



AGENDA

CHESTERFIELD CITY COUNCIL MEETING

**Chesterfield City Hall
690 Chesterfield Parkway West
Monday, October 15, 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 Judy Naggiar
- V. APPROVAL OF MINUTES** – October 1, 2007
- VI. INTRODUCTORY REMARKS** – Mayor John Nations
 - A. Monday, November 5** – Next City Council Meeting (7pm)
- VII. COMMUNICATIONS AND PETITIONS** – Mayor John Nations
 - A. Presentation** - Chesterfield Baseball and Softball Association (CBSA)
- VIII. APPOINTMENTS** – Mayor John Nations
 - A. Landmark Preservation Commission**

IX. COUNCIL COMMITTEE REPORTS

A. F&A Committee – Councilmember Bruce Geiger, Ward II

1. **F&A “Committee-of-the-whole”** – Proposed FY 2008 Budget Workshop (11/3 – 9am)

B. Public Works/Parks Committee – Councilmember Mike Casey, Ward III

1. Proposed "Arts Master Plan"

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

1. [Bill No. 2579](#) – P.Z. 27-2007, 1701 Wilson (Chris Barry) (**FIRST READING**)
2. [Bill No. 2574](#) - P.Z. 29-2006, Wildhorse Bluffs (Wildhorse Partners, LLC) (**SECOND READING**)
3. [Bill No. 2575](#) - P.Z. 31-2007, Terra Corporate Park (**SECOND READING**)
4. [Bill No. 2576](#) - P.Z. 39-2007, Amato House (405 Griffith Lane) (**SECOND READING**)
5. [Bill No. 2577](#) - P.Z. 34-2007, Blue Ocean (Johnny Y Properties, LLC) (**SECOND READING**)
6. [Bill No. 2580](#) - Estates at Pacland Place (**FIRST AND SECOND READINGS**)
7. [Bill No. 2581](#) – Chesterfield Commons East (**FIRST AND SECOND READINGS**)
8. [Bill No. 2582](#) – Resubdivision of Lot 270 of Trails West (**FIRST AND SECOND READINGS**)
9. [Bill No. 2583](#) – Mill Ridge Villas (**FIRST AND SECOND READINGS**)
10. **Next Meeting** – Thursday, October 18 (5:30pm)

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

A. **Liquor License Request** – Tsunami, 280 Long Rd.

B.

XI. NEW BUSINESS

A. **City Council Committee Changes** – President Pro Tem Michael Casey

XII. LEGISLATION

A.

XIII. LEGISLATION - PLANNING COMMISSION

- A. [BILL NO. 2574](#) AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A “NU” NON-URBAN DISTRICT TO AN “E-ONE ACRE” ESTATE DISTRICT WITH A “WH” WILD HORSE CREEK ROAD OVERLAY FOR A 4.9 ACRE TRACT OF LAND LOCATED NORTH OF WILD HORSE CREEK ROAD AND WEST OF LONG ROAD (P.Z. 29-2006 WILDHORSE BLUFFS {WILDHORSE PARTNERS, LLC}) **(SECOND READING - PLANNING COMMISSION RECOMMENDS APPROVAL) (P&Z COMMITTEE RECOMMENDS APPROVAL, AS AMENDED)**
- B. [BILL NO. 2575](#) REPEALS CITY OF CHESTERFIELD ORDINANCE NUMBER 2245 TO ALLOW FOR AN AMENDMENT TO THE ALLOWABLE BUILDING SQUARE FOOTAGE REQUIREMENTS FOR A 24.997 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 US-40/61, AT THE INTERSECTION OF LONG ROAD CROSSING DRIVE AND TRADE CENTER BOULEVARD (P.Z. 31-2007 TERRA CORPORATE PARK) **(SECOND READING – PLANNING COMMISSION RECOMMENDS APPROVAL) (P&Z COMMITTEE RECOMMENDS APPROVAL, AS AMENDED)**
- C. [BILL NO. 2576](#) AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN “NU” NON-URBAN DISTRICT TO “E-ONE ACRE” ESTATE DISTRICT FOR A 2.638 ACRE TRACT OF LAND LOCATED ¼ MILE SOUTHWEST OF THE INTERSECTION OF WILD HORSE CREEK ROAD AND WILSON ROAD (P.Z. 39-2007 AMATO HOUSE – 405 GRIFFITH LANE) **(SECOND READING - PLANNING COMMISSION RECOMMENDS APPROVAL)**
- D. [BILL NO. 2577](#) 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 2.7-ACRE TRACT OF LAND LOCATED SOUTH OF US HIGHWAY 40&61, EAST OF CHESTERFIELD COMMONS DRIVE AT 17T230123, 17T230112 (P.Z. 34-2007 BLUE OCEAN {JOHNNY Y. PROPERTIES}) **(SECOND READING - PLANNING COMMISSION RECOMMENDS APPROVAL) (P&Z COMMITTEE RECOMMENDS APPROVAL, AS AMENDED)**

