



**IV. A.**

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## **Department of Planning & Public Works Public Hearing Summary Report**

**P.Z. 06-2009 Villages of Kendall Bluff, Villages B & C (Partial) (Fischer & Frichtel Inc.):** A request for an Ordinance Amendment to City of Chesterfield Ordinance 2133 to modify the permitted uses within a "R1A" Residence District with a Planned Environmental Unit (PEU) Procedure for part of a 63.8 acre tract of land located on the north side of Olive Boulevard, east of Cordovian Commons Parkway and west of Old Riverwoods. (17R5300582, 17R5300593, 17R5300607, 17R5300616, 17R5300625, 17R5300634, 17R5300643, 17R5300652, 16R210333, 16R210342, 16R210351, 17R530681, 17R5300692, 17R4400184, 17R4400195, 17R4400205, 17R4400214, 17R4400241, 17R4400250, 17R4400283, 17R4400294, 17R4400342, 17R4400351, 17R4400360, 17R4400371, 17R4400382, and 17R4400393).

### **Summary**

Fischer & Frichtel, Inc. is requesting an amendment to City of Chesterfield Ordinance 2133 to allow for either attached or detached residential units on twenty-seven (27) unbuilt lots within the existing subdivision. The petitioner, after the public hearing notice was posted, has asked that twelve (12) of the lots be removed from the Ordinance Amendment request. Please see the attached letter from the petitioner dated May 20, 2009. Currently the Planned Environmental Unit (PEU) for the development only allows for attached units. No other changes are being requested to the Attachment A. Staff is updating the Attachment A to our current format.

The City of Chesterfield Comprehensive Plan Land Use Map delineates this subject site within the Residential Single-Family land use designation.

A public hearing further addressing the request will be held at the May 27, 2009 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice and the letter from the petitioner dated May 20, 2009.

Respectfully submitted,

Mara M. Perry, AICP  
Senior Planner

Cc: Michael G. Herring, City Administrator  
Rob Heggie, City Attorney  
Michael O. Geisel, Director of Planning and Public Works  
Aimee Nassif, Planning and Development Services Director



### Description of Property

A tract of land being "Lots 9, 10, 11, 12, 13, 14, 15, 16, 19, 20, 21, 34, 35, 48, 49, 50, 51, 58, 59, 64, 65, 66, 67, 68, and 69 of The Villages of Kendall Bluff Subdivision" according to the plat thereof recorded in Plat Book 355 Pages 14-17 of the St. Louis County Records in U.S. Survey 120 and 121, Townships 45 and 46 North, Range 4 East, St. Louis County, Missouri.



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May 20, 2009

City of Chesterfield Planning Commission  
Department of Planning  
Aimee Nassif – Director of Planning  
Mara Perry - Planner  
690 Chesterfield Pkwy W  
Chesterfield, MO 63017-0760

Re: : P.Z 06-2009 Villages of Kendall Bluff – Village B and C Partial  
(Fischer & Frichtel Inc.)

Members of the Commission:

Please accept this notice to **withdraw** from the above stated project the following lots from the proposed ordinance amendment:

**Lots 20, 21, 34, 35, 48, 49, 50, 51, 54, 55, 58, 59 according to the plat thereof recorded in Plat Book 355 Pages 14-17 of the St. Louis County Records in U.S. Survey 120 and 121, Townships 45 and 46 North, Range 4 East, St. Louis County, Missouri.**

We have met with the adjoining neighbors who have expressed their viewpoints on the proposal and all parties concur to limit the ordinance change to only 15 lots. **Please Note: Lot 19 is already currently platted as an existing stand alone lot and therefore is already a permitted detached unit.**

The correct legal description of the 15 lots shall read:

**A tract of land being “ Lots 9, 10, 11, 12, 13, 14, 15, 16, 19, 64, 65, 66, 67, 68, 69 of The Villages of Kendall Bluff Subdivision” according to the plat thereof recorded in Plat Book 355 Pages 14-17 of the St. Louis County Records in U.S. Survey 120 and 121, Townships 45 and 46 North, Range 4 East, St. Louis County, Missouri.**

Thank you for your consideration of this proposal.

Regards

Fischer & Frichtel

Chris DeGuentz  
Vice President

CC: John Fischer, Bill Berry

