

**CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
MONDAY - JUNE 26, 2006
7:00 PM**

REVISED AGENDA
(Revised 6/23/06)

I. ROLL CALL

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC HEARINGS

The following petition has been withdrawn at the Petitioner's request:

- A. P.Z. 14-2006 Westfield Shoppingtown (#7, #148, #150 Chesterfield Mall):** A request for an amendment to St. Louis County Ordinance 10,241 to allow for a sign package for a 32.2 acre tract of land zoned "C8" Planned Commercial District located at 7 Chesterfield Mall, 148 Chesterfield Mall and 150 Chesterfield Mall.

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

V. APPROVAL OF MEETING MINUTES

- A.** Approval of June 12, 2006 Planning Commission Minutes

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. Dierberg's The Marketplace:** An Amended Site Development Plan, Architectural Elevations and Landscape Plan for a "C-8" Planned Commercial District located on the northeast corner of Clarkson and Baxter Roads.

The Planning Commission may vote on this item tonight.

- B. **Wilson Creek (Flower Homes):** Site Development Plan and Landscape Plan for a 20.6-acre "E-One Acre" District located on Wild Horse Creek Road, approximately .6 miles west of the intersection of Baxter Road and Wild Horse Creek Road.

The Planning Commission may vote on this item tonight.

VIII. OLD BUSINESS

- A. **P.Z. 39-2005 Westland Acres (Westland Acres Development LLC):** A request for a change of zoning from "NU" Non-Urban District to "E-Half Acre" Estate District for 61.0 acre tracts of land located north of Strecker Road, east of Church Road.

The Planning Commission may vote on this item tonight.

- B. **P.Z. 10-2006 Plan Provision LLC (Wildhorse Child Care Center):**
A request for a change of zoning from "NU" Non-Urban to "E-half Acre" Estate District for a 2.245 acre tract of land located north of Wild Horse Creek Road and West of Long Road. (18V510017&18V510095). The proposed uses include:
1. Administrative offices for educational facilities and administrative offices for religious purposes.
 2. Mortuaries, cemeteries and mausoleums, including mortuaries operated in conjunction with the cemetery or mausoleum.
 3. Child care centers, child nursery schools, child day nurseries, and child or adult day care homes.
 4. Private, not for profit clubs, private, not for profit recreational land uses, and community centers.
 5. Foster homes for handicapped children.
 6. Group homes for the developmentally disabled.
 7. Nursing homes and group homes for the elderly.
 8. Hospitals and hospices.
 9. Public utility facilities.
 10. Dormitory or group living facilities for religious, educational, or charitable purposes.
 11. Radio, television and communication or relay towers and facilities.
 12. Retreats owned and operated by religious, educational, or other not for profit establishments.
 13. Riding stables and kennels.
 14. Specialized private schools.
 15. Libraries, public or not for profit.
 16. Detached single family homes.
 17. Attached single family homes.
 18. Churches and other places of worship.

19. Schools, public or private including kindergarten, elementary, secondary and collegiate.
20. Parks, parkways and playgrounds, public or private.
21. Forest and wildlife reservations including conservation projects.
22. Home occupations.
23. