

**CITY OF CHESTERFIELD  
PLANNING COMMISSION MEETING  
MONDAY – DECEMBER 12, 2016  
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. 14-2016 18331, 18333 & 18335 Chesterfield Airport Rd. \(LSL I, LLC and LSLII, LLC.\)](#):** A request for a zoning map amendment from a “M3” Planned Industrial District to a “PC” Planned Commercial District for a 16.0 acre area of land at 18331, 18333 and 18335 Chesterfield Airport Rd., located at the northwest side of the intersection of Chesterfield Airport Rd. and Spirit of St. Louis Blvd. (17V410060, 17V410026 and 17V410037).

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

- B. [P.Z. 16-2016 EJ Properties \(16625 & 16635 Old Chesterfield Rd\)](#):** A request for an amendment to City of Chesterfield Ordinance 2791 to modify permitted uses within an existing “PI” Planned Industrial District (LPA) for a 1.95 acre tract of land located at 16625 and 16635 Old Chesterfield Road.

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

**V. APPROVAL OF MEETING SUMMARY**

- A. [Approval of November 28, 2016 Planning Commission Meeting Summary](#)**

**VI. PUBLIC COMMENT**

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

- A. [The Wedge McGrath Plaza \(Energy Express\)](#):** A Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for a 5.26 acre tract of land zoned “PC” Planned Commercial District located on the south side of Chesterfield Airport Road west of its intersection with Wings of Hope Boulevard.

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

## VIII. UNFINISHED BUSINESS

- A. [P.Z. 03-2016 40 West Luxury Living \(KU Development, LLC\)](#): A request for a zoning map amendment from the “R-1” Residence District, “R-2” Residence District, and “NU” Non-Urban District to an “R-6” Residence District for a 14.296 acre tract of land located on the south side of South Outer 40 Road east of its intersection with Schoettler Road (19S640668, 19S640657, and 19S640152).

*Staff will discuss issues with the Planning Commission. No vote will be taken.*

- B. [P.Z. 09-2016 40 West Luxury Living \(KU Development, LLC\)](#): A request for a zoning map amendment from the “NU” Non-Urban District to an “R-6A” Residence District for a 6.0 acre tract of land located on the south side of South Outer 40 Road east of its intersection with Schoettler Road (19S640262 and 19R430165).

*Staff will discuss issues with the Planning Commission. No vote will be taken.*

- C. [P.Z. 10-2016 40 West Luxury Living \(KU Development, LLC\)](#): A request for a zoning map amendment from the “R-6A” Residence District and “R-6AA” Residence District to a “PUD” Planned Unit Development District for five tracts of land totaling 20.296 acres and located on the south side of South Outer 40 Road east of its intersection with Schoettler Road (19S640668, 19S640657, 19S640152, 19S640262, and 19R430165).

*Staff will discuss issues with the Planning Commission. No vote will be taken.*

[Staff Report](#)  
[Response to Issues](#)  
[Plans Pt 1](#)  
[Plans Pt 2](#)  
[Plans Pt 3](#)  
[Plans Pt 4](#)

[Letters of support](#)  
[Letters in opposition Pt 1](#)  
[Letters in opposition Pt 2](#)  
[Letters of neutral position](#)  
[Public Hearing Speaker Presentations](#)

## IX. NEW BUSINESS

## X. COMMITTEE REPORTS - None

## 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 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.