



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

Planning Commission Staff Report

Project Type: Record Plat

Meeting Date: June 8, 2009

From: Kristian Corbin
Project Planner
Mara Perry, AICP
Senior Planner

Location: Northeast corner of the intersection of Wings Corporate Drive and Eatherton Road (496 Eatherton Road)

Applicant: LDC Engineering Inc. on behalf of Precision Properties LLC.

Description: **Precision Plaza:** A Record Plat for a 14.28 acre tract of land zoned “PI” Planned Industrial District located on the northeast corner of the intersection of Wings Corporate Drive and Eatherton Road.

PROPOSAL SUMMARY

LDC Engineering Inc., on behalf of Precision Properties LLC., has submitted a Record Plat for your review. The subject site is located on the northeast corner of the intersection of Wings Corporate Drive and Eatherton Road on a 14.28 acre tract of land that is currently zoned “PI” Planned Industrial District. The purpose of the record plat is to create three (3) lots for the development of those lots. There are currently no structures on any of the three lots.

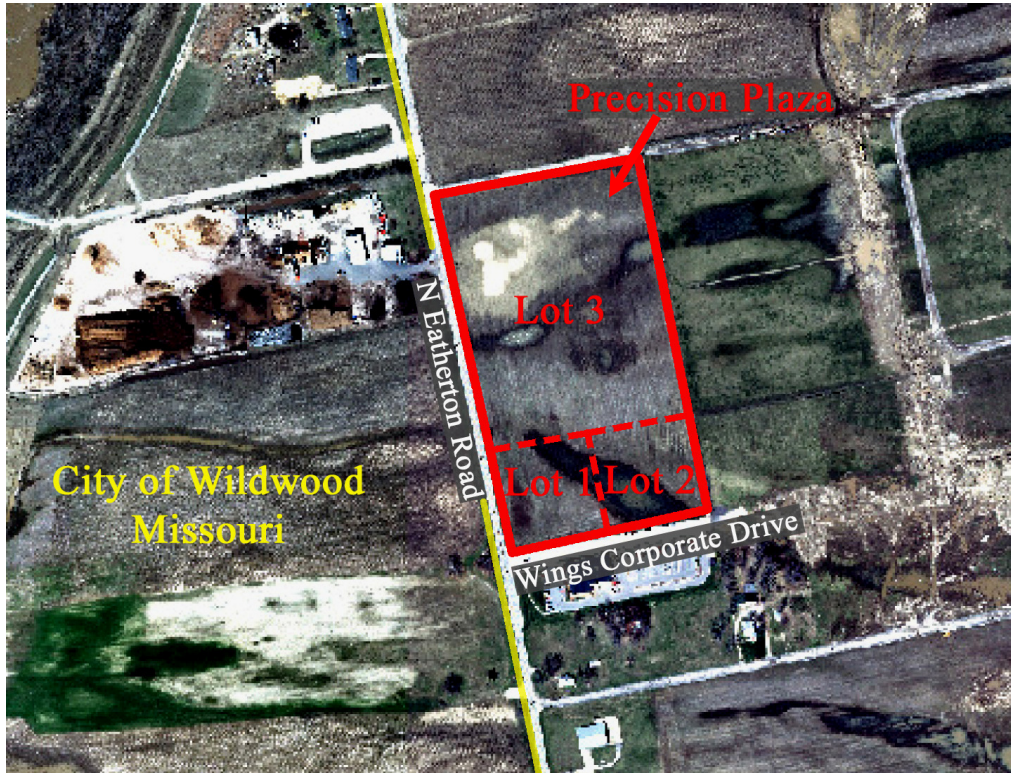
LAND USE AND ZONING HISTORY OF SUBJECT SITE

The subject site was zoned “NU” Non-Urban District by St. Louis County prior to the City’s incorporation. On January 17, 2007, City of Chesterfield changed the boundaries of the “NU” Non-Urban District to “PI” Planned Industrial District via Ordinance Number 2331.

