



**IV. A.**

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

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## **Department of Planning & Public Works Public Hearing Summary Report**

**P.Z. 09-2010 Four Seasons West (Schuyer Corp.):** A request for a change of zoning from a “PC” Planned Commercial District to a new “PC” Planned Commercial District for a 2.35 acre tract of land located on the southwest corner of the intersection of Olive Street Road and River Valley Drive. (16Q230260)

### **Summary**

Doering Engineering, on behalf of Schuyer Corp., is requesting a change of zoning from “PC” Planned Commercial District to a new “PC” Planned Commercial District. The site has an existing retail center and the rezoning is to add additional uses for the site. The petitioner is not requesting to make any exterior improvements to the already developed site.

The City of Chesterfield Comprehensive Plan Land Use Map delineates this subject site within the Community Retail use designation.

A public hearing further addressing the request will be held at the November 8, 2010 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice and Preliminary Plan.

Respectfully submitted,

Mara M. Perry, AICP  
Senior 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, November 8, 2010 at 7:00 pm, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearing will be as follows:

P.Z. 09-2010 Four Seasons West (Schuyer Corp.): A request for a change of zoning from a "PC" Planned Commercial District to a new "PC" Planned Commercial District for an 2.35 acre tract of land located on the southwest corner of the intersection of Olive Street Road and River Valley Drive. (16Q230260)

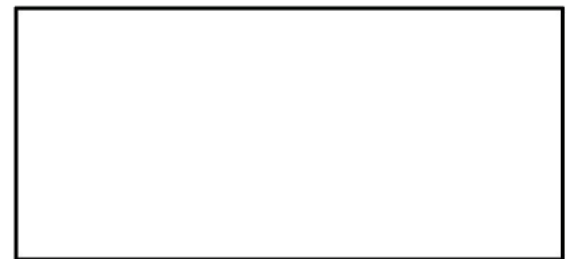
### Description of Property

A tract of land being part of Lot 3 of the Four Seasons, Plat 6, Book 171, Page 17, and in U.S. Survey 207, T.64N., R.5E., of the St. Louis County, Missouri Records.

Proposed Uses: Administrative office for educational or religious facility; Art gallery; Art studio; Bakery; Barber or beauty shop; Coffee shop; Commercial service facility; Day care center, child; Day care center, adult; Drug store and pharmacy; Dry cleaning establishment; Financial institution; Financial institution, drive-thru; Grocery – neighborhood; Office, dental; Office, general; Office, medical; Professional and technical service facility; Pubic safety facility; Restaurant, outdoor customer dining areas; Restaurant, sit down; Restaurant, take out; Retail sales establishment, community; Veterinary clinic.



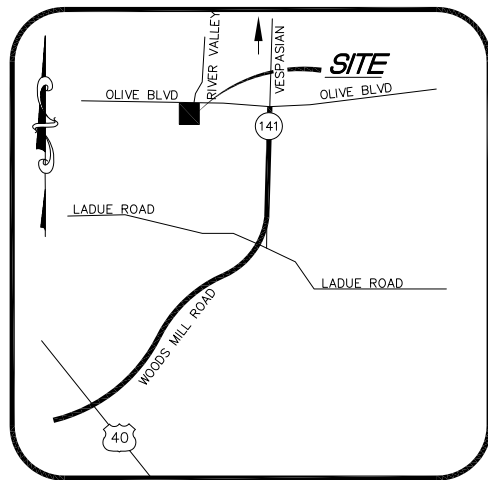
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017



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 Senior Planner Mara Perry at 636.537.4744 or via e-mail at [mperry@chesterfield.mo.us](mailto:mperry@chesterfield.mo.us). All interested parties will be given an opportunity to be heard at the Public Hearing.

# FOUR SEASONS PLAZA WEST PRELIMINARY PLAN

13700 OLIVE BOULEVARD  
 CHESTERFIELD, MISSOURI 63017  
 A TRACT OF LAND BEING LOT 3 OF FOUR SEASONS,  
 PLAT 6, BOOK 171, PAGE 17 AND IN U.S. SURVEY 207,  
 TOWNSHIP 46 NORTH, RANGE 5 EAST



LOCATION MAP  
 (NOT TO SCALE)

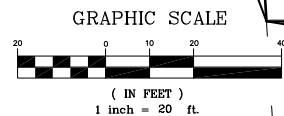
WUNNEBURG'S: AA-17  
 LOCATOR NO.: 16Q230260  
 ADDRESS: 13700 OLIVE BLVD.  
 CHESTERFIELD, MO 63017

TOTAL AREA OF TRACT: 2.35 ACRES  
 PRESENT ZONING: PC-PLANNED COMMERCIAL  
 COMMERCIAL DISTRICT

### LEGAL DESCRIPTION

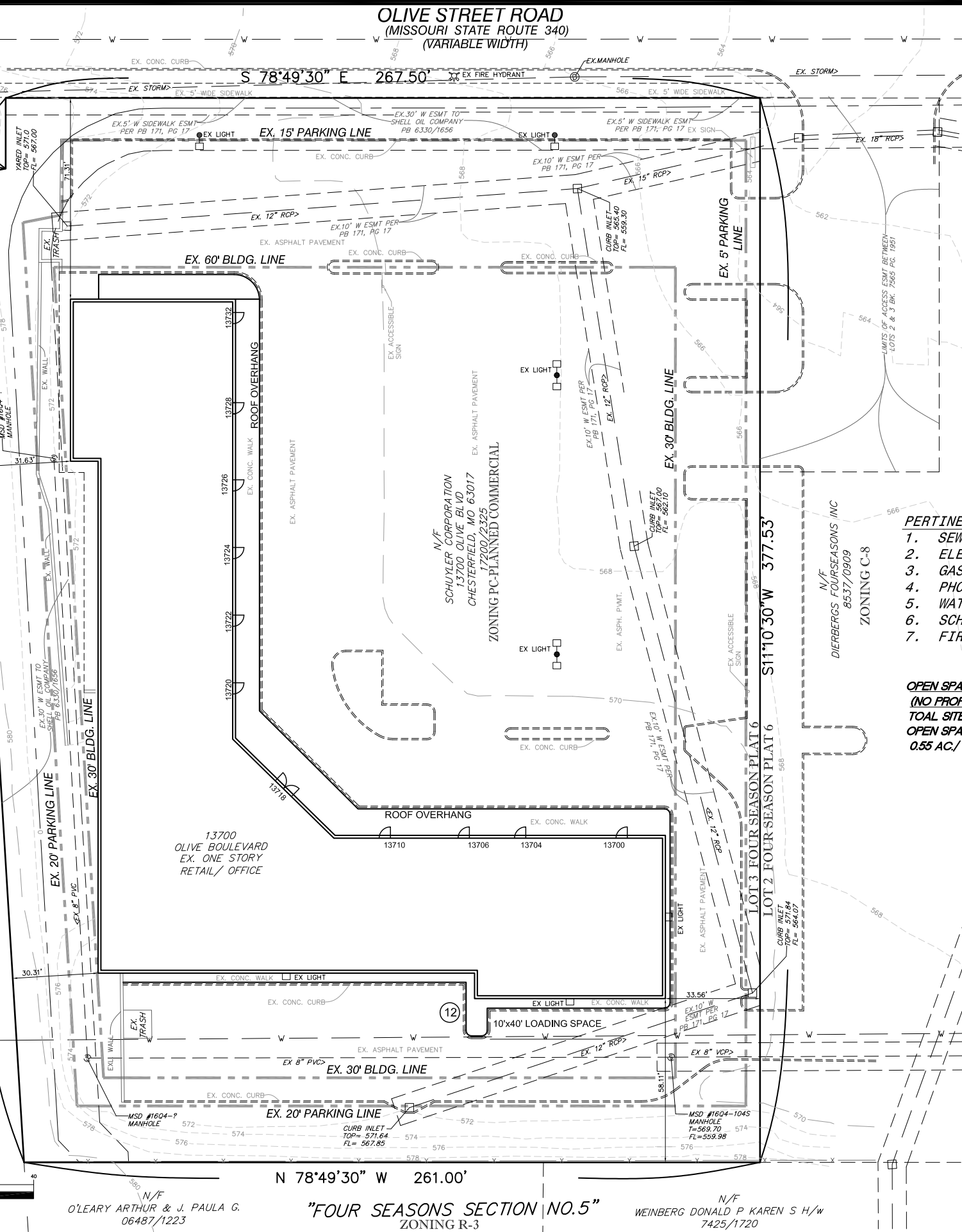
A TRACT OF LAND BEING LOT 3 OF FOUR SEASONS, PLAT 6, BOOK 171, PAGE 17, AND IN U.S. SURVEY 207, T.46N., R.5E., ST. LOUIS COUNTY, MISSOURI, AND FURTHER DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT ON THE SOUTH LINE OF OLIVE STREET ROAD AS WIDENED WHICH POINT BEARS SOUTH 7 DEGREES 40 MINUTES 10 SECONDS WEST A DISTANCE OF 20.04 FT. FROM THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO MISSOURI FOUR SEASONS, INC., BY DEED RECORDED IN BOOK 4648, PAGES 122, 123, AND 124 OF THE ST. LOUIS COUNTY RECORDS TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 78 DEGREES 49 MINUTES 30 SECONDS EAST A DISTANCE OF 267.50 FT. TO A POINT; THENCE SOUTH 11 DEGREES 10 MINUTES 30 SECONDS WEST A DISTANCE OF 377.53 FT. TO A POINT; THENCE NORTH 78 DEGREES 49 MINUTES 30 SECONDS WEST A DISTANCE OF 261.00 FT. TO A POINT; THENCE NORTH 7 DEGREES 40 MINUTES 10 SECONDS EAST A DISTANCE OF 350.19 FT. TO A POINT; THENCE NORTH 89 DEGREES 51 MINUTES 54 SECONDS EAST A DISTANCE OF 15.21 FT. TO A POINT; THENCE NORTH 11 DEGREES 10 MINUTES 30 SECONDS EAST A DISTANCE OF 25.00 FT. TO THE POINT OF BEGINNING AND CONTAINING 2.35 ACRES.

OWNER/PREPARED FOR:  
 PHIL HENDRICKS  
 SCHUYER CORPORATION  
 900 S. HIGHWAY DRIVE  
 FENTON, MISSOURI 63026  
 (636) 326-9303



ZONING R-2  
 N/F  
 O'LEARY ARTHUR & J. PAULA G.  
 06487/1223

N 07°40'10" E 350.19'



N 78°49'30" W 261.00'

"FOUR SEASONS SECTION NO.5"  
 ZONING R-3

N/F  
 WEINBERG DONALD P KAREN S H/W  
 7425/1720



## FOUR SEASONS PLAZA WEST PRELIMINARY PLAN

SITE INFORMATION:  
 AREA OF TRACT 102,366 SF OR 2.35 AC.  
 EXISTING USE: COMMERCIAL  
 EXISTING ZONING: PC-PLANNED COMMERCIAL

### PERTINENT INFORMATION:

- |                     |                                  |
|---------------------|----------------------------------|
| 1. SEWER DISTRICT:  | M.S.D.                           |
| 2. ELECTRIC:        | AMERENUE                         |
| 3. GAS:             | LACLEDE GAS                      |
| 4. PHONE:           | SOUTHWESTERN BELL                |
| 5. WATER:           | MISSOURI-AMERICAN WATER          |
| 6. SCHOOL DISTRICT: | PARKWAY                          |
| 7. FIRE DISTRICT:   | MONARCH FIRE PROTECTION DISTRICT |

### OPEN SPACE CALCULATION:

(NO PROPOSED CHANGE)  
 TOTAL SITE AREA= 2.35 AC.  
 OPEN SPACE= 0.55 AC.  
 0.55 AC./ 2.35 AC. = 23%

### FLOOR AREA RATIO CALCULATION:

(NO PROPOSED CHANGE)  
 BUILDING= 22,888 S.F. OR 0.48 AC.  
 0.48 AC./ 2.35 AC. = 21%  
 MAXIMUM 24%

FLOODMAP  
 FEMA MAP #29189C0145H, EFFECTIVE  
 DATE AUGUST 2, 1995 SUBJECT  
 PROPERTY NOT WITHIN ANY FLOOD ZONES

SLC/MSD BENCHMARK # 8-289; ELEV. 583.33  
 "L" ON THE SOUTHWEST CORNER OF A FIRE STATION SIGNAL CONTROL BOX OF CHESTERFIELD FIRE DEPARTMENT STATION # 4 AND ADMINISTRATIVE OFFICES 13725 OLIVE BLVD., 0.1 MILES WEST OF RIVER VALLEY DRIVE.

### GENERAL NOTES:

- THE SITE IS LOCATED AT APPROXIMATELY 1500 FEET WEST OF THE INTERSECTION OF OLIVE STREET AND HIGHWAY 141.
- NO STEP AT ACCESSIBLE ENTRANCE DOORS THROUGHOUT SITE.
- SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1:20. SLOPES GREATER THAN 1:20 MUST BE DESIGNED AS A RAMP.
- NO FLOOD PLAIN ON SITE PER FEMA MAP#29189C0145 H
- PLANS SHOWN FROM AVAILABLE RECORDS. SITE SUBJECT TO TOPOGRAPHICAL SURVEY.

BASE MAP 16-Q4

Revised	Comment

Engineered By:  
**DOERING ENGINEERING Inc.**  
 CIVIL ENGINEERING • PLANNING • SURVEYING

4850 Lemay Ferry Road  
 Suite 220  
 Saint Louis, Missouri, 63129  
 Telephone: (314) 872-2310  
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 E-Mail: mdoering@doering.com

Seal

FOUR SEASONS PLAZA WEST  
 PRELIMINARY PLAN  
 13700 OLIVE BOULEVARD  
 CHESTERFIELD, MISSOURI 63017

Date: 10/20/10	Sheet
Order Number: 10137	1
File Name: 10137CON	
Drawn By: MAD	
Check By: MAD	
Base Map: 16Q	
MSD P#	