CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
MONDAY - SEPTEMBER 11, 2006
7:00 PM

AGENDA

I. ROLL CALL

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC HEARINGS

A. **P.Z. 21-2006 Precision Plaza (Precision Properties, LLC):** 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. (Locator Number 17W110011)

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

V. APPROVAL OF MEETING MINUTES

A. Approval of August 28, 2006 Planning Commission Minutes
B. Approval of August 30, 2006 Committee of the Whole Minutes

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

A. **Stages Site Development Plan:** A Site Development Plan, Architectural Elevations, Tree Stand Delineation Plan, Tree Preservation Plan, Landscape Plan, and Lighting Plan for a 7.9 acre lot of land located at approximately 400 feet south of the intersection of Chesterfield Airport Road and Chesterfield Parkway.

The Planning Commission may vote on this item tonight.

B. **Chesterfield Commons Six Lot 3 (Chick-Fil-A) Site Development Section Plan:** Site Development Section Plan for a 1.28 acre parcel zoned “C-8” Planned Commercial District located on the north side of Chesterfield Airport Road and 1,450 feet west of Boones Crossing.

The Planning Commission may vote on this item tonight.

C. **Drury Plaza (Stoney River):** Amended Architectural Elevations for a restaurant located in the Drury Plaza Subdivision on a 4.85 acre tract of land, zoned "PC" Planned Commercial District, located adjacent to Chesterfield Mall on the southwest corner of I-64/Hwy 40/61 and MO 340 (Clarkson Rd).

The Planning Commission may vote on this item tonight.

D. **Insituform Technologies, Amended Site Development Section Plan:** An Amended Site Development Section Plan, Architectural Elevations, Landscape Plan, and Lighting Plan for a 2.47 acre lot of land located at 17988 Edison Avenue on the southeast corner of Edison Avenue and Goddard Avenue.

The Planning Commission may vote on this item tonight.

E. **Mill Ridge Villas (Record Plat):** A Record Plat for a 19.925 acre tract of land zoned “FPR-2” Floodplain Residence District with a “PEU” Planned Environmental Unit, located west of the intersection of Amiot and Creve Coeur Mill Road

The Planning Commission may vote on this item tonight.

F. **Wildwood Plaza**: Amended Sign on existing sign poles for development zoned “C-2” Shopping District located on Clayton Road 400 feet east of Baxter Road.

The Planning Commission may vote on this item tonight.

G. **Wings Corporate Estates (Site Development Concept Plan):** A Site Development Concept Plan for 36.6 acres of land zoned “PI” Planned Industrial District located to the east of Eatherton Road approximately 400 feet north of Wardenburg Road.

The Planning Commission may vote on this item tonight.

VIII. OLD BUSINESS

IX. NEW BUSINESS

A. **Herman Stemme Office Park**: A request for an ordinance amendment for a 28.1 acre tract of land zoned "C8" Planned Commercial District, located at the northwest quadrant of Swingley Ridge Road and Chesterfield Parkway East.

Staff will discuss issues with the Planning Commission. The first opportunity for the Planning Commission to vote on this item will be September 25, 2006.

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.