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690 Chesterfield Pkwy W • Chesterfield MO 63017-0760  
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## Department of Planning and Public Works Public Hearing Summary Report

**P.Z. 08-2010 17531 Wild Horse Creek Road (Larry Mintz):** A request for a change of zoning from “PC” Planned Commercial District to an “E-1” One-Acre District 1.47 acre tract of land located at 17531 Wild Horse Creek Road (18V610106).

### **Summary**

Larry Mintz requests a change of zoning from “PC” Planned Commercial to an “E-1” One Acre Estate District for a 1.47 acres tract of land located at 17531 Wild Horse Creek Road. The purpose of the application is to change the zoning of the subject site to be used as a residence. The current structures on the subject site include a brick ranch style house, a shed, and a garage.

The City of Chesterfield Comprehensive Plan Land Use Map delineates the subject site as “Neighborhood Office” land use designation within the Wild Horse Creek Road Sub Area. Although the proposal does not meet the City of Chesterfield Comprehensive Plan Land Use, it is consistent with surrounding land use and zoning.

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. The Outboundary Survey is located in packet item IX.A 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. 08-2010 17531 Wild Horse Creek Road (Larry Mintz):** A request for a change of zoning from "PC" Planned Commercial District to an "E-1" Estate One-Acre District 1.47 acre tract of land located at 17531 Wild Horse Creek Road (18V610106).

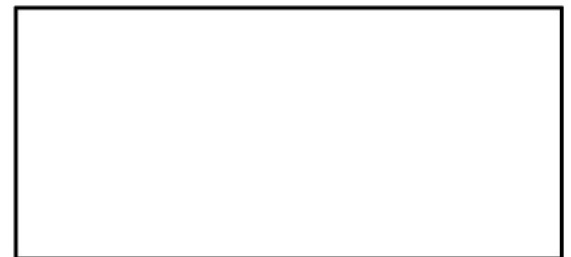
### Description of Property

Adjusted Parcel 1 P.B. 353 P. 955 A tract of land being part of U.S. Survey No. 150, Township 45 North, Range 3 East of the 5th P.M., St. Louis County, Missouri and being more particularly described as follows:

Commencing from the intersection of the South right-of-way of the Chicago, Rock Island Railroad with the East Line of U.S. Survey No. 150; thence along said South right-of-way S 77 05'00" W 755.79 feet to a set iron rod at the point of beginning of the tract of land described herein; thence leaving said South right-of-way S 47 49'24" E 139.17 feet to a set iron rod: thence S 19 44' 19" E 174.03 feet to a set iron rod on the North right-of-way line of Wild Horse Creek Road, 60 feet wide; thence along said right-of-way along a curve deflecting to the left having a radius of 1940.08 feet an arc length of 174.12 feet a chord course S 57 48' 17" W 174.06 feet; thence S 55 14' 00" W 65.83 feet; thence leaving said right-of-way N 12 21' 59" W 368.92 feet to the south right-of-way of the Chicago, Rock Island Railroad; thence along said South right-of-way N 77 05' 00" E 121.55 feet to the point of beginning, containing 1.47 acres, more or less.



**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 Project Planner Kristian Corbin at 636.537.4743 or via e-mail at [kcorbin@chesterfield.mo.us](mailto:kcorbin@chesterfield.mo.us). All interested parties will be given an opportunity to be heard at the Public Hearing.