



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

Department of Planning and Public Works Public Hearing Summary Report

P.Z. 11-2010 Chesterfield Senior Living (Rodney Henry): A request for a change of zoning from a “PC” Planned Commercial District to an “R-4” Residence District for an 8.04 acre tract of land located north of Wild Horse Creek Road and west of Long Road (18V510138).

Summary

Brandon Harp, on behalf of Plan Provisions, LLC, requests a change of zoning from a “PC” Planned Commercial District to an “R-4” Residence District for an 8.04 acre tract of land located north of Wild Horse Creek Road and west of Long Road. The intent of the request is to change the zoning and subsequently change the zoning again to a Planned Unit Development (PUD) District. The PUD District regulations state that density for a PUD shall be determined by the following hierarchical order:

1. *Existing zoning district maximum permitted density; and/or*
2. *Properties proposed for PUD zoning that are found to be currently zoned “NU” Non Urban District shall be required to submit a petition for a change in zoning from the “NU” Non Urban District to a residential zoning district. This petition shall be filed prior to that of the petition requesting PUD zoning.*

The regulations continue to state:

Simultaneous Change of Zoning Petitions. Where a developer or land owner wishes to request a change in the residential zoning designation prior to obtaining PUD zoning, an additional petition for a change of zoning outlining said request may be filed along with the petition for PUD zoning. The requirements for this additional petition are outlined in section 1003.300 of the City of Chesterfield Zoning Ordinance.

The request for a change in zoning from a "PC" Planned Commercial District to an "R-4" Residence District has been filed simultaneously with a petition for a change in zoning to a "PUD" Planned Unit Development District (see P.Z. 12-2010 for information on the request for a change from "R-4" Residence District to "PUD" Planned Unit Development District).

The City of Chesterfield Comprehensive Land Use Map delineates the subject site within the "Neighborhood Office" land use designation.

A public hearing further addressing the request will be held at the November 22, 2010, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice and the survey for the site.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Justin Wyse".

Justin Wyse, AICP
Project 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 22, 2010 at 7:00 pm, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

P.Z. 11-2010 Chesterfield Senior Living (Plan Provisions, LLC): A request for a change of zoning from a "PC" Planned Commercial District to a "R-4" Residence District for an 8.04 acre tract of land located north of Wild Horse Creek Road and west of Long Road (18V510138).

Description of Property

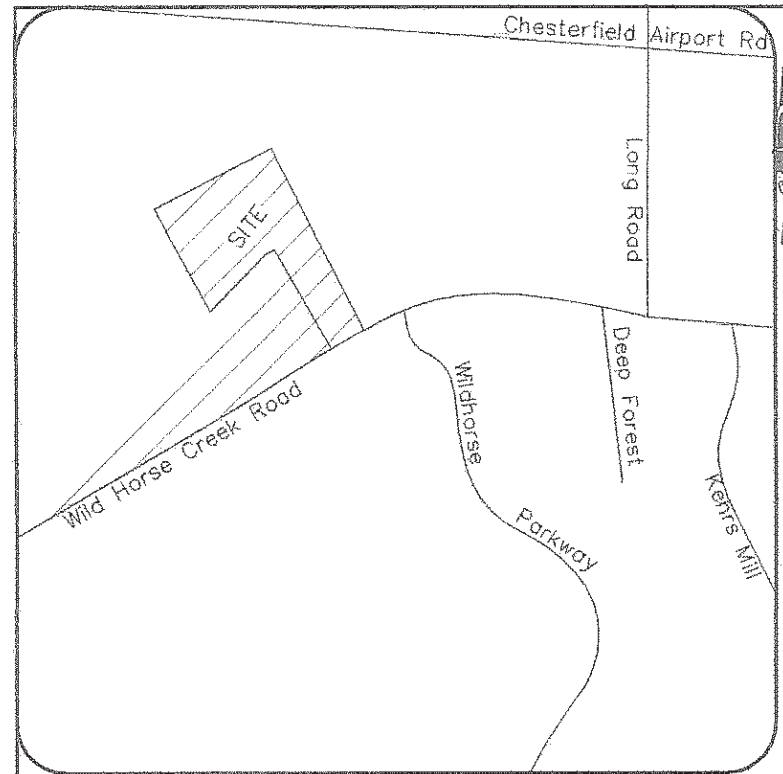
A tract of land being part of lots 2 & 3 of Mary Schaeffer Estate Subdivision, a subdivision recorded in plat book 17 page 4 of the St. Louis County Land Records Office in St. Louis County, Missouri.



