CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
MONDAY - OCTOBER 23, 2006
7:00 PM

REVISED AGENDA

(Rev. 10/19/06)

I. ROLL CALL

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC HEARINGS

A. **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. (17U120188)

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

V. APPROVAL OF MEETING MINUTES

A. Approval of October 9, 2006 Planning Commission Minutes

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

A. **144 South Eatherton :** A request for a variance to allow for a new residential home to exceed the two (2) story, thirty five (35) feet height requirement for residential tear downs.

The Planning Commission may vote on this item tonight.

B. **Chesterfield Commons East (Bridgestone Firestone Auto Service Center)**: A Site Development Section Plan, Architectural Elevations, Landscape Plan and Lighting Plan for a 1.21 acre lot of land zoned "PC" Planned Commercial located on the south side of Chesterfield Airport Rd. and to the east of Chesterfield Commons Dr.

The Planning Commission may vote on this item tonight.

C. **Chesterfield Ridge Phase 2 Record Plat**: A Record Plat of a 2.67 acre parcel zoned "R-5" P.E.U. Residence District located 1000 ft. NE of Clarkson Rd. & Old Clarkson Rd.

The Planning Commission may vote on this item tonight.

D. **Villages of Kendall Bluff - Record Plat**: Record Plat for a 63.80 acre parcel zoned "R-1A PEU" Planned Environmental Unit (PEU). The site is located north along Olive Boulevard and east of Ladue Road.

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. **<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.

Staff will discuss issues with the Planning Commission. The first opportunity for the Planning Commission to vote on this item will be November 13, 2006.

IX. NEW BUSINESS

X. COMMITTEE REPORTS

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