- E. [BILL NO. 2579](#) 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 3.0 ACRE TRACT OF LAND LOCATED ON THE WEST SIDE OF WILSON ROAD, DIRECTLY NORTH OF WILSON BLUFFS (P.Z. 27-2007 1701 WILSON/CHRIS BARRY) **(FIRST READING – PLANNING COMMISSION RECOMMENDS APPROVAL)**
- F. [BILL NO. 2580](#) APPROVES A BOUNDARY ADJUSTMENT PLAT FOR A TRACT OF LAND BEING PART OF LOTS 1 AND 2 OF THE ESTATES OF PACLAND PLACE SUBDIVISION IN BEING PART OF FRACTIONAL SECTION 7, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, SAINT LOUIS COUNTY, MISSOURI **(FIRST AND SECOND READINGS – DEPARTMENT OF PLANNING/PUBLIC WORKS RECOMMENDS APPROVAL)**
- G. [BILL NO. 2581](#) VACATES THE UTILITY EASEMENT ON LOTS 1 & 11 AT CHESTERFIELD COMMONS EAST, LOCATED IN U.S. SURVEY 2031 IN TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI **(FIRST AND SECOND READINGS – DEPARTMENT OF PLANNING/PUBLIC WORKS RECOMMENDS APPROVAL)**
- H. [BILL NO. 2582](#) PROVIDES FOR THE APPROVAL OF A LOT SPLIT FOR A TRACT OF LAND BEING LOT A OF RESUBDIVISION OF LOT 270 OF TRAILS WEST SECTION OF GREEN TRAILS SUBDIVISION, IN U.S. SURVEY 1911, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, SAINT LOUIS COUNTY, MISSOURI, FOR A 1.81 ACRE TRACT OF LAND ZONED “C-8” PLANNED COMMERCIAL DISTRICT (SUBDIVISION OF LOT A OF RESUBDIVISION OF LOT 270 OF TRAILS WEST SECTION OF GREEN TRAILS SUBDIVISION) **(FIRST AND SECOND READINGS – DEPARTMENT OF PLANNING/PUBLIC WORKS RECOMMENDS APPROVAL)**
- I. [BILL NO. 2583](#) PROVIDES FOR THE APPROVAL OF THE RECORD PLAT AND ESCROW AGREEMENTS FOR MILL RIDGE VILLAS SUBDIVISION, A 19.925 ACRE TRACT OF LAND ZONED “FPR-2” FLOODPLAIN RESIDENCE DISTRICT WITH A “PEU” PLANNED ENVIRONMENTAL UNIT, LOCATED WEST OF THE INTERSECTION OF AMIOT AND CREVE COEUR MILL ROAD **(FIRST AND SECOND READINGS – DEPARTMENT OF PLANNING/PUBLIC WORKS RECOMMENDS APPROVAL)**

XV. 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.