

In 2019, two requests were submitted to the City of Chesterfield. The first request was to repeal the “PEU” Planned Environment Unit Procedure, and the second request was to establish “PUD” Planned Unit Development zoning. Both requests were withdrawn prior to consideration by the City Council.

LAND USE AND ZONING

Direction	Zoning	Land Use
North	City of Maryland Heights	
South	“C-2” Planned Commercial District & “C-8” Planned Commercial District	Retail
East	“R-2” Residence District	Single family residences
West	“NU” Non-Urban District & “C2” Shopping District	Single-family residence & retail



Figure 2: Zoning Map

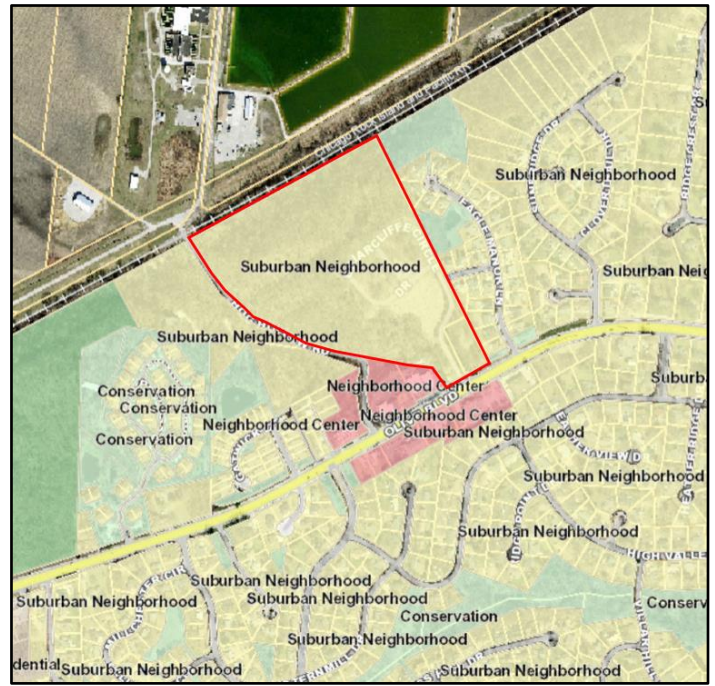


Figure 3: Comprehensive Land Use Plan

COMPREHENSIVE PLAN

The City of Chesterfield Comprehensive Land Use Plan indicates that this development is within the Suburban Neighborhood Land Use Designation. As evidenced by the figures and table above, the subject site is primarily neighbored by other Single Family Residential designated areas to the east and west, with several areas of Neighborhood Center located to the south along Olive Boulevard.

REQUEST

A public hearing further addressing the request will be held at the December 14th, 2020 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice.

No vote is requested from the Planning Commission at this time. The purpose of the Public Hearing is to present the request to the Commission and give the public an opportunity to speak.

Attachments: Public Hearing Notice



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 December 14, 2020 at 7:00 p.m. Due to the recommendations of the President, the Governor, and the CDC, the meeting will be conducted virtually at <https://zoom.us/j/98578147504> or call in at (312) 626-6799 and enter meeting ID 985 7814 7504.

Said Hearing will be as follows:

P.Z. 11-2020 The Residences at Hog Hollow (13987 & 14001 Olive Blvd): A request to repeal City of Chesterfield Ordinance 2213 establishing a Planned Environmental Unit over two parcels of land zoned R-3 Residence District and totaling 29.4 acres (16R340207 & 16R340151).

PROPERTY DESCRIPTION

Part of Lot 11 of D.J. Talbots Estate Subdivision, in U.S. Surveys 2030 and 206, Township 46 North, Range 4 East, in St. Louis County, Missouri.



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 Planner Annisa Kumerow at 636.537.4743 or via e-mail at akumerow@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.