

**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 Monday, July 23, 2007, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearings will be as follows:

P.Z. 32-2007 MPD Investments, LLC (17481 and 17485 North Outer 40 Road): a request for a change of zoning from "C-8" Planned Commercial District to "PI" Planned Industrial District for an 8.3 acre tract of land located north of North Outer 40 west of Boone's Crossing (17U520148 & 17U520159).

Proposed Uses Include:

- (j) Business, professional, and technical training schools;
- (k) Business service establishments;
- (q) Financial institutions;
- (y) Hotels and motels;
- (dd) Mail order sale warehouses;
- (gg) Medical and Dental offices;
- (ii) Offices or office buildings;
- (mm) Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities;
- (oo) Printing and duplicating services;
- (uu) Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith;
- (ww) Restaurants, sit down;
- (xx) 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;
- (yy) Sales, servicing, repairing, cleaning, renting, leasing, and necessary outdoor storage of equipment and vehicles used by business, industry, and agriculture;
- (eee) Permitted signs (See Section 1003.168 "Sign Regulations");
- (iii) 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;
- (ooo) Vehicle repair facilities;
- (ppp) Vehicle service centers;
- (qqq) Vehicle washing facilities;
- (rrr) Warehousing, storage, or wholesaling of manufactured commodities, ~~explosives, or flammable gases and liquids~~;

ANCILLARY USES:

- (g) Automatic vending facilities for:
 - (i) Ice and solid carbon dioxide (dry ice);
 - (ii) Beverages;
 - (iii) Confections
- (l) Cafeterias for employees and guests only.
- (ll) 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

A tract of land being Lot 1 and Lot 2 of Amended Outdoor Equipment Subdivision as recorded in Plat Book 353, Page 948 of the St. Louis County Records, located in U.S. Survey 125, Township 45 North, Range 4 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri.