



IV. B.

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Planning and Development Services Division Public Hearing Summary Report

P.Z. 12-2012 Chesterfield Oaks (Capitol Land): A request for an amendment to City of Chesterfield Ordinance 2643 to add the Office, medical, land use in a “PC” Planned Commercial District of 6.494 acres in size and located on the east side of Clarkson Road south of its intersection of Chesterfield Parkway and north of its intersection with Baxter Road (19S420415).

Summary

Capitol Land Company is requesting an ordinance amendment from City of Chesterfield Ordinance 2643, to add an additional land use to the list of permitted land uses. The additional permitted land use being requested is Office, medical. This use will be further restricted in the Attachment A to exclude Urgent Care Facilities and other similar type facilities. The hours of operation for this development will remain the same as previously approved and will be restricted between 7:00am and 9:30pm, with two exceptions: the hours would be extended until 10:00pm for the operation of a bookstore and the hours would start at 6:00am for a bakery/coffee shop restaurant located at the west end of Building A.

Chesterfield Oaks obtained “PC” Planned Commercial Zoning in 2004 with the passage of Ordinance 2132. In 2005 the City of Chesterfield approved Ordinance 2161, amending this “PC” Planned Commercial District for the purpose of modifying the hours of operation for this development. Furthermore, in 2011 the City of Chesterfield approved Ordinance 2643 amending the uses allowed in the “PC” Planned Commercial District to allow for the Office, dental use. No modifications are being proposed to the development standards for this property and the petitioner at this time is not requesting to make any exterior improvements to the already developed site.

The City of Chesterfield Comprehensive Plan Land Use Map delineates this property as 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 08, 2012 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice. A preliminary plan is not required with this type of Ordinance Amendment as the site is already built out and there are no changes being requested.

Respectfully submitted,

Purvi Patel
Project Planner

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 08, 2012, 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. 12-2012 Chesterfield Oaks (Capitol Land): A request for an amendment to City of Chesterfield Ordinance 2643 to add the Office, medical, land use in a "PC" Planned Commercial District of 6.494 acres in size and located on the east side of Clarkson Road south of its intersection of Chesterfield Parkway and north of its intersection with Baxter Road (19S420415).



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 Purvi Patel at 636.537.4738 or via e-mail at ppatel@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.