONS _____ THROUGH _____, MO. BY THE CITY OF CHESTERFIELD OR ITS SUCCESSOR AS A PLAN OF DEVELOPMENT ADOPTED BY THE CITY OF CHESTERFIELD'S PLANNING AND ZONING COMMISSION TO PROMOTE ORDERLY DEVELOPMENT. THIS PLAN MAY BE AMENDED OR SUPERSEDED BY THE PLANNING AND ZONING COMMISSION OR MODIFIED BY THE DEPARTMENT OF PLANNING OR VOIDED BY ORDER OF THE CITY OF CHESTERFIELD'S CITY COUNCIL, EACH AS MORE PARTICULARLY AUTHORIZED BY THE CITY OF CHESTERFIELD'S ZONING CODE NOW AND HEREAFTER IN EFFECT.

SIGNATURE: GENE MAININI, PRESIDENT (MAININI PROPERTIES, LLC)



SECTION A-A
SCALE: 1"=20' HORIZONTAL
1"=10' VERTICAL



SECTION B-B
SCALE: 1"=20' HORIZONTAL
1"=10' VERTICAL

BENCHMARK
N.S.D. BN #12-24
(U.S.S. DATUM)
ELEVATION 462.12

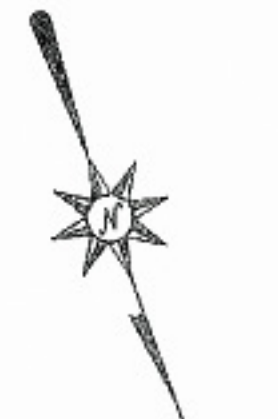
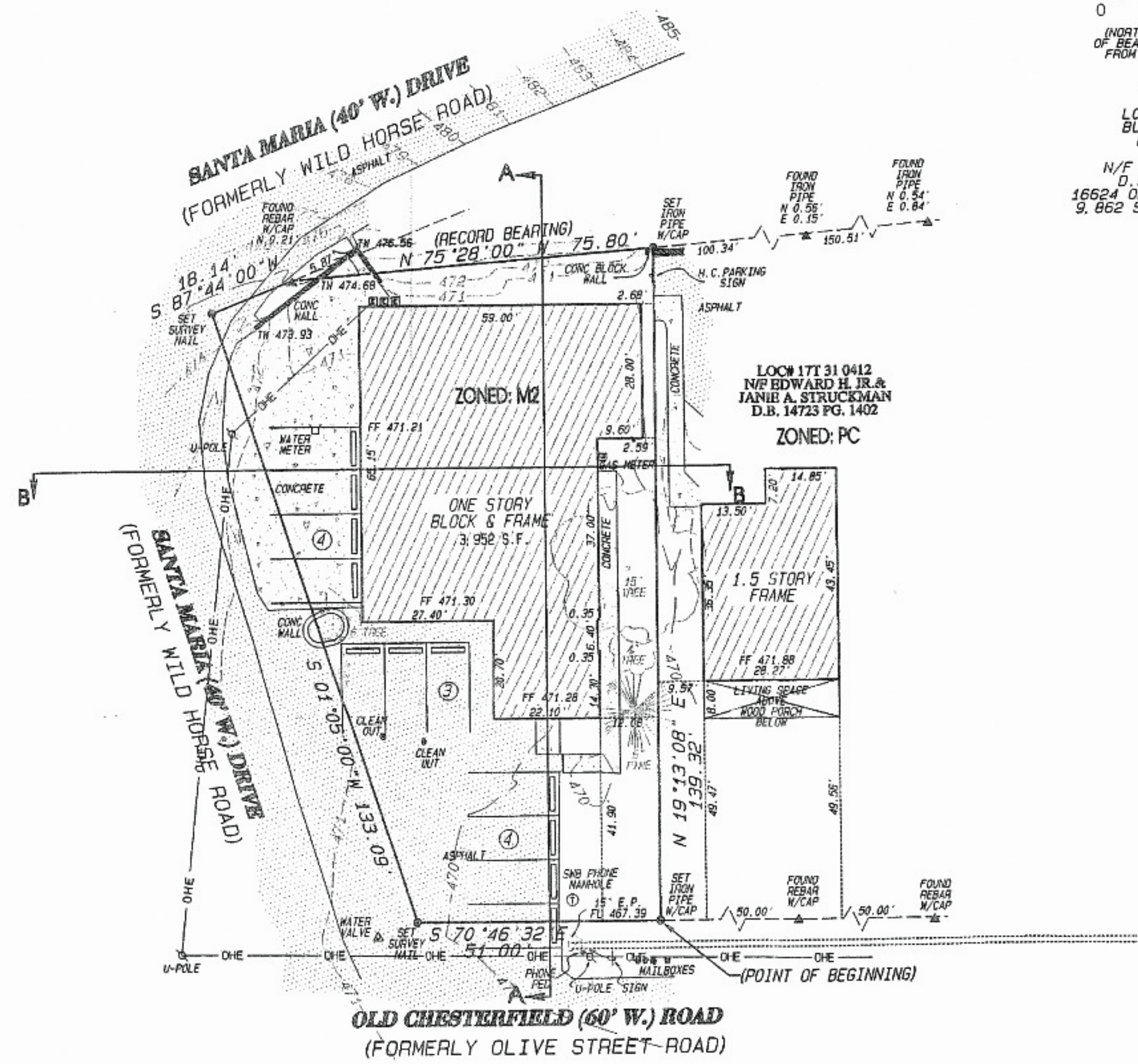
*STANDARD TABLET STAMPED TT 1 E 1930 SET IN A CONCRETE POST,
32 FEET WEST OF CHESTERFIELD AIRPORT ROAD AND 150 FEET
SOUTH OF OLD OLIVE STREET ROAD, 20 FEET SOUTH OF TRACKS.

