

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CREATING A MUSEUM ARTS AREA (MAA) WITHIN A "PC" PLANNED COMMERCIAL DISTRICT FOR A 5.1 ACRE TRACT OF LAND ON THE NORTH SIDE OF CHESTERFIELD AIRPORT ROAD EAST OF BOONE'S CROSSING. (P.Z. 05-2004 KEMP FOUNDATION)

WHEREAS, the petitioner; Kemp Foundation requested a Museum Arts Area (MAA) within a "PC" Planned Commercial District for a 5.1 acre tract of land located on Chesterfield Airport Road, and,

WHEREAS, the Planning Commission held a Public Hearing on the matter on May 10, 2004; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the Museum Arts Area (MAA) subject to the conditions of this Ordinance and to all conditions of City of Chesterfield Ordinance number 1902; and,

WHEREAS, the City Council, having considered said request, recommended approval of Museum Arts Area (MAA).

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The City of Chesterfield Zoning Ordinance and the Official Zoning District Maps, which are part thereof, are hereby amended by establishing, a Museum Arts Area (MAA) within a "PC" Planned Commercial District for a 5.1 acre tract of land located on Chesterfield Airport Road as follows:

A TRACT OF LAND BEING PART OF NEW PARCEL TWO OF THE BOUNDARY ADJUSTMENT PLAT, RECORDED IN PLAT BOOK 210 PAGE 33, IN US SURVEY 2031, TOWNSHIP 45 NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWING:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NEW PARCEL TWO, SAID BEGINNING POINT BEING ALSO A POINT ON THE NORTH LINE OF CHESTERFIELD AIRPORT ROAD, OF VARYING WIDTH; THENCE NORTHWARDLY ALONG THE WEST LINE OF SAID NEW PARCEL TWO, NORTH 01 DEGREE 38 MINUTES 32 SECONDS EAST 303.22 FEET TO A POINT ON THE SOUTH LINE OF INTERSTATE 64, OF VARYING WIDTH; THENCE EASTWARDLY ALONG SAID SOUTH LINE, SOUTH 84 DEGREES 06 MINUTES 54 SECONDS EAST 844.62 FEET TO A POINT; THENCE SOUTH 00 DEGREES 25 MINUTES 29 SECONDS EAST 210.16 FEET TO A POINT ON THE AFORESAID NORTH LINE OF CHESTERFIELD AIRPORT ROAD, OF VARYING WIDTH; THENCE WESTWARDLY ALONG SAID NORTH LINE SOUTH 89 DEGREES 35 MINUTES 06 SECONDS WEST 850.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.98 ACRES ACCORDING TO A SURVEY BY VOLZ, INC. DURING FEBRUARY 2002.

PARCEL A

A TRACT OF LAND BEING PART OF LOT 5 OF 'CHESTERFIELD COMMONS NORTH', A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 348 PAGES 753

THROUGH 755 OF THE ST. LOUIS COUNTY RECORDS, IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH - RANGE 4 EAST, SAINT LOUIS COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5 OF 'CHESTERFIELD COMMONS NORTH' THENCE WESTWARDLY ALONG THE NORTH LINE OF CHESTERFIELD AIRPORT ROAD, OF VARYING WIDTH, SOUTH 89 DEGREES 35 MINUTES 06 SECONDS WEST 6.42 FEET TO A POINT; THENCE NORTH 12 DEGREES 42 MINUTES 40 SECONDS WEST 26.61 FEET TO A POINT; THENCE NORTH 02 DEGREES 08 MINUTES 54 SECONDS WEST 84.73 FEET TO A POINT; THENCE NORTH 01 DEGREE 38 MINUTES 32 SECONDS EAST 194.51 FEET TO THE SOUTH LINE OF INTERSTATE HIGHWAY 64, OF VARYING WIDTH; THENCE EASTWARDLY ALONG SAID SOUTH LINE OF INTERSTATE 64, OF VARYING WIDTH, SOUTH 84 DEGREES 06 MINUTES 54 SECONDS EAST 18.66 FEET TO THE EAST LINE OF SAID LOT 5 OF 'CHESTERFIELD COMMONS NORTH'; THENCE SOUTHWARDLY ALONG SAID EAST LINE OF LOT 5, SOUTH 01 DEGREE 38 MINUTES 32 SECONDS WEST 303.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 5,193 SQUARE FEET ACCORDING TO A SURVEY BY VOLZ INC DURING NOVEMBER 2002.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Zoning Ordinance is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendations to the City Council.

Section 4. The City Council, pursuant to the petition filed by Kemp Foundation in P.Z. 05-2004, requesting the amendment embodied in this ordinance, and pursuant to the recommendations of the City of Chesterfield Planning Commission that said petition be granted and after public hearing, held by the Planning Commission on the 10th day of May, 2004 does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

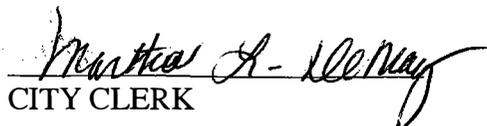
Section 5. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 1003.410 of the Zoning Ordinance of the City of Chesterfield.

Section 6. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 16th day of AUGUST, 2004.


MAYOR

ATTEST:


CITY CLERK

ATTACHMENT A

I. SPECIFIC CRITERIA

- A. Eight (8) wicket structures shall be permitted as located on the approved Site Development Plan. The size of each wicket shall not exceed eight-feet (8') wide and sixteen-feet (16') tall and shall contain no more than sixty-four (64) square feet of copy per side.
- B. Copy and/or graphics to be inserted in the wickets shall be included with the sign package and shall be as approved by Planning Commission during the Site Development Plan process.
- C. All other requirements, in addition to museum use, of City of Chesterfield Ordinance number 1902 shall remain in effect.