

**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 August 11, 2008 at 7:00 p.m. in the City Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said Hearings will be as follows:

**P.Z. 17-2008 Clarkson Wilson Centre (2 Clarkson Wilson Ctr):** A request for a change of zoning from “C-8” Planned Commercial District to “PC” Planned Commercial District for a 5.45 acre tract of land located south of Wilson Avenue and east of Clarkson Road (20T240171). Proposed uses include:

- (b) Animal hospitals, veterinary clinics, and kennels
- (e) Associated work and storage areas required by a business, firm or service to carry on business operations.
- (f) Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.
- (h) Barber shops and beauty parlors
- (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
- (ee) Public utility facilities
- (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) Restaurant, sit down.
- (pp) Permitted signs
- (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 tack and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on premises.
- (qq) Souvenir shops and stands, not including any zoological displays or permanent open storage and display of manufactured 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.



Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review from the Department of Planning and Public Works at Chesterfield City Hall, 690 Chesterfield Parkway West, 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 Mr. Justin Wyse, Project Planner by telephone at 636-537-4736 or by email at [jwyse@chesterfield.mo.us](mailto:jwyse@chesterfield.mo.us).

CITY OF CHESTERFIELD

Maurice Hirsch, Chair,  
Chesterfield Planning Commission

For information about this and other projects under review by the Department of Planning, please visit "Planning Projects" at <http://www.chesterfield.mo.us>.

#### Legal Description

A tract of land in the North half of Section 21, Township 45 North, Range 4 East, St. Louis County, Missouri and being more particularly described as follows:

Beginning at a concrete monument marking the Southwestern corner of Clarkson Woods, Plat 2, as recorded in Plat Book 167 page 66 of the St. Louis County Records, and also being a point on the Northern Line of Clarkson Woods South – Plat 1 as recorded in Plat Book 166 pages 94 and 95 of the said St. Louis County Records, thence South 27 degrees, 44 minutes, 50 seconds West along the Northern line of said Clarkson Woods South, Plat 1, a distance of 3.00 feet to a point; thence South 89 degrees, 48 minutes 58 seconds West continuing along the said North line of Clarkson Woods South, Plat 1, a distance of 420.73 feet to a point said point being the Northwest corner of said Clarkson Woods South, Plat 1 and also being a point on the Eastern Right of Way line of Clarkson Road, 60 feet wide; thence along said Eastern line of Clarkson Road, along a curve to the right, having a radius of 1,402.69 feet, an arc distance of 705.00 feet to a point; thence leaving the said Eastern line of Clarkson Road along the North line of the existing C-8 zoning as established by Ordinance 6227 dated 1972, St. Louis County, Missouri, South 50 degrees 01 minutes 12 seconds East, a distance of 368.01 feet to a point on the Western line of the aforementioned Clarkson Woods Plat Two; thence along the Western line of Clarkson Woods, Plat 2, South 27 degrees 44 minutes 50 seconds West a distance of 419.45 feet back to the point of beginning.



July 12, 2008

The Trustees of Clarkson Woods South  
Rex Cobb, Treasurer  
Tom Dressler, Secretary  
Barb Nauert, President  
15904 Country Ridge Drive  
Chesterfield, MO 63017

Mr. Justin Weiss  
City of Chesterfield Planning and Zoning Dept.  
690 Chesterfield Parkway West  
Chesterfield, MO 63017

Dear Mr. Weiss:

The Trustees of Clarkson Woods South received a registered letter from the Hutkin Development Company regarding the rezoning of the Clarkson Wilson Centre from C-8 to PC. Our subdivision is one of two subdivisions adjacent to the Hutkin property.

We have no objections to this change AS LONG AS IT IS LIMITED TO WHAT IS CURRENT SQUARE FOOTAGE AND CURRENT EXISTING USES AND THAT THE HOURS OF THE CENTRE DO NOT CHANGE. We do not want any 24 hour uses.

Enclosed is a list of proposed uses being applied for by Hutkin and we want it noted that the Trustees of Clarkson Woods South request the circled items on that list to be eliminated as they do not fit in to the setting of this shopping center in the middle of two residential subdivisions.

We are requesting that this letter and enclosure be included in the Planning Commissions Packet.

If you have any questions concerning this, please contact Barbara Nauert, President of the Board, at 636-532-6062. We would appreciate knowing when your commission will meet next month.

