



IV. A.

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

Department of Planning & Public Works Public Hearing Summary Report

P.Z. 14-2009 Chesterfield Fence (Chesterfield Fence and Deck Company): a request for a change of zoning from a “M-3” Planned Industrial District to a “PI” Planned Industrial District for a 5.2 acre tract of land located at 18614 Olive Street Road, located 4,100 feet west of the intersection of Olive Street Road and Chesterfield Airport Road (Locator Number 17W510093).

Summary

Stock and Associates, on behalf of Chesterfield Fence and Deck Company, has submitted a request for a change in zoning from a “M-3” Planned Industrial District to a PI Planned Industrial District to accommodate new uses.

The site is currently governed by City of Chesterfield Ordinance 446, which was approved in May of 1990. The approved ordinance allows “office, warehouses and the outdoor storage for a fence company”

The City of Chesterfield Comprehensive Plan Land Use Map delineates this subject site within the “Spirit Airport” land use designation.

A public hearing further addressing the request will be held at the November 9, 2009 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice and the Preliminary Plan.

Respectfully submitted,

Justin Wyse, AICP
Project Planner

Respectfully submitted,

Annissa McCaskill-Clay, AICP
Lead 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 9, 2009 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. 14-2009 Chesterfield Fence (Chesterfield Fence and Deck Company): A request for a change of zoning from a "M-3" Planned Industrial District to a "PI" Planned Industrial District for a 5.2 acre tract of land located at 18614 Olive Street Rd 4,100 feet west of the intersection of Olive Street Rd and Chesterfield Airport Rd (Locator Number 17W510093). The request contains the following permitted uses: Blacksmith shop; Boat (and marine supply) storage, charter, repair, sale; Brewpub; Broadcasting studios; Cafeterias for employees and guests only; Car wash; Churches and other places of worship; Commercial service facility; Dry cleaning plant; Education facility- vocational school, outdoor training; Filling station and convenience store with pump stations; Film processing plant; Financial institutions; Gymnasiums; Highway department garages; Industrial sales, service, and storage; Laboratories-professional, scientific; Local public utility facility; Local public utility facility- over 60 feet in height; Mail order sale warehouses; Manufacturing, fabrication, assembly, processing, or packaging facility; Meat packing facilities; Office, dental; Office, general; Office, medical; Parking areas, including garages, for automobiles; Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities; Professional and technical service facility; Research facilities; Restaurants, fast food; Restaurant, with drive-thru window; Sheet metal shop; Storage and repair garages for public mass transit vehicles; Telecommunications structure; Telecommunications tower or facility; Trucks, trailers, construction equipment, agricultural equipment sales, rental, leasing, outdoor storage; Union halls and hiring halls; Vehicle repair and service; facilities; Veterinary clinics; Warehouse- general; Welding shop; Yard for storage of contractors' equipment, materials, and supplies.



