

IV. B.

NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

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

Said hearings will be as follows:

P.Z. 45-2007 Downtown Chesterfield (Chesterfield Village, Inc.): a request for a change of zoning from “R-8” PEU Residence District with a Planned Environmental Unit Procedure, “R-5” Residence District, “FPR-5” Residence District, “R-6A” PEU Residence District with a Planned Environmental Unit Procedure, “C-8” Planned Commercial District, “NU” Non-Urban District and “M-3” Planned Industrial District to “PC & R” Planned Commercial & Residential District for a 98.10 acre tract of land located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West.

Proposed Uses Include:

Commercial Uses:

- (b) Animal hospitals and veterinary clinics.
- (e) Associated work and storage areas required by a business, firm or service to carry on business operations.
- (f) Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.
- (h) Barber shops and beauty parlors.
- (i) Bookstores.
- (j) Broadcasting studios for radio and television.
- (k) Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications.
- (l) Cafeterias for employees and guests only.
- (m) Child care centers, nursery schools, and day nurseries.
- (n) Colleges and universities.
- (o) Dry cleaning drop-off and pick-up stations.
- (q) Film drop-off and pick-up stations.
- (s) Financial institutions.
- (u) Hospitals.
- (v) Hotels and motels.
- (w) Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
 - (i) Adequately screened with landscaping, fencing or walls, or any combination thereof; or
 - (ii) Placed underground; or
 - (iii) Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.
- (x) Medical and dental offices.
- (z) Offices or office buildings.
- (cc) 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.
- (dd) Police, fire, and postal stations.
- (ff) Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, tennis courts, and gymnasiums, indoor theaters and marina facilities.
- (gg) Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
- (hh) Restaurants, fast food.
- (ii) Restaurants, sit down.
- (kk) Rental and leasing of new and used automobiles and necessary outdoor storage of said vehicles.

- (mm) Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training.
 - (nn) Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craftpersons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.
 - (qq) Souvenir shops and stands, not including any zoological displays, or permanent open storage and display of manufacturing goods.
 - (rr) Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises.
- (_) Museums.

Residential Uses:

- (3) Dwellings, single-family.
- (4) Dwellings, two-family.
- (5) Dwellings, multiple-family, row houses, and other group-house arrangements of attached or detached buildings.
- (6) Home occupations.
- (9) Parks, parkways, and playgrounds, public or private not-for-profit.
- (11) Schools, public or private kindergarten, elementary, secondary, and collegiate.

ANCILLARY USES:

- (g) Automatic vending facilities for:
 - (i) Ice and solid carbon dioxide (dry ice);
 - (ii) Beverages;
 - (iii) Confections

CONDITIONAL USES:

- (1) Satellite Dishes (per additional provisions as required per the City Code)



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 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 Ms. Mara Perry, Senior Planner, by telephone at 636-537-4744 or by email at mperry@chesterfield.mo.us

