



IV. B.

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

Planning Commission Public Hearing Report

Meeting Date: November 27, 2017

From: Cecilia Dvorak, Project Planner

Location: North of Highway 40/Interstate 64, west of Boone’s Crossing.

Applicant: Stock & Associates Consulting Engineers, Inc. on behalf of BSS Chesterfield, LLC

Petition: **P.Z. 15-2017 MPD Investments (14781 N Outer 40 Rd) Ordinance Amendment:** A request to amend the legal description and development conditions of an existing “PI” Planned Industrial District in Ordinance #2411, for an 8.3 acre tract of land located north of Highway 40/Interstate 64, west of Boone’s Crossing (17U520269, 17U520247, 17U520148)

SUMMARY

Stock & Associates Consulting Engineers, Inc. has submitted a request for an ordinance amendment to an existing “PI” Planned Industrial District. The request is for 8.3 acres located north of Highway 40/Interstate 64, west of Boone’s Crossing.

The petitioner’s narrative outlines the request, which is simply to change the legal description of the existing ordinance #2411 to match the boundary line of adjusted lot 2 of the MPD Investments subdivision.

This petition is intended to run concurrently with petition P.Z. 14-2017 Larry Enterprises-Lynch Hummer (17401 N Outer 40 Rd) Ordinance Amendment to ensure that their two ordinances’ legal description match the adjusted lots.

HISTORY OF SUBJECT SITE

The subject site was zoned “PI” Planned Industrial by the City in 2007 by ordinance number 2411. Since that time, a number of site plans and amendments were approved. Most recently, a Boundary Adjustment Plat was approved between the current site of the Beyond Self Storage, and the vacant site to the east. Due to this change, an inconsistency occurred between the two lots whereby one parcel has two governing ordinances. This petition will ensure the legal boundary of the governing ordinance aligns with the property-lines that exist today.