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 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.



PROPERTY DESCRIPTIONS OF RECORD

LOT B:
 A TRACT OF LAND BEING PART OF LOTS 2 & 3 OF MARY SCHAEFFER ESTATE SUBDIVISION, A SUBDIVISION RECORDED IN PLAT BOOK 17 PAGE 4 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN ST. LOUIS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON PIPE BEING ON THE WESTERN LINE OF LOT 2 AT THE SOUTHERN RIGHT OF WAY LINE OF THE ROCK ISLAND RAILROAD (100' W); THENCE EASTWARDLY ALONG THE SAID RAILROAD RIGHT OF WAY, NORTH 74 DEGREES 45 MINUTES 00 SECONDS EAST A DISTANCE OF 405.43 FEET TO A SET 1/2" x 1/8" REBAR WITH CAP STAMPED "MARLER L.S. 347-0" (TYPICAL); THENCE CONTINUING ALONG SAID RAILROAD RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 10445.92 FEET, AND ARC LENGTH OF 182.85 FEET AND A DELTA OF 01 DEGREES 00 MINUTES 11 SECONDS TO A SET REBAR, SAID POINT BEING ON THE EASTERN LINE OF AFORESAID LOT 3; THENCE ALONG SAID EAST LINE OF LOT 3, SOUTH 12 DEGREES 36 MINUTES 00 SECONDS EAST A DISTANCE OF 462.69 FEET TO A SET REBAR; THENCE LEAVING SAID EAST LINE, SOUTH 77 DEGREES 24 MINUTES 00 SECONDS WEST A DISTANCE OF 60.00 FEET TO A SET REBAR; THENCE SOUTH 12 DEGREES 36 MINUTES 00 SECONDS EAST A DISTANCE OF 7.38 FEET TO A SET REBAR; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 35.51 FEET AND A DELTA OF 81 DEGREES 23 MINUTES 00 SECONDS TO A SET REBAR; THENCE SOUTH 68 DEGREES 47 MINUTES 00 SECONDS WEST A DISTANCE OF 40.48 FEET TO A SET REBAR; THENCE SOUTH 21 DEGREES 13 MINUTES 00 SECONDS EAST A DISTANCE OF 60.00 FEET TO A SET REBAR, SAID REBAR BEING ON THE SOUTHERN RIGHT OF WAY OF OLD WILD HORSE CREEK ROAD, AS VACATED BY COUNTY COUNCIL OF FEBRUARY 8, 1937, A CERTIFIED COPY OF WHICH IS RECORDED IN DEED BOOK 1415 PAGE 481; THENCE ALONG SAID FORMER SOUTHERN RIGHT OF WAY, THE FOLLOWING COURSES AND DISTANCES, SOUTH 68 DEGREES 47 MINUTES 00 SECONDS WEST A DISTANCE OF 106.80 FEET TO A SET REBAR; THENCE SOUTH 52 DEGREES 51 MINUTES 00 SECONDS WEST A DISTANCE OF 406.59 FEET TO A SET REBAR, SAID REBAR BEING ON THE WESTERN LOT LINE OF AFORESAID LOT 2; THENCE ALONG SAID WESTERN LINE OF LOT 2, NORTH 12 DEGREES 36 MINUTES 00 SECONDS WEST A DISTANCE OF 719.49 FEET TO THE POINT OF BEGINNING, CONTAINING 350,470 SQUARE FEET OR 8.04 ACRES AS SURVEYED BY MARLER SURVEYING COMPANY INC. DURING THE MONTH OF AUGUST 2006.

