

BILL NO. 3038

ORDINANCE NO. 2856

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A "C-7" GENERAL EXTENSIVE COMMERCIAL DISTRICT TO A "PS" PARK AND SCENIC DISTRICT FOR A 1.415 ACRE TRACT OF LAND LOCATED NORTHEAST OF THE INTERSECTION OF BAXTER ROAD AND OLD CHESTERFIELD ROAD (P.Z. 18-2014 CITY OF CHESTERFIELD [16659 OLD CHESTERFIELD ROAD] - 17T220498).

WHEREAS, the City of Chesterfield, has initiated a change in zoning from "C-7" General Extensive Commercial District to "PS" Park and Scenic District for 1.415 acres located northeast of the intersection of Baxter Road and Old Chesterfield Road; and,

WHEREAS, a Public Hearing was held before the Planning Commission on January 12, 2015; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the change of zoning; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the change of zoning; and,

WHEREAS, the City Council, having considered said request, voted to approve the change of zoning.

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

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a "PS" Park and Scenic District for 1.415 acres located northeast of the intersection of Baxter Road and Old Chesterfield Road and as described as follows:

A tract of land being part of U.S. Survey 2031 in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at the Northeast corner of a tract of land described as Tract 1 in a deed to St. Louis County, Missouri as recorded in Deed Book 107929, Page 1019 of the St. Louis County Records, said point is the intersection of the Northern line of Old Chesterfield Road with the East line of a tract of land described as Tract 2 in a deed conveyed to Doorack Brick Contracting Company as recorded in Deed Book 6505, Page 801 of the St. Louis County Records; thence along the Northern and Northeastern line of Old Chesterfield Road the following: North 69 degrees 38 minutes 00 seconds West, 117.93 feet to a point; thence North 64 degrees 11 minutes 40 seconds East, 36.99 feet to a point; thence North 51 degrees 15 minutes 47 seconds West, 84.17 feet to a point; thence North 32 degrees 59 minutes 05 seconds West, 73.70 feet to a point; thence North 05 degrees 07 minutes 58 seconds West, 101.09 feet to a point; thence North 04 degrees 36 minutes 52 seconds East, 9.90 feet to the intersection with the Southern line of Chicago, Rock Island and Pacific Railroad; thence along said Southern line in an Easterly direction along a curve to the right having a radius of 1948.69 feet, an arc length of 341.37 feet, the chord of which bears South 80 degrees 41 minutes 26 seconds East and chord length of 340.93 feet to the intersection with the aforesaid Eastern line of the Doorack Brick Contracting Company Tract; thence along said Eastern line South 19 degrees 05 minutes 05 seconds West, 240.24 feet to the Point of Beginning and containing 61,625 square feet or 1.415 acres more or less as per a survey by Stock & Associates Consulting Engineers, Inc. during January, 2015.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Unified Development Code is granted, subject to all of the ordinances, rules and regulations as recommended by the Planning Commission in its recommendation to the City Council.

Section 3. The City Council, pursuant to the petition filed by the City of Chesterfield in P.Z. 18-2014, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 12th day of January 2015, 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 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 8 of the City of Chesterfield Unified Development Code.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 15th day of June, 2015

Bob Nation
MAYOR

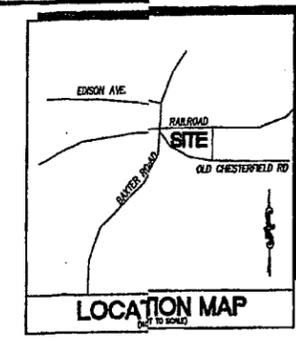
ATTEST:

Vickie Hass
CITY CLERK

FIRST READING HELD: 06/01/15

PROPERTY BOUNDARY SURVEY

A TRACT OF LAND BEING PART OF BURKHARDT PARK AS SHOWN ON THE PLAT OF CHESTERFIELD RECORDED IN PLAT BOOK O, PAGE 16
 LOCATED IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

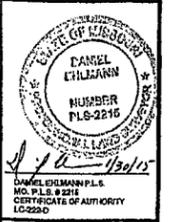


257 Chesterfield Business Parkway
 St. Louis, MO 63016 PH: (636) 592-8000 FAX: (636) 520-1820
 e-mail: general@stockand.com www: www.stockand.com

STOCK & ASSOCIATES
 Consulting Engineers, Inc.

