

**CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
MONDAY – AUGUST 14, 2023
7:00 PM**

[Link to Site Plan Committee Agenda](#)

AGENDA

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS

V. APPROVAL OF MEETING SUMMARY

A. [Approval of July 24th, 2023 Planning Commission Meeting Summary](#)

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS, PLATS, AND SIGNS

- A. [Chesterfield Commons Six, Lot 3 \(Chick-fil-A\) ASDSP:](#)** A Third Amended Site Development Section Plan, Amended Landscape Plan, Lighting Plan and Amended Architectural Elevations for a 1.28-acre tract of land zoned “C-8” Planned Commercial District located on the north side of Chesterfield Airport Road and west of Boone’s Crossing.

The Planning Commission may vote on this item tonight.

- B. [Spirit Valley Business Park II Record Plat:](#)** A Record Plat for a 27.35-acre tract of land zoned “PI” Planned Industrial located south of Olive Street Rd., east of Eatherton Rd., and west of Spirit Valley Central Dr.

The Planning Commission may vote on this item tonight.

- C. [Spirit Valley Business Park II, Lot 3 \(Tubular USA\) SDSP:](#)** A Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for an 8.15-acre tract of land located south of Olive Street Rd and west of Spirit Valley Central Dr.

The Planning Commission may vote on this item tonight.

- D. **TSG Chesterfield Airport Road, Lot D (Scrubbles) ASDSP:** An Amended Site Development Section Plan, Lighting Plan, and Architectural Elevations for a 1.5-acre tract of land located north of Chesterfield Airport Rd., west of Jaguar Land Rover Way, and south of Arnage Rd.

The Planning Commission may vote on this item tonight.

- E. **Larry Enterprises Jim Lynch Hummer, Lot A1, Parcel 2 (Porsche Service Center) SDSP:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architectural Statement of Design for a 5.24-acre tract of land located north of N. Outer 40 Rd and east of Boone's Crossing.

The Planning Commission may vote on this item tonight.

VIII. UNFINISHED BUSINESS

- A. **P.Z. 10-2023 Carshield F.C. (Stock & Associates):** A request to rezone from "PI" Planned Industrial to a new "PI" Planned Industrial district for a 16.58-acre tract of land located east of Eatherton Rd and north of Wings Corporate Dr. (17W130064).

The Planning Commission may vote on this item tonight.

- B. **P.Z. 11-2023 Burkhardt Place, Lot 11:** A request for an ordinance amendment to the existing "PC" Planned Commercial District to new "PC" Planned Commercial District for 0.32 of the Historical District, located on the south side of Old Chesterfield Road (17T220036).

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.

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE PLANNING COMMISSION MEETING SHOULD CONTACT CITY CLERK VICKIE McGOWND AT (636) 537-6716 AT LEAST TWO (2) WORKDAYS PRIOR TO THE MEETING.