



IV.A

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Department of Planning, Public Works and Parks Public Hearing Summary Report

P.Z. 05-2012 CVPBA III (17298 & 17280 North Outer 40 Road): A request for an ordinance amendment in a “PC” Planned Commercial District of 6.172 acres in size and located north of US Highway 40/Interstate 64 and immediately east of its intersection with Boones Crossing (17U620172 & 17U620183).

Summary

Doster Ullom, LLC., on behalf of CVPBA III are requesting an Ordinance Amendment for the purpose of modifying the list of permitted land uses and to modify one (1) building setback line on a property zoned “PC” Planned Commercial District of 6.172 acres in size. The requested modification to the list of permitted land uses would not grant approval to an additional land use, but rather modify the language to specify and permit an accessory activity to a current permitted land use. Additionally, the petitioners seek to modify the building setback line along the northern boundary of Lot 2, from one-hundred and sixty (160) feet to one-hundred and forty (140) feet. Both of these requests will be discussed in detail at the public hearing.

The City of Chesterfield Comprehensive Plan Land Use Map delineates this property as Mixed Commercial Use, which permits a variety of office, retail and service based land uses.

A public hearing further addressing the request will be held at the May 30, 2012 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice. As this Ordinance Amendment has been deemed minor in nature, no preliminary plan is required.

Respectfully submitted,

Shawn Seymour, AICP
Senior Planner

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



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 Wednesday, May 30, 2012, at 7:00 PM, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017. Said hearing will be as follows:

P.Z. 05-2012 CVPBA III (17298 & 17280 North Outer 40 Road): A request for an ordinance amendment in a "PC" Planned Commercial District of 6.172 acres in size and located north of US Highway 40/Interstate 64 and immediately east of its intersection with Boones Crossing (17U620172 & 17U620183).
Requested Additional Land Use:

Medical Offices with overnight stays for observation purposes, not to exceed seventy-two (72) hours.



City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017



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 Senior Planner Shawn Seymour at 636.537.4741 or via e-mail at sseymour@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.