CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
MONDAY - NOVEMBER 27, 2006
7:00 PM

AGENDA

I. ROLL CALL

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC HEARINGS

V. APPROVAL OF MEETING MINUTES

A. Approval of November 13 2006 Planning Commission Minutes

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

A. **1364 Stillhouse Creek Road**: Residential Addition on an existing home zoned "R-1A" Residence District located at 1364 Stillhouse Creek Road in the Shenandoah Subdivision.

The Planning Commission may vote on this item tonight.

B. **Larry Enterprises/Lynch Hummer - Record Plat:** Record Plat for a 37.70 acre parcel zoned "PI" Planned Industrial District and "NU-FP" Non-Urban Flood Plain. The site is located on the north side along North Outer Forty and West of Boone's Crossing.

The Planning Commission may vote on this item tonight.

C. **<u>The Wedge - Amended Site Development Plan</u>**: An amended site development plan and request for free standing signage for a 1.95 acre parcel zoned "C-8" Planned Commercial District, located between Old Olive Street Road and Chesterfield Airport Road at 18423 Old Olive Street Road.

The Planning Commission may vote on this item tonight.

VIII. OLD BUSINESS

A. **<u>P.Z. 17-2006 13506 Olive (Spirit Energy, LLC.):</u>** A request for a change of zoning from "C2" Commercial District to a "PC" Planned Commercial District for an approximately 0.31 acre tract of land located at 13506 Olive Blvd. at the southwest corner of Olive Blvd. and Woods Mill Road.

Staff will discuss issues with the Planning Commission. The first opportunity for the Planning Commission to vote on this item will be December 11, 2006.

B. **<u>P.Z. 20-2006 Mayer Manors, Inc. (Chesterfield Manors)</u>:** A request for a change of zoning from a "NU" Non-Urban District to an "E-One Acre" Estate District for a 4.3 acre tract of land located at the northwest corner of Wildhorse Creek Ridge Road and Cripple Creek Road.

The Planning Commission may vote on this item tonight.

C. **<u>P.Z. 21-2006 Precision Plaza (Precision Properties, LLC)</u>:** A request for a change of zoning from "NU" Non-Urban to "PI" Planned Industrial for an approximately 14.28 acre tract of land located at 496 N. Eatherton north of the intersection of Wings Corporate Drive and Eatherton Road.

The Planning Commission may vote on this item tonight.

D. **P.Z. 24-2006 Monarch Center (158 Long Road):** A request for a change of zoning from "NU" Non-Urban to "PC" Planned Commercial District for 10.14 acre tract of land located north of Edison Road, east of Long Road.
Proposed Uses include:

(b.) Animal hospitals, veterinary clinics, and kennels.
(c.) Apartment dwelling units in building primarily designated for occupancy by one (1) or more of the permitted commercial uses, wherein occupancy of the dwelling unit shall be limited to the owner, manager, or employee of the permitted use or uses and their respective families. A minimum of 800 square feet of contiguous open space for the dwelling unit, protectively screened from commercial activities and directly accessible to the dwelling unit, shall be provided on the premises for the exclusive use of occupants of such apartment.
(e.) Associated work and storage areas required by a business, firm, or service to carry on business operations.
(f.) Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.
(g.) Automatic vending facilities for:
  i. Ice and solid carbon dioxide (dry ice);
  ii. Beverages;
  iii. Confections.
(h.) Barber shops and beauty parlors.
(i.) Bookstores.
(j.) Broadcasting studios for radio and television.
(l.) Cafeterias for employees and guests only.
(m.) Child care centers, nursery schools, and day nurseries.
(n.) Colleges and universities.
(o.) Dry cleaning drop-off and pick-up stations.
(p.) Filling stations, including emergency towing and repair services, provided that no automobile, truck, or other vehicle may be parked or stored in the open on the premises for longer than twenty-four (24) hours.
(q.) Film drop-off and pick-up stations.
(r.) Fishing tackle and bait shops. Open storage and display are prohibited.
(s.) Financial Institutions.
(w.) Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
  i. Adequately screened with landscaping, fencing or walls, or any combination thereof; or
  ii. Placed underground; or

iii. Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted to the Department of Planning for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning.

(x.) Medical and dental offices.
(y.) Mortuaries.
(z.) Offices or office buildings.
(aa.) Outdoor advertising signs (additional to provisions of Section 1003.168)
(cc.) Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.
(dd.) Police, fire and postal stations.
(ee.) Public utility facilities.
(gg.) Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
(hh.) Restaurants, fast food.
(ii.) Restaurants, sit down.
(mm.) Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training.
(nn.) Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craft persons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.
(pp.) Permitted signs (See Section 1003.168 “Sign Regulations”)
(qq.) Souvenir shops and stands, not including any zoological displays, or permanent open storage and display of manufacturing goods.
(rr.) Stores, shops, markets, service facilities, and automatic vending facilities in which goods or serves of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises.
(vv.) Vehicle service centers for automobiles.
(ww.) Vehicle washing facilities for automobiles.

The Planning Commission may vote on this item tonight.

IX. NEW BUSINESS

X. COMMITTEE REPORTS

A. Committee of the Whole
B. Ordinance Review Committee
C. Architectural Review Committee
D. Landscape Committee
E. Comprehensive Plan Committee
F. Procedures and Planning Committee
G. Landmarks Preservation Commission

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.