



AGENDA

CHESTERFIELD CITY COUNCIL MEETING

**Chesterfield City Hall
690 Chesterfield Parkway West
Monday, August 20, 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** – August 6, 2007
- VI. INTRODUCTORY REMARKS** – Mayor John Nations
 - A. Monday, September 3** - Labor Day Holiday - City Hall Closed
 - B. Wednesday, September 5** - Next City Council Meeting
 - C.**
- VII. PUBLIC HEARINGS** – Mayor John Nations
 - A. 2007 Property Tax Rate** – City Administrator Mike Herring
 - B. Petro Mart/14898 Clayton Road** – City Attorney Rob Heggie
–Director of Planning/Public Works Mike Geisel
- VIII. COMMUNICATIONS AND PETITIONS** – Mayor John Nations
 - A. Presentation** - Stages - St. Louis

IX. APPOINTMENTS – Mayor John Nations

A. Board of Adjustment

B. Public Works Board of Variance

C. Public Works Citizens Advisory Group

X. COUNCIL COMMITTEE REPORTS

A. Finance and Administration Committee – Chairperson Bruce Geiger, Ward II

1. [Bill No. 2565](#) – Establishes Property Tax Rate for the Year 2007 (Debt Service) **(FIRST AND SECOND READINGS)**

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

1. [Bill No. 2572](#) - Petro Mart/14898 Clayton Road **(FIRST AND SECOND READINGS)**
2. [Bill No. 2566](#) - Authorizes the City Administrator to sign a "settlement agreement" re: the proposed Petro Mart development **(FIRST AND SECOND READINGS)**
3. [Bill No. 2567](#) - P.Z. 21-2007, River Crossing (Lamborghini of St. Louis) **(FIRST READING)**
4. [Bill No. 2568](#) - P.Z. 26-2007, Wildhorse Ridge (c/o Thomas Fleming) **(FIRST READING)**
5. [Bill No. 2569](#) - P.Z. 33-2007, City of Chesterfield (Telecommunications Ordinance) **(FIRST READING) (“BLUE SHEET” AMENDMENT)**
6. [Bill No. 2570](#) - Recycling Ordinance for New Developments **(FIRST READING)**
7. [Bill No. 2571](#) - P.Z. 36-2007, City of Chesterfield (Planned Commercial and Residential Mixed-Use District (PC&R)) **(FIRST READING) (GREEN SHEET AMENDMENT)**
8. **Power of review:** Chesterfield Medical Institute, LLC (Herman Stemme Office Park Lot 2c-2) – Councilmember Geiger
9. **Next Meeting** – Thursday, August 23, 2007 (5:30pm)

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

A. Bid Results - Deicing Salt

B. Liquor License Request - Convenient Food Mart

C.

XII. NEW BUSINESS

A. Discussion - P.Z. 02-2007 - The Estates at Upper Kehrs Mill (Miceli Construction) -

NOTE: There will be **NO VOTE** regarding this item, at this meeting."

XIII. LEGISLATION

- A. [BILL NO. 2565](#)** FIXES THE RATE OF TAXATION FOR THE YEAR 2007 AND LEVIES A TAX ON ALL REAL AND PERSONAL PROPERTY MADE TAXABLE BY THE LAW WITHIN THE CORPORATE LIMITS OF THE CITY OF CHESTERFIELD, MISSOURI, FOR THE PAYMENT OF PRINCIPAL AND INTEREST ON THE GENERAL OBLIGATION BOND ISSUE FOR PARKS; EFFECTIVE WHEN **(FIRST AND SECOND READINGS; FINANCE AND ADMINISTRATION COMMITTEE)**

XIV. LEGISLATION - PLANNING COMMISSION

- A. [BILL NO. 2572](#)** REPEALS CITY OF CHESTERFIELD ORDINANCE NUMBER 2314 TO ALLOW FOR AN AMENDMENT TO THE STRUCTURE SETBACK AND OPENSACE REQUIREMENT FOR A 0.92-ACRE TRACT OF LAND ZONED "PC" PLANNED COMMERCIAL DISTRICT LOCATED ON THE SOUTH SIDE OF CLAYTON ROAD, AT ITS INTERSECTION WITH BAXTER ROAD, (PETROMART/14898 CLAYTON ROAD) **(FIRST AND SECOND READINGS; PLANNING AND ZONING COMMITTEE)**
- B. [BILL NO. 2566](#)** APPROVES SETTLEMENT OF THE LITIGATION BETWEEN BAXTER BEND INVESTORS, L.L.C., LAND WEST #1, L.L.C. AND THE CITY OF CHESTERFIELD **(FIRST AND SECOND READINGS; PLANNING AND ZONING COMMITTEE)**

- C. [BILL NO. 2567](#) REPEALS CITY OF CHESTERFIELD ORDINANCE NUMBER 1871 TO ALLOW FOR A CHANGE TO THE PARKING AND STRUCTURE SETBACKS, AN INCREASE IN THE NUMBER OF BUILDINGS AND LOTS FOR A 15.8 ACRE TRACT OF LAND IN A “PC” PLANNED COMMERCIAL DISTRICT LOCATED NORTH OF CHESTERFIELD AIRPORT ROAD, ACROSS FROM PUBLIC WORKS DRIVE {P.Z. 21-2007 RIVER CROSSINGS DEVELOPMENT (LAMBORGHINI OF ST. LOUIS)} **(FIRST READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**
- D. [BILL NO. 2568](#) AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN “NU” NON-URBAN DISTRICT TO AN “LLR” LARGE LOT RESIDENTIAL DISTRICT FOR 36.08 ACRES LOCATED SOUTH OF BENTLEY PLACE SUBDIVISION, EAST OF COUNTRY PLACE SUBDIVISION AND WEST OF CHESTERFIELD ESTATES [P.Z. 26-2007 WILDHORSE RIDGE (C/O THOMAS FLEMING)] **(FIRST READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**
- E. [BILL NO. 2569](#) RELATES TO THE ESTABLISHMENT OF RULES AND REGULATIONS FOR THE SITING, CONSTRUCTION AND MODIFICATION OF WIRELESS TELECOMMUNICATIONS FACILITIES. **(FIRST READING; PLANNING COMMISSION RECOMMENDS APPROVAL)** (“BLUE SHEET” AMENDMENT)
- F. [BILL NO. 2570](#) REQUIRES THE PLACEMENT OF A RECYCLING AREA IN ALL NEW PLANNED COMMERCIAL AND MULTI-FAMILY RESIDENTIAL DEVELOPMENTS **(FIRST READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**
- G. [BILL NO. 2571](#) ESTABLISHES A NEW ZONING DISTRICT, “PLANNED COMMERCIAL AND RESIDENTIAL, (PC&R) SAID NEW SECTION PROVIDES GENERAL AND SPECIFIC DEVELOPMENT CRITERIA FOR MIXED USE DEVELOPMENT IN A SPECIFIC SECTION OF THE CITY’S URBAN CORE. **(FIRST READING - PLANNING COMMISSION RECOMMENDS APPROVAL)** (P&Z COMMITTEE RECOMMENDS APPROVAL, BUT ONLY IF AMENDED AS DETAILED IN THE ATTACHED "GREEN SHEET")

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.