CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
WEDNESDAY – NOVEMBER 13, 2019
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. 09-2019 18301 & 18357 Chesterfield Airport Rd. (Nasrallah Global RE Services)**: A request for a zoning map amendment from a "M3" Planned Industrial District to a "PC" Planned Commercial District for a 15.9-acre area of land comprised of two (2) parcels at 18301 and 18357 Chesterfield Airport Rd., located northwest of the intersection of Chesterfield Airport Rd. and Spirit of St. Louis Blvd. (17V430035 and 17W620301).

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

B. **PZ 14-2019 16849 N Outer 40 Rd. (FPNU to AG)**: A change in zoning from a "FPNU" Floodplain Non-Urban District to an "AG" Agricultural District for an 84.594 acre tract of land located at 16849 N. Outer 40 Road; north of the Monarch Chesterfield Levee.

The public may speak on this item tonight. This item is also on the Agenda under "Unfinished Business" if the Planning Commission chooses to vote tonight.

V. APPROVAL OF MEETING SUMMARY

A. Approval of October 28, 2019 Planning Commission Meeting Summary

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

A. **84 Lumber, Adj. Lot 2 (17511 Chesterfield Airport Rd):** A Site Development Concept Plan, Landscape Concept Plan, and Lighting Concept Plan for a 13.023 acre tract of land zoned "PC" Planned Commercial located on the north side of Chesterfield Airport Road east of Long Road (17U510084).

The Planning Commission may vote on this item tonight.

B. **Alexander Woods (Record Plat):** A Record Plat for a 20.26 acre area of land zoned "R-4" Residence District and "R-2" Residence District located north and east of Swingley Ridge Road east of its intersection with Chesterfield Ridge Center Drive.

The Planning Commission may vote on this item tonight.

C. **Mark Andy Industrial Park, Lots A and B (64 Corporate Center) SDSP:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 10.2-acre tract of land zoned "PI"—*Planned Industrial District* located north of Chesterfield Airport Road and northeast of its intersection with Spirit 40 Park Drive and northwest of its intersection with North Goddard Avenue, along Interstate 64. (17V510270).

The Planning Commission may vote on this item tonight.

D. **Spirit Valley Business Park II (P.Z. 42-2007 Time Extension Request)**: A request for a one (1) year extension of time to commence construction for a 27.4 acre tract of land zoned "PI" Planned Industrial District located south of Olive Street Road and west of Wardenburg Road.

The Planning Commission may vote on this item tonight.

VIII. UNFINISHED BUSINESS

A. **P.Z. 11-2019 318 N. Eatherton:** A change in zoning from "NU" Non-Urban District and "PI" Planned Industrial District to create a new "PI" Planned Industrial District at 318 N. Eatherton Road and a portion of 340 N. Eatherton Road.

The Planning Commission may vote on this item tonight.

B. **P.Z. 13-2019 84 Lumber, Adj. Lot 2 (17511 Chesterfield Airport Rd):** A request to amend Ordinance 2969 to establish new permitted uses and revise the development criteria for a 13.023 acre tract of land within an existing "PC" Planned Commercial District located on the north side of Chesterfield Airport Road east of Long Road (17U510084).

The Planning Commission may vote on this item tonight.

C. **PZ 14-2019 16849 N Outer 40 Rd. (FPNU to AG)**: A change in zoning from a "FPNU" Floodplain Non-Urban District to an "AG" Agricultural District for an 84.594 acre tract of land located at 16849 N. Outer 40 Road; north of the Monarch Chesterfield Levee.

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.

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE THE PLANNING COMMISSION MEETING SHOULD CONTACT CITY CLERK VICKIE McGOWND AT (636) 537-6716 AT LEAST TWO (2) WORKDAYS PRIOR TO THE MEETING.