THIS PLAN WAS APPROVED BY THE CITY OF CHESTERFIELD'S PLANNING AND ZONING COMMISSION IN ACCORDANCE WITH THE PROVISIONS OF SECTION _____ OF THE ZONING CODE. THIS PLAN SHALL BE DEVELOPED UNDER THE CONDITIONS HEREIN PRESCRIBED BY ORDINANCE 2214, WHICH WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, MISSOURI ON NOVEMBER 7TH, 2005.

RICHARD GEISEL, DIRECTOR OF PLANNING
DATE _____

I, LYNNE GREENE-BELONER, CITY CLERK OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI DO HEREBY CERTIFY THE SITE DEVELOPMENT PLAN SUBMITTED FOR THIS COMMERCIAL DEVELOPMENT IS REQUIRED UNDER ORDINANCE 2214, WHICH WAS APPROVED BY THE CITY COUNCIL ON NOVEMBER 7TH, 2005. SAID ORDINANCE OF THE SAME APPEARS ON RECORD IN MY OFFICE AS TESTIMONY WHEREOF, I HEREBY SET MY HAND AND AFFIX THE OFFICIAL SEAL OF THE CITY OF CHESTERFIELD, MISSOURI, ST. LOUIS COUNTY ON THIS _____ DAY OF _____ 20__.

JUDY NAGSJAR, CITY CLERK



GRAPHIC SCALE 1"=20'
0 20 40

(NORTH ARROW AND BASIS OF BEARINGS WERE ADOPTED FROM THE RECORD PLAT)

SITE INFO:

LOC#171 31 0083
BURKHARDT PLACE
P.B. 12 PG. 94
LOT 1
N/F GENE V. MAININI
D.B. 9625 PG. 2246
16624 OLD CHESTERFIELD RD.
9,862 SQ. FT. / 0.226 AC.

GENERAL NOTES:

- 1) THE CURRENT USE OF THE EXISTING ONE STORY BLOCK AND FRAME BUILDING IS COMMERCIAL.
- 2) THE PROPOSED USE OF THE EXISTING ONE STORY BLOCK AND FRAME BUILDING IS COMMERCIAL.
- 3) EXISTING SANITARY FOR THE BUILDING FLOWS INTO A MSD SEWER MAIN VIA GRAVITY.
- 4) THERE IS NO CONSTRUCTION PROPOSED FOR THIS SITE.
- 5) NO ADDITIONAL LANDSCAPE IS PROPOSED FOR THIS SITE.
- 6) THERE ARE NO EXISTING OR PROPOSED FREE STANDING SIGNS ON THIS SITE.