Sincerely,



Barb Nauert

Enclosure

CC Connie Fults



### Proposed Uses for P.Z. 17-2008 Clarkson Wilson Centre

Please note that these uses are taken directly from the City of Chesterfield Zoning Ordinance. The City of Chesterfield Zoning Ordinance can be accessed online at <http://www.chesterfield.mo.us>. Simply (1) click on the "Search City Code" icon in the middle of the screen, (2) Click on "Searchable Code of Ordinances" on the right-hand side of the screen, (3) navigate to Appendix A: Zoning on the left side of the screen. The "PC" Planned Commercial District regulations can be found in Section 1003.140.

- (b) Animal hospitals, veterinary clinics, and kennels
- (e) Associated work and storage areas required by a business, firm or service to carry on business operations.
- (f) Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.
- (h) Barber shops and beauty parlors
- (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
- (ee) Public utility facilities
- (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) Restaurant, site down.
- (pp) Permitted signs
- (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 tack and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on premises.
- (qq) Souvenir shops and stands, not including any zoological displays or permanent open storage and display of manufactured 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.



July 17, 2008



**THE TRUSTEES OF CLARKSON WOODS**

Dave Hirschbueler, President  
Debbie Rowan, President-Elect  
Rich Kastel, Treasurer  
Steve Migas, Common Ground  
Sandy Baranowski, Secretary  
16002 Park Forest Court  
Chesterfield, MO 63017

Mr. Justin Weiss  
City of Chesterfield Planning and Zoning Department  
690 Chesterfield Parkway West  
Chesterfield, MO 63017

RE: Clarkson Wilson Centre Rezoning

Dear Mr. Weiss:

A certified letter, dated June 30, from Hutkin Development Property concerning the rezoning of the Clarkson Wilson Centre from C-8 to PC was sent to Dave Hirschbueler, president of The Trustees of Clarkson Woods on July 8, 2008.

Clarkson Woods Trustees do not object to the rezoning of Clarkson Wilson Centre provided the Centre's square footage and operational hours remain the same, and provided the Centre's usage remains compatible with that of businesses that exist in the midst of two residential subdivisions.

A list of proposed uses that Hutkin Development Company could pursue with the rezoning of this property is enclosed. The trustees have circled items on that list that are felt to be incompatible with a residential subdivision. It is our request that the Chesterfield Planning and Zoning Department remove these items from possible approval.

Please include this letter and enclosure in the Planning Commission's packet. If there are questions, please contact Dave Hirschbueler, president of The Trustees of Clarkson Woods, at 636-519-0693 or [davehirsch@charter.net](mailto:davehirsch@charter.net).

Sincerely,

Sandy Baranowski, Secretary Clarkson Woods

Enclosure

cc: Connie Fults  
Bob Nations

*The Trustees of Clarkson Woods object to the italicized items indicated below:*

(2) Permitted land uses and developments shall be established in the conditions of the ordinance governing the particular Planned Commercial District and shall be taken from the following list. Uses requested are to be representative of those proposed on the preliminary site development plan.

(b) Animal hospitals, veterinary clinics, and kennels.

*\*Object to kennels*

(e) Associated work and storage areas required by a business, firm, or service to carry on business operations.

(f) Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.

*\*Object*

(h) Barber shops and beauty parlors.

(o) Dry cleaning drop-off and pick-up stations.

(q) Film drop-off and pick-up stations.

(s) Financial institutions.

*\*Object to more than one story*

(x) Medical and dental offices.

*\*Object to more than one story*

(z) Offices or office buildings.

*\*Object to more than one story*

(ee) Public utility facilities.

*\*Object to communication towers, satellite dishes or substations*

(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.

*\*Object*

(gg) Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.

*\*Object*

(hh) Restaurants, fast food.

(ii) Restaurants, sit down.

(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.

*\*Object to cabinet makers and fishing and bait shops*

(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.

*\*Object*

(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.

*\*Object*

August 6, 2008

Planning Commission  
City of Chesterfield, MO

Rezoning of Clarkson Wilson Center

Gentlemen:

Having reviewed the objections by the Clarkson Woods Trustees to your rezoning plan, I feel the need to add my personal and strong objection regarding certain aspects of possible fast-food operations in the Center ... I strongly oppose any drive-through food sales as well as any "big-sign" facility as is typical of fast-food companies such as McDonalds, Burger-King et al.

Thank you very much.

Regards,

A handwritten signature in black ink that reads "Charles D. Young". The signature is written in a cursive style with a long, sweeping tail on the letter "g".

Charles D. Young  
16017 Huntersway Dr.  
Chesterfield, MO 63017

636-532-0469