

**CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
MONDAY - AUGUST 13, 2007
7:00 PM**

AGENDA

I. ROLL CALL

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC HEARINGS

- A. P.Z. 31-2007 Terra Corporate Park (Chesterfield Airport Road Investments, LLC):** A request for an amendment to City of Chesterfield Ordinance 2245 to amend the allowable building square footage requirements.

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

- B. P.Z. 32-2007 MPD Investments, LLC (17481 and 17485 North Outer 40 Road):** A request for a change of zoning from "C-8" Planned Commercial District to "PI" Planned Industrial District for an 8.3 acre tract of land located north of North Outer 40 west of Boone's Crossing (17U520148 & 17U520159).

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

- C. P.Z. 39-2007 Amato House (405 Griffith Lane):** A request for a change of zoning from "NU" Non-Urban District to "E-One Acre" Estate District for a 2.638 acre tract of land located ¼ mile southwest of the intersection of Wild Horse Creek Road and Wilson Road (19T430161).

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

V. APPROVAL OF MEETING MINUTES

- A. [Approval of July 23, 2007 Planning Commission Minutes](#)

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. [Bull Moose Tube Executive Center ASDCP and Sign Package:](#)
An Amended Site Development Concept Plan and Sign Package for 2.9 acres of land zoned "C8" Planned Commercial located between Forest Meadows Drive and Baxter Road on Clarkson Road.

The Planning Commission may vote on this item tonight.

- B. [Chesterfield Medical Institute, LLC \(Herman Stemme Office Park Lot 2c-2\):](#) A Site Development Section Plan, Architectural Elevations, Lighting Plan and Landscape Plan for a medical office 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.

- C. [Friendship Village of West County:](#) A Site Development Section Plan, Architectural Elevations and Landscape Plan for a 34 acre tract of land zoned "NU" Non-Urban District, located at the northwest corner of Olive Blvd. and Arrowhead Estates Ln.

The Planning Commission may vote on this item tonight.

- D. [Saturn of West County \(Long Road Crossing\):](#) Site Development Section Plan, Architectural Elevations, Landscape Plan and Lighting Plan for a 5.34 acre parcel zoned "PC" Planned Commercial located at the northwest corner of the intersection of Long Road and Chesterfield Airport Road.

The Planning Commission may vote on this item tonight.

- E. [Spirit Energy, LLC](#): Amended Architectural Elevations for a 0.92 acre tract of land located at 14804 Clayton Road, south of Clayton Road and west of Wildwood Parkway. (Locator Number 21R420714).

The Planning Commission may vote on this item tonight.

VIII. OLD BUSINESS

- A. [P.Z. 24-2007 Mark Andy Inc. \(18081 Chesterfield Airport Rd.\)](#): A request for a change of zoning from "M-3" Planned Industrial District to "PI" Planned Industrial District 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. (17V510016)

Staff will discuss issues with the Planning Commission.

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.