

BILL NO. 2350

ORDINANCE NO. 2169

AN ORDINANCE AMENDING CITY OF CHESTERFIELD ORDINANCE 2020 RELATING TO A "C-8" PLANNED COMMERCIAL DISTRICT LOCATED ON THE WEST SIDE OF CLARKSON ROAD AT ITS INTERSECTION WITH BAXTER ROAD (CLARKSON SQUARE SHOPPING CENTER/CAPITOL LAND COMPANY)

WHEREAS, the Clarkson Square development located on the west side of Clarkson Road at its intersection with Baxter Road was originally rezoned to a "C-8" Planned Commercial District by St. Louis County prior to incorporation by the City of Chesterfield; and,

WHEREAS, there have been subsequent amendments regarding permitted uses, building and parking setbacks and allowable gross floor area; and,

WHEREAS, Capitol Land Company has presented an Amended Site Development Plan which would increase the square footage of retail in Clarkson Square; and,

WHEREAS, changes to the Attachment A relative to the permissible square footage for retail use in Section A of the Development were presented to the Planning Commission on April 11, 2005; and,

WHEREAS, the Planning Commission, having considered the proposed change, recommended adoption of the changes as set forth in their report to the City Council, which includes an additional restriction for the height on Lot 1.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. Ordinance 2020, as is hereby amended as approved in the new Attachment A, which is attached hereto and made a part hereof as if fully set out herein.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Zoning Ordinance is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendations to the City Council, which are set out in the Attachment "A", which is attached hereto and made a part hereof.

Section 3. The City Council, pursuant to the request filed by Capitol Land Company requesting the amendment embodied in this ordinance, and pursuant to the recommendations of the City of Chesterfield Planning Commission, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 1003.410 of the Zoning Ordinance of the City of Chesterfield.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 2ND day of MAY, 2005.


MAYOR

ATTEST:


CITY CLERK

ATTACHMENT A

Section 3. FLOOR AREA, HEIGHT, AND BUILDING REQUIREMENTS

- a. The uses allowed in this development shall not exceed the criteria set forth in the following table:

USE	SIZE ¹	BUILDING HEIGHT	ADDITIONAL REQUIREMENTS
SECTION A			
Commercial/retail with a maximum of three restaurants	109,033 sq. ft.	1 story & 30 ft, not including any partial story under ground. Lot 1: no more than 52 ft. as measured from Baxter Road.	This building may contain financial institution uses without drive-thru facilities
Office building including office-warehouse uses	37,000 sq. ft.	3 stories and 45 ft.	May include one (1) financial institution with drive-thru facilities.
SECTION B			
Office building including office-warehouse uses	64,000 sq. ft. total	3 stories and 45 ft.	May include one (1) financial institution with drive-thru facilities.
SECTION C			
Specialized private school with accessory gymnasium and dormitory facilities	120,000 sq. ft. total		