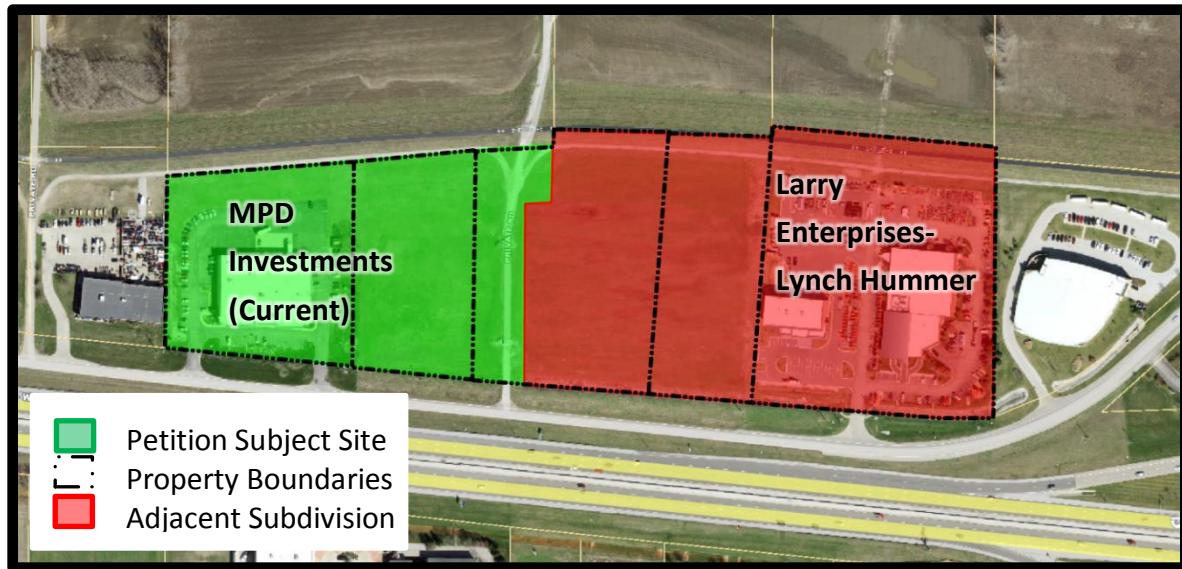


Figure 1: Aerial of Subject Site with current boundaries

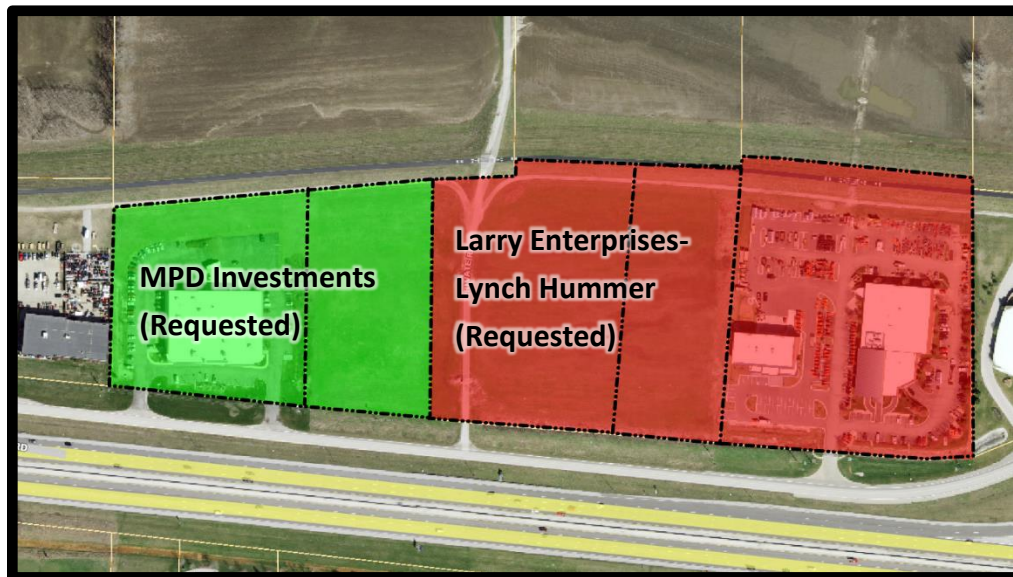


Figure 2: Aerial of Subject Site with requested boundary changes

LAND USE AND ZONING OF SURROUNDING PROPERTIES

Direction	Zoning	Land Use
North	“FPNU” Flood Plain Non-Urban District	Vacant/Non-Levee Protected
East	“PI” Planned Industrial District	Larry Enterprises-Lynch Hummer Subdivision; Vacant and current McBride Design Center under construction
South	“PC” Planned Commercial District	Commercial Development
West	“C8” Planned Commercial District	Surdyke Motor Sports

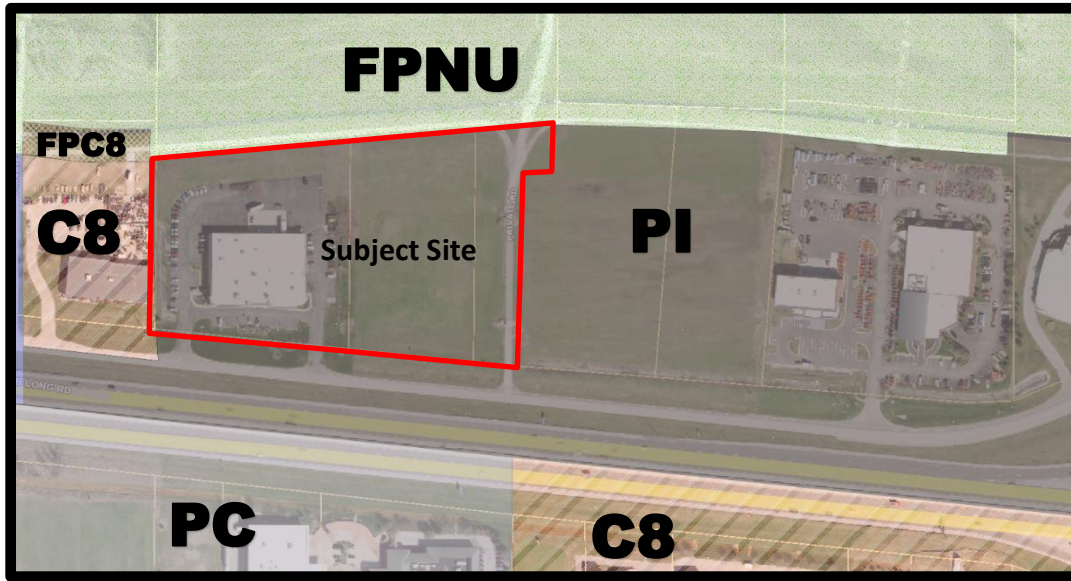


Figure 3: Zoning Map

COMPREHENSIVE PLAN ANALYSIS

The subject site is located in the Chesterfield Valley and is designated as Mixed Commercial Use.



