

**AN ORDINANCE AUTHORIZING AND GIVING PRELIMINARY APPROVAL TO A COMMERCIAL-INDUSTRIAL DESIGN DEVELOPMENT FOR A 21.5 ACRE TRACT OF LAND IN A “C8” PLANNED COMMERCIAL DISTRICT LOCATED ON THE SOUTH SIDE OF SWINGLEY RIDGE ROAD WEST OF ITS INTERSECTION WITH THE CHESTERFIELD PARKWAY (CHESTERFIELD VILLAGE, INC.).**

**WHEREAS**, Chesterfield Village, Inc., has requested a Commercial-Industrial Design Development (CIDD) Special Procedure for a 21.5 acre tract of land located on the south side of Swingley Ridge Road west of its intersection with the Chesterfield Parkway; and,

**WHEREAS**, a Public Hearing was held before the Planning Commission on November 14, 2011; and,

**WHEREAS**, the Planning Commission, having considered said request, recommended approval of the CIDD; and,

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

**WHEREAS**, the City Council, having considered said request, voted to approve the special procedure.

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

**Section 1.** Preliminary approval of a Commercial-Industrial Design Development of a tract of land located in the “C8” Planned Commercial District in the City of Chesterfield, Missouri, is granted, said tract being described as follows:

**C-300A**

A tract of land being lot C-300A of “Chesterfield Village NW Quadrant – Dierberg Tract,” a subdivision according to the plat thereof recorded in Plat Book 346, Pages 567 and 568 of the St. Louis County Records.

**C-300B**

A tract of land being part of Lot “B” of “Chesterfield Village North Plat 1”, a Subdivision according to the Plat thereof recorded in Book 157, Page 12 of the St. Louis County Records and part of U.S. Survey 123, Township 45 North, Range 3 East, in the City of Chesterfield, St. Louis County, Missouri.

**Section 2.** The preliminary approval, pursuant to the City of Chesterfield Zoning Ordinance is granted, subject to all of the ordinances, rules and regulations as recommended by the Planning Commission in its recommendation to the City Council, which are set out in the Attachment "A" and Preliminary Plan, which are attached hereto and, made part of.

**Section 3.** The City Council pursuant to the petition filed by Chesterfield Village, Inc., in P.Z. 13-2011 Chesterfield Village Parcel C-300, requesting the special procedure 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 14<sup>th</sup> day of November, 2011, 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 the Section 1003.410 of the Zoning Ordinance of the City of Chesterfield.

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

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

FIRST READING HELD: 12/05/2011

## ATTACHMENT A

**ALL PROVISIONS OF THE GOVERNING ORDINANCE OF THIS "C8" PLANNED COMMERCIAL DISTRICT AND THE CHESTERFIELD CITY CODE SHALL REMAIN INTACT WITH THE ADDITION OF THE FOLLOWING:**

1. Chesterfield Village Parcel C-300, Parcel III, Building Group B shall be permitted office, general use limited to six (6) floors in height.
  - a. In the event that Building Group B is developed as office, general; the total amount of square footage permitted for Building Group A and B shall not exceed 500,000 square feet.
  - b. Overall density of this development shall be as established in the governing ordinance for this development.



