

**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 April 28, 2008 at 7:00 p.m. in the City Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said Hearing will be as follows:

P.Z. 28-2007 THF Chesterfield Seven Development (THF Chesterfield Seven Development LLC): A request for a change of zoning from “NU” Non-Urban District to “PC” Planned Commercial District for a 6.7 acre tract of land located on the north side of Chesterfield Airport Road, one half mile west of the corner of Chesterfield Airport Road and Boone’s Crossing. (17U510028).

PROPOSED USES:

- (b) Animal hospitals, veterinary clinics, and kennels.
- (e) Associated work and storage areas required by a business, firm, or service to carry on business operations.
- (h) Barber shops and beauty parlors.
- (i) Bookstores.
- (k) Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications.
- (m) Child care centers, nursery schools, and day nurseries.
- (n) Colleges and universities.
- (o) Dry cleaning drop-off and pick-up stations.
- (p) Filling stations, including emergency towing and repair services, provided that no automobile, truck, or other vehicle may be parked or stored in the open on the premises for longer than twenty-four (24) hours.
- (q) Film drop-off and pick-up stations.
- (s) Financial institutions.
- (v) Hotels and motels.
- (x) Medical and dental offices.
- (z) Offices or office buildings.
- (dd) Postal stations.
- (ff) Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, tennis courts, and gymnasiums, and indoor theaters.
- (gg) Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
- (hh) Restaurants, fast food. (Limited to the parcels south of the parcel adjacent to Highway 64/40.)
- (ii) Restaurants, sit down.
- (kk) Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles.
- (ll) Sales, servicing, repairing, cleaning, renting, leasing, and necessary outdoor storage of equipment and vehicles used by business, industry, and agriculture.

- (mm) Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training.
- (nn) Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craftpersons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.
- (qq) Souvenir shops and stands, not including any zoological displays, or permanent open storage and display of manufacturing goods.
- (rr) Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises.
- (uu) Vehicle repair facilities for automobiles. (Limited to the parcels south of the parcel adjacent to Highway 64/40.)
- (vv) Vehicle service centers for automobiles. (Limited to the parcels south of the parcel adjacent to Highway 64/40.)
- (ww) Vehicle washing facilities for automobiles. (Limited to the parcels south of the parcel adjacent to Highway 64/40.)

ANCILLARY USES:

- (g) Automatic vending facilities for:
 - (i) Ice and solid carbon dioxide (dry ice);
 - (ii) Beverages;
 - (iii) Confections.
- (l) Cafeterias for employees and guests only.
- (uu) Vehicle repair facilities for automobiles.
- (vv) Vehicle service centers for automobiles.
- (ww) Vehicle washing facilities for automobiles

Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review from the Department of Planning at Chesterfield City Hall, 690 Chesterfield Parkway West, weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Charlie Campo, Project Planner by telephone at 636-537-4742 or by email at ccampo@chesterfield.mo.us.

CITY OF CHESTERFIELD

Maurice Hirsch, Chair,
Chesterfield Planning Commission

For information about this and other projects under review by the Department of Planning, please visit "Planning Projects" at www.Chesterfield.mo.us.



Land Description

A tract of land being part of Shares 4 and 5 of the Subdivision of the Estate of Peter Steffan, according to the plat accompanying Commissioner's Report a certified copy of which is recorded in Book 80, page 457 of the St. Louis County Records, in U.S. Surveys 125, Township 45 North – Range 4 East, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the intersection of the East line of said Share 4 of with the North line of Chesterfield Airport Road, 100 feet wide; thence Westwardly along North line of Chesterfield Airport Road, 100 feet wide, South 89 degrees 35 minutes 06 seconds West 315.74 feet to the East line of property described in deed to HDE Corp. as recorded in Book 10270 page 1673 of the St. Louis County Records, said point being distant 10.00 feet from the East line of said Share 5; thence Northwardly and parallel with said East line of Share 5, North 00 degrees 34 minutes 14 seconds East 200.00 feet to a point; thence North 89 degrees 35 minutes 06 seconds East 10.00 feet to said East line of Share 5; thence Northwardly along said East line of Share 5, North 00 degrees 34 minutes 14 second East 768.83 feet to the South line of Missouri Interstate Highway 64, varying width; thence Eastwardly along said South line of Missouri Interstate Highway 64, varying width, South 84 degrees 06 minutes 54 seconds East 307.02 feet to the aforementioned East line of Share 4; thence Southwardly along said East line South 00 degrees 34 minutes 14 seconds West 935.13 feet to the point of beginning and containing 6.727 acres according to a survey by Volz, Inc. during March 2005.

