

**CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
MONDAY – DECEMBER 13, 2021
7:00 PM**

[Link to Site Plan Committee Agenda](#)

AGENDA

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS

- A. [P.Z. 08-2021 McBride Byrne LLC \(Boone's Ridge\)](#):** A request for a zoning map amendment from a "NU" Non-Urban District and "E-1AC" Estate District to an "E-1/2AC" Estate District with a Wild Horse Creek Overlay District designation for a 26.8 acre tract of land located on the north side of Wild Horse Creek Road and across from Wildhorse Parkway Drive (18V520115, 18V520126, 18V520160, 18V520027, 18V510381).

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

- B. [P.Z. 17-2021 Legends at Schoettler Pointe \(Stock and Associates\)](#):** A request for a zoning map amendment from the "NU" Non-Urban District and "R1" Residential District to an "E-1/2 AC" Estate One-half Acre District for 9 acres located on the south side of Outer 40 Road and east side of Schoettler Road (19S640152 & 19S640657).

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

- C. [P.Z. 18-2021 Legends at Schoettler Pointe \(Stock and Associates\)](#):** A request for a zoning map amendment from an "E-1/2 AC" Estate One-half Acre District to a "PUD" Planned Unit Development for 9 acres located on the south side of Outer 40 Road and east side of Schoettler Road (19S640152 & 19S640657).

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

V. APPROVAL OF MEETING SUMMARY

- A. [Approval of November 22, 2021 Planning Commission Meeting Summary](#)**

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. [Chesterfield Ridge Center, Parcel VII \(Pfizer\) ASDCP](#): An Amended Site Development Concept Plan for a 31.8-acre tract of land zoned "C-8" Planned Commercial District located on the northwest portion of the intersection of Chesterfield Parkway West and Olive Blvd. (18S521119).

The Planning Commission may vote on this item tonight.

- B. [Chesterfield Ridge Center, Parcel VII \(Pfizer\) ASDSP](#): An Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for a 31.8-acre tract of land zoned "C-8" Planned Commercial District located on the northwest portion of the intersection of Chesterfield Parkway West and Olive Blvd (18S521119).

The Planning Commission may vote on this item tonight.

VIII. UNFINISHED BUSINESS

- A. [P.Z. 14-2020 84 Lumber \(17519 Chesterfield Airport Road\)](#): An ordinance amendment to modify development criteria contained in City of Chesterfield Ordinance 2575 which established a "PC" Planned Commercial District on a 7.42-acre tract of land located at 17519 Chesterfield Airport Road (17U510073).

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) WORKDAYS PRIOR TO THE MEETING.