

**CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
MONDAY – FEBRUARY 13, 2006
7:00 PM**

AGENDA

I. ROLL CALL

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC HEARINGS

- A. P.Z. 39-2005 Westland Acres (Westland Acres Development LLC):** A request for a change of zoning from “NU” Non-Urban District to “E-Half Acre” Estate District for 61.0 acre tracts of land located north of Strecker Road, east of Church Road. (19V640050, 19U43038, 19V640016, 19V620227, 19V620184, 19V620117, 19V620074, 19U430083, 19U430072, 19U410063, 19U410030, 19U410173, 19U410140, 19U410018, 19V640038)

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

V. APPROVAL OF MEETING MINUTES

- A.** Approval of January 23, 2006 Planning Commission Minutes

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. Estates at Wildhorse Canyon:** Site Development Plan, Architectural Elevations and Landscape Plan for an "E-Two Acre" Estate District located on the north side of Wild Horse Creek Road, east of Eatherton.

The Planning Commission may vote on this item tonight.

- B. **Stoneridge Office Building:** Site Development Plan, Architectural Elevations, Landscape Plan and Lighting Plan for a “PC” Planned Commercial located on the south side of South Outer Forty Road, northeast of Yarmouth Point Drive and Candish Lane.

The Planning Commission may vote on this item tonight.

- C. **Taco Bell (Chesterfield Commons, Outlot 15):** A request for two (2) attached wall signs for a 1.50-acre tract of land, zoned “C-8” Planned Commercial District, located on the south side of Chesterfield Airport Road, east of Chesterfield Commons Drive.

The Planning Commission may vote on this item tonight.

- D. **Wapango Restaurant by Cozymel’s/Westfield Shoppingtown Chesterfield:** Amended Architectural Elevations for a restaurant located in a regional shopping center in a "C-8" Planned Commercial District located south of Highway 40/Interstate 64.

The Planning Commission may vote on this item tonight.

VIII. OLD BUSINESS

- A. **P.Z. 5-2005 Winter Wheat Place (Dollar Building Company):** A request for a change of zoning from “NU” Non-Urban District to E-One Acre for a 4.0 acre tract of land located on Winter Wheat Road, 3000 feet southeast of the intersection of Wild Horse Creek Road and Long Road. (18U220092)

The Planning Commission may vote on this item tonight.

- B. **P.Z. 19-2005 City of Chesterfield (Various Sections of Zoning Ordinance):** An ordinance amending various sections of the City of Chesterfield Zoning Ordinance regarding banners in the Museum and Arts Area, development criteria for E-districts, residential tear-downs and residential additions.

The Planning Commission may vote on this item tonight.

- C. **P.Z. 25-2005 Duke Realty L.P. (St. John's Mercy Rehabilitative Facility):** A request for an amendment to City of Chesterfield Ordinance 1669 to permit additional uses and amendments to setback requirements in conjunction with a revised preliminary plan for a 6.048-acre "PC" Planned Commercial District located south of Conway Road, approximately 900 feet east of Still House Creek Road (LOCATOR NUMBER 18R210441)

The Planning Commission may vote on this item tonight.

- D. **P.Z. 30-2005 Sharon Greenstein (2785 Kehrs Mill Road):** A request for a change of zoning from "NU" Non-Urban District to "R-4" Residence District for 1.01 acre tracts of land located west of Kehrs Mill Road and south of Coventry Farm. (21T340032)

The Planning Commission may vote on this item tonight.

- E. **P.Z. 35-2005 Olde Baxter Square (1621 & 1605 Baxter Rd.):** A request for a change of zoning from "NU" Non-Urban to "R4" Residence District for 2.0 acre tracts of land located south of Century Lake and west of Old Baxter Road (19S420031, 19S420042)

And

- F. **P.Z. 36-2005 Olde Baxter Square (1621 & 1605 Baxter Rd.):** A request for a Planned Environment Unit (PEU) Procedure within an "R4" Residence District for 2.0 acre tracts of land located south of Century Lake and west of Old Baxter Road (19S420031, 19S420042)

Staff will discuss issues with the Planning Commission. The first opportunity for the Planning Commission to vote on these items will be February 27, 2006.

- G. **P.Z. 38-2005 Dierberg's The Marketplace:** A request for amendments to City of Chesterfield Ordinance 689 to allow for a change in the permitted uses for the existing outbuilding and an increase in the parking reduction for a "C-8" Planned Commercial District located on the northeast corner of Clarkson and Baxter Roads. (19S130224)

Staff will discuss issues with the Planning Commission. The first opportunity for the Planning Commission to vote on this item will be February 27, 2006.

IX. NEW BUSINESS

X. COMMITTEE REPORTS

- A. Committee of the Whole**
- B. Ordinance Review Committee**
- C. Architectural Review Committee**
- D. Landscape Committee**
- E. Comprehensive Plan Committee**
- F. Procedures and Planning Committee**
- G. Landmarks Preservation Commission**

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.