N/F
 ETHEL M. WILLIAMS FAMILY LTD. PARTNER
 LOC. # 18V51-0105
 DEED BOOK (15291/0574)

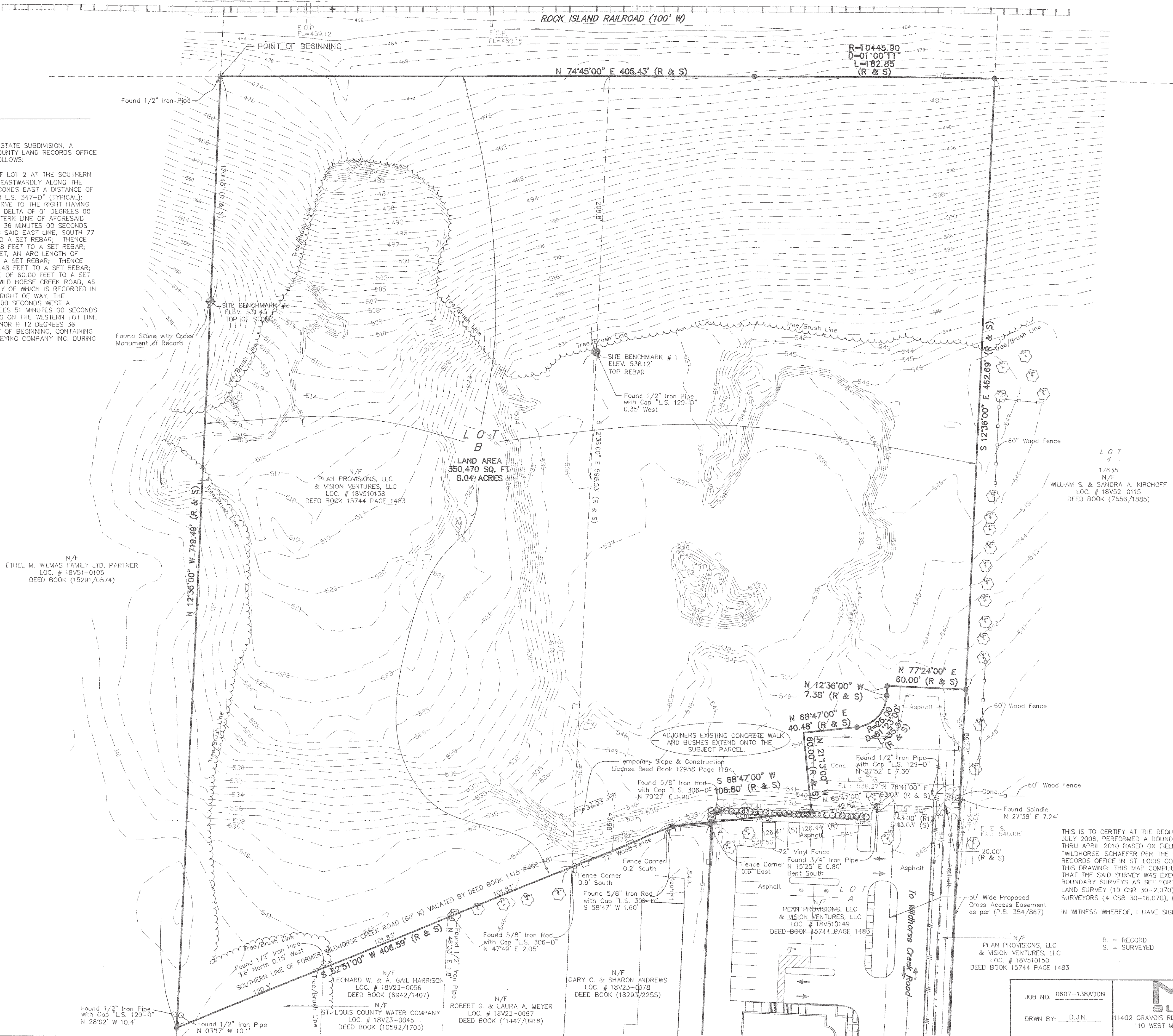
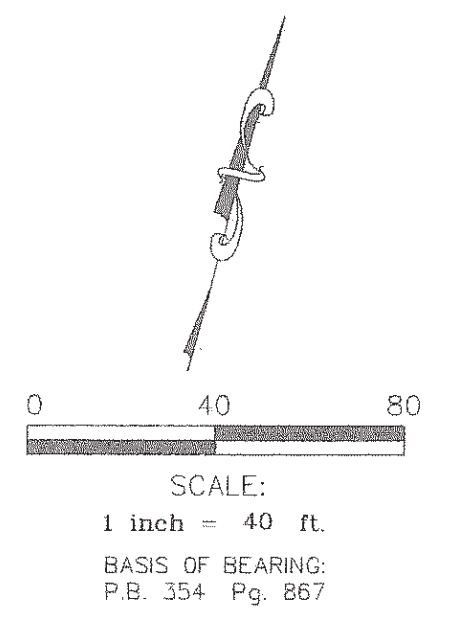
N/F
 PLAN PROVISIONS, LLC
 & VISION VENTURES, LLC
 LOC. # 18V510138
 DEED BOOK 15744 PAGE 1483

