



AGENDA

CHESTERFIELD CITY COUNCIL MEETING

**Chesterfield City Hall
690 Chesterfield Parkway West
Monday, June 4, 2007
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** – May 21, 2007
- VI. INTRODUCTORY REMARKS** – Mayor John Nations
- VII. COMMUNICATIONS AND PETITIONS** – Mayor John Nations
- VIII. APPOINTMENTS** – Mayor John Nations
 - A. Planning Commission**
- IX. COUNCIL COMMITTEE REPORTS**
 - A. Planning and Zoning Committee** – Chairperson Connie Fults, Ward IV
 1. [Bill No. 2545](#) - P.Z. 12-2007 - City of Chesterfield (Tree Manual) (**SECOND READING**)
 2. [Bill No. 2558](#) - Allows off premises real estate "OPEN HOUSE" signs (**FIRST READING**)
 3. [Bill No. 2550](#) - Tech Park II (Chesterfield Commons Four Development) (**FIRST READING** - "Green sheet" amendment)

4. **Mobil Mart (Clayton/Baxter)** - Approval of amended site development plan, et. al. (**VOICE VOTE**)
5. **Tuscany Reserve** - Approval of site development plan, et. al. (**VOICE VOTE**)
6. **Bill No. 2551** - P.Z. 9-2006, St. Luke's Episcopal Presbyterian Hospitals (Parcel"D") (**FIRST READING - "Green Sheet" amendment**)
7. **Bill No. 2552** - P.Z. 07-2007, Spirit Valley Business Park (18652, 18630, 18650 and 18660 Olive Road) (**FIRST READING**)
8. **Bill No. 2553** - P.Z. 11-2007, J&T Holdings (612 and 614 Cepi Drive) (**FIRST READING - "Green Sheet" amendment**)
9. **Bill No. 2554** - P.Z. 14-2007a, Wilson Bluffs (SMS Group, LLC) (**FIRST READING**)
10. **Bill No. 2555** - P.Z. 15-2007, Cambridge Engineering (Kramer Commerce Center) (**FIRST READING**)
11. **Bill No 2556** - P.Z. 16-2007, Valley Gates Subdivision (16845 N. Outer 40 Road) (**FIRST READING**)
12. **Bill No. 2557** - Approves a record plat for Wilson Creek Subdivision (**FIRST AND SECOND READINGS**)
13. **Next Meeting** – Thursday, June 7, 2007 (5:30pm)

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

A. Bid Results - Monarch-Chesterfield Levee Trail - Phase 1

B.

XI. NEW BUSINESS

A.

XII. LEGISLATION

A.

XIII. LEGISLATION - PLANNING COMMISSION

- A. **BILL NO. 2545** REPEALS CITY OF CHESTERFIELD ORDINANCE 2335 AND REPLACES IT WITH A NEW TREE MANUAL ORDINANCE THAT REVISES THE PROCEDURES AND REQUIREMENTS FOR TREE PROTECTION SURETIES, ESCROWS AND LANDSCAPE INSTALLATION BONDS (P.Z. 12-2007 CITY OF CHESTERFIELD/TREE MANUAL) **(SECOND READING - PLANNING COMMISSION RECOMMENDS APPROVAL)**
- B. **BILL NO. 2558** PERTAINS TO OFF PREMISE RESIDENTIAL REAL ESTATE OPEN HOUSE DIRECTIONAL SIGNS; ESTABLISHING RULES FOR THE REGULATION AND PLACEMENT OF RESIDENTIAL REAL ESTATE OPEN HOUSE SIGNS WITHIN THE CITY OF CHESTERFIELD, MISSOURI **(FIRST READING - PLANNING AND ZONING COMMITTEE RECOMMENDS APPROVAL)**
- C. **BILL NO. 2550** REPEALS ORDINANCE NUMBERS 1773 AND 1928 OF THE CITY OF CHESTERFIELD TO ALLOW FOR AN AMENDMENT TO THE STRUCTURE SETBACKS, PARKING SETBACKS AND GREENSPACE REQUIREMENT FOR A 21.6 ACRE TRACT OF LAND ZONED "PI" PLANNED INDUSTRIAL LOCATED EAST OF THE INTERSECTION OF CHESTERFIELD AIRPORT ROAD AND PUBLIC WORKS DRIVE (TECH PARK II/CHESTERFIELD COMMONS FOUR) **(FIRST READING - PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING AND ZONING COMMITTEE RECOMMENDS APPROVAL, BUT ONLY IF AMENDED AS DETAILED IN THE ATTACHED "GREEN SHEET" AMENDMENT)**
- D. **BILL NO. 2551** AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFEILD BY ESTABLISHING AN "MU" MEDICAL USE DISTRICT FOR FOUR (4) PARCELS OF LAND TOTALING 14 ACRES OWNED BY ST. LUKE'S EPISCOPAL PRESBYTERIAN HOSPITALS LOCATED .25 MILES NORTH OF THE WOODS MILL AND CONWAY ROADS INTERSECTION. (P.Z. 9-2006 ST. LUKE'S EPISCOPAL PRESBYTERIAN HOSPITALS/PARCEL D) **(FIRST READING - PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING AND ZONING COMMITTEE RECOMMENDS APPROVAL, BUT ONLY IF AMENDED AS DETAILED IN THE ATTACHED "GREEN SHEET")**

