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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. 13-2011 Chesterfield Village Parcel C-300 (Chesterfield Village, LLC.):** A request for a Commercial-Industrial Designed Development Procedure on a "C8" Planned Commercial-zoned tract of land of 21.5 acres in size and located on the south side of Swingley Ridge Road west of its intersection with the Chesterfield Parkway (18S430237).

### **Summary**

Chesterfield Village, Inc. is requesting a Commercial-Industrial Designed Development (CIDD) Procedure on a "C8" Planned Commercial zoned tract of land, more commonly known as Chesterfield Village Parcel C-300 or simply C-300. C-300 was zoned "C8" Planned Commercial by St. Louis County in 1979 and was amended a number of times the last of which occurred in 1997, which was approved by the City of Chesterfield. The purpose of the CIDD is to permit the land use of *office, general* in an area of C-300 where per the governing ordinance of the "C8" Planned Commercial District it is not currently permitted.

The City of Chesterfield Comprehensive Plan Land Use Map delineates this property Urban Core and thusly indicates that this area of the city is permitted to include a mixing of land uses and the highest densities.

A public hearing further addressing the request and providing greater detail will be held at the November 14, 2011 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice and the Preliminary Plan.

Respectfully submitted,

Shawn Seymour, AICP  
Senior Planner

Cc: Michael Herring, City Administrator  
Rob Heggie, City Attorney  
Michael 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 14, 2011, at 6:30 PM, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearing will be as follows:

P.Z. 13-2011 Chesterfield Village Parcel C-300 (Chesterfield Village, LLC.): A request for a Commercial-Industrial Designed Development Procedure on a "C8" Planned Commercial-zoned tract of land of 21.5 acres in size and located on the south side of Swingley Ridge Road west of its intersection with the Chesterfield Parkway (18S430237).

Requested Land Use:

Office, general.



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 Shawn Seymour at 636.537.4741 or via e-mail at [sseymour@chesterfield.mo.us](mailto:sseymour@chesterfield.mo.us). All interested parties will be given an opportunity to be heard at the Public Hearing.

**PROJECT & GENERAL NOTES:**

**LOCATOR NUMBERS:**  
 C300A 18543237  
 16800 SWINGLEY RIDGE ROAD  
 CHESTERFIELD, MISSOURI 63017  
 BK 06403 PG 2203

**C300B**  
 175210147  
 16800 SWINGLEY RIDGE ROAD  
 CHESTERFIELD, MISSOURI 63017  
 BK 18893 PG 1287

**AREA OF SITE:** C300A - 16.92 ACRES / C300B - 4.65 ACRES  
**EXISTING ZONING:** "C-3" PLANNED COMMERCIAL DISTRICT  
**REQUIRED PARKING:** PER CITY CODE  
**ORDINANCE NO.:** 1358  
**BUILDING SETBACK:** 30'  
**PARKING SETBACK:** 15'

**OWNER OF RECORD:**  
 CHESTERFIELD VILLAGE INC.  
 400 CHESTERFIELD CENTER DRIVE  
 CHESTERFIELD, MISSOURI 63017  
 636.537.1000

**PREPARED BY:**  
**VOLZ Incorporated**  
 10849 INDIAN HEAD INDL BLVD  
 ST. LOUIS, MISSOURI 63132  
 314.426.6212  
 314.890.1250 F

**CHESTERFIELD VILLAGE Incorporated**  
 400 CHESTERFIELD CENTER DRIVE  
 CHESTERFIELD, MISSOURI 63017  
 636.537.1000

**THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:**  
 MISSOURI AMERICAN WATER COMPANY  
 AMEREN UE COMPANY  
 SOUTHWESTERN BELL TELEPHONE COMPANY  
 CHARTER COMMUNICATIONS (CABLE TV)  
 LACLEDE GAS COMPANY

**THIS SITE IS IN THE FOLLOWING DISTRICTS:**  
 METROPOLITAN ST. LOUIS SEWER DISTRICT  
 MONARCH FIRE PROTECTION DISTRICT  
 PARKWAY SCHOOL DISTRICT  
 MISSOURI RIVER WATERSHED

**SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND THE CITY OF CHESTERFIELD.**

**STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGED AT A NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.**

**THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATELY ONLY. ACTUAL LOCATION SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.**

**ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH ST. LOUIS COUNTY, CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARDS.**

**ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY AND CITY OF CHESTERFIELD STANDARDS.**

**NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).**

**ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS FOR NEW DEVELOPMENT SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.**