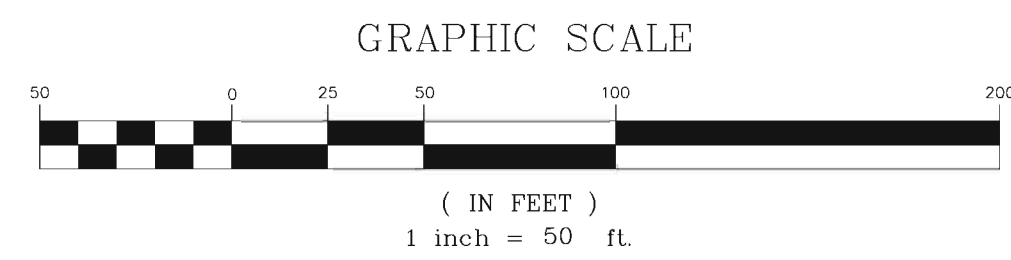
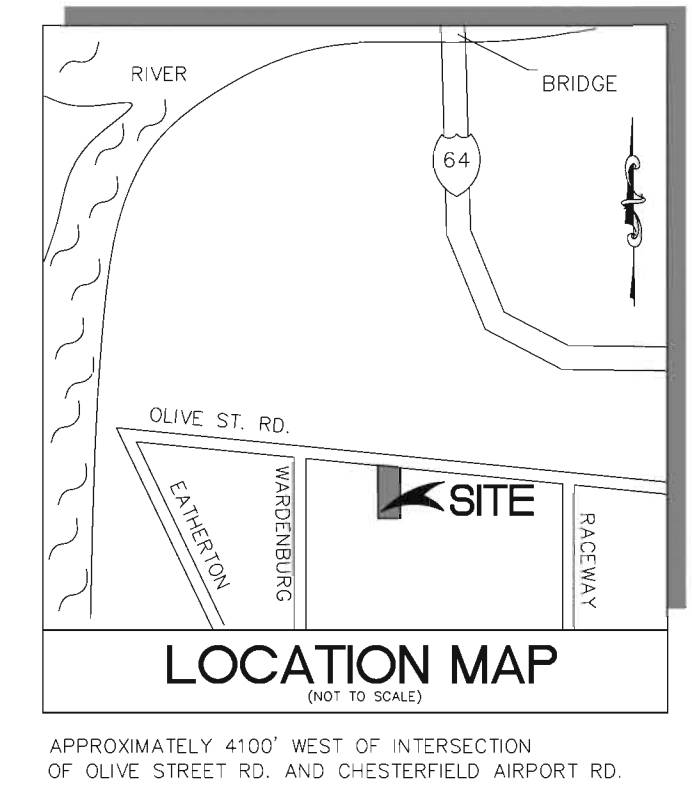
NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION



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 Justin Wyse at 636.537.4736 or via e-mail at jwyse@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.

CHESTERFIELD FENCE AND DECK PRELIMINARY PLAN

A TRACT OF LAND BEING LOCATED IN U.S. SURVEYS 153 AND 368, TOWNSHIP 45
NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD,
ST. LOUIS COUNTY, MISSOURI
ZONING: M3 "PLANNED INDUSTRIAL"
ORDINANCE NO. 446



SITE INFORMATION

ADDRESS = 18614 OLIVE STREET RD.
CHESTERFIELD, MO 63005
SITE AREA = 226,790 S.F. OR 5.206 ACRES
OWNER = CHESTERFIELD FENCE AND DECK
CITY = CITY OF CHESTERFIELD
FLOOD MAP = 29189C0120H
SEWER DISTRICT = MSD
WATERSHED = MISSOURI RIVER
FIRE DISTRICT = MONARCH CHESTERFIELD
SCHOOL DISTRICT = ROCKWOOD R-6
ELECTRIC SERVICE = AMEREN U.E.
GAS SERVICE = LACLEDE GAS
PHONE SERVICE = SWBT
WATER SERVICE = MO. AMERICAN WATER CO.
CABLE SERVICE = CHARTER COMMUNICATIONS
DISTURBED AREA = 0.87 ACRES

I, the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter _____

(applicable subsection) Planned Industrial of the City of Chesterfield (present zoning) Ordinance No. 446 do hereby agree that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of the City of Chesterfield Council.

(Signature) _____

STATE OF MISSOURI }
COUNTY OF ST. LOUIS } SS.

On this _____ day of _____, 2009, before me personally appeared _____, who being by me duly sworn, did say he is the _____ and that said instrument was signed on behalf of said limited liability company, and that said _____ acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

Notary Public

Print Name

My commission expires: _____

This Amended Site Development Plan was approved by the City of Chesterfield Planning Commission and duly verified on the _____ day of _____, of 2009 by the Chairperson of said Commission, authorizing the recording of this Site Development Section Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Director of Planning and the City Clerk.

