



# IV. B

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

## Department of Planning & Public Works Public Hearing Summary Report

**P.Z. 16-2009 17526, 17550, & 17536 Chesterfield Airport Road (St. Louis Family Church):** A request for a change of zoning from a "C8" Planned Commercial District to a "PI" Planned Industrial District for a 8.318 acre tract of land located on the south side of Chesterfield Airport Road, east of the Chesterfield Airport Road and Long Road intersection (17U140131, 17U140102, & 17U140405).

### Summary

St. Louis Family Church, is requesting a zoning map amendment to change the zoning of three (3) parcels of land from "C8" Planned Commercial to a "PI" Planned Industrial District to accommodate land uses consistent with the churches adjacent properties.

The parcels current "C8" Planned Commercial District zoning entitlements do not provide the land uses consistent with and compatible to the church and its needs.

The City of Chesterfield Comprehensive Plan Land Use Map delineates these three (3) properties as Mixed Use (Retail/Office/Warehouse).

A public hearing further addressing the request will be held at the December 14, 2009 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice and the Preliminary Plan for the site.

Respectfully submitted,

Shawn Seymour, AICP  
Project Planner

Respectfully submitted,

Annissa McCaskill – Clay, AICP  
Lead 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, December 14, 2009 at 7:00 PM in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017. Said hearing will be as follows:

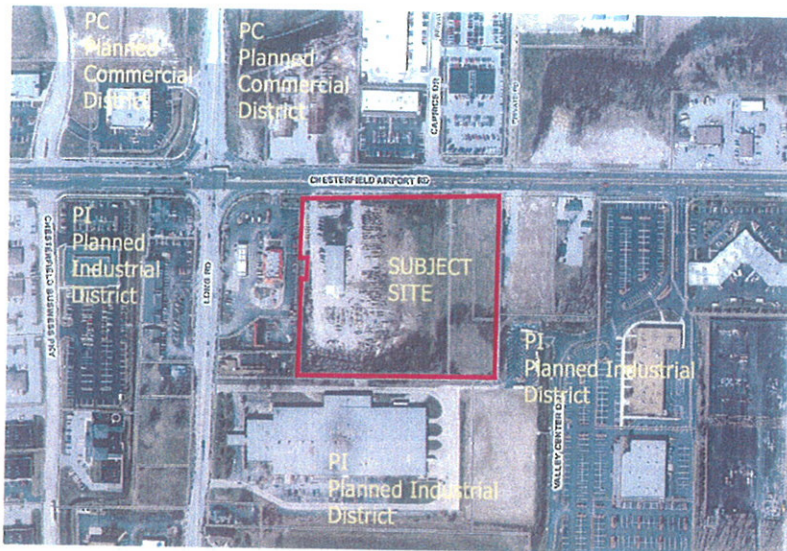
P.Z. 16-2009 17526, 17550, & 17536 Chesterfield Airport Road (St. Louis Family Church): A request for a change of zoning from a "C8" Planned Commercial District to a "PI" Planned Industrial District for a 8.318 acre tract of land located on the south side of Chesterfield Airport Road, east of the Chesterfield Airport Road and Long Road intersection (17U140131, 17U140102, & 17U140405).

### Proposed Uses:

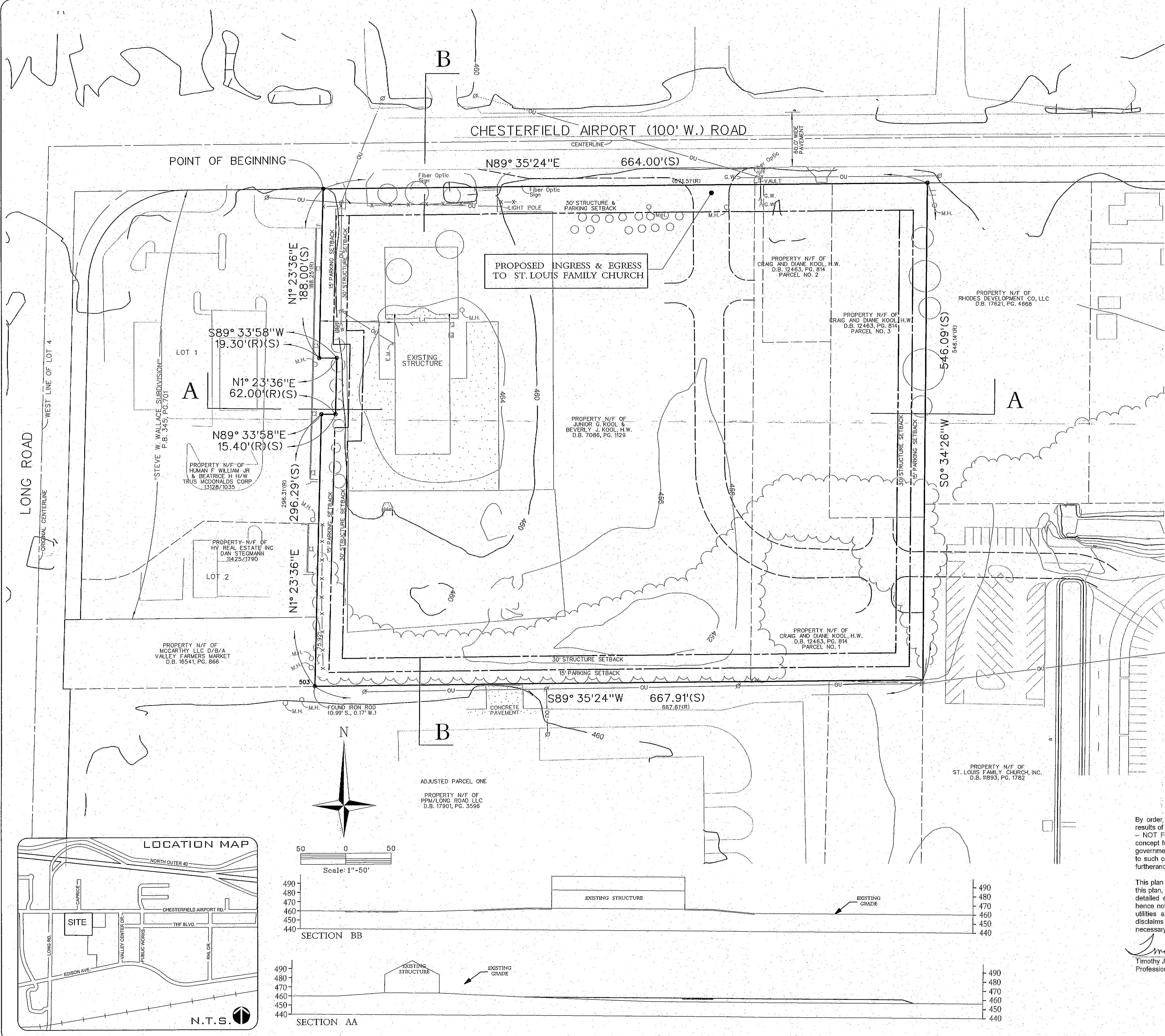
- (21) Church and other place of worship
- (34) Educational facility – specialized private school
- (38) Fairground
- (67) Office, general
- (70) Park
- (71) Parking Area
- (104) Vehicle repair and services facility



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 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.



**NOTES:**

Area of Site: 8.318 Acres  
 Existing Zoning: C-8 Ordinance #1679 & Ordinance #270  
 Proposed Zoning: PI (Planned Industrial)  
 Proposed Use: Church  
 Locator Numbers: 17U140131 - 17526 Chesterfield Airport Road  
 17U140102 - 17550 Chesterfield Airport Road  
 17U140405 - 17538 Chesterfield Airport Road

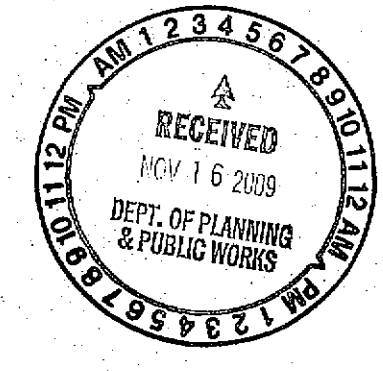
Owner of Record: Kool Craig Diane H/W 17U17U140131/17U140405  
 179 Timber Pines Dr  
 Defiance, Mo. 63341

Prepared For: Kool Junior G Beverly J H/W 17U140102  
 PO Box 273  
 Chesterfield, Mo. 63017

Prepared By: Hufton Construction, Inc.  
 17813 Edison Ave., Suite 200  
 Chesterfield, MO 63005

U.S.G.S. Benchmark: 12-171 460.06 - "Standard Aluminum Disk"  
 stamped SL - 38, 1990. Disk is set at the  
 Northwest corner of Chesterfield Airport Road  
 and Caprice Drive.