On May 12, 2008, the Planning Commission approved the Site Development Concept Plan and Conceptual Landscape Plan with a vote of 8 to 0.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Vacant	"NU" Non-Urban District
South	Office / Warehouse	"PI" Planned Industrial District
East	Vacant	"PI" Planned Industrial District / "NU" Non-Urban District
West	Vacant / Warehouse	"NU" Non-Urban District / "M3" Planned Industrial District (City of Wildwood)



STAFF ANALYSIS

- **Zoning**
The subject site is currently zoned “PI” Planned Industrial District under the terms and conditions of City of Chesterfield Ordinance Number 2331. The submittal was reviewed against the requirements of the governing ordinance and all applicable Zoning Ordinance requirements. The site adheres to the applicable Zoning Ordinance requirements and the governing ordinance.

DEPARTMENTAL INPUT:

Staff has reviewed the Record Plat and has found the application to be in conformance with the Comprehensive Plan, Zoning, and Site Specific Ordinance.

MOTION:

The following options are provided to the Planning Commission for consideration relative to this application:

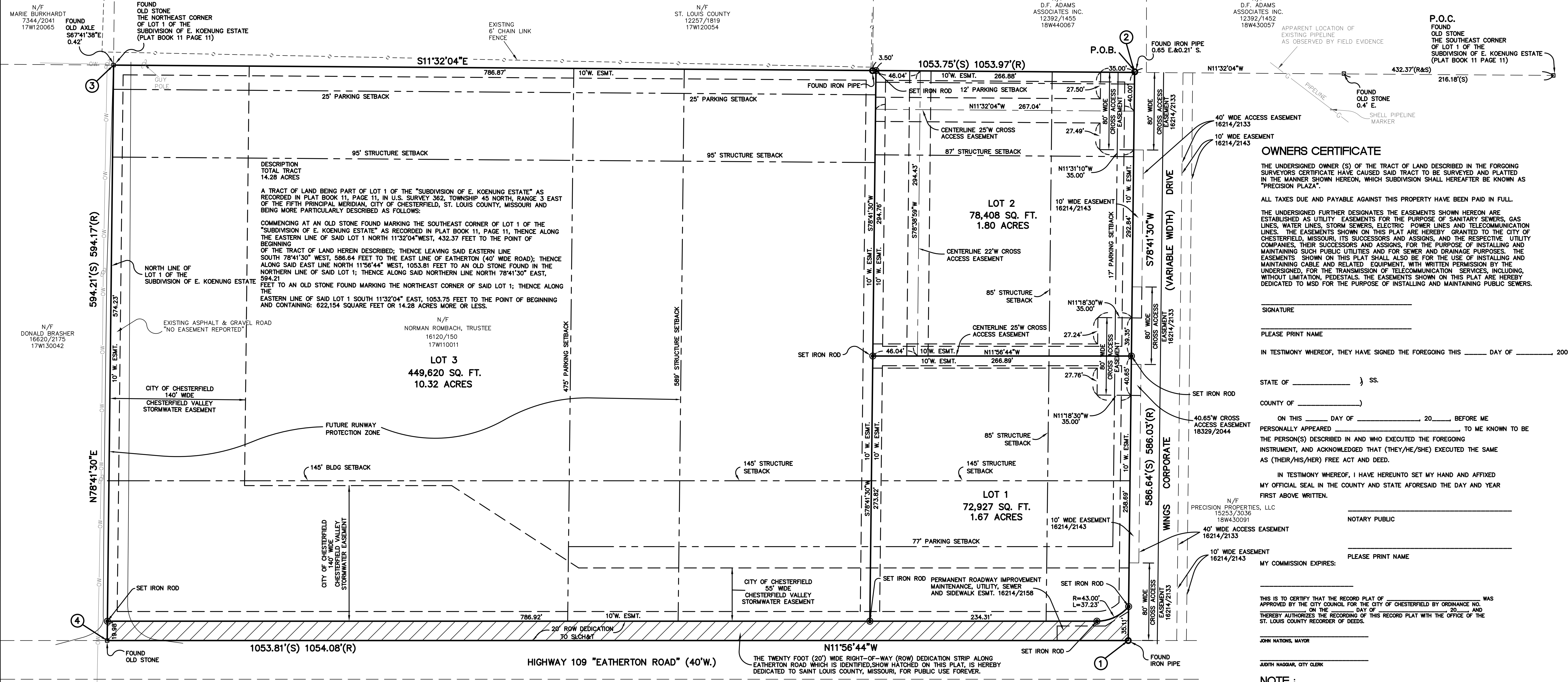
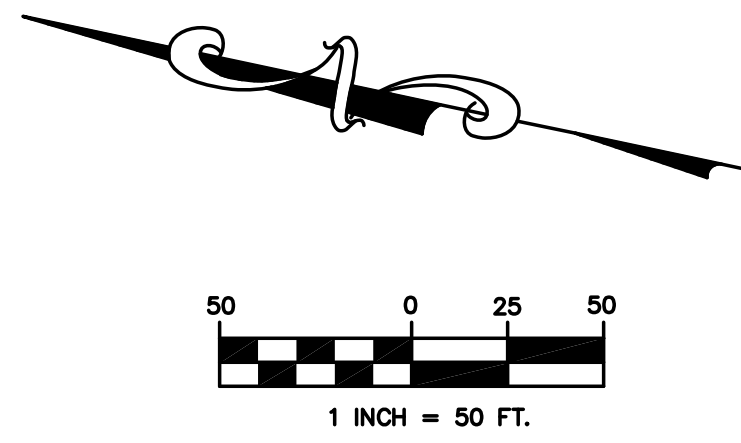
1. "I move to approve (or deny) the Record Plat for Precision Plaza.
2. "I move to approve the Record Plat for Precision Plaza with the following conditions..." (Conditions may be added, eliminated, altered or modified.)