**LANDSCAPING, STREETLIGHTS AND SIDEWALKS SHALL BE PER CITY OF CHESTERFIELD STANDARDS.**

**THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, 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.**

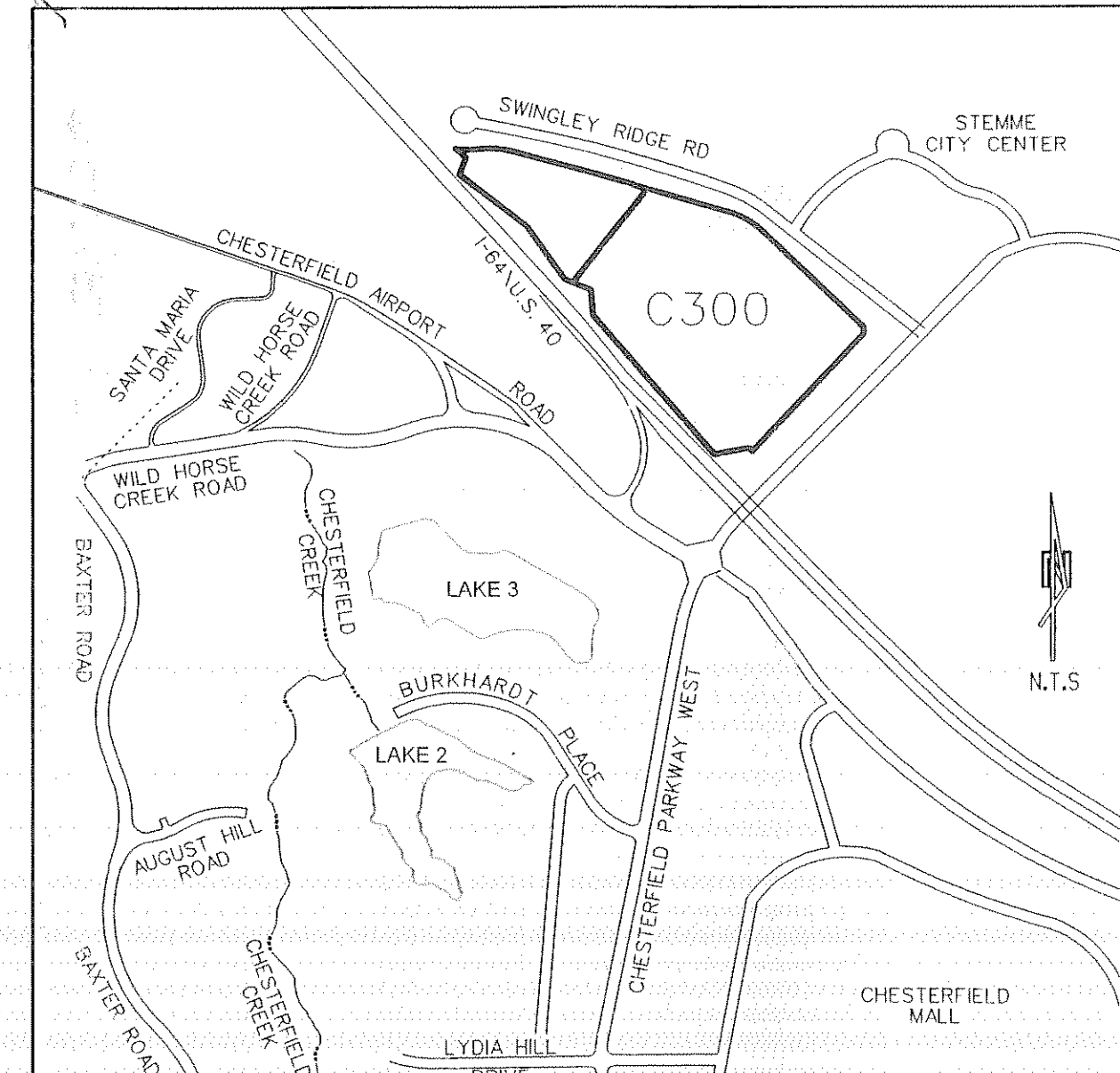
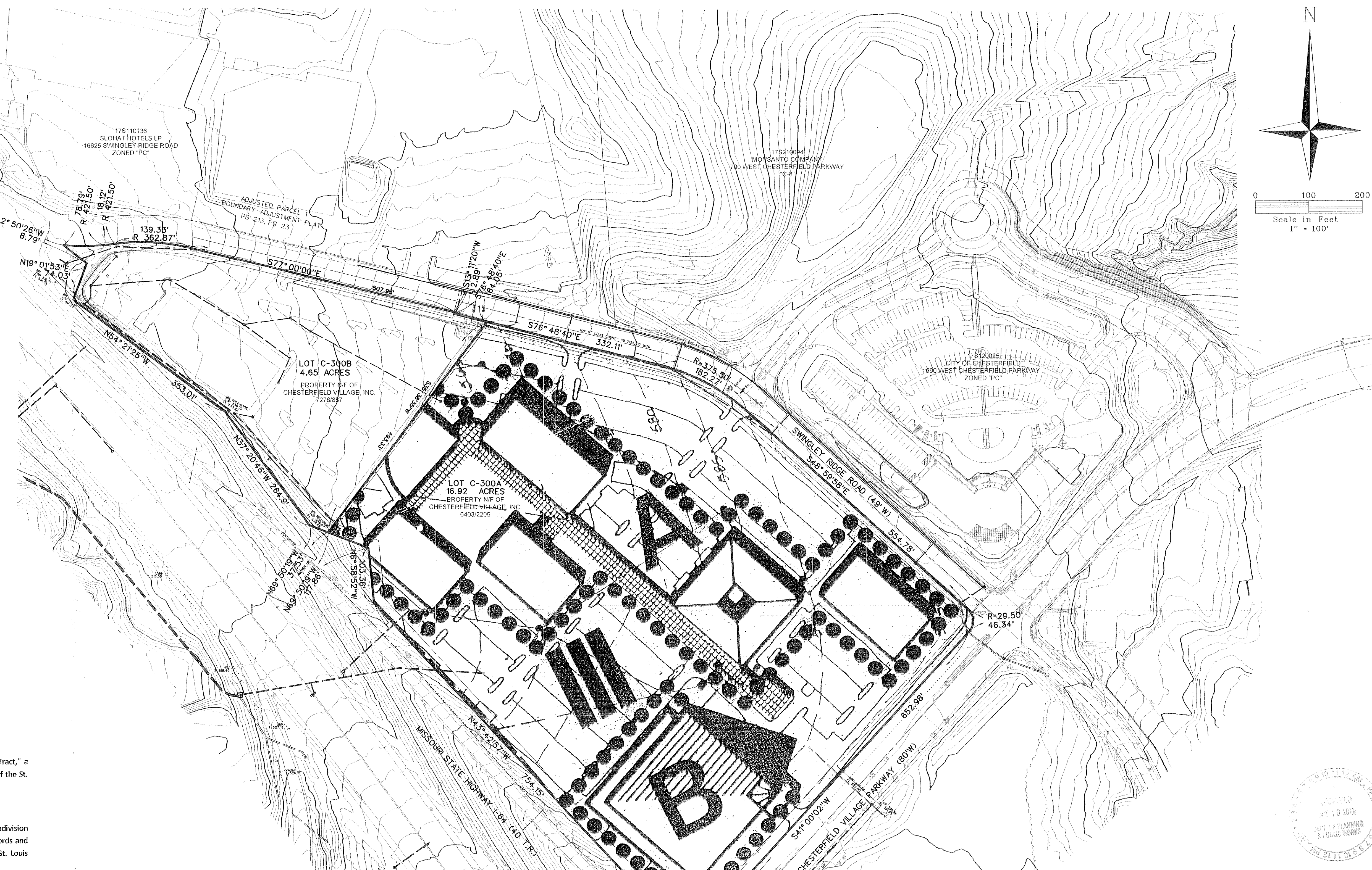
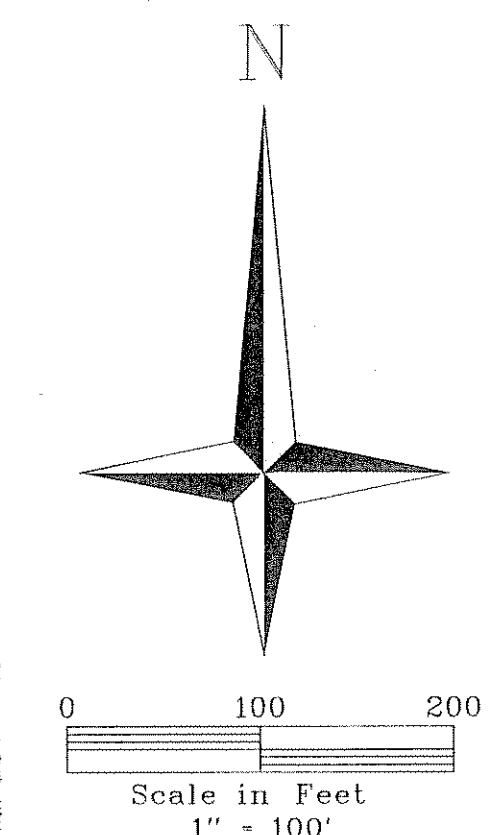
- C-300A**  
 A tract of land being Lot C-300A of "Chesterfield Village NW Quadrant - Dierberg Tract," a subdivision according to the plat thereof recorded in Plat Book 346, Pages 567 and 568 of the St. Louis County Records.
- C-300B**  
 A tract of land being part of Lot "B" of "Chesterfield Village North Plat 1", a Subdivision according to the Plat thereof recorded in Book 157, Page 12 of the St. Louis County Records and part of U.S. Survey 123, Township 45 North, Range 4 East, in the City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Commencing at a point on the Northeastern Line of a tract of land conveyed to the State of Missouri (for the widening of Missouri State Highway 40 TR, also known as I-64), by Deed recorded in Book 6187, Page 409 of the St. Louis County Records, at its intersection with the Southern Right of Way Line of Swingley Ridge Road, as established by the plat of "Chesterfield Village North Plat 1", as aforementioned, thence along said Southern Right of Way Line, Northeastwardly, 78.79 feet along a curve to the left having a radius of 421.50 feet and a chord bearing North 88 degrees 49 minutes 07 seconds East to the true point of beginning of the herein described tract of land; thence continuing along said Southern Right of Way Line, Northeastwardly, 18.12 feet along