CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
MONDAY - NOVEMBER 13, 2006
7:00 PM

AGENDA

I. ROLL CALL

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC HEARINGS

A. **P.Z. 14-2006 Westfield Shoppingtown (#7, #148, #150 Chesterfield Mall and #595, #550 and #955 Chesterfield Center):** A request for an amendment to St. Louis County Ordinance 10,241 to allow for a sign package for the following addresses zoned "C8" Planned Commercial District: 7, 148, and 150 Chesterfield Mall and 595, 550 and 955 Chesterfield Center. (18S120147, 18S120169, 18S120158, 18S130070, 18S140277, 19S440172).

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

B. **P.Z. 25-2006 Simply Storage (OB Development, LLC)**: A request for a change of zoning from a Non-Urban "NU" to a Planned Industrial "PI" for an approximately 2.3 acre tract of land located at 17555 and 17551 Chesterfield Airport Road east of the intersection of Long Road and Chesterfield Airport Road. (Locator Numbers 17U140263 and 17U140203)

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

V. APPROVAL OF MEETING MINUTES

A. Approval of October 23, 2006 Planning Commission Minutes

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

A. **Chesterfield Commons East Lot 3 (Ethan Allen), Site Development Section Plan**: A Site Development Section Plan, Architectural Elevations, Landscape Plan, and Lighting Plan for a 1.995 acre lot of land located at Chesterfield Airport Road and 4,902 feet east of Boone's Crossing.

The Planning Commission may vote on this item tonight.

B. **Drew Station (Monument Sign)**: Monument Sign for Drew Station zoned "C-8" Planned Commercial District located north of Baxter Road and east of Clarkson Road at 1662 Clarkson Road.

The Planning Commission may vote on this item tonight.

C. **Imogene's - Beckmann Properties**: Amended Architectural Elevation, awnings, on an existing building zoned "PI" Planned Industrial District with an "LPA" Landmark Preservation Area on a 1.95 acre tract of land located at 16625 Chesterfield Airport Road and 16635 Chesterfield Airport.

The Planning Commission may vote on this item tonight.

VIII. OLD BUSINESS

A. **P.Z. 1-2006 Spirit Town Center (Greenberg-Blatt Management, L.P.):** A request for a change of zoning from "M3" Planned Industrial District to "PC" Planned Commercial District for a 7.8 acre parcel of land located on Chesterfield Airport Road at its intersection with Goddard Avenue. (18026 Chesterfield Airport Road/17V230055)
The request contains the following permitted uses:

(b) Animal hospitals, veterinary clinics, ~~and kennels~~.
(e) Associated work and storage areas required by a business, firm, or service to carry on business operations.
(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.
(m) Child care centers, nursery schools, and day nurseries.
(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.
(s) Financial institutions.
(v) Hotels and motels.
(x) Medical and dental offices.
(z) Offices or office buildings.
(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.
(ff) Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practice driving ranges, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters.
(hh) Restaurants, fast food
(ii) Restaurants, sit down
(kk) Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles.
(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').
(rr) Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises.

The Planning Commission may vote on this item tonight.

B. **P.Z. 20-2006 Mayer Manors, Inc. (Chesterfield Manors):** 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.

Staff will discuss issues with the Planning Commission. The first opportunity for the Planning Commission to vote on this item will be November 27, 2006.

IX. NEW BUSINESS

A. **Tech Park II (THF Chesterfield Four Development) Ordinance Amendment**: A request for an amendment to City of Chesterfield Ordinance Number 1928 for an amendment to the greenspace requirement, structure setbacks and parking setbacks for Chesterfield Commons Four an approximately 21.6 acre tract of land, zoned "PI" and located east of the intersection of Chesterfield Airport Road and Public Works Drive.

The Planning Commission may vote on this item tonight.

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.