Cc: City Administrator
City Attorney
Director of Planning and Public Works
Planning and Development Services Director

Attachments: Record Plat

PRECISION PLAZA

A TRACT OF LAND BEING PART OF LOT 1
OF E. KROENUNG ESTATE IN U.S. SURVEY 362,
TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



DESCRIPTION
TOTAL TRACT
14.28 ACRES

A TRACT OF LAND BEING PART OF LOT 1 OF THE "SUBDIVISION OF E. KOENUNG ESTATE" AS RECORDED IN PLAT BOOK 11, PAGE 11, IN U.S. SURVEY 362, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN OLD STONE FOUND MARKING THE SOUTHEAST CORNER OF LOT 1 OF THE "SUBDIVISION OF E. KOENUNG ESTATE" AS RECORDED IN PLAT BOOK 11, PAGE 11, THENCE ALONG THE EASTERN LINE OF SAID LOT 1 NORTH 11°32'04"W, 432.37 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE LEAVING SAID EASTERN LINE SOUTH 78°41'30" WEST, 586.64 FEET TO THE EAST LINE OF EATHERTON ROAD (40' WIDE ROAD); THENCE ALONG SAID EAST LINE NORTH 11°56'44" WEST, 1053.81 FEET TO AN OLD STONE FOUND IN THE NORTHERN LINE OF SAID LOT 1; THENCE ALONG SAID NORTHERN LINE NORTH 78°41'30" EAST, 584.21 FEET TO AN OLD STONE FOUND MARKING THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EASTERN LINE OF SAID LOT 1 SOUTH 11°32'04" EAST, 1053.75 FEET TO THE POINT OF BEGINNING AND CONTAINING: 622,154 SQUARE FEET OR 14.28 ACRES MORE OR LESS.

N/F
NORMAN ROMBACH, TRUSTEE
16120/150
17W110011

LOT 3
449,620 SQ. FT.
10.32 ACRES

LOT 2
78,408 SQ. FT.
1.80 ACRES

LOT 1
72,927 SQ. FT.
1.67 ACRES

OWNERS CERTIFICATE

THE UNDERSIGNED OWNER (S) OF THE TRACT OF LAND DESCRIBED IN THE FORGOING SURVEYORS CERTIFICATE HAVE CAUSED SAID TRACT TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "PRECISION PLAZA".

ALL TAXES DUE AND PAYABLE AGAINST THIS PROPERTY HAVE BEEN PAID IN FULL.