Figure 4: Future Land Use Plan

STAFF ANALYSIS

The only requested amendment before you tonight is for a change of the legal description for existing ordinance #2411. As previously discussed, a Boundary Adjustment Plat was previously approved between this development and the development to the east, which resulted in two different ordinances governing a single lot. This request will ensure that only the two lots intended for this development are governed under this ordinance. No development requirements are being requested to change at this time, including requirements for access/access management, stormwater, etc.

A public hearing further addressing the request will be held at the November 27, 2017 City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Applicant Narrative Statement, and the Preliminary Plan for this petition.

Attachments

1. Public Hearing Notice
2. Petitioner's Narrative Statement
3. Preliminary Plan



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 November 27, 2017 at 7:00 p.m. in the Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield Missouri 63017.

Said Hearing will be as follows:

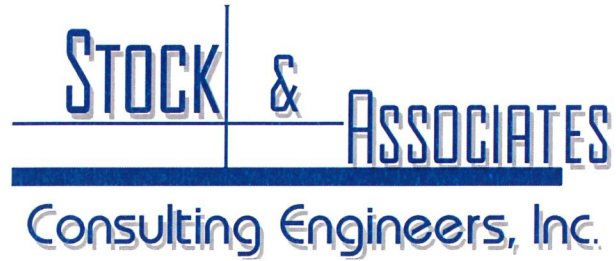
P.Z. 15-2017 MPD Investments (14781 N Outer 40 Rd) Ordinance Amendment: A request to amend the legal description and development conditions of an existing "PI" Planned Industrial District in Ordinance #2411, for an 8.3 acre tract of land located north of Highway 40/Interstate 64, west of Boone's Crossing (17U520269, 17U520247, 17U520148).

PROPERTY DESCRIPTION

A tract of land being Lot 1 and Lot 2 of Amended Outdoor Equipment Subdivision as recorded in Plat Book 353, Page 948 of the St. Louis County Records, located in U.S. Survey 125, Township 45 North, Range 4 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri.



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 Cecilia Dvorak at 636.537.4738 or via e-mail at Cdvorak@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.



