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Department of Planning & Public Works Public Hearing Summary Report

P.Z. 10-2011 & P.Z. 11-2011 Friendship Village of West County (15201 Olive Boulevard): A request for a change of zoning from “NU” Non-Urban District with a Conditional Use Permit (CUP) to a “R4” Residence District with a Conditional Use Permit (CUP) for a 34.5 acre tract of land at the northwest corner of Olive Boulevard and Arrowhead Estates Lane. (17S320445)

Summary

Civil Engineering Design Consultants, on behalf of Friendship Village of West County, are requesting a change of zoning from “NU” Non-Urban District with a Conditional Use Permit (CUP) to a “R4” Residence District with a Conditional Use Permit (CUP). The site is currently developed with an existing retirement/ assisted living/ skilled nursing complex. The petitioner would like to submit an amendment in the next few months to the existing Conditional Use Permit. In order to amend that permit, the development is required to be in an active zoning district which the “NU” is not. The request is to rezone to an active zoning district (R4) and reestablish the existing Conditional Use Permit within that district. No other changes or modifications to the site are being made at this time.

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 October 10, 2011 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice. The Boundary Adjustment Plat and Preliminary Plan are attached to the vote reports on these two items.

Respectfully submitted,

Mara M. Perry, AICP
Senior Planner

Cc: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Planning, Public Works & Parks
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 10, 2011 at 6:30 pm, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearing will be as follows:

P.Z. 10-2011 & P.Z. 11-2011 Friendship Village of West County (15201 Olive Boulevard): A request for a change of zoning from "NU" Non-Urban District with a Conditional Use Permit (CUP) to a "R4" Residence District with a Conditional Use Permit (CUP) for a 34.5 acre tract of land at the northwest corner of Olive Boulevard and Arrowhead Estates Lane. (17S320445)

Description of Property

Lot A of Friendship Village of West County Boundary Adjustment Plat, according to the plat thereof recorded in Plat Book 356 page 143 of the St. Louis County Records.

Proposed Uses: Nursing Home and Group Homes for the Elderly



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.