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November 10, 2008

Planning Commission  
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, Missouri 63017

The Planning Commission agenda for **November 10, 2008** will include the following for your consideration:

**Andria's Steakhouse (16125 Chesterfield Parkway West):** An Amended Elevation for a 3.723 acre tract of land zoned "C8" Commercial District located at 16125 Chesterfield Parkway West.

Planning Commission:

Lawrence Fabric Structures on behalf of Andria's Steakhouse has submitted a site plan for two (2) awnings for your review. The Department of Planning and Public Works has reviewed the request and submits the following report.

**Background:**

1. The site was originally governed by St. Louis County Ordinance 6,815 which changed the boundaries of a "C8" and "FP C8" Planned Commercial and Flood Plain District. At that time, St. Louis County approved the final development plans for the property on July 16, 1963.
2. The property is zoned "C8" Planned Commercial District under the St. Louis County Ordinance 10,241 which amended St. Louis County Ordinance 6,815. On May 20, 1991, City of Chesterfield Ordinance 577 amended St. Louis County Ordinance 10,241 with regards to parking.

**Submittal Information Amended Elevations:**

1. The request is for amended elevations to the existing elevation for restaurant use.

2. There will be an addition of two (2) crimson red awnings attached to the structure. The first will be located on the southeast corner of the structure over the entrance. The second will be located on the south elevation of the structure facing Chesterfield Parkway West.
3. There are no changes to the materials of the structure.
4. There are no changes to the site plan or landscaping.

**Staff Recommendation:**

The Amended Elevations was reviewed for compliance with all applicable Zoning Ordinance requirements. Action is requested by the Planning Commission on the Amended Elevations for Andria's Steakhouse.

Respectfully Submitted



Kristian Corbin  
Project Planner

Respectfully Submitted



Annissa McCaskill-Clay, AICP  
Lead Senior Planner

Cc: City Administrator  
City Attorney  
Director of Planning and Public Works  
Planning and Development Services Director

Attachments: Site Plan, Amended Elevations, and Renderings







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