CITY OF CHESTERFIELD

Maurice L. Hirsch, Jr., Chair

Chesterfield Planning Commission

Description of Property

Area 1

A tract of land being part of U.S. Surveys 123, 415 and 2031 and part of Lot C120 of "Chesterfield Village Area A Phase One Plat Two" in Township 45 North – Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Southwest corner of property described in the deed to Chesterfield Village, Inc. recorded in Book 6881 page 1745 of the St. Louis County Records; thence Northwardly along the West line of said Chesterfield Village, Inc. property being also the East line of property described in the deed to Richard B. Godwin recorded in Book 12444 page 731 of the St. Louis County Records North 00 degrees 02 minutes 30 seconds East 307.86 feet to a point on the South line of Relocated Wildhorse Creek Road of varying width as shown on the "Wild Horse Creek Road Dedication Plat" recorded in Plat Book 354 pages 865 and 866 of the St. Louis County Records; thence Eastwardly along said South line the following courses and distances: along a curve to the left, whose radius point bears North 19 degrees 51 minutes 11 seconds West 991.00 feet from the last mentioned point, a distance of 19.25 feet, North 79 degrees 48 minutes 05 seconds East 84.71 feet, along a curve to the right, whose radius point bears South 15 degrees 42 minutes 05 seconds East 907.00 feet from the last mentioned point, a distance of 320.45 feet, North 04 degrees 32 minutes 30 seconds East 12.00 feet, along a curve to the right, whose radius point bears South 04 degrees 32 minutes 30 seconds West 919.00 feet from the last mentioned point, a distance of 623.36 feet to a point on the West line of property described in the deed to Chesterfield Airport Road Group Partnership recorded in Book 8296 page 1439 of the St. Louis County Records; thence Southwardly along said West line South 00 degrees 38 minutes 59 seconds West 323.47 feet to a point; thence North 45 degrees 14 minutes 46 seconds East 232.33 feet to a point on the Southwest line of Chesterfield Airport Road of varying width; thence along the right-of-way line of Chesterfield Airport Road the following courses and distances: along a curve to the left, whose radius point bears North 41 degrees 26 minutes 45 seconds East 1181.92 feet from the last mentioned point, a distance of 25.00 feet, South 49 degrees 45 minutes 58 seconds East 4.14 feet, South 44 degrees 11 minutes 16 seconds East 3.70 feet, South 49 seconds 40 minutes 42 seconds East 36.63 feet, South 40 degrees 19 minutes 18 seconds West 20.00 feet, South 49 degrees 40 minutes 42 seconds East 112.45 feet, along a curve to the left, whose radius point bears North 40 degrees 19 minutes 18 seconds East 1959.86 feet from the last mentioned point, a distance of 301.05 feet, South 58 degrees 28 minutes 42 seconds East 163.68 feet, along a curve to the left, whose radius point bears North 31 degrees 31 minutes 18 seconds East 1959.86 feet from the last mentioned point, a distance of 84.78 feet and South 17 degrees 45 minutes 50 seconds East 135.94 feet to a point on the West line of Chesterfield Village Parkway 73 feet wide; thence Southwardly along said West line along a curve to the left, whose radius point bears South 65 degrees 36 minutes 56 seconds East 1186.50 feet from the last mentioned point, a distance of 296.65 feet, South 10 degrees 03 minutes 33 seconds West 1252.38 feet and South 55 degrees 03 minutes 33 seconds West 35.36 feet to a point on the right-of-way of Burkhardt Place; thence along the right-of-way of Burkhardt Place the following courses and distances: North 79 degrees 56 minutes 27 seconds West 15.00 feet, South 10 degrees 03 minutes 33 seconds West 4.00 feet, along a curve to the right, whose radius point bears North 10 degrees 04 minutes 13 seconds East 289.23 feet from the last mentioned point, a distance of 244.78 feet, North 31 degrees 26 minutes 20 seconds West 472.64 feet and along a curve to the left, whose radius point bears South 58 degrees 33 minutes 40 seconds West 568.00 feet from the last mentioned point, a distance of 351.80 feet, along a curve to the left, whose radius point bears South 23 degrees 04 minutes 25 seconds West 818.00 feet from the last mentioned point, a distance of 281.27 feet to a point; thence North 03 degrees 22 minutes 22 seconds East 8.50 feet to a point; thence along a curve to the left, whose radius point bears South 03 degrees 22 minutes 22 seconds West 826.50 feet from the last mentioned point, a distance of 244.40 feet to a point; thence South 76 degrees 25 minutes 47 seconds West 99.72 feet to a point; thence along a curve to the right, whose radius point bears North 13 degrees 34 minutes 13 seconds West 345.00 feet from the last mentioned point, a distance of 697.80 feet to a point; thence along a curve to the left, whose radius point bears North 77 degrees 41 minutes 01 seconds West 985.00 feet from the last mentioned point, a distance of 900.59 feet to a point; thence along a curve to the right, whose radius point bears North 49 degrees 55 minutes 50 seconds East 345.00 feet from the last mentioned point, a distance of 294.85 feet to a point; thence North 08 degrees 53 minutes 55 seconds East 9.88 feet to a point; thence along a curve to the right, whose radius point bears South 81 degrees 06 minutes 05 seconds East 84.61 feet from the last mentioned point, a distance of 89.04 feet to a point; on the West line of aforesaid Godwin property; thence

Southwardly along said West line South 06 degrees 56 minutes 30 seconds West 255.38 feet to a point; thence South 89 degrees 53 minutes 36 seconds East 583.09 feet to the point of beginning and containing 74.36 acres according to calculations by Volz Inc. during December 2006.

Area 2

A tract of land in U.S. Surveys 123 and 2031, Township 45 North – Range 4 East, in the City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

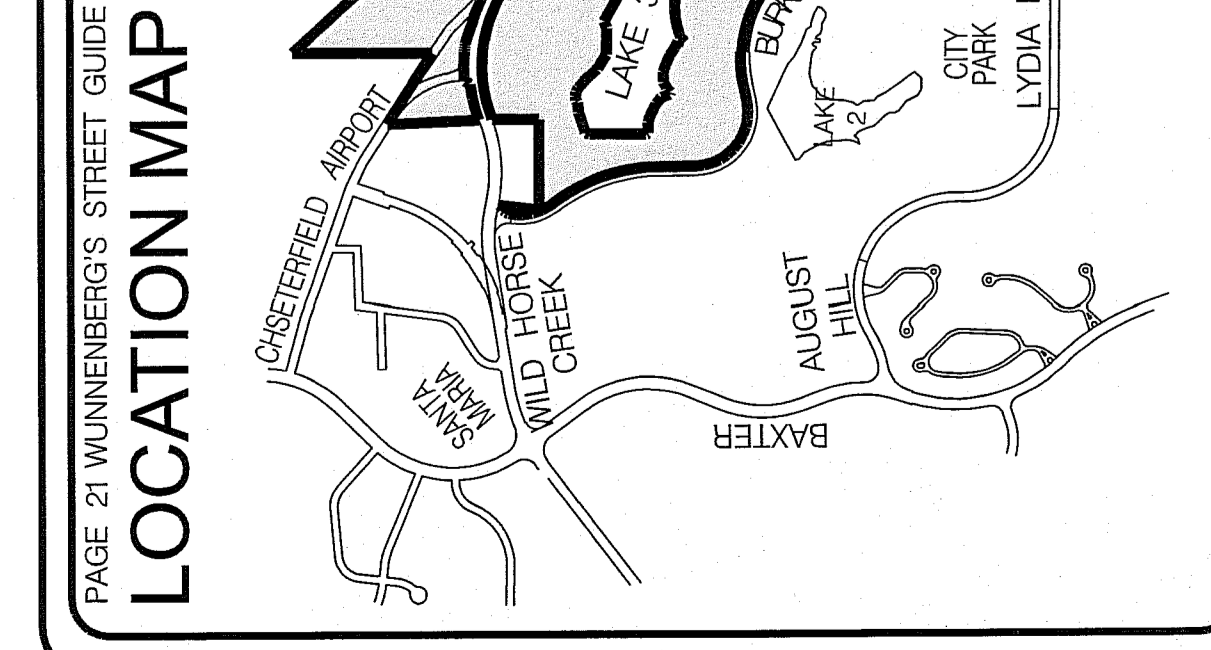
Beginning at the intersection of the West line of property of Chesterfield Village, Inc., as described in the deed recorded in Book 6881 page 1745 of the St. Louis County Records with the North line of Relocated Wild Horse Creek Road, as shown on the “Wild Horse Creek Road Dedication Plat” recorded in Plat Book 354 pages 865 and 866 of the St. Louis County Records; thence Northwardly along said East line North 00 degrees 02 minutes 30 seconds East 551.26 feet to a point on the Southwest line of Chesterfield Airport Road (formerly Olive Street Road); thence South 57 degrees 18 minutes 34 seconds East 191.41 feet to a point; thence South 55 degrees 38 minutes 57 seconds East 90.12 feet to a point; thence along a curve to the left, whose radius point bears South 59 degrees 01 minutes 58 seconds West 602.96 feet from the last mentioned point, a distance of 85.20 feet to a point on the centerline of said Chesterfield Airport Road; thence along said centerline South 55 degrees 38 minutes 57 seconds East 312.75 feet to a point on the West line of U.S. Survey 123; thence Northwardly along said West line North 00 degrees 05 minutes 18 seconds East 888.55 feet to a point on the Southwest right of way line of Missouri Interstate Highway 64 (State Highway Route 40 T.R.) of varying width; thence South 42 degrees 03 minutes 01 seconds East 271.15 feet to a point; thence South 42 degrees 13 minutes 47 seconds East 477.80 feet to a point; thence South 40 degrees 02 minutes 17 seconds East 336.56 feet to a point; thence South 37 degrees 12 minutes 27 seconds East 198.40 feet to a point; thence South 35 degrees 44 minutes 14 seconds East 128.95 feet to a point; thence South 76 degrees 41 minutes 55 seconds West 16.52 feet to a point; thence South 34 degrees 43 minutes 14 seconds East 34.68 feet to a point; thence South 24 degrees 25 minutes 24 seconds East 129.32 feet to a point; thence South 14 degrees 28 minutes 56 seconds West 134.14 feet to a point; thence South 03 degrees 22 minutes 08 seconds East 145.49 feet to a point; thence South 40 degrees 19 minutes 00 seconds West 105.00 feet to a point; thence South 87 degrees 48 minutes 22 seconds West 81.39 feet to a point; thence South 40 degrees 19 minutes 00 seconds West 20.00 feet to a point; thence North 49 degrees 40 minutes 43 seconds West 33.82 feet to a point; thence North 44 degrees 11 minutes 16 seconds West 327.23 feet to a point; thence along a curve to the left, whose radius point bears South 39 degrees 30 minutes 15 seconds West 991.00 feet from the last mentioned point, a distance of 118.97 feet to a point; thence North 77 degrees 09 minutes 59 seconds East 51.40 feet to a point on the North line of property of Chesterfield Village, Inc. as described in the deed recorded in Book 14336 page 2705 of the St. Louis County Records; thence Eastwardly along said North line North 61 degrees 01 minutes 19 seconds East 68.88 feet, North 62 degrees 47 minutes 13 seconds East 24.33 feet, North 75 degrees 05 minutes 24 seconds East 59.17 feet and North 67 degrees 06 minutes 31 seconds East 26.83 feet to a point on the East line of property of Theodore J. Loeffler and wife as described in the deed recorded in Book 6672 page 1193 of the St. Louis County Records; thence Northwardly along said East line North 06 degrees 30 minutes 29 seconds West 53.70 feet to a point; thence South 77 degrees 09 minutes 59 seconds West 296.16 feet to a point on the centerline of aforesaid Wildhorse Creek Road; thence along said centerline South 44 degrees 11 minutes 16 seconds East 67.40 feet to a point; thence along a curve to the left, whose radius point bears South 30 degrees 19 minutes 17 seconds West 991.00 feet from the last mentioned point, a distance of 878.76 feet to the point of beginning and containing 20.83 acres according to calculations by Volz Inc. during December 2006.