Aimee Nassif,
Planning and Development Services Director

Judy Naggar,
City Clerk

OPEN SPACE CALCULATIONS PHASE I

LOT AREA=226,790 S.F. OR 5.206 ACRES
AREA IMPERVIOUS=120,666 SF
OPEN SPACE=106,124 SF
106,124/226,790=46.8%
FAR = 11,000/226,790=4.8%

PARKING CALCULATIONS

REQUIRED PARKING PHASE I: 24 EMPLOYEES WORKING ON A MAXIMUM SHIFT X 2/3 = 16 SPACES
0 WORK RELATED VEHICLES THAT COULD BE STORED ON SITE = 0 SPACES
TOTAL REQUIRED PARKING = 16 SPACES

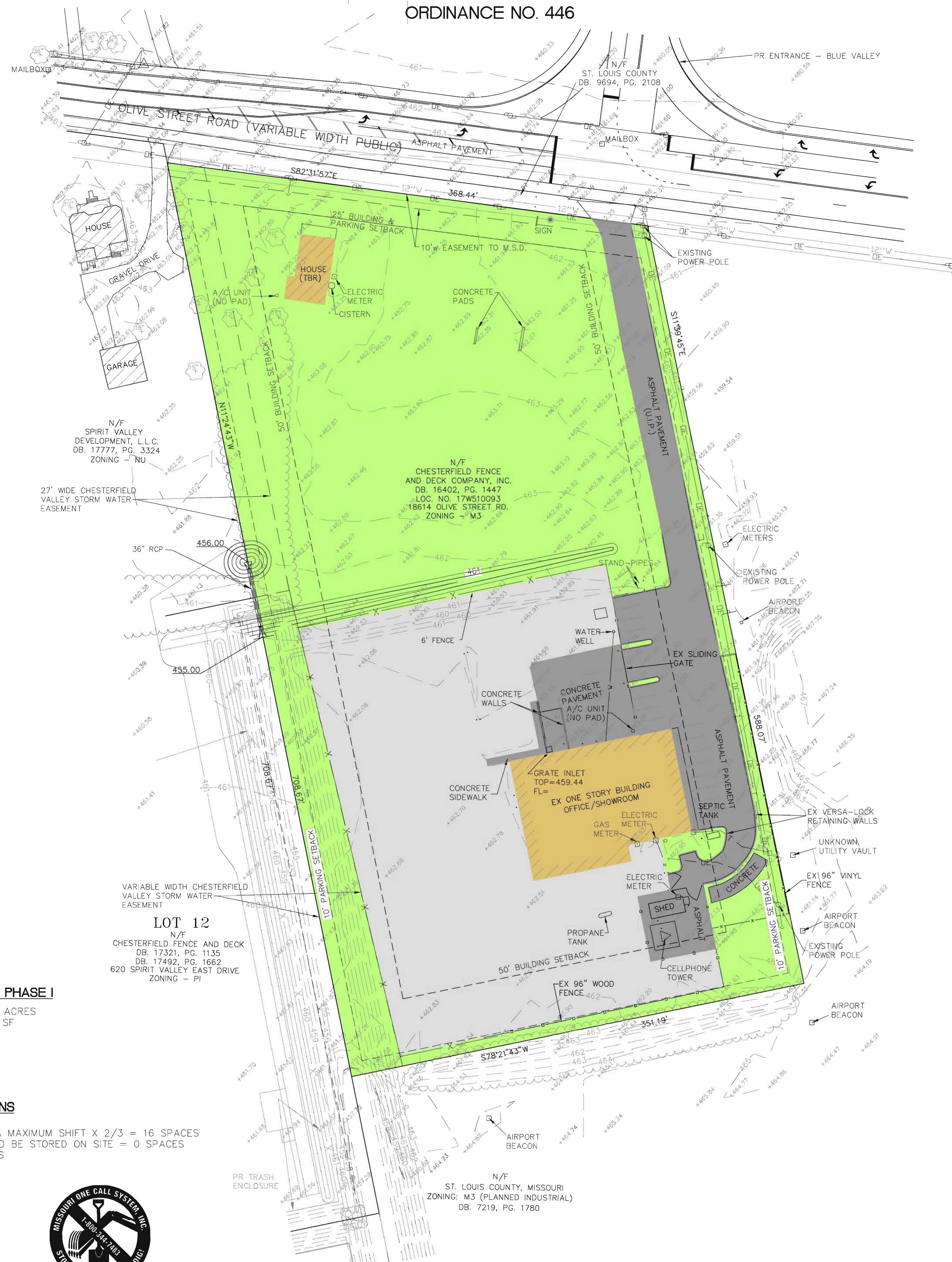
EXISTING PARKING: 16 SPACES.

