**CITY OF CHESTERFIELD**
**PLANNING COMMISSION MEETING**
**MONDAY – FEBRUARY 9, 2009**
**7:00 PM**

**Link to Site Plan Committee and Work Session Agenda/Meeting Time**

# AGENDA

## I. ROLL CALL

## II. PLEDGE OF ALLEGIANCE

## III. SILENT PRAYER

## IV. PUBLIC HEARINGS

**A.** **P.Z. 13-2007 City of Chesterfield (Residential Districts, Planned Unit Development Ordinance, and Residential Tear Downs and Additions):** An ordinance repealing sections 1003.105, 1003.106, 1003.107, 1003.108, 1003.109, 1003.110, 1003.112, 1003.113, 1003.115, 1003.117, 1003.119, 1003.120, 1003.120A, 1003.121, 1003.123, and 1003.125 of the City of Chesterfield Zoning Ordinance and creating new sections to address the development standards of the Residential Zoning Districts and repealing section 1003.187 of the City of Chesterfield Zoning Ordinance to create a new section to address Planned Unit Developments and repealing section 1003.126B of the City of Chesterfield Zoning Ordinance to create a new section 1003.126A to address Residential Tears Downs and Additions.

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

**B.** **P.Z. 17-2008 Clarkson Wilson Centre (2 Clarkson Wilson Ctr):** A request for a change of zoning from "C-8" Planned Commercial District to "PC" Planned Commercial District for a 5.45 acre tract of land located south of Wilson Avenue and east of Clarkson Road (20T240171). The request includes changes to the hours of operation as well as the sign requirements for Clarkson Wilson Centre.

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

**C.** **P.Z. 23-2008 Boyde Estates (JDL Homes LLC):** A request for a change of zoning from "NU" Non-Urban District to "R2" Residential District for a 1.01 acre tract of land located 1/10 mile southwest of the intersection of Schoettler Road and Highcroft Drive (19S631132).

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

## V. APPROVAL OF MEETING MINUTES

**A.** **Approval of January 12, 2009 Planning Commission Minutes**

## VI. PUBLIC COMMENT

## VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

**A.** **Pfizer (Haul Road and Parking Expansion):** An Amended Site Development Concept Plan for a 200.51 acre lot of land zoned "C-8" Planned Commercial District and "FPC-8" Flood Plain Planned Commercial District, located at 700 Chesterfield Parkway West.

*The Planning Commission may vote on this item tonight.*

**B.** **Pfizer (Haul Road and Parking Expansion):** An Amended Site Development Section Plan, Landscape Plan, Tree Stand Delineation Plan, Tree Preservation Plan and Lighting Plan for a 200.51 acre lot of land zoned "C-8" Planned Commercial District and "FPC-8" Flood Plain Planned Commercial District, located at 700 Chesterfield Parkway West.

*The Planning Commission may vote on this item tonight.*

**C.** **Windsor Crossing Community Church:** Monument Sign for a church, zoned "NU" Non-Urban and located at 114 Eatherton Road just North of the Chicago, Rock Island and Pacific Railroad tracks.

*The Planning Commission may vote on this item tonight.*

**D.** **Downtown Chesterfield, Lot 3:** A Site Development Section Plan, Architectural Elevations, Landscape Plan and Lighting Plan for a 4.869 acre lot of land zoned "C-8" Planned Commercial located west of the intersection of Chesterfield Parkway West and Park Circle Drive.

*The Planning Commission may vote on this item tonight.*

**E.** **McBride and Son Center, Lot 4A (#2 McBride and Son Center Dr.):** Amended Site Development Section Plan and Amended Architectural Elevations for a 1.447 acre parcel of land zoned "PC" Planned Commercial District and located at the northeast corner of Chesterfield Airport Road and McBride and Son Center Drive. (17U330178)

*The Planning Commission may vote on this item tonight.*

## VIII. OLD BUSINESS

## 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.