

**CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
MONDAY – FEBRUARY 24, 2014
7:00 PM**

[Link to Meeting Notice](#)

AGENDA

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS

- A. [P.Z. 01-2014 Chesterfield Valley NE Interchange \(CVPBA III\)](#):** A request for an amendment to Ordinance 2715 to modify development conditions for a 6.172 acre tract of land zoned “PC” Planned Commercial District located north of US Highway 40/Interstate 64 and immediately east of its intersection with Boones Crossing (17U620172 & 17U620183).

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

- B. [P.Z. 02-2014 Herman Stemme Office Park \(MiTek USA, Inc.\)](#):** A request for an amendment to Ordinance 2319 to modify development criteria for 26.3 acres zoned “C8” Planned Commercial District located northeast of the intersection of Interstate 64/ US Highway 40 and Olive Boulevard (18S240179, 18S240421, 18S520602, 18S240410, 18S240498, 18S331392, 18S240443, 18S240311, 18S240201).

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

- C. [P.Z. 03-2014 The Summit at Chesterfield \(Chesterfield Management Association\)](#):** A request for a zoning map amendment from an “R-3” Residence District (with a PEU) to a “PUD” Planned Unit Development for 29.385 acres located on the north side of Olive Boulevard east of its intersection with Hog Hollow Road (16R340151 and 16R340207).

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

V. APPROVAL OF MEETING SUMMARY

- A. [Approval of February 10, 2014 Planning Commission Meeting Summary](#)**

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. [Chesterfield Outlets](#): A request for an Amended Sign Package to modify sign criteria for the Chesterfield Outlets development located on the north side of North Outer 40 Road, east of Boone's Crossing.

The Planning Commission may vote on this item tonight.

- B. [Kemp Auto Museum \(Chesterfield Covenant Group\) SDP](#): A Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 0.709 acre tract of land zoned "PC" Planned Commercial District on the north side of Chesterfield Airport Rd., approximately 1,000 feet east of Chesterfield Commons Dr. (17T230189).

The Planning Commission may vote on this item tonight.

VIII. OLD BUSINESS

- A. [P.Z. 14-2013 St. Luke's Hospital-West Campus \(175 S. Woods Mill Rd.\)](#): A request for a zoning map amendment from "MU" Medical Use District, "R-2" Residence District and "FPNU" Flood Plain Non-Urban District to create a new "MU" Medical Use District for a 40.3 acre tract of land located west of the intersection of South Woods Mill Road and Hwy 141 (18Q140343, 18Q510278, 18Q230204 and 18Q210211).

Staff will discuss issues with the Planning Commission.

- B. [P.Z. 22-2013 Beckmann Properties \(16625 & 16635 Old Chesterfield Rd.\)](#): A request for an amendment to City of Chesterfield Ordinance 2295 to add "Gymnasium" as a permitted use within an existing "PI" Planned Industrial District (LPA) for a 1.95 acre tract of land located at 16625 and 16635 Old Chesterfield Road. (17T310379)

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.

Notice is hereby given that the Planning Commission 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 action, 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
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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.