

**CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
MONDAY - DECEMBER 11, 2006
7:00 PM**

AGENDA

I. ROLL CALL

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC HEARINGS

- A. P.Z. 4-2006 City of Chesterfield (Tree Manual):** A request to repeal City of Chesterfield Ordinance 2235 and replace it with a new ordinance that revises the procedures and requirements for reviewing and approving landscape plans, tree stand delineations, and tree preservation plans.

The public may speak on this item tonight. The Planning Commission may vote on this item tonight.

- B. P.Z. 28-2006 Chesterfield Neighborhood Office Park (17655 and 17659 Wild Horse Creek Road):** A request for a change of zoning from "NU" Non-Urban to "PC" Planned Commercial District with a "WH" Wild Horse Creek Road Overlay for 8.04 acre tract of land located north of Wild Horse Creek Road and west of Long Road. (18V510095 & 18V510040) Proposed Uses include:

1. Professional, business, government or institutional office;
2. Medical and dental office, excluding surgical centers;
3. Parks, parkways, and playgrounds, public or private not-for-profit;
4. Forest and wildlife reservations including conservation projects.

The public may speak on this item tonight.

- C. P.Z. 29-2006 Wildhorse Bluffs (Wildhorse Partners LLC):** A request for a change of zoning from a "NU" Non-Urban District to an "E-One Acre" Estate District with a "WH" Wild Horse Creek Road Overlay for an approximately 4.9 acre tract of land located north of Wild Horse Creek Road and west of Long Road.

The public may speak on this item tonight.

V. APPROVAL OF MEETING MINUTES

- A. Approval of November 27, 2006 Planning Commission Minutes

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. **Chesterfield Village/Altshuler Tract (P.Z. 34-2001 Time Extension)**: A request for an extension of time for a "PC" Planned Commercial District Site Development Plan located on the north side of North Outer Forty Road near the intersection of North Outer Forty Road and Chesterfield Parkway West.

The Planning Commission may vote on this item tonight.

- B. **Downtown Chesterfield (Overall/Internal Road System) Partial Amended Site Development Concept Plan**: A Partial Amended Site Development Concept Plan, Tree Stand Delineation Plan, Tree Preservation Plan, Lighting Plan, and Landscape Plan for a 15.96 acre lot of land zoned "C-8" "Planned Commercial District" located on the northwest corner of Chesterfield Parkway West and Lydia Hill Road.

The Planning Commission may vote on this item tonight.

- C. **Downtown Chesterfield (HOK1) Site Development Section Plan**: A Site Development Section Plan, Architectural Elevations, Lighting Plan, and Landscape Plan for a 4.65 acre lot of land zoned "C-8" "Planned Commercial District" located on the northwest corner of Chesterfield Parkway West and Lydia Hill Road.

The Planning Commission may vote on this item tonight.

- D. **Estates at Wildhorse Canyon - Record Plat**: Record Plat for a 25.13 acre parcel zoned "E-2" Estate Residence District. The site is located on the north side along Wildhorse Creek Road and east of Eatherton Road.

The Planning Commission may vote on this item tonight.

- E. **The Manors at Schoettler Valley:** A Site Development Plan, Tree Stand Delineation, Tree Preservation Plan, and Landscape Plan for a 8.85 acre lot of land zoned "R-2" Residence District, under a "PEU" Planned Environment Unit Procedure, located approximately 600' NE of the intersection of Squires Way Drive and Schoettler Valley Drive

The Planning Commission may vote on this item tonight.

- F. **Wildhorse Child Care Center - Site Development Plan:** A Site Development Plan, Tree Stand Delineation, Tree Preservation Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 2.26 acre parcel zoned "E 1/2" Estate Residence District located on the north side of Wildhorse Creek Road and 5,200 feet west of Long Road.

The Planning Commission may vote on this item tonight.

VIII. OLD BUSINESS

- A. **P.Z. 4-2006 City of Chesterfield (Tree Manual):** A request to repeal City of Chesterfield Ordinance 2235 and replace it with a new ordinance that revises the procedures and requirements for reviewing and approving landscape plans, tree stand delineations, and tree preservation plans.

The Planning Commission may vote on this item tonight.

IX. NEW BUSINESS

- A. 2007 Meeting Schedule

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.