**PROJECT NARRATIVE ASSOCIATED WITH
A REQUEST FOR TEXT AMENDMENT TO ORDINANCE #2411**

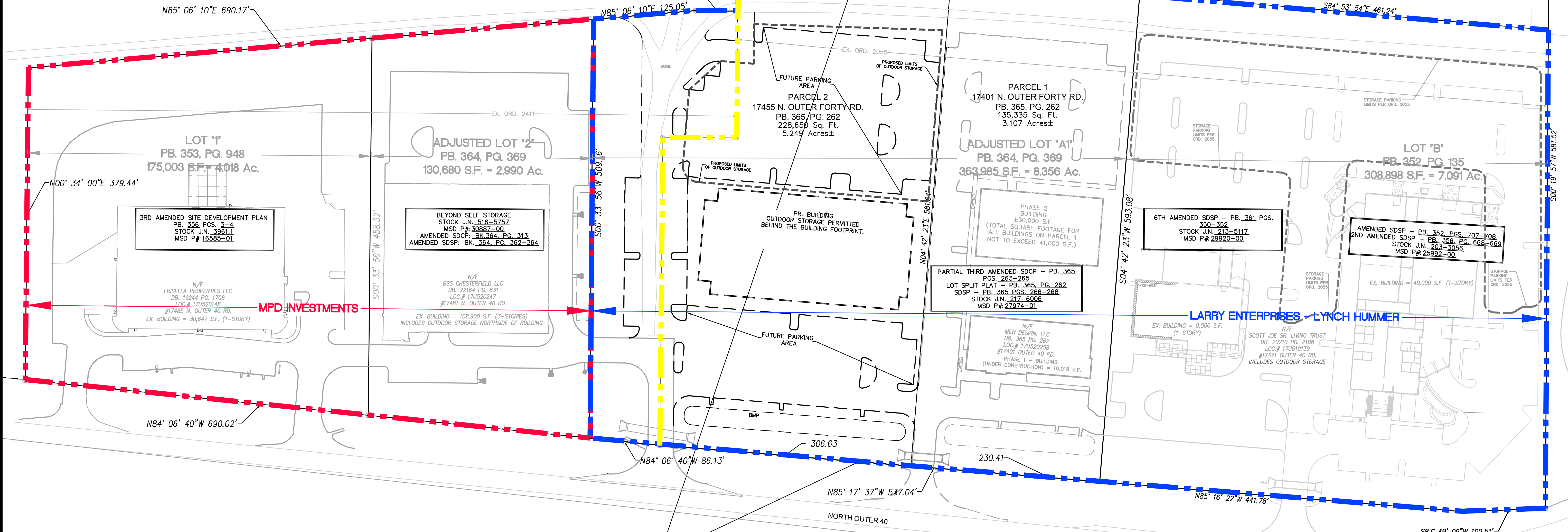
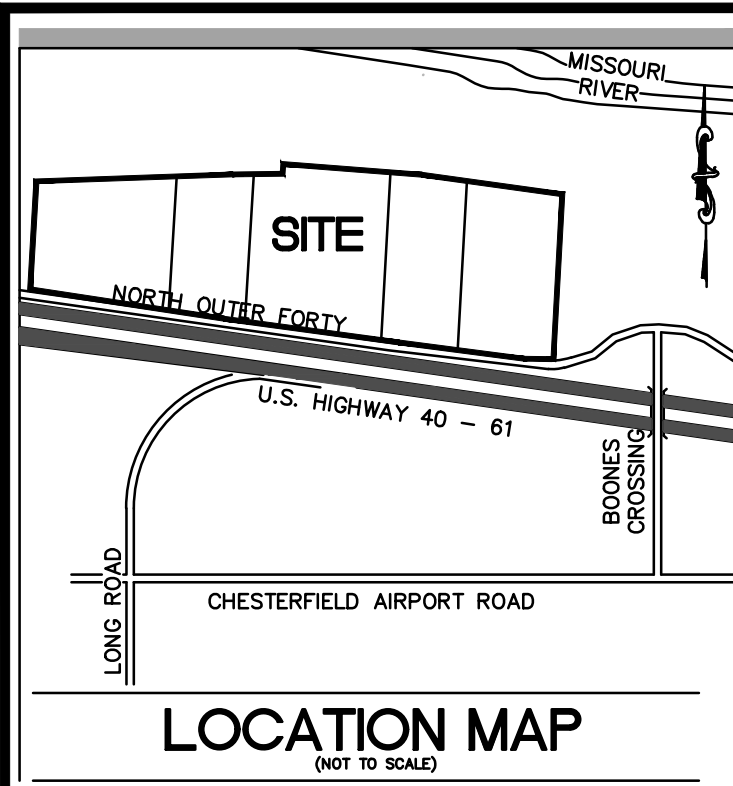
Date: October 11, 2017
(Stock Project No. 217-6006.1)

There is one primary purpose for our request for changes to Ordinance #2411:

- (1) We are requesting to adjust the Legal Descriptions of both Ordinances 2411 & 2055, in a manner that their Common Boundary Line matches the Boundary Line of Adjusted Lot A1 and Adjusted Lot 2 of the Boundary Adjustment Plat recorded in Plat Book 364, Page 369 (Adjusted Lot A1 was split into Parcel 12 and Parcel 2 by a Lot Split Plat recorded in Plat Book 365, Page 262).