- This site is in the following districts:  
 Metropolitan St. Louis Sewer District  
 Monarch Fire Protection District  
 Rockwood R-5 School District  
 Missouri River Water Shed
- This site is in the following utility service areas:  
 American Water Company  
 Laclede Gas Company  
 Ameren UE Company  
 AT&T (telephone)  
 Charter Communications (cable tv.)
- Sanitary sewer connections shall be as approved by the Metropolitan St. Louis Sewer District.
  - Stormwater management shall be designed pursuant to the City of Chesterfield and Metropolitan St. Louis Sewer District requirements and discharged at an adequate natural discharge point.
  - The location of storm and sanitary sewer improvements are approximate only. Actual location shall be determined by field conditions and shall be indicated on the improvement plans.
  - 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, shown or not shown, and shall be located in excavations or construction of improvements in the field prior to any grading. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMO.
  - This site is referenced per FIRM Map Number 29188C0120 H



**Survey Description:**

A tract of land being part of Lot 4 of "A Subdivision of the West half of U.S. Survey 126," Township 45 North - Range 4 East, St. Louis County, Missouri and being more particularly described as:

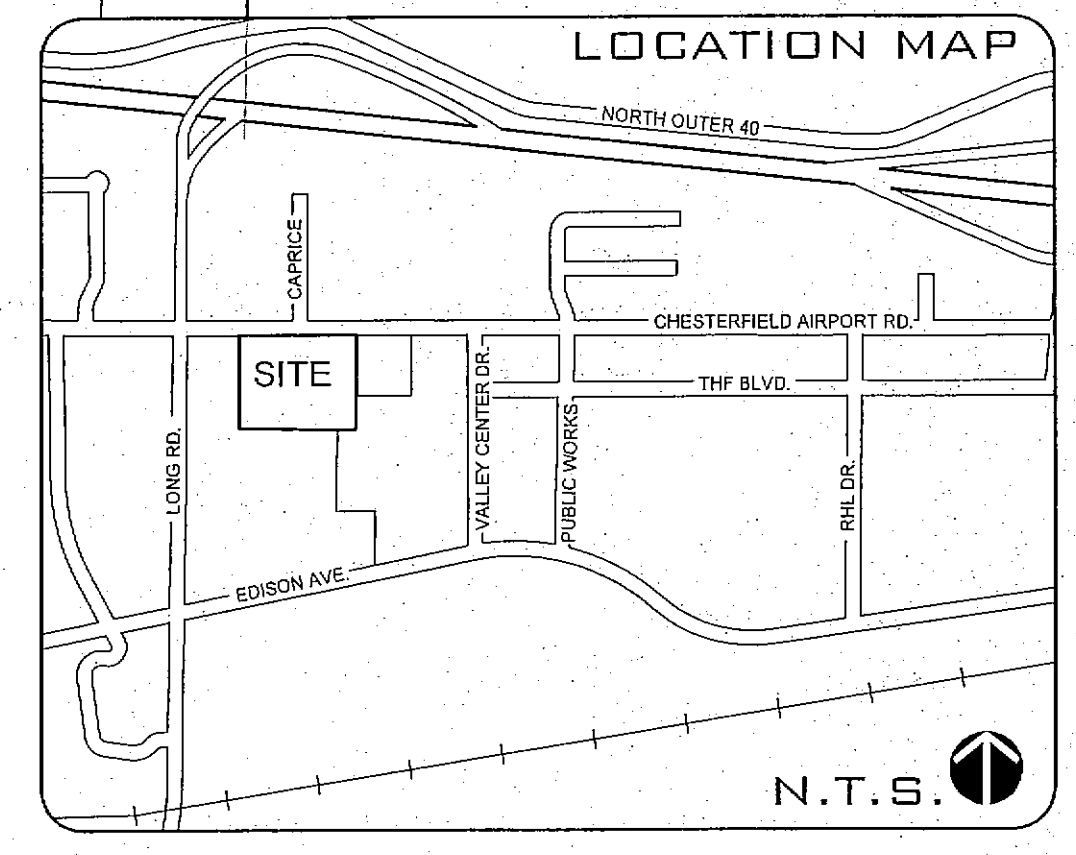
Beginning at the Northwest corner of property described in deed to Junior G. Kool and wife recorded in Book 7086 page 1129 of the St. Louis County records; said point being also the Northeast corner of "Steve W. Wallace Subdivision," a subdivision according to the plat thereof recorded in Plat Book 345 page 701 of the St. Louis County records, and being also a point in the South line of Chesterfield Airport Road, 100 feet wide; thence Eastwardly along said South line of Chesterfield Airport Road, being also along the North line of said Kool property and along the North line of property described in deed to Craig Kool and wife recorded in Book 12463 page 814 of the St. Louis County records, North 89 degrees 35 minutes 24 seconds East 664.00 feet to the Northwest corner of property described in deed to Rhodes Development Co, LLC recorded in Book 17621 page 4668 of the St. Louis County records; said point being also a point in the East line of aforesaid Lot 4 of "A Subdivision of the West half of U.S. Survey 126"; thence Southwardly along said East line of Lot 4, being also along said West line of the Rhodes Development Co, LLC property and along the boundary line of property described in deed to St. Louis Family Church, Inc. recorded in Book 11893 page 1782 of the St. Louis County records, South 