



AGENDA

CHESTERFIELD CITY COUNCIL MEETING

**Chesterfield City Hall
690 Chesterfield Parkway West
Monday, June 18, 2007
7:00 PM**

- I. CALL TO ORDER** – Mayor John Nations
- II. PLEDGE OF ALLEGIANCE** – Webelos Den 8, Ascension School
- III. MOMENT OF SILENT PRAYER** – Mayor John Nations
- IV. ROLL CALL** – City Clerk Marty DeMay
- V. APPROVAL OF MINUTES** – June 4, 2007
- VI. INTRODUCTORY REMARKS** – Mayor John Nations
 - A. Second Annual 4th of July Celebration** – Presentation
- VII. COMMUNICATIONS AND PETITIONS** – Mayor John Nations
- VIII. APPOINTMENTS** – Mayor John Nations
 - A. Planning Commission**
- IX. COUNCIL COMMITTEE REPORTS**
 - A. Public Works/Parks Committee** - Chairperson Mike Casey, Ward III
 - 1. [Bill No. 2559](#) - Approves the installation of fire hydrants in Wardenburg Farms
(**FIRST AND SECOND READINGS**)
 - 2. [Bill No. 2560](#) - Approves the installation of a fire hydrant at the Discover Learning center
(**FIRST AND SECOND READINGS**)

B. Planning and Zoning Committee – Chairperson Connie Fults, Ward IV

1. [Bill No. 2544](#) - P.Z. 28-2006, Chesterfield Neighborhood Office Park (17655 and 17659 Wild Horse Creek Road) (**FIRST READING**) (**GREEN SHEET AMENDMENTS**)
2. **Public hearing scheduled** - Thursday, June 21, 2007 (5:30pm) - Estates at Upper Kehrs Mill (Miceli Construction)
3. **Stoneridge Office Building** - Amended Site Development Plan and Sign Package
4. [Bill No. 2561](#) - Stoneridge Office Building (Ordinance Amendment) (**FIRST READING**)
5. [Bill No. 2562](#) - Simply Storage (OB Development, LLC) (**FIRST READING**) (**GREEN SHEET AMENDMENT**)
6. [Bill No. 2558](#) - Allows off premises real estate "OPEN HOUSE" signs (**SECOND READING**)
7. [Bill No. 2550](#) - Tech Park II (Chesterfield Commons Four Development) (**SECOND READING**)
8. [Bill No. 2551](#) - P.Z. 9-2006, St. Luke's Episcopal Presbyterian Hospitals (Parcel "D") (**SECOND READING**)
9. [Bill No. 2552](#) - P.Z. 07-2007, Spirit Valley Business Park (18652, 18630, 18650 and 18660 Olive Road) (**SECOND READING**)
10. [Bill No. 2553](#) - P.Z. 11-2007, J&T Holdings (612 and 614 Cepi Drive) (**SECOND READING**)
11. [Bill No. 2554](#) - P.Z. 14-2007a, Wilson Bluffs (SMS Group, LLC) (**SECOND READING**)
12. [Bill No. 2555](#) - P.Z. 15-2007, Cambridge Engineering (Kramer Commerce Center) (**SECOND READING**)
13. [Bill No. 2556](#) - P.Z. 16-2007, Valley Gates Subdivision (16845 N. Outer 40 Road) (**SECOND READING**)
14. **Next Meeting** – June 21, 2007 (5:30pm)

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

A.

XI. NEW BUSINESS

A.

XII. LEGISLATION

A. **BILL NO. 2559** APPROVES THE INSTALLATION OF FIRE HYDRANTS IN WARDENBURG FARMS, LOCATED WITHIN THE CITY OF CHESTERFIELD (**FIRST AND SECOND READINGS - PUBLIC WORKS/PARKS COMMITTEE**)

B. **BILL NO 2560** APPROVES THE INSTALLATION OF A FIRE HYDRANT AT THE DISCOVER LEARNING CENTER, LOCATED WITHIN THE CITY OF CHESTERFIELD (**FIRST AND SECOND READINGS - PUBLIC WORKS/PARKS COMMITTEE**)

XIII. LEGISLATION - PLANNING COMMISSION

A. **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 (**SECOND READING - PLANNING AND ZONING COMMITTEE RECOMMENDS APPROVAL**)

B. **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) (**SECOND READING - PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING AND ZONING COMMITTEE RECOMMENDS APPROVAL, AS AMENDED**)

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- C. [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) **(SECOND READING - PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING AND ZONING COMMITTEE RECOMMENDS APPROVAL, AS AMENDED)**
- D. [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)] **(SECOND READING - PLANNING COMMISSION RECOMMENDS APPROVAL)**
- E. [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}) **(SECOND READING - PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING AND ZONING COMMITTEE RECOMMENDS APPROVAL, AS AMENDED)**
- F. [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) **(SECOND READING - PLANNING COMMISSION RECOMMENDS APPROVAL)**

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- G. [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) (**SECOND READING - PLANNING COMMISSION RECOMMENDS APPROVAL**)
- H. [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) (**SECOND READING - PLANNING COMMISSION RECOMMENDS APPROVAL**)
- I. [BILL NO. 2544](#) AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A "NU" NON URBAN DISTRICT TO A "PC" PLANNED COMMERCIAL DISTRICT WITH A "WH" WILD HORSE CREEK ROAD OVERLAY FOR A 8.04-ACRE TRACT OF LAND LOCATED NORTH OF WILD HORSE CREEK ROAD, WEST OF LONG ROAD [P.Z. 28-2006 CHESTERFIELD NEIGHBORHOOD OFFICE PARK (17655 AND 17659 WILD HORSE CREEK ROAD) (**FIRST READING - PLANNING COMMISSION RECOMMENDS APPROVAL**) (**P&Z COMMITTEE RECOMMENDS APPROVAL, BUT ONLY IF AMENDED AS DETAILED IN THE ATTACHED "GREEN SHEET"**)
- J. [BILL NO. 2561](#) AN ORDINANCE REPEALING CITY OF CHESTERFIELD ORDINANCE NUMBER 2145 TO ALLOW FOR AN AMENDMENT TO THE PARKING REQUIREMENTS FOR A 9.3 ACRE TRACT OF LAND ZONED "PC" PLANNED COMMERCIAL DISTRICT LOCATED ON THE SOUTH SIDE OF SOUTH OUTER 40 ROAD, NORTHEAST OF YARMOUTH POINT DRIVE AND CANDISH LANE (P.Z. 18-2007 STONERIDGE OFFICE BUILDING) (**FIRST READING - PLANNING COMMISSION RECOMMENDS APPROVAL**)

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K. BILL NO. 2562

AN ORDINANCE AMENDING 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 2.3 ACRE TRACT OF LAND LOCATED ON CHESTERFIELD AIRPORT ROAD, EAST OF LONG ROAD. (P.Z. 25-2006 SIMPLY STORAGE {OB DEVELOPMENT, INC}) (**FIRST READING - PLANNING COMMISSION RECOMMENDS APPROVAL (P&Z COMMITTEE RECOMMENDS APPROVAL, BUT ONLY IF AMENDED AS DETAILED IN THE ATTACHED "GREEN SHEET")**)

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.