EXHIBIT FOR TEXT ORDINANCE AMENDMENT

TEXT ORDINANCE AMENDMENT TO ORD. #2055 + ORD. #2411
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
ZONED PLANNED INDUSTRIAL DISTRICT 'PI'



LEGEND

- LARRY ENTERPRISES - LYNCH HUMMER BOUNDARY — — — — —
- MPD INVESTMENT BOUNDARY - - - - -
- EXISTING ORD.# 2055 & 2411 BOUNDARY - - - - -

PROPERTY DESCRIPTION FOR LARRY ENTERPRISES - LYNCH HUMMER (FORMER ORD. No. 2055)

A TRACT OF LAND BEING LOT B OF LARRY ENTERPRISES AND LYNCH HUMMER SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 352, PAGE 135, AND PARCELS 1 AND 2 OF THE LOT SPLIT PLAN OF ADJUSTED LOT A1 OF THE BOUNDARY ADJUSTMENT PLAT OF LOT 2 OF AMENDED OUTDOOR EQUIPMENT SUBDIVISION AND LOT A1 OF THE RESUBDIVISION OF LARRY ENTERPRISES AND LYNCH HUMMER, PB. 364, PG. 369 A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 365, PAGE 262 OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN U.S. SURVEY 125, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

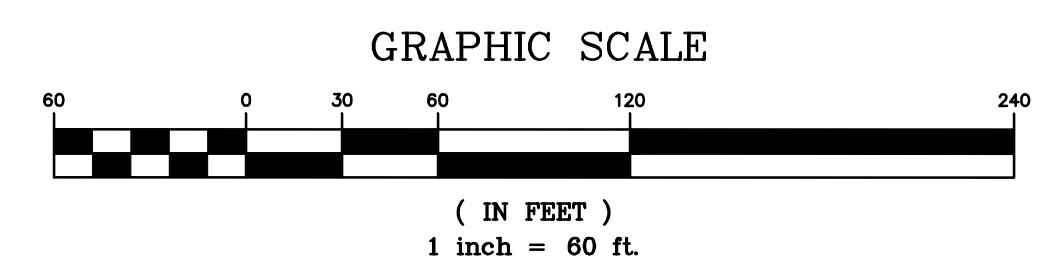
BEGINNING AT THE SOUTHWEST CORNER OF ABOVE SAID LOT B, SAID POINT ALSO BEING LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF NORTH OUTER 40 ROAD, VARIABLE WIDTH; THENCE ALONG SAID RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES: SOUTH 87 DEGREES 59 MINUTES 39 SECONDS WEST, 102.27 FEET; NORTH 89 DEGREES 17 MINUTES 37 SECONDS WEST, 978.82 FEET AND NORTH 84 DEGREES 06 MINUTES 40 SECONDS WEST, 86.13 FEET TO THE SOUTHWEST CORNER OF ABOVE SAID PARCEL 2 OF THE LOT SPLIT PLAN RECORDED IN PLAT BOOK 365, PAGE 262; THENCE ALONG THE WEST LINE OF SAID PARCEL 2, NORTH 00 DEGREES 33 MINUTES 56 SECONDS EAST, 509.16 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTH, WEST AND NORTH LINES OF SAID PARCEL 2 AND PARCEL 1 AND ABOVE SAID LOT B OF THE LARRY ENTERPRISES AND LYNCH HUMMER SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 352, PAGE 135, THE FOLLOWING COURSES AND DISTANCES: NORTH 85 DEGREES 06 MINUTES 10 SECONDS EAST, 125.05 FEET; SOUTH 89 DEGREES 15 MINUTES 32 SECONDS EAST, 51.19 FEET; NORTH 00 DEGREES 34 MINUTES 00 SECONDS EAST, 34.93 FEET AND SOUTH 88 DEGREES 08 SECONDS EAST, 488.67 FEET TO THE NORTHEAST CORNER OF THE AFORESAID PARCEL 1 BEING ON THE WESTERN LINE OF THE AFORESAID LOT B; THENCE CROSSING SAID LOT B, SOUTH 88 DEGREES 09 MINUTES 08 SECONDS EAST, 37.81 FEET AND SOUTH 84 DEGREES 53 MINUTES 54 SECONDS EAST, 461.24 FEET TO THE EAST LINE OF SAID LOT B; THENCE ALONG SAID EAST LINE, SOUTH 00 DEGREES 19 MINUTES 57 SECONDS WEST, 591.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 672,883 SQUARE FEET OR 15.447 ACRES MORE OR LESS ACCORDING TO CALCULATIONS PERFORMED BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC ON MARCH 13, 2017.