THE UNDERSIGNED FURTHER DESIGNATES THE EASEMENTS SHOWN HEREON ARE ESTABLISHED AS UTILITY EASEMENTS FOR THE PURPOSE OF SANITARY SEWERS, GAS LINES, WATER LINES, STORM SEWERS, ELECTRIC POWER LINES AND TELECOMMUNICATION LINES. THE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY GRANTED TO THE CITY OF CHESTERFIELD, MISSOURI, ITS SUCCESSORS AND ASSIGNS, AND THE RESPECTIVE UTILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INSTALLING AND MAINTAINING SUCH PUBLIC UTILITIES AND FOR SEWER AND DRAINAGE PURPOSES. THE EASEMENTS SHOWN ON THIS PLAT SHALL ALSO BE FOR THE USE OF INSTALLING AND MAINTAINING CABLE AND RELATED EQUIPMENT, WITH WRITTEN PERMISSION BY THE UNDERSIGNED, FOR THE TRANSMISSION OF TELECOMMUNICATION SERVICES, INCLUDING, WITHOUT LIMITATION, PEDESTALS. THE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO MSD FOR THE PURPOSE OF INSTALLING AND MAINTAINING PUBLIC SEWERS.

SIGNATURE _____

PLEASE PRINT NAME _____

IN TESTIMONY WHEREOF, THEY HAVE SIGNED THE FOREGOING THIS _____ DAY OF _____ 2009.

STATE OF _____ } SS.

COUNTY OF _____

ON THIS _____ DAY OF _____ 20____ BEFORE ME

PERSONALLY APPEARED _____ TO ME KNOWN TO BE

THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY/HE/SHE EXECUTED THE SAME AS (THEIR/HIS/HER) FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC _____

PLEASE PRINT NAME _____

MY COMMISSION EXPIRES: _____

THIS IS TO CERTIFY THAT THE RECORD PLAT OF _____ WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. _____ ON THE _____ DAY OF _____ 20____ AND THEREBY AUTHORIZED THE RECORDING OF THIS RECORD PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY RECORDER OF DEEDS.

JOHN NATONS, MAYOR _____

JUDITH HAGGAR, CITY CLERK _____

NOTE :

1. THE SITE IS GOVERNED UNDER CITY OF CHESTERFIELD ORDINANCE 2331.
2. ZONING DISTRICT : PI

WE, LAND DEVELOPMENT CONSULTANTS, INC. HAVE, AT THE REQUEST OF PRECISION PROPERTIES LLC, DURING THE MONTH OF JULY, 2009, PREPARED THIS PLAT FOR A TRACT OF LAND BEING PART OF LOT 1 OF THE SUBDIVISION OF E. KOENUNG ESTATE IN U.S. SURVEY 362, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY MISSOURI, AND HAS BEEN EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, 10 CSR 30.2 AND MEETS THE REQUIREMENTS FOR AN URBAN CLASS SURVEY.

LDC, INC.'S
CORPORATE REGISTRATION NO. LS-367-D

By: _____
MORRIS DANE COLBERT, P.L.S. #2457
STATE OF MISSOURI

POINT	NORTH (METERS)	EAST (METERS)
1	313,848.7695	234,837.8353
2	313,882.9769	235,013.3258
3	314,197.9568	234,950.6378
4	314,163.3082	234,772.8842

STATE PLANE COORDINATES CORRESPOND TO THE MISSOURI COORDINATE SYSTEM 1983, EAST ZONE (MCS 83).

SAID COORDINATES WERE ESTABLISHED BY GPS OBSERVATION TIES TO STATION SL-40 AND SL 41

AVERAGE SITE GRID FACTOR = 0.9999178

CROSS ACCESS EASEMENT

THE CROSS ACCESS EASEMENTS SHOWN ON THIS PLAT ARE HEREBY GRANTED TO THE OWNERS OF LOTS 1, 2, 3 AND TO THE PROPERTY OWNER ADJACENT TO & EAST OF LOT 2, AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, THEIR TENANTS, SUBTENANTS, LICENSEES, AND THE RESPECTIVE OFFICERS, EMPLOYEES, AGENTS, REPRESENTATIVES, CUSTOMERS AND INVITEES, THE NON-EXCLUSIVE RIGHT, PRIVILEGE AND EASEMENT TO USE DRIVES AND ROADS AS MAY NOW OR FROM TIME TO TIME HEREAFTER BE SITUATED ON THE PROPERTY FOR INGRESS AND EGRESS TO THE PROPERTY, AND TO THE PUBLIC ROAD BY AUTOMOBILE OR OTHER PASSENGER VEHICLE. SAID EASEMENT SHALL BE PERPETUAL, AND FURTHER, SHALL RUN WITH THE REAL ESTATE. THE OWNERS AGREE NOT TO OBSTRUCT THE AFORESAID ROADWAY BY MEANS OF A FENCE OR OTHER BARRIER, AND FURTHER, TO KEEP THE ROAD OPEN AND USABLE ON THEIR PROPERTY LEADING FROM THE AFORESAID ROADWAY TO THE PUBLIC ROAD SO THERE WILL BE CONTINUING ACCESS TO THE PUBLIC ROAD THROUGH THE REAL ESTATE.

THE CHESTERFIELD VALLEY STORM WATER EASEMENT SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE CITY OF CHESTERFIELD, MISSOURI, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTEREST MAY APPEAR FOR THE PURPOSE OF CONSTRUCTION, MAINTAINING AND REPAIR OF THE DRY/WET BASINS, CHANNELS, DRAINAGE FACILITIES AND SEWER LINES IN CONFORMANCE WITH CHESTERFIELD VALLEY STORM WATER PLAN. THE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR MAINTAINING THE DRY/WET BASINS, CHANNELS, DRAINAGE FACILITIES AND SEWER LINES LOCATED WITHIN THE EASEMENT, AS WELL AS THE PORTION OF THE RESERVOIR LOCATED ON THE MISSOURI DEPARTMENT OF TRANSPORTATION'S RIGHT-OF-WAY, IN GOOD WORKING ORDER AND IN GOOD REPAIR AS APPROPRIATE. IN THE EVENT THAT THE PROPERTY OWNER(S) OR ITS SUCCESSORS IN TITLE TO SAID PROPERTY SHALL FAIL TO MAINTAIN THE DRY/WET BASINS, CHANNELS, DRAINAGE FACILITIES AND SEWER LINES IN ACCORDANCE WITH THE APPROVED CHESTERFIELD VALLEY STORM WATER PLAN, THE CITY OF CHESTERFIELD, MISSOURI, THEIR SUCCESSORS AND ASSIGNS SHALL BE PERMITTED TO ENTER ONTO THE PROPERTY AND MAKE THE REPAIRS AND CORRECTIONS AND PERFORM SUCH MAINTENANCE AS IT DEEMS NECESSARY AND BILL THE PROPERTY OWNER(S) OF SAID PROPERTY FOR THE SERVICES PERFORMED. IT IS FURTHER AGREED THAT IN THE EVENT THAT SAID BILL OR CHARGE FOR SERVICES PERFORMED SHALL NOT BE PAID WITHIN A PERIOD OF THIRTY (30) DAYS, SAID SUM SHALL BECOME A LIEN ON THE REAL PROPERTY AND SHALL ACCRUE INTEREST AT A RATE OF EIGHT PERCENT (8%) UNTIL PAID IN FULL.

ALL EASEMENTS THAT OVERLAY THE CHESTERFIELD VALLEY STORM WATER EASEMENTS SHALL BE SUBORDINATE TO THE CHESTERFIELD VALLEY STORM WATER EASEMENTS.

PREPARED FOR:
PRECISION PROPERTIES LLC
2516 HWY 109
WILDWOOD, MO. 63040
PH: 636-458-5565

LAND PLANNING • LAND SURVEYING
CIVIL ENGINEERING

LDC
INCORPORATED

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FAX: (636) 441-8686

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PROJECT	PRECISION PLAZA
DRAWN BY	MDC
CHECKED BY	JPT
DATE	5 MAY 2009
JOB NO.	06.290
SCALE	1"=50'
FB	34