

**CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
MONDAY - AUGUST 14, 2006
7:00 PM**

AGENDA

I. ROLL CALL

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC HEARINGS

- A. P.Z. 17-2006 13506 Olive (Spirit Energy):** A request for a change of zoning from a "C2" Commercial District to a "PC" Planned Commercial District for a .31 acre tract of land located at 13506 Olive Blvd at the southwest corner of Olive Blvd and Woods Mill Road (Locator Number 16Q330902). The request contains the following permitted uses:

- (p) Filling station
- (hh) Restaurants, fast food, with drive-through service
- (ii) Restaurants, sit down
- (rr) Stores, shops, markets, service facilities and automatic vending facilities in which goods or services of any kind are offered for sale or hire to the general public on the premises.

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

- B. P.Z. 19-2006 Keys to Success (15464 Olive Blvd):** A request for rezoning from "C-8" Planned Commercial District to "PC" Planned Commercial District for a 1.25 acre parcel located on the south side of Olive Road, east of Chesterfield Parkway (18S610659)

Proposed Uses:

- (e) Associated work and storage areas required by a business, firm, or service to carry on business operations.
- (ll) Sales, servicing, repairing, cleaning, renting, leasing of equipment used by business.
- (nn) Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craft persons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.
- (rr) Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind are being offered for sale or hire to the general public on the premises.

The public may speak on this item tonight. The Planning Commission may vote on this item later tonight.

- C. **P.Z. 22-2006 Beckmann Properties (LPA Procedure):** A request for a Landmark and Preservation Area (LPA) Procedure in the proposed "PI" Planned Industrial District for a 1.95 acre tract of land located at 16625 Chesterfield Airport Road and 16635 Chesterfield Airport. (Locator Number 17T310379)

The public may speak on this item tonight. The Planning Commission may vote on this item later tonight.

V. **APPROVAL OF MEETING MINUTES**

- A. Approval of July 24, 2006 Planning Commission Minutes

VI. **PUBLIC COMMENT**

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

- A. **Boone's Crossing NE (NE Interchange CVBB & CVPB III) Site Development Plan:** Site Development Plan, Landscape Plan, Lighting Plan and Architectural Elevations for a 6.172 acre parcel zoned "PC" Planned Commercial District located at the Northeast Quadrant of Boones Crossing and Highway 40 Interchange.

The Planning Commission may vote on this item tonight.

- B. **Boone's Crossing NE Record Plat:** Record Plat for a 6.172 acre parcel zoned "PC" Planned Commercial District located at the Northeast Quadrant of Boones Crossing and Highway 40 Interchange.

The Planning Commission may vote on this item tonight.

- C. **Justus Pointe Minor Subdivision Plat:** Minor Subdivision of a 3.3 acre parcel zoned "R-6" P.E.U. Residence District located at the northwest corner of Justus Post Rd. and Milbridge Dr.

The Planning Commission may vote on this item tonight.

- D. **The Resubdivision of Lot 2C for the Subdivision of Lot 2 of the Herman Stemme Office Park Partial Amended Site Development Concept Plan:** Partial Amended Site Development Concept Plan for a 7.727 acre parcel zoned "C-8" Planned Commercial District located at the Northwest Quadrant of Swingley Ridge and Chesterfield Parkway East.

The Planning Commission may vote on this item tonight.

- E. **The Resubdivision of Lot 2C for the Subdivision of Lot 2 of the Herman Stemme Office Park Minor Subdivision Plat:** Record Plat for a 7.727 acre parcel zoned "C8" Planned Commercial District located at the Northwest Quadrant of Swingley Ridge and Chesterfield Parkway East.

The Planning Commission may vote on this item tonight.

- F. **Villas at Westmeade (Baxter Crossing, Lot 5) Partial Amended Site Development Concept Plan and Amended Site Development Section Plan:** Partial Amended Site Development Concept Plan and Amended Site Development Section Plan for a 11.795 acre parcel zoned "R-2/R-5/ R-8" Planned Environmental Unit (PEU). The site is located south of Baxter Road, north of Wilson Road.

The Planning Commission may vote on this item tonight.

- G. **Villas at Westmeade (Baxter Crossing, Lot 5) Record Plat:** Record Plat for an 11.795 acre parcel zoned "R-2/R-5/R-8" Planned Environmental Unit (PEU). The site is located south of Baxter Road, north of Wilson Road.

The Planning Commission may vote on this item tonight.

- H. **Incarnate Word Catholic Church Amended Site Development Plan:** An Amended Site Development Plan, Architectural Elevations, Landscape Plan, and Lighting Plan for a 9.9 acre lot of land located just east of the intersection of Highway 141 and Highway 340 at 13416 Olive Boulevard.

The Planning Commission may vote on this item tonight.

VIII. OLD BUSINESS

- A. **P.Z. 15-2006 Wild Horse Creek Road Office (Larry Mintz):** A request for a change of zoning from "NU" Non-Urban to "PC" Planned Commercial District for a 1.47 acre tract of land located north of Wild Horse Creek Road and west of Long Road. (18V610074, 18V610085). Proposed use: Office.

Staff will discuss issues with the Planning Commission. The first opportunity for the Planning Commission to vote on this item will be August 28, 2006.

- B. **P.Z. 18-2006 & P.Z. 22-2006 Beckmann Properties (16625 & 16635 Chesterfield Airport Road):** A request for an amendment to City of Chesterfield Ordinance 1556 to allow for additional permitted uses and a Landmark and Preservation Area (LPA) Procedure for a 1.95 acre tract of land zoned "PI" Planned Industrial District located at 16625 Chesterfield Airport Road and 16635 Chesterfield Airport. (Locator Number 17T310379) Proposed Uses:
(j.) Business, professional, and technical training schools,

- (iii.) Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, excluding indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises.

The Planning Commission may vote on this item tonight. This item will require two votes – one for the LPA Procedure and one for the Ordinance Amendment.

- C. **P.Z. 19-2006 Keys to Success (15464 Olive Blvd)**: A request for rezoning from “C-8” Planned Commercial District to “PC” Planned Commercial District for a 1.25 acre parcel located on the south side of Olive Road, east of Chesterfield Parkway (18S610659)
Proposed Uses:

- (e) Associated work and storage areas required by a business, firm, or service to carry on business operations.
- (ll) Sales, servicing, repairing, cleaning, renting, leasing of equipment used by business.
- (nn) Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craft persons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.
- (rr) Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind are being offered for sale or hire to the general public on the premises.

The Planning Commission may vote on this item tonight.

IX. NEW BUSINESS

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.