CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
MONDAY - SEPTEMBER 8, 2008
7:00 PM

Link to Site Plan Committee and Work Session Agenda/Meeting Time

AGENDA

I. ROLL CALL

II. SILENT PRAYER

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC HEARINGS

A. **P.Z. 08-2008 Tpheris Israel Chevra Kadish Congregation**: A request for a change of zoning from "NU" Non-Urban to "R2" Residence District for a 4.94 acre tract of land located at 14550 Ladue Road, west of the intersection of Ladue Road and Green Trails. (17R220443)

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

B. **P.Z. 21-2008 Walgreens Chesterfield (Chesterfield Parkway L.L.C.):** A request for an amendment to City of Chesterfield Ordinance 1863 to allow for an additional use for a 2.08 acre tract of land zoned "PC" Planned Commercial District located on Chesterfield Parkway East between Swingley Ridge Road and Olive Boulevard. (18S240476)

The public may speak on this item tonight.

V. APPROVAL OF MEETING MINUTES

A. **Approval of August 25, 2008 Planning Commission Minutes**

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

A. **Bonhomme Presbyterian Church:** An Amended Site Plan, Landscape Plan and Architectural Elevations for an 8.73 acre "NU" Non-Urban District-zoned tract of land located at 14820 Conway Road, east of its intersection with Chesterfield Parkway East.

The Planning Commission may vote on this item tonight.

B. **Kraus Farm Office Center (Opus Northwest):** A Site Development Concept Plan and Conceptual Landscape Plan for a 14.414 acre "PC" Planned Commercial District-zoned tract of land located at 14730 Conway Road, near the northwest corner of Highway 40/Interstate 64 and Timberlake Manor Drive.

The Planning Commission may vote on this item tonight.

C. **Kraus Farm Office Center/Building A (Opus Northwest):** A Site Development Section Plan, Architectural Elevations, Landscape Plan and Lighting Plan for a 14.414 acre "PC" Planned Commercial District-zoned tract of land located at 14730 Conway Road, near the northwest corner of Highway 40/Interstate 64 and Timberlake Manor Drive.

The Planning Commission may vote on this item tonight.

D. **Mark Andy Inc.:** An Amended Site Development Concept Plan, Conceptual Landscape Plan, Tree Stand Delineation Plan, and Tree Preservation Plan, 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.

The Planning Commission may vote on this item tonight.

E. **Spirit Valley Business Park, Lot 12 (Chesterfield Fence):** A Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 3.47 acre parcel located at 620 Spirit Valley East Drive, west of the intersection of Olive Street Road and Chesterfield Airport Road.

The Planning Commission may vote on this item tonight.

F. **Valley Gates Subdivision lot 2 (Value Place Hotel):** Architectural Elevations for 3.06 acre tract of land located in a "PC" Planned Commercial District north of US Highway 40 and east of Boones Crossing.

The Planning Commission may vote on this item tonight.

G. **Chesterfield Medical Institute, LLC (Herman Stemme Office Park Lot 2c-2):** A request for approval of a monument sign for a medical office building in a "C8" Planned Commercial District at the intersection of Chesterfield Parkway East and Swingley Ridge Road.

The Planning Commission may vote on this item tonight.

VIII. OLD BUSINESS

A. **P.Z. 28-2007 THF Chesterfield Seven Development (THF Chesterfield Seven Development LLC):** A request for a change of zoning from “NU” Non-Urban District to “PC” Planned Commercial District for a 6.7 acre tract of land located on the north side of Chesterfield Airport Road, one half mile west of the corner of Chesterfield Airport Road and Boone’s Crossing. (17U510028)

Staff will discuss issues with the Planning Commission.

B. **P.Z. 18-2008 City of Chesterfield (Architectural Review Board):** An ordinance repealing section 1003.177 of the City of Chesterfield Zoning Ordinance and creating a new section to address the Architectural Review Board Policies, Procedures and Architectural Standards.

The Planning Commission may vote on this item tonight.

C. **P.Z. 19-2008 Spirit Trade Center Plat 2 Lot 15 (Joan Lee, LLC):** A request for a change of zoning from an “M3” Planned Industrial District to a “PI” Planned Industrial District for a 3.122 acre tract of land located southeast of the Chesterfield Airport Rd. and Trade Center Blvd. intersection (17V340143).

The Planning Commission may vote on this item tonight.

D. **P.Z. 20-2008 St. Louis Family Church (101 & 139 Valley Center Dr.-17501 Edison Ave.):** A request to amend City of Chesterfield Ordinance 1679 to amend the gross floor area and building height requirements for St. Louis Family Church, a 16.17 acre tract of land zoned "PI" Planned Industrial District located at the southwest corner of Chesterfield Airport Rd. and Valley Center Dr. (17U230302, 17U230311, 17U210180)
Staff will discuss issues with the Planning Commission.
The Planning Commission may vote on this item tonight.

E. **P.Z. 21-2008 Walgreens Chesterfield (Chesterfield Parkway L.L.C.):** A request for an amendment to City of Chesterfield Ordinance 1863 to allow for an additional use for a 2.08 acre tract of land zoned "PC" Planned Commercial District located on Chesterfield Parkway East between Swingley Ridge Road and Olive Boulevard. (18S240476)

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.