- E. [BILL NO. 2552](#) AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A “NU” NON URBAN DISTRICT TO A “PI” PLANNED INDUSTRIAL DISTRICT FOR A 52.89-ACRE TRACT OF LAND LOCATED SOUTH OF OLIVE STREET ROAD AND EAST OF WARDENBURG [P.Z. 07-2007 SPIRIT VALLEY BUSINESS PARK (18652, 18630, 18650, 18660 OLIVE STREET ROAD)] (**FIRST READING - PLANNING COMMISSION RECOMMENDS APPROVAL**)
- F. [BILL NO. 2553](#) AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A “M3” PLANNED INDUSTRIAL DISTRICT TO A “PC” PLANNED COMMERCIAL DISTRICT FOR A 0.75 ACRE TRACT OF LAND LOCATED AT 612 AND 614 CEPI DRIVE SOUTH OF THE INTERSECTION OF CHESTERFIELD AIRPORT ROAD AND CEPI ROAD (P.Z. 11-2007 J & T HOLDINGS, LLC {LOT 5 CHESTERFIELD EXECUTIVE PARK}) (**FIRST READING - PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING AND ZONING COMMITTEE RECOMMENDS APPROVAL, BUT ONLY IF AMENDED AS DETAILED IN THE ATTACHED "GREEN SHEET"**)
- G. [BILL NO. 2554](#) AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN “NU” NON-URBAN DISTRICT TO AN “E ONE ACRE” ESTATE RESIDENCE DISTRICT FOR A 3.28 ACRE TRACT OF LAND LOCATED ON THE WEST SIDE OF WILSON ROAD, DIRECTLY NORTH OF WILSON MANORS II SUBDIVISION (P.Z. 14-2007A WILSON BLUFFS/SMS GROUP, LLC) (**FIRST READING - PLANNING COMMISSION RECOMMENDS APPROVAL**)
- H. [BILL NO. 2555](#) REPEALS CITY OF CHESTERFIELD ORDINANCE NUMBER 1717 TO ALLOW FOR AN AMENDMENT TO THE PARKING SETBACKS AND DEVELOPMENT REQUIREMENTS FOR A 19.8 ACRE TRACT OF LAND ZONED “PI” PLANNED INDUSTRIAL DISTRICT LOCATED NORTH OF THE INTERSECTION OF SPIRIT DRIVE NORTH AND CHESTERFIELD AIRPORT ROAD, SOUTH OF I-64/ U.S. 40-61, AND WEST OF TRADE CENTER BOULEVARD (P.Z. 15-2007 CAMBRIDGE ENGINEERING) (**FIRST READING - PLANNING COMMISSION RECOMMENDS APPROVAL**)

I. BILL NO. 2556

REPEALS CITY OF CHESTERFIELD ORDINANCE NUMBER 2154 TO ALLOW FOR AN INCREASE IN BUILDING HEIGHT, A CHANGE TO THE PARKING AND STRUCTURE SETBACKS, AND AN INCREASE IN THE NUMBER OF BUILDINGS FOR A 7.698 ACRE TRACT OF LAND IN A "PC" PLANNED COMMERCIAL DISTRICT LOCATED ON THE NORTH SIDE OF NORTH OUTER 40 ROAD, EAST OF BOONES CROSSING AT 16845 NORTH OUTER 40 ROAD (P.Z. 16-2007 VALLEY GATES SUBDIVISION) (**FIRST READING - PLANNING COMMISSION RECOMMENDS APPROVAL**)

J. BILL NO. 2557

PROVIDES FOR THE APPROVAL OF A RECORD PLAT FOR WILSON CREEK SUBDIVISION, FOR A 20.6 ACRE TRACT OF LAND ZONED "E ONE ACRE" ESTATE RESIDENCE DISTRICT, LOCATED ON THE SOUTH SIDE OF WILD HORSE CREEK ROAD AND WEST OF WILSON ROAD (**FIRST AND SECOND READINGS; PLANNING COMMISSION RECOMMENDS APPROVAL**)

XIV. ADJOURNMENT

NOTE: City Council will consider and act upon the matters listed above and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

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.