



AGENDA
PLANNING COMMISSION MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, April 28, 2025
7:00 PM

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS

- A. **P.Z. 02-2025 Gumbo Flats (17955, 17965, 17985, and 17995 N. Outer 40 Rd.)**: A request for an ordinance amendment to an existing “PC” Planned Commercial District comprising 77.8 acres located on the north side of Outer 40 Road (17W640035, 16W320011, 16W330021, and 16W320022).
- B. **P.Z. 03-2025 The Wedge**: An ordinance amendment to modify development criteria for an existing “PC” Planned Commercial District totaling 5.04-acres located south of the intersection of Olive Street Road and Chesterfield Airport Road.

V. APPROVAL OF MEETING SUMMARY

- A. Approval of March 24th, 2025 Planning Commission Meeting Summary

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS, PLATS, AND SIGNS

- A. **15530 Olive Boulevard (Circle K)**: A Sign Package for a freestanding sign with an Electronic Message Center (EMC) at a 0.77-acre tract of land zoned “C8” Planned Commercial located south of Olive Boulevard and east of East Chesterfield Parkway.
The Planning Commission may vote on this item tonight.

- B. **Dierbergs The Market Place (Billy G's)**: An Architectural Specialty Lighting Package for a 11.35-acre tract of land zoned "C8" – Planned Commercial District, located on the northeast side of Clarkson Road, southwest of its intersection with Baxter Road.
The Planning Commission may vote on this item tonight.
- C. **Long Road Lipton Parcel**: An Amended Site Development Concept Plan for Long Road Lipton Parcel subdivision located on a 20-acre tract of land located north of Chesterfield Airport Road, and south of Interstate 64, zoned "PI"-Planned Industrial.
The Planning Commission may vote on this item tonight.
- D. **Long Road Lipton Parcel, Lot 8**: A Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for a medical office building located on a 3.16-acre tract of land located east side of Chesterfield Industrial Blvd., zoned "PI"-Planned Industrial.
The Planning Commission may vote on this item tonight.

VIII. UNFINISHED BUSINESS

- A. **P.Z. 02-2025 Gumbo Flats (17955, 17965, 17985, and 17995 N. Outer 40 Rd.)**: A request for an ordinance amendment to an existing "PC" Planned Commercial District comprising 77.8 acres located on the north side of Outer 40 Road (17W640035, 16W320011, 16W330021, and 16W320022).
The Planning Commission may vote on this item tonight.
- B. **P.Z. 03-2025 The Wedge**: An ordinance amendment to modify development criteria for an existing "PC" Planned Commercial District totaling 5.04-acres located south of the intersection of Olive Street Road and Chesterfield Airport Road.
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.

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE PLANNING COMMISSION MEETING SHOULD CONTACT CITY CLERK VICKIE MCGOWND AT (636) 537-6716 AT LEAST TWO (2) BUSINESS DAYS PRIOR TO THE MEETING.