



VIII. B.

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Planning Commission Staff Report

Meeting Date: June 25, 2007

From: Jennifer Yackley, Project Planner

Subject: Conditional Use Permit Vote Report

Location: 1633 Kehrs Mill Road

Petition: P.Z. 19-2007 St. Mary's Institute of O'Fallon (Goddard School)

Proposal Summary

Edward Griesedieck, on behalf of Chesterfield Land Development Company, LLC, has submitted an application to amend the Conditional Use Permit embodied in City of Chesterfield Ordinance 1472 to add the following conditional uses:

- (a) Administrative offices for educational facilities and administrative offices for religious purposes.
- (b) Child care centers, child nursery schools, child day nurseries, and child or adult day care homes.
- (c) Private, not-for-profit clubs, private, not-for-profit recreational land uses, and community centers.

Staff Recommendation

The Conditional Use Permit for this request meets all of the development requirements of the City of Chesterfield and therefore, Staff recommends approval of the requested amendment to the existing Conditional Use Permit.

Zoning Analysis

The procedure for review/approval of a conditional use permit is set forth in Section 1003.181 of the Zoning Ordinance as follows:

- A public hearing is held at which time, unless further discussion is deemed necessary by the Commission, a vote is taken on the requested conditional use.
- If the Planning Commission votes to approve a conditional use, the Commission may impose conditions related to the requested conditional use as necessary.

- The Planning Commission, via Staff, files a report with the City Council granting or denying the application and stating the reasons therefore.
- Unless the City Council exercises its power of review or a protest is duly filed with the City Clerk, the Conditional Use Permit (C.U.P.) will become effective after 15 days of the City Council's receipt of the Planning Commission's report granting the application.
- If the Commission votes to deny a conditional use, the City Council may still exercise its power of review or the applicant may file an appeal within 15 days of the Planning Commission decision.

A preliminary plan accompanies all conditional use permit requests. When a vote is taken on the conditional use request, the vote is to approve the use(s), not to approve the accompanying preliminary plan which is provided for informational purposes only.

Surrounding Land Use and Zoning

The land use and zoning for the properties surrounding this parcel are as follows:

North: The property to the north, Tuscany Reserve is zoned "E One-Acre" Estate District and "E Two-Acre" Estate District.

South: The property to the south, across Strecker Road, is within the City of Wildwood.

East: The property to the east is zoned "R1" Residence District.

West: The property to the west, Tuscany Reserve is zoned "E One-Acre" Estate District and "E Two-Acre" Estate District.





Intersection of Kehrs Mill Road and Strecker Road



View looking west along Strecker Road



View looking north along Kehrs Mill Road.

Comprehensive Plan Analysis

The subject site is located within Ward 4 of the City of Chesterfield. The Comprehensive Plan calls for this area to be residential. This subject site is not located in any sub-area identified by the Comprehensive Plan; therefore there are no additional development guidelines for this site.

Site Area History

In October 1998 the subject property was rezoned from "NU" Non-Urban District to "LLR" Large Lot Residential via City of Chesterfield Ordinance 1472. Approved at the same time was the existing Conditional Use Permit embodied in Ordinance Number 1472.

Request

Staff recommends amending the Conditional Use Permit embodied in City of Chesterfield Ordinance Number 1472 by approving City of Chesterfield Conditional Use Permit #27 as written by Staff.

Planning Commission
June 25, 2007

P.Z. 19-2007 St. Mary's Institute of O'Fallon.

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Respectfully submitted,



Jennifer Yackley
Project Planner

Respectfully submitted,

ca. 2007



Aimee Nassif
Senior Planner of Zoning
Administration

Attachments

1. Conditional Use Permit
2. Preliminary Plan

CONDITIONAL USE PERMIT #27

Petition: P.Z. 19-2007 St. Mary's Institute of O'Fallon (Goddard School)

Public Hearing Date: June 25, 2007

Site Location: 1633 Kehrs Mill Road

Acreage for CUP: 10.26 acres

Underlying Zoning District: "LLR" Large Lot Residential and "FPNU" Floodplain Non-Urban

The following Conditional Uses shall be allowed in this development:

1. All Conditional Uses already contained in City of Chesterfield Ordinance Number 1472.
2. Child care centers, child nursery schools, child day nurseries and child or adult day care homes.
3. Administrative offices for educational facilities and administrative offices for religious purposes.
4. Private, not-for-profit clubs, private, not-for-profit recreational land uses, and community centers.

All provisions of the City of Chesterfield City Code and the conditions set forth in City of Chesterfield Ordinance Number 1472 shall apply to this development.

Legal Description

A tract of land being part of Lots 1 and 2 of the "Subdivision in Partition of the Schulze Estate", in U.S. Survey 886 and in Fractional Section 18, Township 45 North—Range 4 East, St. Louis County, Missouri.

