**CITY OF CHESTERFIELD**
**PLANNING COMMISSION MEETING**
**MONDAY - JULY 23, 2007**
**7:00 PM**

# AGENDA

## I. ROLL CALL

## II. INVOCATION

## III. PLEDGE OF ALLEGIANCE

## IV. PUBLIC HEARINGS

**A.** **P.Z. 29-2007 Elbridge Payne Office Park (1281 Chesterfield Parkway East):** A request for an amendment to St. Louis County Ordinance Number 8,800 for an amendment to the parking setback requirement for Elbridge Payne Office Park an approximately 5.4 acre tract of land, zoned "C-8" Planned Commercial District and located at the intersection of Chesterfield Parkway East and Elbridge Payne Road. (19S440523).

*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. 35-2007 Olive Greenfield Condos (14306 and 14298 Olive Blvd.):** A request for a change of zoning from "R-2" Residential District to "R-5" Residential District for a 2.7 acre tract of land located at the southwest corner of Olive Blvd., and Stablestone Dr. (16R320911, 16R320948).

And

**D.** **P.Z. 37-2007 Olive Greenfield Condos (14306 and 14298 Olive Blvd.):** A request for a Planned Environment Unit (PEU) Procedure within an "R-5" Residential District for a 2.7 acre tract of land located at the southwest corner of Olive Blvd., and Stablestone Dr. (16R320911, 16R320948).

*The public may speak on these items tonight. There will be no votes taken tonight.*

## V. APPROVAL OF MEETING MINUTES

**A.** Approval of July 9, 2007 Planning Commission Minutes

## VI. PUBLIC COMMENT

## VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

**A.** **1 Georgetown Road (Georgetown Estates):** A request for an increase in building height for new residential construction "NU" Non-Urban District located at 1 Georgetown Road in the Georgetown Estates Subdivision.

*The Planning Commission may vote on this item tonight.*

**B.** **14684 Summer Blossom Lane**: House addition on the southwest side of an existing home zoned "R-1A" Residential, located at 14684 Summer Blossom Lane in the Seasons at Schoettler Subdivision.

*The Planning Commission may vote on this item tonight.*

**C.** **Saturn of West County (Long Road Crossing)**: A 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.*

## VIII. OLD BUSINESS

**A.** **P.Z. 36-2007 City of Chesterfield (City of Chesterfield (Planned Commercial and Residential Mixed Use District (PC&R) District)**: A request to establish Section 1003.139 "Planned Commercial and Residential Mixed Use District" in the City of Chesterfield Zoning Ordinance. Said section is to provide general regulations for the PC&R District and contains the enabling authority for the adoption of site specific ordinances, site development plan, or site development concept plan and site section plans for specific PC&R developments.

*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.