

**NOTICE OF PUBLIC HEARING  
CITY OF CHESTERFIELD  
PLANNING COMMISSION**

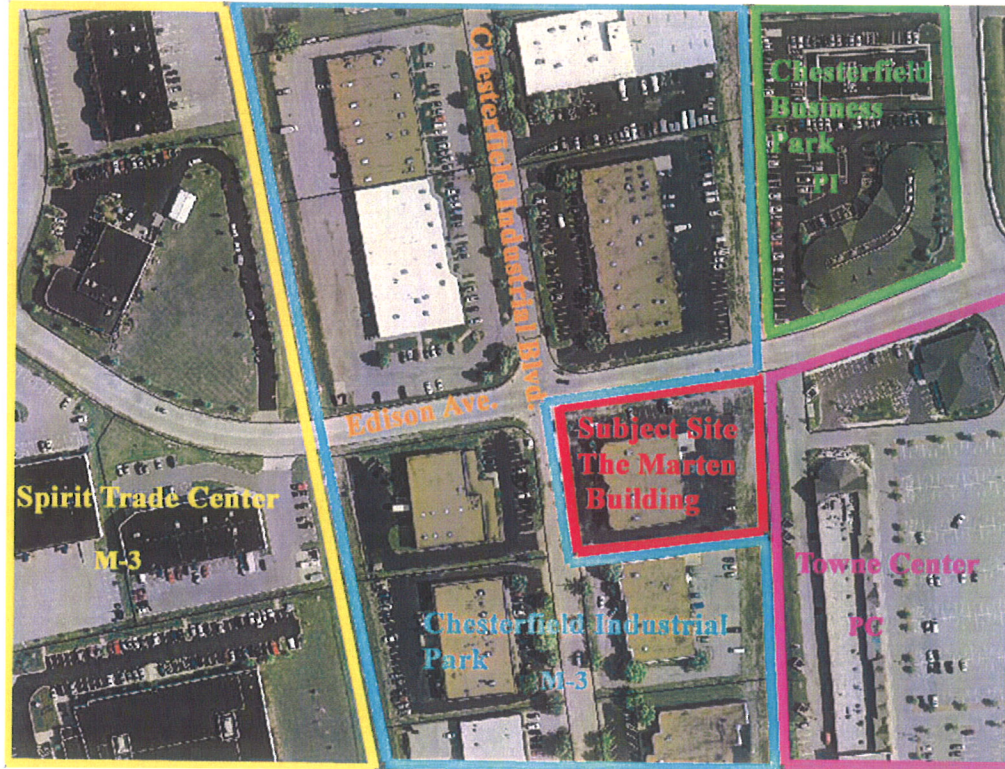
**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Chesterfield will hold a Public Hearing on Thursday, November 15, 2007, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearing will be as follows:

**P.Z. 43-2007 Chesterfield Industrial Park Lot 8 (The Marten Building):** A request for a change of zoning from "M3" Planned Industrial District to "PI" Planned Industrial District for 1.283 acre tract of land located at the southeast corner of Chesterfield Industrial Boulevard and Edison Avenue (17U110167)

Proposed Uses include:

- (j) Business, professional, and training schools.
- (ff) Manufacturing, fabrication, assembly, processing, or packaging of any commodity except:
  - (i) Facilities producing or processing explosives or flammable gasses or liquids;
  - (ii) Facilities for animal slaughtering, meat packing, and rendering;
  - (iii) Sulphur plants, rubber reclamation plants, or cement plants, and
  - (iv) Steel mills, foundries, or smelters.
- (gg) Medical and dental offices.
- (hh) Mortuaries
- (ii) Offices or office buildings.
- (ll) Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.
- (nn) Police, fire, and postal stations.
- (pp) Public utility facilities.
- (rr) Radio, television, and communication studios, transmitting or relay towers, antennae or other such facilities greater in height than two hundred (200) feet above the average finished ground elevation at the perimeter of such structure.
- (ss) Railroad switching yards.
- (uu) Research facilities, professional, and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
- (xx) Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles.
- (lll) Terminals for trucks, buses, railroads, and watercraft.
- (mmm) Towed vehicle storage yards, wherein no individual vehicle may be stored for a period exceeding ninety (90) days, and involving no auto repair and no salvage or sale of automobile parts. A ten (10) foot high sight proof fence shall be provided along all limits of the property.
- (rrr) Warehousing, storage, or wholesaling of manufactured commodities live, animals, explosives, or flammable gases and liquids.
- (sss) Welding, sheet metal, and black smith shops.
- (ttt) Yards for storage of contractors' equipment, materials, and supplies, excluding junk yards and salvage yards.



Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Planning and Public Works at the Chesterfield City Hall, 690 Chesterfield Parkway West during weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Mr. Shawn P. Seymour, Project Planner, by telephone at 636-537-4741 or by email at [sseymour@chesterfield.mo.us](mailto:sseymour@chesterfield.mo.us)

CITY OF CHESTERFIELD  
 Maurice L. Hirsch, Jr., Chair  
 Chesterfield Planning Commission

Description of Property

A tract of land being Lot 8 of the "Amended Plat of Lots 8 through 17 of the Resubdivision of Lot 1 of Chesterfield Industrial Park," in U.S. Survey 1010, Township 45 North, Range 3 and 4 East of the City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the Northeast corner of said Lot 8; said point being also a point in the South line of Edison Avenue, 75 feet wide; thence Southwardly along the East line of said Lot 8 South 04 degrees 10 minutes 43 seconds East 214.47 feet to the Southeast corner thereof; thence Westwardly along the South line of said Lot 8 South 81 degrees 40 minutes 45 seconds West 262.62 feet to a point in the East line of Chesterfield Industrial Boulevard, 40 feet wide; thence Northwardly along said East line of Chesterfield Industrial Boulevard North 08 degrees 19 minutes 15 seconds West 180.98 feet along a curve to the right, having a radius of 20 feet, a distance of 32.42 feet to a point in aforesaid South line of Edison Avenue, 75 feet wide; thence Eastwardly along said South line North 78 degrees 48 minutes 59 seconds East 259.43 feet to the point of beginning and containing 1.282 acres according to calculations by Volz, Inc. on October 10, 2007.