PROPERTY DESCRIPTION FOR MPD INVESTMENT (FORMER ORD. No. 2411)

A TRACT OF LAND BEING LOT 1 OF 'AMENDED OUTDOOR EQUIPMENT SUBDIVISION' A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 353, PAGE 948 AND ADJUSTED LOT 2 OF THE BOUNDARY ADJUSTMENT PLAT OF LOT 2 OF AMENDED OUTDOOR EQUIPMENT SUBDIVISION, PER PLAT BOOK 353, PAGE 948 AND LOT A1 OF THE RESUBDIVISION OF LARRY ENTERPRISES AND LYNCH HUMMER PER PLAT BOOK 354, PAGES 1022 A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 364, PAGE 369 OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN U.S. SURVEY 125, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF ABOVE SAID ADJUSTED LOT 2 OF THE BOUNDARY ADJUSTMENT PLAT OF LOT 2 OF AMENDED OUTDOOR EQUIPMENT SUBDIVISION, PER PLAT BOOK 353, PAGE 948 AND LOT A1 OF THE RESUBDIVISION OF LARRY ENTERPRISES AND LYNCH HUMMER PER PLAT BOOK 354, PAGES 1022 A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 364, PAGE 369, SAID POINT ALSO BEING LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF NORTH OUTER 40 ROAD, VARIABLE WIDTH; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 84 DEGREES 06 MINUTES 40 SECONDS WEST, 86.13 FEET TO THE NORTHWEST CORNER OF ABOVE SAID LOT 1 OF THE 'AMENDED OUTDOOR EQUIPMENT SUBDIVISION' A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 353, PAGE 948; THENCE ALONG THE WEST LINE OF SAID LOT 1, NORTH 00 DEGREES 34 MINUTES 00 SECONDS EAST, 379.44 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTH LINES OF SAID LOT 1 AND ADJUSTED LOT 2, NORTH 85 DEGREES 06 MINUTES 10 SECONDS EAST, 690.17 FEET TO THE NORTHEAST CORNER OF SAID ADJUSTED LOT 2; THENCE ALONG SAID EAST LINE OF SAID ADJUSTED LOT 2, SOUTH 00 DEGREES 33 MINUTES 56 SECONDS WEST, 509.16 FEET TO THE POINT OF BEGINNING, CONTAINING 305,250 SQUARE FEET OR 7.007 ACRES MORE OR LESS ACCORDING TO CALCULATIONS PERFORMED BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC ON MARCH 13, 2017.

FIRST AMENDED SITE DEVELOPMENT SECTION PLAN - PB. 382, PG. 113
STOCK J.N. 5116.1
PARTIAL THIRD AMENDED SDSP - PB. 365, PGS. 263-265
LOT SPLIT PLAT - PB. 365, PG. 262
STOCK J.N. 217-6006



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 WITH COMPLIING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH: (636) 530-9100
FAX: (636) 530-9130
e-mail: general@stockinc.com
Web: www.stockinc.com