a curve to the left having a radius of 421.50 feet and a chord bearing North 82 degrees 13 minutes 54 seconds East to a point of reverse curvature; thence Southeastwardly, 139.33 feet along a curve to the right having a radius of 362.87 feet and a chord bearing South 88 degrees 00 minutes 00 seconds East to a point of tangency; thence South 77 degrees 00 minutes 00 seconds East, 507.95 feet to a point on the Western Line of a tract of land conveyed to St. Louis County (for the widening of Swingley Ridge Drive), by Deed recorded in Book 7125, Page 1670 of the St. Louis County Records; thence along the Western and Southern Lines of said tract, South 13 degrees 11 minutes 20 seconds West, 2.89 feet to a point; thence South 76 degrees 48 minutes 40 seconds East, 64.05 feet to a point; thence departing said Southern Line, South 35 degrees 38 minutes 35 seconds West, 493.33 feet to a point on the Southwestern Line of a tract of land conveyed to Chesterfield Village, Inc. by Deed recorded in Book 7276, Page 887 of the St. Louis County Records; thence along said Southwestern Line, North 69 degrees 50 minutes 19 seconds West, 37.53 feet to a point; thence North 37 degrees 20 minutes 46 seconds West, 264.90 feet to a point; thence North 54 degrees 21 minutes 25 seconds West, 353.01 feet to a point; thence North 19 degrees 01 minute 53 seconds East, 74.03 feet to a point on the Northeastern Line of the tract of land conveyed to the State of Missouri, as aforementioned; thence departing said Northeastern Line, North 42 degrees 50 minutes 26 seconds East, 48.79 feet to the point of beginning, containing 4.65 acres, more or less.

