

CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
MONDAY - OCTOBER 22, 2007
7:00 PM

AGENDA

I. ROLL CALL

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC HEARINGS

- A. [P.Z. 44-2007 Woods Mill Park Apartments \(542 Kingscross Ln.\):](#)
A request for a change of zoning from "NU" Non-Urban District, "FPNU" Flood Plain Non-Urban District, "R-3" Residential District and, "FPR-3" Flood Plain Residential District with a PEU to "R-6A" Residential District for a 16.8 acre tract of land located at the corner of Woodsmill Rd. and Kingscross Ln.

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

V. APPROVAL OF MEETING MINUTES

- A. [Approval of October 8, 2007 Planning Commission Minutes](#)

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. [Clocktower Plaza:](#) 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.

- B. [St. Luke's Hospital Parcel B \(Outpatient Services\)](#): Amended Site Development Section Plan, Amended Landscape Plan and Signage for 21.75 acres of land zoned "MU" Medical Use District located on the northwest corner of Highway 141 (Woods Mill Road) at the intersection with Brookings Park Drive.

The Planning Commission may vote on this item tonight.

- C. [The Goddard School \(1633 Kehrs Mill Road\)](#): An Amended Site Plan, Tree Stand Delineation, Landscape Plan, Lighting Plan and Architectural Elevations for a 10.262 acre parcel located at the northwest corner of the intersection of Kehrs Mill Road and Strecker Road.

The Planning Commission may vote on this item tonight.

- D. [Westfield Shoppingtown Chesterfield](#): An Amended Site Development Concept Plan for a regional shopping center in a "C-8" Planned Commercial District located south of Highway 40/Interstate 64.

The Planning Commission may vote on this item tonight.

- E. [Westfield Shoppingtown Chesterfield \(Jared's Jewelers\)](#): A Site Development Section Plan, Landscape Plan, Architectural Elevations and Lighting Plan for a free-standing retail building located in a regional shopping center in a "C-8" Planned Commercial District located south of Highway 40/Interstate 64.

The Planning Commission may vote on this item tonight.

- F. [West Valley Plaza \(17670 Chesterfield Airport Road\)](#): A Site Development Plan, Landscape Plan, Lighting Plan and Architectural Elevations for a 2.05 acre parcel located at 17670 Chesterfield Airport Road, west of the intersection of Long Road and Chesterfield Airport Road.

The Planning Commission may vote on this item tonight.

VIII. OLD BUSINESS

- A. [P.Z. 24-2007 Mark Andy Inc. \(18081 Chesterfield Airport Rd.\)](#): A request for a change of zoning from “M-3” Planned Industrial District to “PI” Planned Industrial District for a 23-acre tract of land located on the north side of Chesterfield Airport Road, one half mile west of the corner of Long Road and Chesterfield Airport Road. (17V510016)

Petitioner has asked that this be held.

- B. [P.Z. 29-2007 Elbridge Payne Office Park \(1281 Chesterfield Parkway East\)](#): A request for an amendment to St. Louis County Ordinance Number 8,800 for an amendment to the parking setback requirement for Elbridge Payne Office Park, an approximately 5.4 acre tract of land, zoned “C-8” Planned Commercial District and located at the intersection of Chesterfield Parkway East and Elbridge Payne Road.

*Staff will discuss issues with the Planning Commission.
The Planning Commission may vote on this item tonight.*

- C. [P.Z. 42-2007 Spirit Valley Business Park II \(18730 Olive Street Road\)](#): A request for a change of zoning from a “NU” Non-Urban District to a “PI” Planned Industrial District for an approximately 27.4 acre parcel of land located at 18730 Olive Street Road, south of Olive Street Road and west of Wardenburg. (17W420024)

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.

MEMORANDUM



TO: Planning Commission

FROM: Mike Geisel, Director of Planning & Public Works

DATE: October 17, 2007

RE: Site Plan Committee & Work Session Meeting
October 22, 2007

As a reminder, the next meeting of the Site Plan Committee and Work Session of the Planning Commission has been scheduled for **Monday, October 22, 2007 at 6:15 p.m.** in Conference Room 101 at the Chesterfield City Hall, 690 Chesterfield Parkway West. The following is a listing of those items, which are scheduled to be discussed at this meeting:

1. **SITE PLAN COMMITTEE***
 - A. Clocktower Plaza
 - B. St. Luke's Hospital Parcel B (Outpatient Services)
 - C. The Goddard School (1633 Kehrs Mill Road)
 - D. Westfield Shoppingtown Chesterfield
 - E. Westfield Shoppingtown Chesterfield (Jared's Jewelers)
 - F. West Valley Plaza (17670 Chesterfield Airport Road)
2. **WORK SESSION OF THE PLANNING COMMISSION**
 - A. Planning Commission Agenda Review

The Planning Commission will meet at **7:00 p.m.** in Council Chambers. The Agenda is attached.

*Revolving Committee Members of Site Plan Committee
Gene Schenberg, Revolving Chair
David Banks
Wendy Geckeler
Elliot Grissom
M. L. Hirsch, Jr., PC Chair