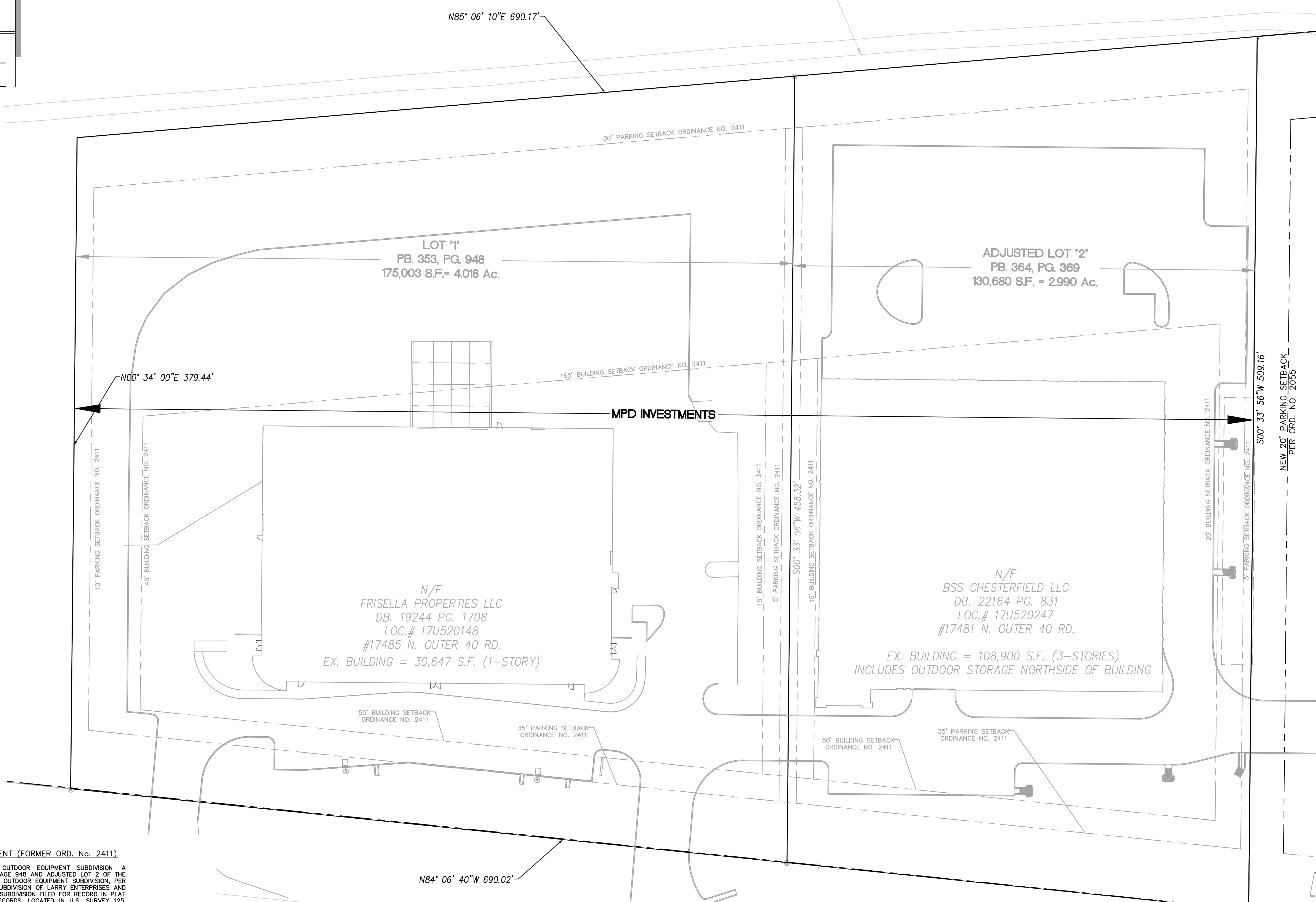
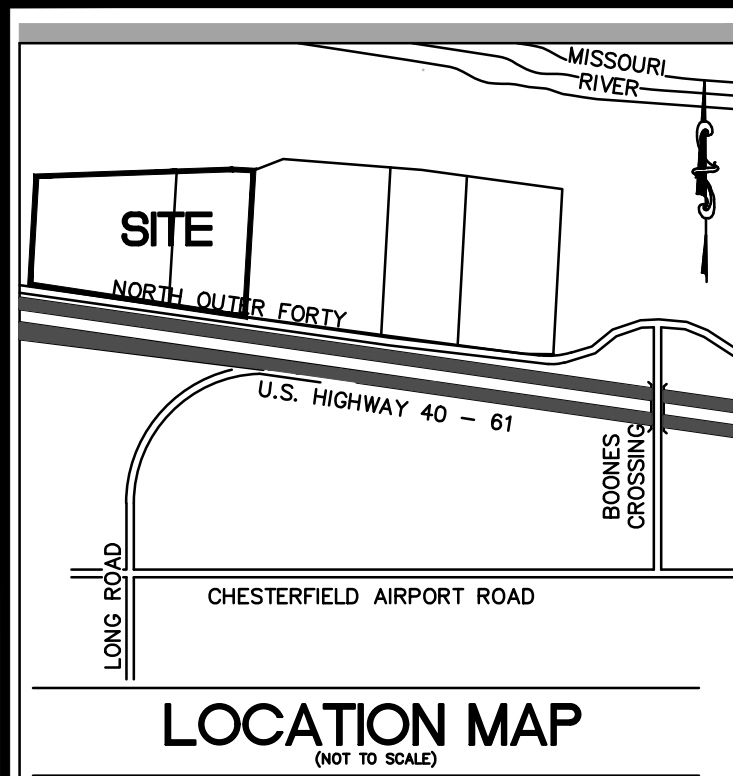
EXHIBIT FOR:
TEXT ORDINANCE AMENDMENT OF ORD. 2411 & 2055
17371, 17401, 17455, 17481, 17485 N. OUTER FORTY ROAD
CITY OF CHESTERFIELD, MO 63005

