CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
MONDAY - AUGUST 25, 2008
7:00 PM

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

AGENDA

I. ROLL CALL

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC HEARINGS

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

B. **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)

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

V. APPROVAL OF MEETING MINUTES

A. **Approval of August 11, 2008 Planning Commission Minutes**

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

A. **Downtown Chesterfield, Lots 4-7 (Buildings D, E, F, & G):** A Site Development Section Plan, Architectural Elevations, Landscape Plan and Lighting Plan for a 3.90 acre lot of land located at the intersection of Chesterfield Parkway West and Park Circle Drive.

The Planning Commission may vote on this item tonight.

B. **Valley Gates Subdivision (Summit Outer Forty Investors LLC):** A Site Development Concept Plan, Conceptual Landscape Plan, and Conceptual Lighting Plan for a 7.698 acre tract of land zoned "PC" Planned Commercial District located north of US Highway 40 and east of Boones Crossing.

The Planning Commission may vote on this item tonight.

C. **Valley Gates Subdivision lot 2 (Value Place Hotel):** Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design 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.

D. **Chesterfield Oaks (Capitol Land)**: An Amended Sign Package for a 7.4 acre parcel zoned "PC" Planned Commercial District, located east of Clarkson Road, south of its intersection with Chesterfield Parkway East.

The Planning Commission may vote on this item tonight.

E. **Wildwood Plaza Shopping Center (Hutkin Development)**: An Amended Site Development Plan for placement of two (2) new monument signs at Wildwood Plaza Shopping Center, a "C2" Shopping District-zoned 6.82 acre tract of land located at 14808 Clayton Road, at the intersection of Clayton Road and Wildwood Parkway.

The Planning Commission may vote on this item tonight.

VIII. OLD BUSINESS

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.