AREA 3

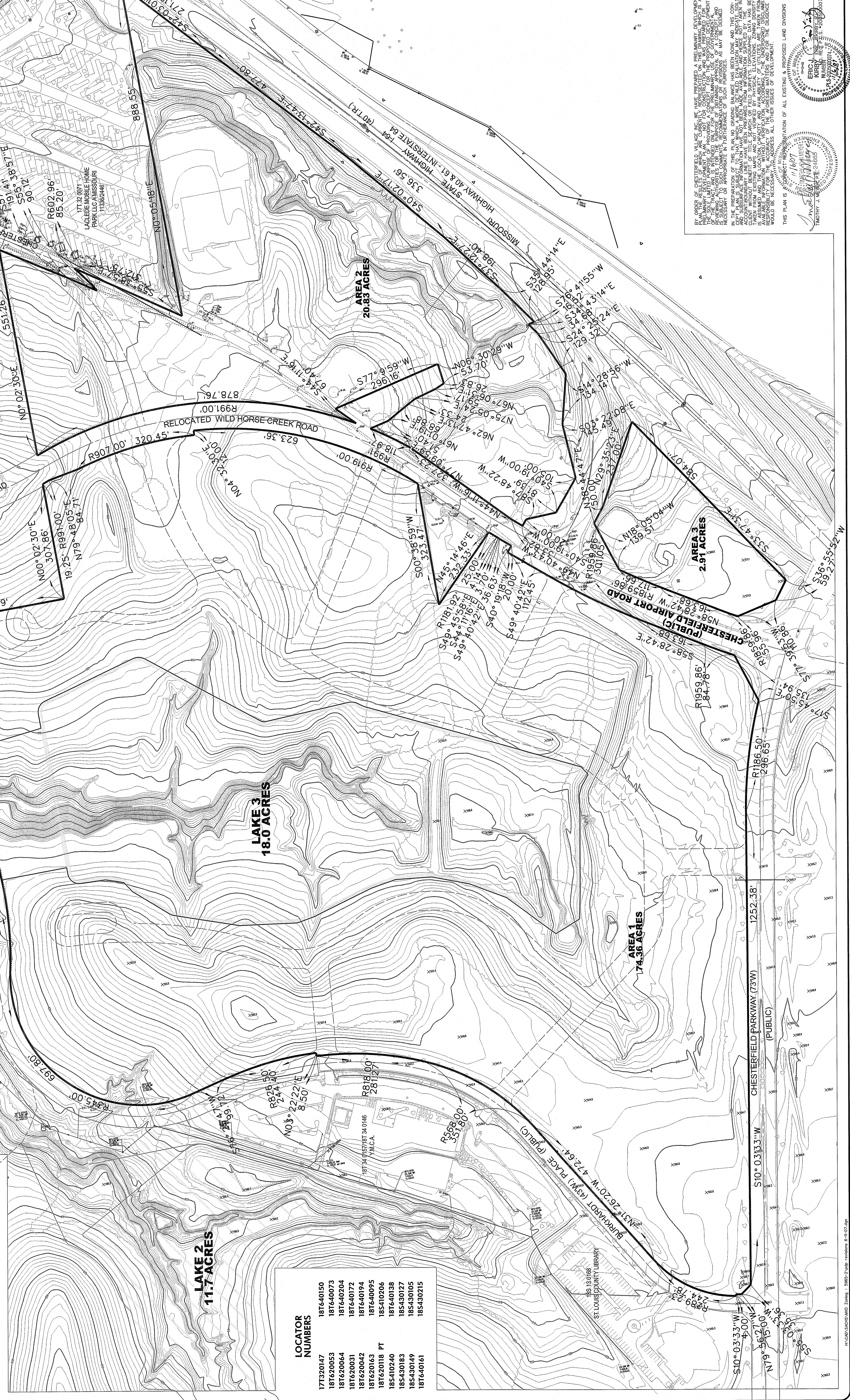
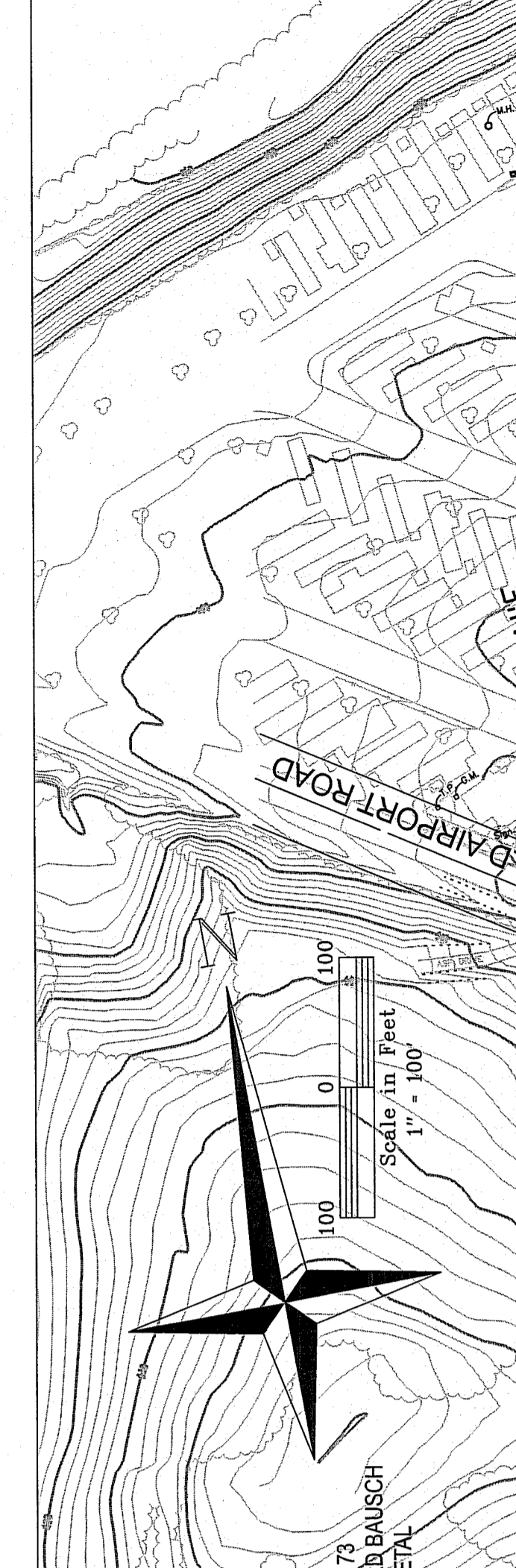
A tract of land in U.S. Survey 123, Township 45 North – Range 4 East, St. Louis County, Missouri and being more particularly described as:

Beginning at a point on the Southwest right-of-way line of U.S. Highway 40, said point being distant North 33 degrees 47 minutes 31 seconds West 41.56 feet from the South line of said U.S. Survey 123, said point also being perpendicular distant North 53 degrees 04 minutes 08 seconds West 85.00 feet from the centerline of Chesterfield Parkway; thence Southwestwardly along the Northwest right-of-way line of said Chesterfield Parkway South 36 degrees 55 minutes 52 seconds West 59.27 feet to the said South line of U.S. Survey 123; thence West along said South line of U.S. Survey 123 South 77 degrees 39 minutes 53 seconds West 110.86 feet to the North right-of-way line of Chesterfield Airport Road, 100 feet wide; thence Westwardly along said North right-of-way line of Chesterfield Airport Road, 100 feet wide, along a curve to the right, whose radius point bears North 29 degrees 47 minutes 51 seconds East 1859.86 feet from the last mentioned point, a distance of 55.96 feet, North 58 degrees 28 minutes 42 seconds West 163.68 feet and along a curve to the right, whose radius point bears North 31 degrees 31 minutes 18 seconds East 1859.86 feet from the last mentioned point, a distance of 117.66 feet to the limited access line of Ramp “A”; thence along the said limited access line of Ramp

“A” the following courses and distances: North 18 degrees 05 minutes 04 seconds West 139.51 feet, North 38 degrees 44 minutes 47 seconds East 50.00 feet and North 29 degrees 35 minutes 23 seconds East 237.00 feet to the aforesaid Southwest right-of-way line of U.S. Highway 40; thence Southeastwardly along said Southwest right-of-way line of U.S. Highway 40 South 33 degrees 47 minutes 31 seconds East 584.07 feet to the point of beginning and containing 2.91 acres.



AREA	ACREAGE	COMMERCIAL/RETAIL SF/ RESTAURANT SF/OFFICE SF	RESIDENTIAL UNITS
1	74.36	1,025,000	1000
2	20.83	580,000	0
3	2.91	95,000	0
TOTALS	98.1	1,700,000	1000



LOCATOR NUMBERS

177320147	181640150
181620053	181640073
181620064	181640204
181620031	181640172
181620042	181640194
181620163	181640095
181620118	185410206
185410240	181640138
185430183	185430127
185430149	185430105
181640161	185430215

VOLZ Incorporated
 10897 Main Street, Suite 600
 St. Louis, Mo. 63132
 Phone: (314) 537-1000
 Chesterfield Village Inc.
 Chesterfield, Mo. 63017

A TRACT OF LAND BEING PART OF SURVEY 123, 415, AND 2031 AND PART OF LOT C 120 OF CHESTERFIELD VILLAGE AREA A, PHASE ONE PLAT TWO, IN ST. LOUIS COUNTY, MISSOURI
 T 45 N - R 4 E, CITY OF CHESTERFIELD, MISSOURI
 DOWNTOWN CHESTERFIELD

PRELIMINARY DEVELOPMENT PLAN
 Design By: J.D.A.
 Drawn By: R.M.W.
 Checked By: R.N.V.
 3965
 6/15/07

BY ORDER OF THE CLIENT, THE UNDERSIGNED HAS REVIEWED THE PRELIMINARY DEVELOPMENT PLAN AND THE RESULTS OF THE SURVEY AND HAS CONCLUDED THAT THE PLAN AND SURVEY ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MISSOURI PLAT ACT AND THE MISSOURI ZONING ORDINANCES. THE UNDERSIGNED HAS REVIEWED THE PLAN AND SURVEY AND HAS CONCLUDED THAT THE PLAN AND SURVEY ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MISSOURI PLAT ACT AND THE MISSOURI ZONING ORDINANCES. THE UNDERSIGNED HAS REVIEWED THE PLAN AND SURVEY AND HAS CONCLUDED THAT THE PLAN AND SURVEY ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MISSOURI PLAT ACT AND THE MISSOURI ZONING ORDINANCES.

THIS PLAN IS A PRELIMINARY REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

THOMAS J. WUNDERBERG
 SURVEYOR
 MISSOURI
 No. 111807
 11/18/07