0 degrees 34 minutes 26 seconds West 546.09 feet to a point in said last mentioned boundary line; said St. Louis Family Church, Inc. property being shown as Adjusted Parcel Two on "A Boundary Adjustment Plat of Tracts of Land being part of Share 7 of the Peter Steffan Estate and part of Lot 4 of A Subdivision of the West half of U.S. Survey 126, Township 45 North - Range 4 East, St. Louis County, Missouri," according to the plat thereof recorded in Plat Book 346 pages 760 and 761 of the St. Louis County records; thence Westwardly along the North line of Adjusted Parcel Two and Adjusted Parcel One of said Boundary Adjustment Plat South 89 degrees 35 minutes 24 seconds West 667.91 feet to the Southeast corner of property described in deed to McCarthy LLC d/b/a Valley Farmers Market recorded in Book 16541 page 866 of the St. Louis County records; said point being also the Southwest corner of aforementioned Junior G. Kool and wife property; thence Northwardly along the East line of said McCarthy LLC d/b/a Valley Farmers Market property and the East line of aforementioned "Steve W. Wallace Subdivision," being also along the West line of said last mentioned Kool property the following courses and distances: North 1 degree 23 minutes 36 seconds East 296.29 feet, North 89 degrees 33 minutes 58 seconds East 15.40 feet, North 1 degree 23 minutes 36 seconds East 62.00 feet, South 89 degrees 33 minutes 58 seconds West 19.30 feet and North 1 degree 23 minutes 36 seconds East 188.00 feet to the point of beginning and containing 8.318 acres according to a survey by Volz Incorporated dated September 18, 2009.

By order of Hufton Construction, Inc., we have prepared a Preliminary Development Plan, the results of which are currently represented on the drawing, which is a Preliminary Development Plan - NOT FOR CONSTRUCTION - and was prepared for the sole limited purpose of providing a concept for the proposed development of the tract and is intended only for the preliminary use of governmental reviewing authorities for the purpose of obtaining approval of a concept and is subject to such comments, recommendation or revisions and may be deemed necessary or appropriate in furtherance of such purposes.

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 concept plan is subject to that which a more detailed evaluation may indicate. Soils and subsurface 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 the project.

Timothy J. Meyer, P.E.  
 Professional Engineer

ERIC J. KIRBY, P.L.S.  
 Professional Land Surveyor



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**ST. LOUIS FAMILY CHURCH**  
 101 & 139 Valley Center Dr. - 17501 Edison Ave.

**PRELIMINARY DEVELOPMENT PLAN**