

**CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
MONDAY – OCTOBER 8, 2007
7:00 PM**

AGENDA

I. ROLL CALL

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC HEARINGS

- A. [**P.Z. 42-2007 Spirit Valley Business Park II**](#): 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 public may speak on this item tonight. There will be no vote taken tonight.

V. APPROVAL OF MEETING MINUTES

- A. [**Approval of September 24, 2007 Planning Commission Minutes**](#)

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. [**Forest Lake Tennis Club \(1012 North Woods Mill Road\)**](#): A Partially Amended Landscape Plan, for a 6.14 acre tract of land zoned “C-8” Planned Commercial District, located north of Ladue Road and south of Olive Boulevard.

The Planning Commission may vote on this item tonight.

- B. [Spirit Town Center](#): A Site Development Concept Plan and Conceptual Landscape Plan for a 7.8 acre tract of land zoned "PC" Planned Commercial District located on the southwest corner of the intersection of Goddard and Chesterfield Airport Road.

The Planning Commission may vote on this item tonight.

- C. [Spirit Valley Business Park](#): A Site Development Concept Plan, Tree Stand Delineation, and Conceptual Landscape Plan for a 52.82 acre tract of land zoned "PI" Planned Industrial District, located south of Olive Street Road and east of Wardenburg.

The Planning Commission may vote on this item tonight.

- D. [Trails West Lot 270A](#): An Amended Site Development Concept Plan for a 3.6 acre tract of land zoned "C-8" Planned Commercial District, located at the southwest corner of Ladue Road and Greentrails Drive.

The Planning Commission may vote on this item tonight.

- E. [115 Ridge Crest Drive](#): Residential addition in the form of a detached garage on the west side of a property zoned "R1" Residence District located at 115 Ridge Crest Drive in the River Bend Estates Subdivision.

The Planning Commission may vote on this item tonight.

- F. [14809 Brookhaven Place](#): A residential addition to the south side of an existing home zoned "R1A" Residence District located at 14809 Brookhaven Place in the Brookhaven Place Subdivision.

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. 32-2007 MPD Investments, LLC \(17481 and 17485 North Outer 40 Road\)](#): A request for a change of zoning from “C-8” Planned Commercial District to “PI” Planned Industrial District for an 8.3 acre tract of land located north of North Outer 40 west of Boone’s Crossing (17U520148 & 17U520159).

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.