**THIS PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS. IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCES HAVE BEEN DONE AND THIS PRELIMINARY DEVELOPMENT PLAN IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY INDICATE. SOILS AND SURFACE INFORMATION HAVE NOT BEEN AVAILABLE AND HENCE NOT TAKEN INTO ACCOUNT. ZONING DENSITY IS ASSUMED. THE LOCATION, CAPACITY AND AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT VERIFICATION. ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF THE AFORESAID MATTERS FOR DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.**

**SAMUEL ROBERT KOSIEMER, P.E.**  
 PROFESSIONAL ENGINEER - PE 2004017198  
 P.E. #2004017198  
 10-10-11

**ERIC J. KIRBY**  
 PROFESSIONAL LAND SURVEYOR  
 PLS 202500074  
 P.L.S. #202500074



**VOLZ Incorporated**  
 CHESTERFIELD VILLAGE  
 400 CHESTERFIELD CENTER  
 CHESTERFIELD, MISSOURI 63017  
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**PARCEL C300**

1. C-300A  
 A tract of land being Lot C-300A of "Chesterfield Village NW Quadrant - Dierberg Tract," a subdivision according to the plat thereof recorded in Plat Book 346, Pages 567 and 568 of the St. Louis County Records.

2. C-300B  
 A tract of land being part of Lot "B" of "Chesterfield Village North Plat 1", a Subdivision according to the Plat thereof recorded in Book 157, Page 12 of the St. Louis County Records and part of U.S. Survey 123, Township 45 North, Range 4 East, in the City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

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**PRELIMINARY DEVELOPMENT PLAN**

LOCATOR NO. 18543237 - C300A / 175210147 - C300B  
 VOLZ JOB# 1073843  
 11/16/2011