STATE OF MISSOURI
GEORGE M. STOCK
CIVIL ENGINEER
NUMBER PB-25116
11/15/2017
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

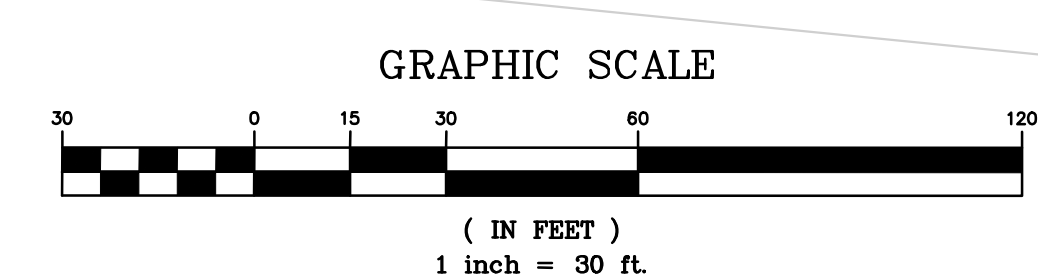
REVISIONS:
1. 2017-10-11 CITY COMMENTS
2. 2017-11-15 CITY COMMENTS
DRAWN BY: K.M.S. CHECKED BY: G.M.S.
DATE: 8/31/2017 JOB NO: 217-6006.1
M.S.D. P.#: BASE MAP # 1715
S.L.C. HAT # HAT S.L.P. #
M.D.N.R. #
SHEET TITLE:
EXHIBIT FOR TEXT ORDINANCE AMENDMENT
SHEET NO.: C1.0

PRELIMINARY PLAN FOR TEXT ORDINANCE AMENDMENT

TEXT ORDINANCE AMENDMENT TO ORD: #2411
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
 ZONED PLANNED INDUSTRIAL DISTRICT 'PI',



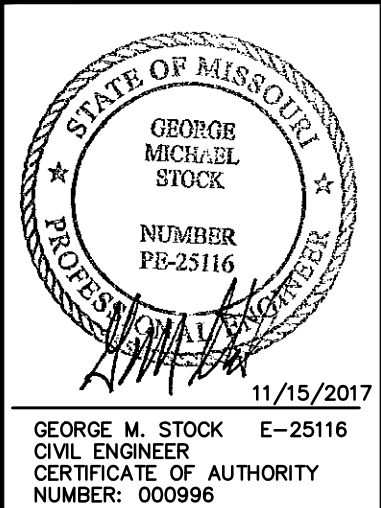
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PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 257 Chesterfield Business Parkway
 St. Louis, MO 63005
 PH: (636) 530-9100
 FAX: (636) 530-9130
 e-mail: general@stockassoc.com
 Web: www.stockassoc.com

EXHIBIT FOR:
TEXT ORDINANCE AMENDMENT OF ORD. 2411 & 2055
 17371, 17401, 17455, 17481, 17485 N. OUTER FORTY ROAD
 CITY OF CHESTERFIELD, MO 63005



REVISIONS:
 1. 2017-10-11 CITY COMMENTS
 2. 2017-11-15 CITY COMMENTS

DRAWN BY: K.M.S. CHECKED BY: G.M.S.
 DATE: 8/31/2017 JOB NO: 217-6006.1
 M.S.D. # BASE MAP # 1705
 S.L.C. H&T # H&T S.U.P. #
 M.D.N.R. #

SHEET TITLE:
 PRELIMINARY PLAN FOR MPD INVESTMENTS
 SHEET NO.: C3.0