UTILITY NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE, DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.



MoDOT LOCATE (314) 340-4100



GENERAL NOTES:

- BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. (BASIS OF BEARINGS: MISSOURI STATE PLANE, GRID NORTH)
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS PER MAP NO. 29189C0120 H WITH AN EFFECTIVE DATE OF AUGUST 2, 1995 AND REVISED TO REFLECT LOMR DATED APRIL 17, 2000. (APPROXIMATE 100 YR. EL. 460 PER CHESTERFIELD MASTER PLAN MODEL)
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
- ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN AND AS DIRECTED BY THE CITY OF CHESTERFIELD AND MSD.
- ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED TO THE CITY OF CHESTERFIELD STANDARDS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF CHESTERFIELD AND MSD STANDARDS.
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND. THE DEVELOPMENT OF THIS PARCEL WILL COORDINATE THE INSTALLATION OF ALL UTILITIES IN CONJUNCTION WITH THE CONSTRUCTION OF ANY ROADWAY.
- THIS AMENDED SITE DEVELOPMENT PLAN WILL ADHERE TO THE PARKING AND LOADING REGULATIONS OF THE CITY OF CHESTERFIELD CODE.
- THE TOTAL DISTURBED AREA FOR THE SITE WILL BE 0.87 ACRES AND A POST DEVELOPED DIFFERENTIAL RUNOFF OF LESS THAN 2 CFS.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS PREPARED THIS SITE DEVELOPMENT SECTION PLAN FROM A FIELD SURVEY AND DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY. THIS SITE DEVELOPMENT SECTION PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.

By: DANIEL EHLMANN, MISSOURI L.S. NO. 2215

D.N.R. BENCHMARK

11-108 ALUMINUM DISC STAMPED "SL-40, 1990" ON THE NORTH SIDE OF NORTH OUTER 40 RD. ACROSS FROM THE INTERSECTION OF SPIRIT OF ST. LOUIS BOULEVARD. STL. CO. ELEV.=486.82 DNR ELEV.=486.55

TEMPORARY SITE BENCHMARK

RAILROAD SPIKE IN POWER POLE ON THE SOUTH SIDE OF OLIVE STREET ROAD AND EAST SIDE OF ASPHALT ENTRANCE TO CHESTERFIELD FENCE AND DECK COMPANY; 0.7 MILES WEST OF INTERSECTION OF OLIVE STREET ROAD AND CHESTERFIELD AIRPORT ROAD. ST. LOUIS COUNTY ELEV.=464.48 DNR ELEV.=464.21

PREPARED FOR:
CHESTERFIELD FENCE AND DECK
18614 Olive Street Road
CHESTERFIELD, MO 63005
PHONE: (636) 532-4054
CONTACT: MR. DENNIS WBBENMEYER

UTILITY NOTE

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MoDOT LOCATE (314) 340-4100

MSD P # P-28472
BASE MAP # 17W

GEORGE M. STOCK E-25116
CIVIL ENGINEER

PRELIMINARY PLAN	
CHESTERFIELD FENCE	
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	
DRAWN BY: E.J.B.	DATE: 09/29/09
CHECKED BY: G.M.S.	DATE: 09/29/09
JOB NUMBER: 207-4187.1	SHEET: 1 of 1