



AGENDA

CHESTERFIELD CITY COUNCIL MEETING

Chesterfield City Hall

690 Chesterfield Parkway West

Monday, February 6, 2006

7:00 PM

- I. CALL TO ORDER** – Mayor John Nations
- II. PLEDGE OF ALLEGIANCE** – Mayor John Nations
- III. MOMENT OF SILENT PRAYER** – Mayor John Nations
- IV. ROLL CALL** – City Clerk Marty DeMay
- V. APPROVAL OF MINUTES** – January 18, 2006
- VI. INTRODUCTORY REMARKS** – Mayor John Nations
 - A. Proclamation** - Donovan and Judith Collins
 - B. City Hall Closed** – Monday, February 20, 2006 – President’s Day Holiday
 - C. Next City Council Meeting:** Wednesday, February 22, 2006
 - D.**
- VII. COMMUNICATIONS AND PETITIONS** – Mayor John Nations
 - A.**

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VIII. COUNCIL COMMITTEE REPORTS

A. Public Works/Parks Committee – Chairperson Barry Streeter – Ward II

1. **Next Meeting:** Thursday, February 16, 2006 (5:45 PM)

B. Planning and Zoning Committee - Chairperson Mike Casey – Ward III

1. **Bill No. 2420** – P.Z. 29-2005, Chris Schulenburg (14310 Olive Road) (**First Reading**)
2. **Bill No. 2421**– P.Z. 15-2005, Chesterfield Airport Road Investments LLC (Terra Corporate Park) (**First Reading – Green Sheet Amendment**)
3. **Justus Pointe at Chesterfield Village:** Amended Site Development Concept Plan, Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations
4. **Bill No. 2422** – Approves record plat for lot 18-A, Wildhorse Springs (**First and Second Readings**)
5. **Bill No. 2414** – P.Z. 28-2004, Blue Valley (Agricola Associates, LLC) (**Second Reading**)
6. **Bill No. 2416** – P.Z. 22-2005, Wings Corporate Estates (**Second Reading**) (Note: A “Blue Sheet” Amendment has been prepared and will be discussed/explained by City Attorney Rob Heggie at Monday’s meeting.)
7. **Bill No. 2417** – P.Z. 26-2005, Chesterfield Ridge (**Second Reading**)
8. **Bill No. 2418** – P.Z. 27-2005, Chesterfield Ridge (**Second Reading**)
9. **Bill No 2419** – P. Z. 13-2005, Stallone’s Formal Wear (**Second Reading**)
10. **Next meeting:** Thursday, February 9, 2006 (5:30 PM)

IX. REPORT OF THE CITY ADMINISTRATOR – Michael G. Herring

A. Bid Recommendation – Supplemental Testing Services

B. Bid Recommendation – Inspection Services

C.

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X. NEW BUSINESS

A.

B.

XI. LEGISLATION

A.

XII. LEGISLATION - PLANNING COMMISSION

A. BILL NO. 2414 AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN “NU” NON-URBAN DISTRICT TO A “PC” PLANNED COMMERCIAL DISTRICT FOR THREE (3) PARCELS OF LAND TOTALING 55.8 ACRES ON OLIVE STREET ROAD, LOCATED .5 MILES WEST OF THE INTERSECTION OF OLIVE STREET ROAD AND CHESTERFIELD AIRPORT ROAD (P.Z. 28-2004, BLUE VALLEY/AGRICOLA ASSOCIATES, L.L.C.) **(SECOND READING – PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING AND ZONING COMMITTEE RECOMMENDS APPROVAL, AS AMENDED)**

B. BILL NO. 2416 AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN “NU” NON-URBAN DISTRICT TO A “PI” PLANNED INDUSTRIAL DISTRICT FOR THREE (3) PARCELS TOTALING APPROXIMATELY 36.6 ACRES, LOCATED ON THE EAST SIDE OF EATHERTON ROAD, SOUTH OF OLIVE STREET ROAD AND ON THE NORTH SIDE OF WARDENBURG ROAD. (P.Z. 22-2005, WINGS CORPORATE ESTATES) **(SECOND READING – PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING AND ZONING COMMITTEE RECOMMENDS APPROVAL, AS AMENDED) (NOTE: BLUE SHEET ATTACHED)**

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- C. BILL NO. 2417** AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN “NU” NON-URBAN DISTRICT TO A “R-5” 6,000 SQUARE FOOT RESIDENTIAL DISTRICT, FOR 2.67 ACRES OF LAND, LOCATED ON CLARKSON ROAD, SOUTH OF LEIMAN DRIVE. (P.Z. 26-2005, CHESTERFIELD RIDGE PHASE II) **(SECOND READING – PLANNING COMMISSION RECOMMENDS APPROVAL)**
- D. BILL NO. 2418** REPEALS CITY OF CHESTERFIELD ORDINANCE NUMBER 1763 AND REPLACES IT WITH A NEW ORDINANCE ESTABLISHING A PLANNED ENVIRONMENT UNIT (PEU) SPECIAL PROCEDURE IN THE “R-5” 6,000 SQUARE FOOT RESIDENTIAL DISTRICT FOR A 10.97 ACRE TRACT OF LAND, LOCATED ON CLARKSON ROAD, SOUTH OF LEIMAN DRIVE (P.Z. 27-2005, CHESTERFIELD RIDGE PHASE II) **(SECOND READING – PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING AND ZONING COMMITTEE RECOMMENDS APPROVAL, AS AMENDED)**
- E. BILL NO. 2419** AMENDS THE ZONING ORDINANCE BY CHANGING THE BOUNDARIES OF AN “R-3” RESIDENCE DISTRICT TO A “PC” PLANNED COMMERCIAL DISTRICT FOR A .42 ACRE TRACT OF LAND, LOCATED ON THE SOUTH SIDE OF CONWAY ROAD, 700 FEET WEST OF ITS INTERSECTION WITH CHESTERFIELD PARKWAY EAST (P.Z. 13-2005, STALLONE’S FORMAL WEAR/PHILLIP AND CANDACE STALLONE) **(SECOND READING – PLANNING COMMISSION RECOMMENDS APPROVAL)**
- F. BILL NO. 2420** AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CREATING A RESIDENTIAL BUSINESS USE PROCEDURE WITHIN AN “R-2” DISTRICT FOR A 0.48 ACRE TRACT OF LAND LOCATED AT 14310 OLIVE ROAD (P.Z. 29-2005, CHRIS SCHULENBURG (CLARK FINANCIAL SERVICES)) **(FIRST READING – PLANNING COMMISSION RECOMMENDS APPROVAL)**

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G. BILL NO. 2421 REPEALS CITY OF CHESTERFIELD ORDINANCE 1708 AND REPLACES IT WITH A NEW ORDINANCE WITH AMENDMENTS RELATIVE TO ADDITIONAL PERMITTED USES AND AMENDMENTS TO SEVERAL AREA, HEIGHT, LOT AND SETBACK REQUIREMENTS FOR A 24.9-ACRE “PI” PLANNED INDUSTRIAL DISTRICT LOCATED ON THE NORTH SIDE OF CHESTERFIELD AIRPORT ROAD ACROSS FROM ITS INTERSECTION WITH TRADE CENTER BOULEVARD (P.Z. 15-2005, CHESTERFIELD AIRPORT ROAD ACQUISITIONS LLC/TERRA CORPORATE PARK) **(FIRST READING – PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING AND ZONING COMMITTEE RECOMMENDS APPROVAL, BUT ONLY IF AMENDED AS DETAILED IN THE ENCLOSED GREEN SHEET)**

H. BILL NO. 2422 PROVIDES FOR THE APPROVAL OF A RECORD PLAT FOR LOT 18-A (FORMERLY COMMON GROUND ”E”) OF WILDHORSE SPRINGS, A 19,566 SQUARE FOOT TRACT OF LAND IN THE WILDHORSE SPRINGS SUBDIVISION, ZONED, “R-2” RESIDENTIAL, LOCATED 3700 FEET FROM WILDHORSE CREED ROAD AND BAXTER ROAD **(FIRST AND SECOND READINGS – PLANNING COMMISSION RECOMMENDS APPROVAL)**

XIII. ADJOURN

Notice is hereby given that the City Council may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: legal actions, causes of actions, litigation or privileged communications between the City’s representatives and its attorneys (RSMo 610.021(1) 1994; lease, purchase or sale of real estate (RSMo 610.021(2) 1994; hiring, firing, disciplining or promoting employees with employee groups (RSMo 610.021(3) 1994; bidding specification (RSMo 610.021(11) 1994; and/or proprietary technological materials (RSMo 610.021(15) 1994.