PARKING TABLE:

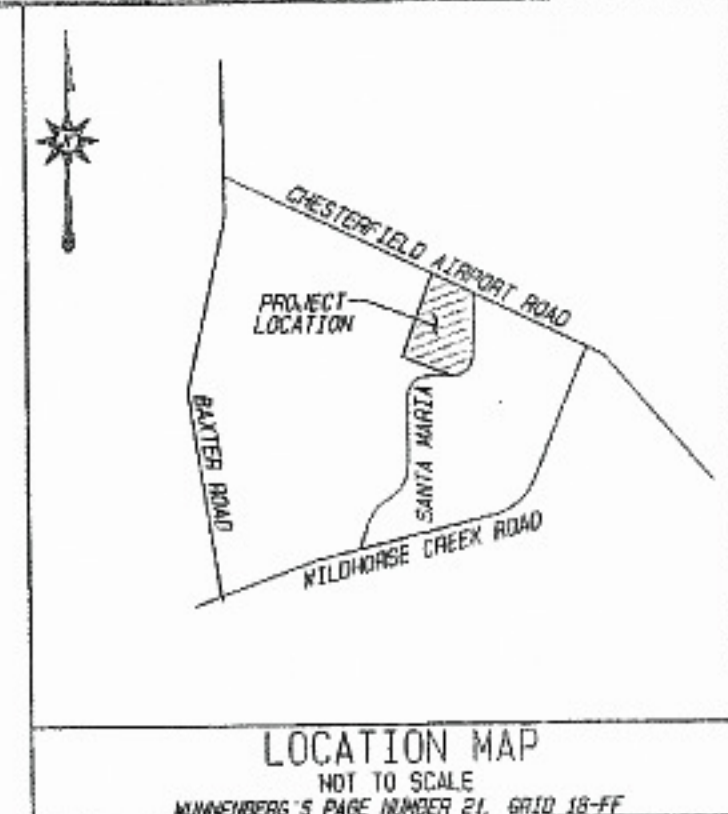
OFFICE: 3.5 SPACES / 1000 S.F. X 2500 S.F. = 8.75 PS
WAREHOUSE: 1 EMPLOYEE X 2 SPACES / 3 EMPLOYEES ON MAXIMUM SHIFT = 0.67 PS
TOTAL REQUIRED = 9.42 PS
TOTAL EXISTING = 11 PS

FLOOR AREA RATIO:

BUILDING AREA = 3,952 S.F.
LOT AREA = 9,862 S.F.
FAR = $\frac{3952}{9862} = 0.40$

OPEN SPACE PERCENTAGE:

OPEN SPACE AREA = 1887 S.F.
LOT AREA = 9862 S.F.
OPEN SPACE PERCENTAGE = $\frac{1887}{9862} = 19\%$



LOCATION MAP
NOT TO SCALE
MUNICIPALITY'S PAGE NUMBER 21, GRID 18-FF



THE SEAL AND SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED. THE SIGNER OF THIS DOCUMENT EXPRESSLY DISCLAIMS ANY AND ALL RESPONSIBILITY FOR DOCUMENTS THAT DO NOT BEAR HIS SEAL AND SIGNATURE INCLUDING BUT NOT NECESSARILY LIMITED TO DRAWINGS, SPECIFICATIONS, ESTIMATES, REPORTS AND OTHER SIMILAR INSTRUMENTS OF SERVICES INTENDED TO BE USED FOR THIS PROJECT.

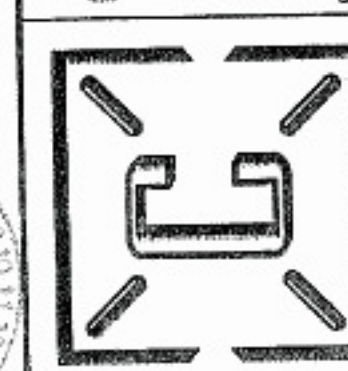
PROVISIONS

PREPARED FOR:
MAININI PROPERTIES, LLC
CONTACT: GENE MAININI
16653 CHESTERFIELD BLUFFS
CHESTERFIELD, MO 63005
314-368-4971 (PHONE)
636-778-0776 (FAX)

16624 OLD CHESTERFIELD ROAD
PRELIMINARY PLAN

Project #	Date
10-0966/30/10	10-09-2010
Checked By	Drawn By
M. J. M. M. T. G.	M. J. M. M. T. G.
File Name:	
S-0-P 2010 06-30.A90	

CORNERSTONE
LAND SURVEYING & CIVIL ENGINEERING, INC.
2705 DOUGHERTY FERRY RD., SUITE 100
ST. LOUIS, MO. 63122 (314) 966-9987 (314) 966-0329 (FAX)



Sheet Number
1 OF 1

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BEFORE YOU DIG - DRILL - BLAST CALL!
1-800-344-7483 (TOLL FREE)
MISSOURI ONE CALL SYSTEM, INC.