



IV. A.

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Department of Planning & Public Works Public Hearing Summary Report

P.Z. 03-2010 Suburbia Gardens (40-Timberlake SE, LLC): A request for a new public hearing for two additional uses for a change of zoning from “FPNU” Flood Plain Non-Urban District to a “PC” Planned Commercial District for an 8.7 acre tract of land located on the southeast corner of the intersection of S. Outer 40 and Timberlake Manor Parkway. (19R540055)

Summary

Stock and Associates, on behalf of 40-Timberlake SE, LLC, are requesting to add additional uses to the existing change of zoning petition. The site is currently the location of the Kirkwood Material and Supply plant nursery. The two additional uses being proposed are to allow the existing nursery to remain on the site until the site is redeveloped.

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

A public hearing further addressing the request will be held at the June 28, 2010 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice. The Preliminary Plan is located in the packet item VIII. A. attached to the Issues Report.

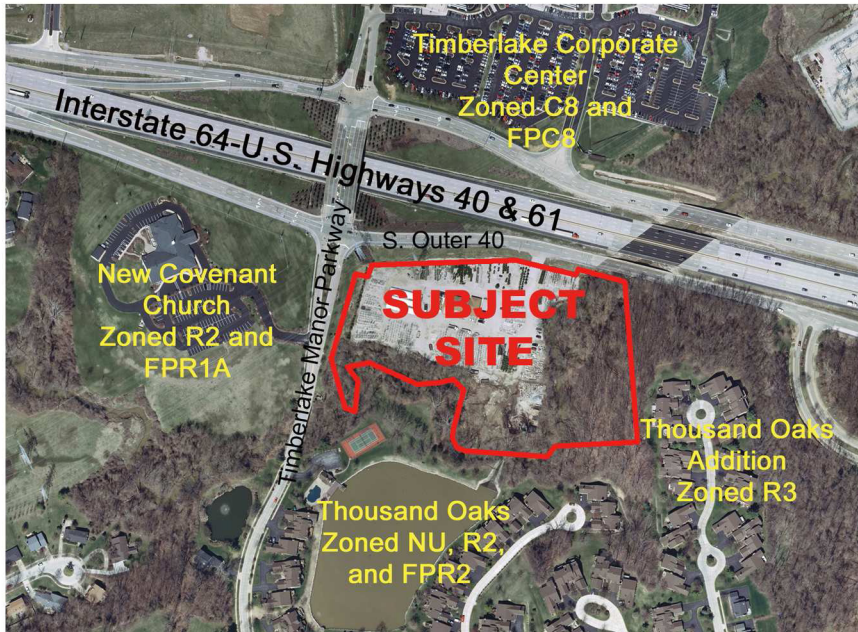
Respectfully submitted,

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



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 Mara Perry at 636.537.4744 or via e-mail at mperry@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.



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 Monday, June 28, 2010 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. 03-2010 Suburbia Gardens (40-Timberlake SE, LLC): A request for a new public hearing for two additional uses for a change of zoning from "FPNU" Flood Plain Non-Urban District to a "PC" Planned Commercial District for an 8.7 acre tract of land located on the southeast corner of the intersection of S. Outer 40 and Timberlake Manor Parkway. (19R540055)

Description of Property

A tract of land being part of Lot 2 of the Subdivision of land of Samuel Conway, deceased, in partition in U.S. Survey 366 and Sections 13 and 14, Township 45 North, Range 4 East, in St. Louis County, Missouri, according to the plat thereof recorded in Plat Book 9 Page 77 of the St. Louis City (former County), Missouri Records.

Proposed Uses: Administrative office for educational or religious facility; cafeteria for employees and guests only; church and other place of worship; coffee shop; day care center, adult; day care center, child; educational facility - vocational school; educational facility - college/university; financial institution; nursing home; office, dental; office, general; office, medical; park; parking area, including garages, for automobiles; professional and technical service facility; research facility; retail sales establishment - neighborhood; retail sales, outdoor