

NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold Public Hearings on Wednesday, May 28, 2008, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearings will be as follows:

P.Z. 14-2008 Four Seasons Plaza, Lot 2 (Caplaco Seven, Inc. & Dierbergs Four Seasons, Inc.): a request for a change of zoning from “C-8” Planned Commercial District to “PC” Planned Commercial District for a 8.25 acre tract of land located southwest of the intersection of Olive Boulevard and Woods Mill Road. (16Q210763)

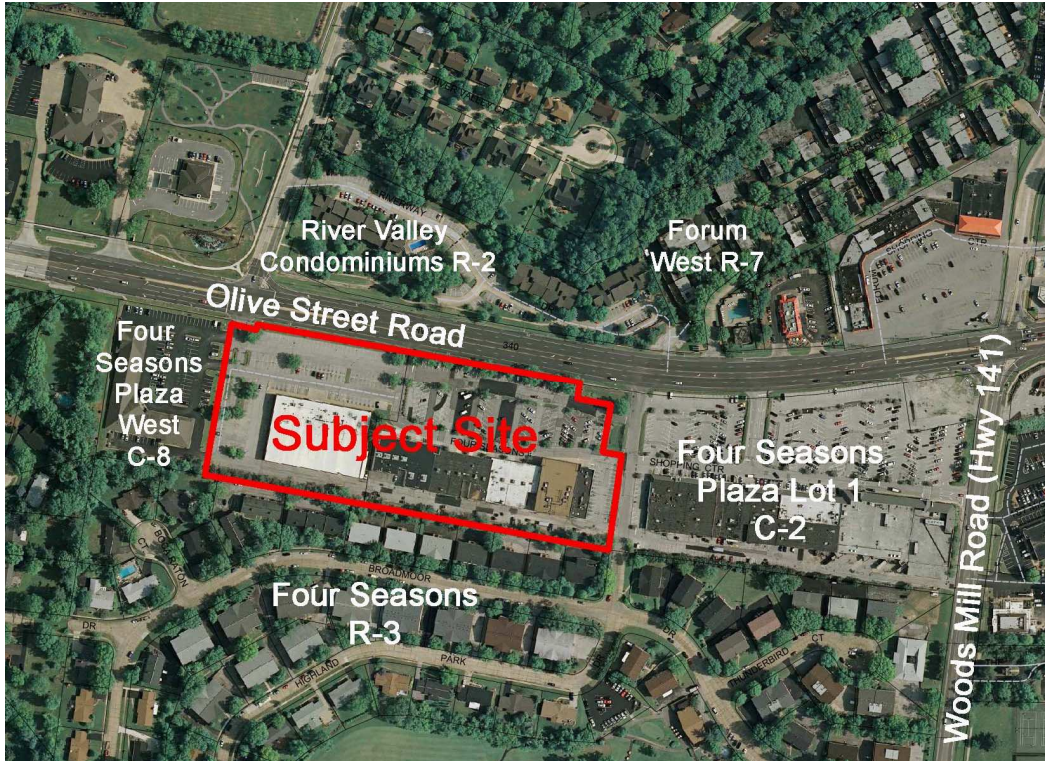
Proposed Uses Include:

- (b) Animal hospitals, veterinary clinics and kennels;
- (h) Barber shops and beauty parlors;
- (i) Bookstores;
- (j) Broadcasting studios for radio and television;
- (k) Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications;
- (l) Cafeterias for employees and guests only;
- (m) Child care centers, nursery schools, and day nurseries;
- (n) Colleges and universities;
- (o) Dry cleaning drop-off and pick-up stations;
- (q) Film drop-off and pick-up stations;
- (s) Financial Institutions;
- (x) Medical and dental offices;
- (z) Office or office buildings;
- (ff) Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practice driving ranges, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters;
- (gg) Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith;
- (hh) Restaurants, fast food;
- (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;
- (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, craft persons, 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;
- (pp) Permitted signs (see Section 1003.168 “Sign Regulations”);
- (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.

ANCILLARY USES:

- (e) Associated work and storage areas required by a business, firm, or service to carry on business operations;
- (g) Automatic vending facilities for:

- (i) Ice and solid carbon dioxide (dry ice);
 - (ii) Beverages;
 - (iii) Confections
- (cc) Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours (excluding for a period in excess of seventy-two (72) hours)



Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Planning at the Chesterfield City Hall, 690 Chesterfield Parkway West during 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 Ms. Mara Perry, Senior Planner, by telephone at 636-537-4744 or by email at mperry@chesterfield.mo.us

CITY OF CHESTERFIELD
Maurice L. Hirsch, Jr., Chair
Chesterfield Planning Commission

Description of Property

Adjusted Lot 2 of the Boundary Adjustment of Lots 1 and 2 of Four Seasons Plat 6, according to Plat thereof recorded in Plat Book 341, page 58 of the St. Louis County Records.

