

Planning Commission Public Hearing Report

Meeting Date: February 10, 2020

From: Annisa Kumerow, Planner **AK**

Location: North side of Olive Boulevard

Petition: **PZ 19-2019 Briarcliffe Villas (13987 & 14001 Olive Blvd)**: A request to repeal City of Chesterfield Ordinance 2213 establishing a Planned Environmental Unit over two parcels of land zoned R-3 Residence District and totaling 29.4 acres (16R340207 & 16R340151).

PROPOSAL SUMMARY

Stock & Associates Consulting Engineers, Inc., has submitted a request for a zoning map amendment from the “R-3” Residence District with a “PEU” Planned Environmental Unit to the “R-3” Residence District. The petitioner is requesting to repeal the “PEU” as part of a two-step zoning process. The second step in this process is an additional petition for a zoning map amendment to obtain “PUD” Planned Unit Development zoning (P.Z. 20-2019).



Figure 1: Subject Site Aerial

HISTORY OF SUBJECT SITE

The subject property was zoned “R2” Residence District with a Conditional Use Permit by St. Louis County prior to the incorporation of the City of Chesterfield. In 2005, the subject site was rezoned to a “R-3” Residence District with a “PEU” Planned Environment Unit Procedure.

In 2013, a request to amend the governing ordinance for the subject site was submitted, and in 2014, two requests for zoning map amendments were submitted. However, these applications were withdrawn by the applicant with no further action taken.

LAND USE AND ZONING

Direction	Zoning	Land Use
North	City of Maryland Heights	
South	“C-2” Planned Commercial District & “C-8” Planned Commercial District	Retail and office
East	“R-2” Residence District	Residential subdivision
West	“NU” Non-Urban District	Single-family residence

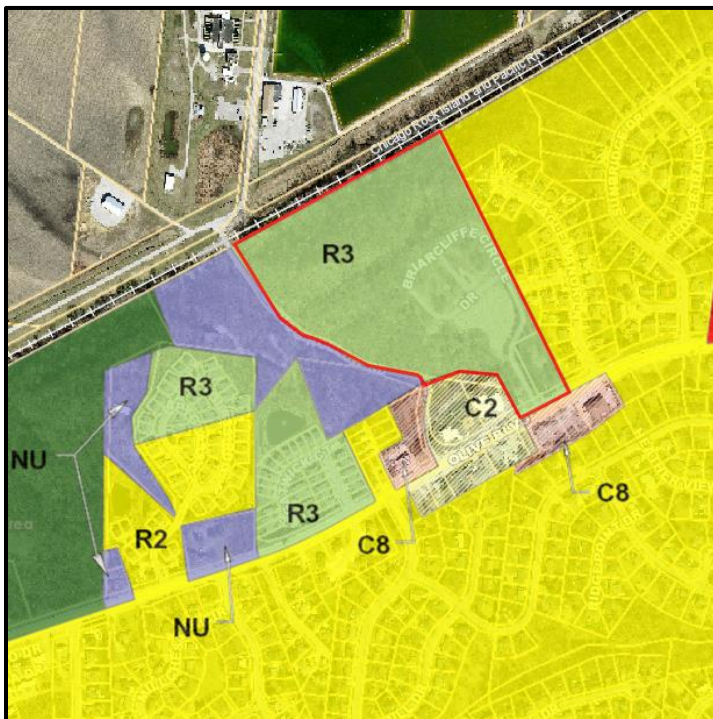


Figure 2: Zoning Map

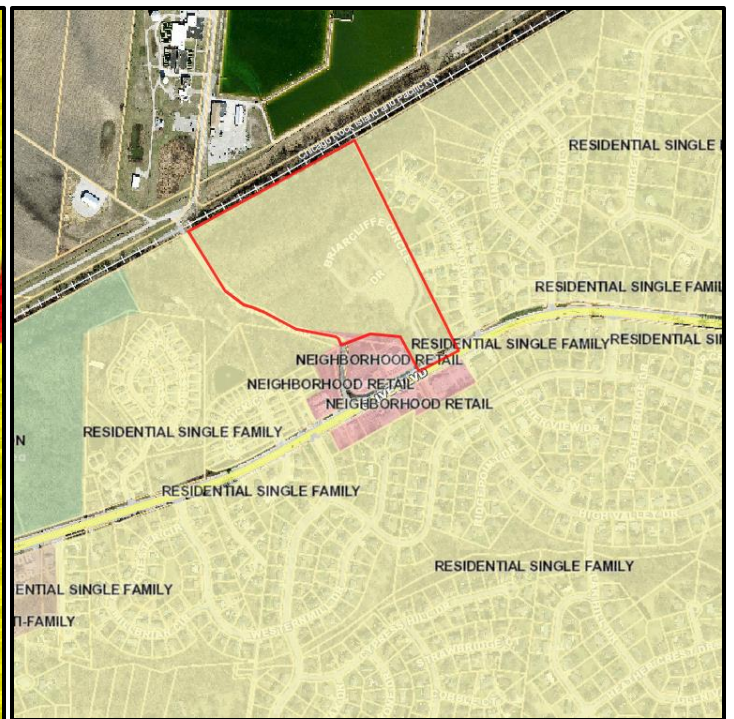


Figure 3: Comprehensive Land Use Plan

COMPREHENSIVE PLAN

The City of Chesterfield Comprehensive Land Use Plan indicates that this development is within the area designated as Single Family Residential. As evidenced by the figures and table above, the subject site is primarily neighbored by other Single Family Residential designated areas.

REQUEST

A public hearing further addressing the request will be held at the February 10th, 2020 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice. No vote is requested from the Planning Commission at this time. The purpose of the Public Hearing is to present the request to the Commission and give the public an opportunity to speak.

Attachments: Public Hearing Notice



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 February 10, 2020 at 7:00 p.m. in the Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield Missouri 63017.

Said Hearings will be as follows:

P.Z. 19-2019 Briarcliffe Villas (13987 & 14001 Olive Blvd): A request to repeal City of Chesterfield Ordinance 2213 establishing a Planned Environmental Unit over two parcels of land zoned R-3 Residence District and totaling 29.4 acres (16R340207 & 16R340151).

PROPERTY DESCRIPTION

Part of Lot 11 of D.J. Talbots Estate Subdivision, in U.S. Surveys 2030 and 206, Township 46 North, Range 4 East, in St. Louis County, Missouri.



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 Planner Annisa Kumerow at 636.537.4743 or via e-mail at akumerow@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.