

**CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
MONDAY - FEBRUARY 26, 2007
7:00 PM**

AGENDA

I. ROLL CALL

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC HEARINGS

- A. P.Z. 3-2007 Chesterfield Retail Center:** A request for a change of zoning from an "M3" Planned Industrial District to a "PC" Planned Commercial District for an approximately 2.045 acre tract of land located at 17670 and 17680 Chesterfield Airport Road east of the intersection of Chesterfield Airport Road and Chesterfield Industrial Boulevard.

The public may speak on this item tonight. There will be no vote taken tonight.

- B. P.Z. 6-2007 Delmar Gardens Enterprises (Ordinance Amendment):** A request for an amendment to City of Chesterfield Ordinance 2129 to change the building setbacks, parking structure setbacks, parking and loading space setbacks for a 8.477 acre "PC" Planned Commercial District located near the intersection of North Outer Forty and Conway Road at 14805 North Outer Forty Drive.

The public may speak on this item tonight. There will be no vote taken tonight.

- C. P.Z. 07-2007 Spirit Valley Business Park (18652, 18630, 18650, and 18660 Olive Road):** A request for a change of zoning from "NU" Non-Urban to "PI" Planned Industrial for a 52.89 acres of land located south of Olive Street Road, east of Wardenburg. (17W420057, 17W420035, 17W230010, 17W230021)

The public may speak on this item tonight. There will be no vote taken tonight.

V. APPROVAL OF MEETING MINUTES

- A. Approval of February 12, 2007 Planning Commission Minutes

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. **McDonald's Corporation**: An Amended Site Development Plan, Landscape Plan and Lighting Plan for a fast-food restaurant located at southeast corner of the intersection of Long Road and Chesterfield Airport Road.

The Planning Commission may vote on this item tonight.

VIII. OLD BUSINESS

- A. **P.Z. 28-2006 Chesterfield Neighborhood Office Park (17655 and 17659 Wild Horse Creek Road)**: A request for a change of zoning from "NU" Non-Urban to "PC" Planned Commercial District with a "WH" Wild Horse Creek Road Overlay for 8.04 acre tract of land located north of Wild Horse Creek Road and west of Long Road. (18V510095 & 18V510040)

Staff will discuss issues with the Planning Commission.

- B. **P.Z. 01-2007 Sentrus (17947 Chesterfield Airport Road)**: A request for a change of zoning from "M3" Planned Industrial to "PI" Planned Industrial District for 23.45 acre tract of land located north of Chesterfield Airport Road, east of Goddard (17V520071)

The Planning Commission may vote on this item tonight.

- C. **P.Z. 05-2007 Spirit of St. Louis Corporate Center (18199 and 18299 Chesterfield Airport Road)**: A request for a change of zoning from "M3" Planned Industrial to "PC" Planned Commercial District for 32.2 acre tract of land located north of Chesterfield Airport Road, east of Spirit of St. Louis Boulevard. (17V420047)

The Planning Commission may vote on this item tonight.

IX. NEW BUSINESS

X. COMMITTEE REPORTS

XI. ADJOURNMENT

Note: The Planning Commission 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.