PREPARED BY:

PROPERTY BOUNDARY SURVEY
16659 OLD CHESTERFIELD ROAD
 CHESTERFIELD MISSOURI



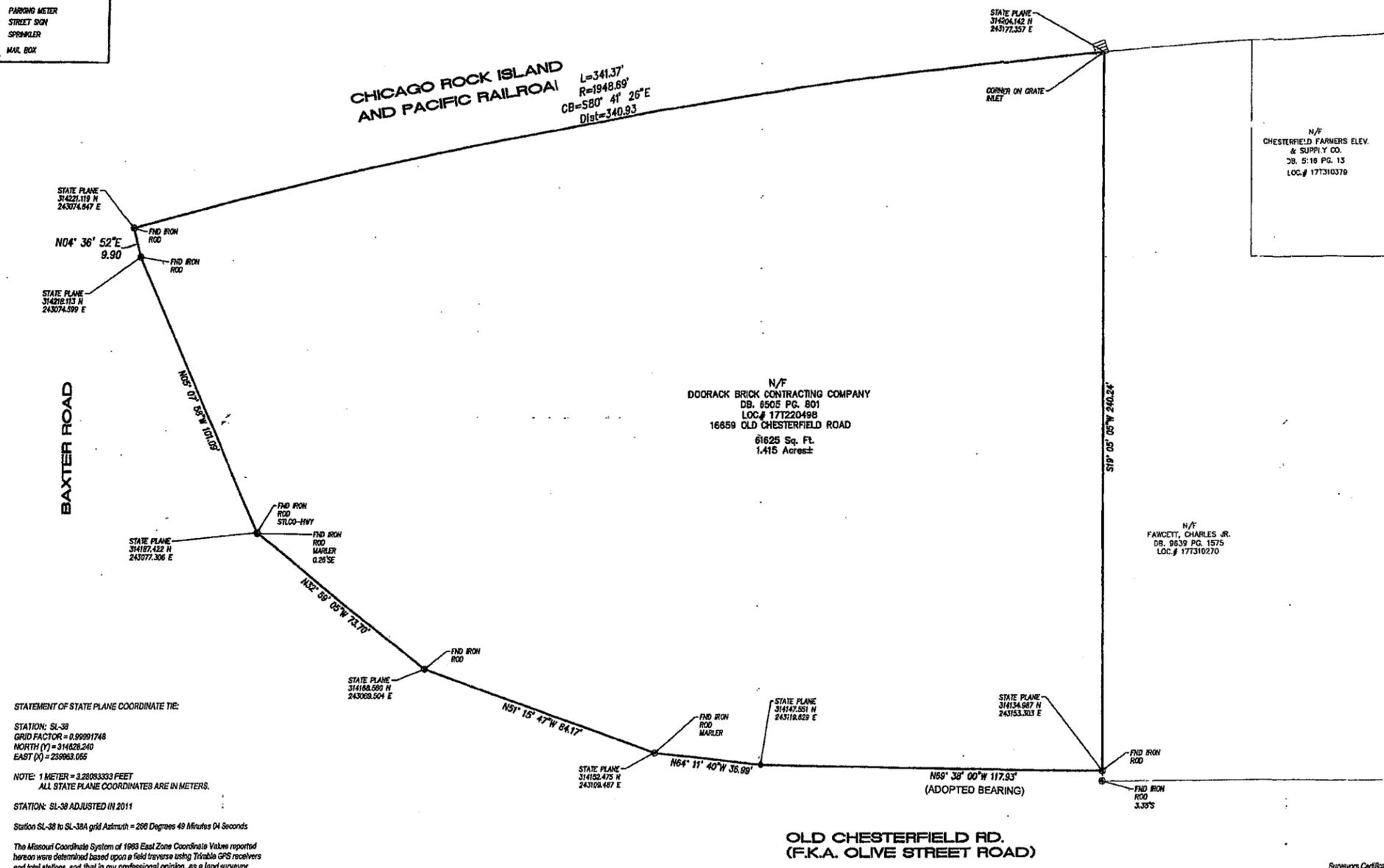
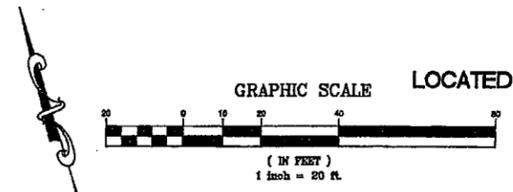
REVISIONS:

