CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
THURSDAY - NOVEMBER 15, 2007
7:00 PM

(Link to Site Plan Committee & Work Session Meeting Agenda/Time)

AGENDA

I. ROLL CALL

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC HEARINGS

A. **P.Z. 43-2007 Chesterfield Industrial Park Lot 8 (The Marten Building)**: A request for a change of zoning from "M3" Planned Industrial to "PI" Planned Industrial District for 1.283 acre tract of land located at the southeast corner of Chesterfield Industrial Boulevard and Edison Avenue (17U110167).

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

B. **P.Z. 45-2007 Downtown Chesterfield (Chesterfield Village, Inc.):** A request for a change of zoning from "R-8" PEU Residence District with a Planned Environmental Unit Procedure, "R-5" Residence District, "FPR-5" Residence District, "R-6A" PEU Residence District with a Planned Environmental Unit Procedure, "C-8" Planned Commercial District, "NU" Non-Urban District and "M-3" Planned Industrial District to "PC & R" Planned Commercial & Residential District for a 98.10 acre tract of land located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West.

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

V. APPROVAL OF MEETING MINUTES

A. **Approval of October 22, 2007 Planning Commission Minutes**

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

A. **14859 Grantley Drive**: A residential addition on the north side of a property zoned "R1-A/R2" Residence District with a Planned Environmental Unit (PEU) located at 14859 Grantley Drive in Westchester Place.

The Planning Commission may vote on this item tonight.

B. **Clocktower Plaza**: A monument sign as part of a sign package for a 2.61-acre "PC" Planned Commercial District located north of Edison Road at its intersection with Chesterfield Commons East.

The Planning Commission may vote on this item tonight.

C. **Hellbent 4x4:** An Amended Site Development Section Plan, Elevations and Landscape Plan for a 1.23 acre tract of land zoned "M-3" Planned Industrial District, located at the southwest corner of Chesterfield Industrial Blvd. and Edison Ave.

The Planning Commission may vote on this item tonight.

D. **Kramer Commerce Center Lot 3 (Cambridge Engineering)**: Site Development Section Plan, Landscape Plan, Architectural Elevations, and Architect's Statement of Design for one (1) office building in a "PI" Planned Industrial District located at the southeast corner of Long Road Crossing Drive and Spirit Drive North.

The Planning Commission may vote on this item tonight.

E. **The Manors at Schoettler Valley:** A Record Plat for an 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.

VIII. OLD BUSINESS

A. **P.Z. 41-2007 Chesterfield Blue Valley, LLC (18394 Chesterfield Airport Road):** A request for a change of zoning from "NU" Non-Urban District to "PC" Planned Commercial District for a 75.063 acre tract of land located on the north side of Olive Street Road, west of its intersection with 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.