LOT B
 LAND AREA
 350,470 SQ. FT.
 8.04 ACRES

BOUNDARY RETRACEMENT AND TOPOGRAPHIC SURVEY
LOT B
"WILDHORSE-SCHAEFFER" BOUNDARY ADJUSTMENT PLAT
 ST. LOUIS COUNTY, MISSOURI

LEGEND

PP	UTILITY POLE	(R. & S.)	RECORD and SURVEYED
C	GUY WIRE	D.B.	DEED BOOK
LS	LIGHT STANDARD	P.C.	PAGE
GL	ELEC. YARD LIGHT	N/F	NOW OR FORMERLY
GM	GAS METER	TL	TELEPHONE LINE
GV	GAS VALVE	GLM	GAS LINE MARK
VH	FIRE HYDRANT	UE	UNDERGROUND ELEC.
WM	WATER METER	OU	OVERHEAD UTILITY
DS	DOWNSPOUT	W	WATERLINE
CM	MANHOLE		
C.O.	CLEAN-OUT		
		T	TREE WITH SIZE



BENCHMARK

MSD. BENCHMARK 12-171 ELEV. 460.06' - "STANDARD ALUMINUM DISK" STAMPED SL-38, 1990. DISK IS SET AT THE NORTHWEST CORNER OF CHESTERFIELD AIRPORT ROAD AND CAPRICE DRIVE.

SITE BENCHMARK # 1

ELEV. 536.12' - TOP OF 1/2" RRFR WITH CAP STAMPED "L.S. 129-0" AS SHOWN ON SURVEY.

SITE BENCHMARK # 2

ELEV. 531.45' - TOP OF FOUND STONE AS SHOWN ON SURVEY.

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT AT THE REQUEST OF CIVIL ENGINEERING DESIGN CONSULTANTS INC., WE HAVE DURING THE MONTHS OF JULY 2006, PERFORMED A BOUNDARY RETRACEMENT SURVEY AND COMPILED A TOPOGRAPHIC SURVEY DURING JULY 2006 THRU APRIL 2010 BASED ON FIELD AND AERIAL SURVEYS ON LOT B OF THE BOUNDARY ADJUSTMENT KNOWN AS "WILDHORSE-SCHAEFFER" PER THE SUBDIVISION RECORDED IN PLAT BOOK 354 PAGE 867 IN THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN ST. LOUIS COUNTY, MISSOURI, AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS DRAWING; THIS MAP COMPLETES WITH THE MISSOURI MAPPING STANDARDS, CLASS III.

THAT THE SAID SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES DIVISION OF GEOLOGY AND LAND SURVEY (10 CSR 30-2.070) AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (4 CSR 30-16.070), EFFECTIVE 12/30/94, AND LAST REVISED OCTOBER OF 2003 (URBAN CLASS PROPERTY)

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS 2nd DAY OF NOVEMBER, 2010.

By: *[Signature]*
 MARLER SURVEYING COMPANY INC.
 MISSOURI LICENSE # 23347-D
 REGISTERED PROFESSIONAL SURVEYOR
 LS 1869
 MISSOURI LICENSE # S. 1869

N/F
 PLAN PROVISIONS, LLC
 & VISION VENTURES, LLC
 LOC. # 18V510149
 DEED BOOK 15744 PAGE 1483

JOB NO. 0607-138ADDN
 DRWN BY: D.J.N.

MARLER SURVEYING COMPANY, INC.
 11402 GRAVOIS RD., STE. 200 ST. LOUIS, MO 63126 (314) 729-1001 PH. (314) 729-1044 FAX
 110 WEST MAIN STREET, SULLIVAN, MO (573) 468-4684 PH. (573) 860-8606 FAX
 email: marler@marlersurveying.net

DEPUTY S.R.F./D.V.F./R.W.
 CHK'D BY: D.F.V.