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Planning and Development Services Division Public Hearing Summary Report

P.Z. 11-2012 Stages-St. Louis (1023 E Chesterfield Parkway): A request for a change of zoning from a “C-8” Planned Commercial District to a “PC” Planned Commercial District for a 2.174 acre parcel of land located on the southwest corner of E Chesterfield Parkway and Swingley Ridge Road.

Summary

Stages St. Louis (Stages) has submitted a request for a change of zoning for an area covered by a “C-8” Planned Commercial District to a “PC” Planned Commercial District for a 2.174 acre parcel of land located at the southwestern corner of the intersection of E Chesterfield Parkway and Swingley Ridge Road. The requested change in zoning is being done to accommodate the intended uses of general office, administrative office for educational or religious facility, indoor theater, and educational facility – specialized private schools. The petitioner does not seek to modify the existing Site Development Section Plan approved in 2004 and intends to use the site and building as developed.

The City of Chesterfield Comprehensive Land Use Map delineates the subject site within the “Urban Core”, which permits high-density residential, retail, and office land uses.

A public hearing further addressing the request will be held at the October 8, 2012, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice. Based on the changes requested, a Preliminary Plan is not required by the requirements of the Zoning Ordinance.

Respectfully submitted,

A handwritten signature in black ink that reads 'Kevin Neill'.

Kevin Neill, AICP
Project Planner

Attachments

1. Public Hearing Notice

cc: 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 Monday, October 8, 2012 at 7:00 pm, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

P.Z. 11-2012 Stages-St. Louis (1023 E Chesterfield Parkway): A request for a change of zoning from a "C8" Planned Commercial District to a "PC" Planned Commercial District 2.174 acre area of land located on the southwest corner of East Chesterfield Parkway and Swingley Ridge Road (18S331347).

Description of Property

A tract of land being New Lot 3C of a resubdivision of Adjusted Lot 3C of a Boundary Adjustment Plat of Lot 3B and 3C of the Subdivision of Lot 3 of Herman Stemme Office Park, a subdivision according to the plat thereof recorded in Plat Book 345 page 482 of the St. Louis County Records in U.S. Survey 415 and Section 10, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri.



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 Project Planner Kevin Neill at 636.537.4741 or via e-mail at kneill@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.