NO.	DATE	DESCRIPTION

DRAWN BY: D.M.E.	CHECKED BY: D.M.E.
DATE: 01/23/2014	JOB NO: 214-5492
USER: P # P-00000000	BASE MAP # XXX
S.C. UNIT # 0000	NAT. STATE # XX-XXX-XX
NUMBER # MO-00000000	
SHEET TITLE PROPERTY BOUNDARY SURVEY	
SHEET NO. SHEET 1	

LEGEND

BENCH MARK	FIRE HYDRANT
FOUND IRON ROD	FIRE DEPARTMENT CONNECTION
FOUND IRON PIPE	WATER MANHOLE
RIGHT OF WAY MARKER	WATER METER
UTILITY POLE	WATER VALVE
SUPPORT POLE	POST INDICATOR VALVE
UTILITY POLE WITH LIGHT	CLEAN OUT
LIGHT STANDARD	STORM MANHOLE
ELECTRIC METER	GRADED MANHOLE
ELECTRIC MANHOLE	STORMWATER INLET
ELECTRIC PEDESTAL	GRADED STORMWATER INLET
ELECTRIC SPUR BOX	SANITARY MANHOLE
GAS DRIP	TREE
GAS METER	BUSH
GAS VALVE	TRAFFIC SIGNAL
TELEPHONE MANHOLE	PARKING METER
TELEPHONE PEDESTAL	STREET SIGN
TELEPHONE SPUR BOX	SPRINKLER
CABLE TV PEDESTAL	MAIL BOX



GENERAL NOTES:

- The basis of bearings for this survey is the Right-of-Way Plans prepared by St. Louis County Highways and Traffic for project No. AR 626 - Baxter Road.
- Source of record file is Deed Book 6505- Page 801.

Property Description

A tract of land being part of U.S. Survey 2031 in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at the Northwest corner of a tract of land described as Tract 1 in a deed to St. Louis County, Missouri as recorded in Deed Book 107029, Page 1019 of the St. Louis County Records, said party & the intersection of the Northern line of Old Chesterfield Road with the East line of a tract of land described as Tract 2 in a deed conveyed to Duck Brick Contracting Company as recorded in Deed Book 6505, Page 801 of the St. Louis County Records; thence along the Northern and Northern line of Old Chesterfield Road the following: North 69 degrees 38 minutes 00 seconds West, 112.23 feet to a point; thence North 04 degrees 11 minutes 40 seconds West, 52.69 feet to a point; thence North 51 degrees 15 minutes 47 seconds West, 84.17 feet to a point; thence North 32 degrees 07 minutes 05 seconds West, 73.70 feet to a point; thence North 05 degrees 07 minutes 58 seconds West, 101.69 feet to a point; thence North 04 degrees 56 minutes 02 seconds East, 8.50 feet to the intersection with the Southern line of Chicago, Rock Island and Pacific Railroad; thence along said Southern line in an easterly direction along a curve to the right having a radius of 1948.69 feet, an arc length of 341.37 feet, the chord of which bears South 80 degrees 41 minutes 26 seconds East and chord length of 940.83 feet to the intersection with the easterly Eastern line of the Duck Brick Contracting Company Tract; thence along said Eastern line the South 19 degrees 05 minutes 03 seconds West, 240.24 feet to the Point of Beginning and containing 61,625 square feet or 1.415 acres more or less as per a survey by Stock & Associates Consulting Engineers, Inc. during January, 2015.

Surveyors Certification

This is to certify to the at the request of the City of Chesterfield, MO, we have prepared a Property Boundary Survey of a tract of land being part of U.S. Survey 2031 in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and the results of said survey are shown hereon. This survey has been performed in accordance with the current Missouri Minimum Standards for Property Boundary Surveys and meets the accuracy standards for an Urban Class survey.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
 LC 222-D

By: *[Signature]* 1/30/15
 Daniel Ehlmann, Missouri P.L.S. No. 2216

PREPARED FOR:
 CITY OF CHESTERFIELD
 16052 SWINGLEY RIDGE RD
 CHESTERFIELD, MO 63017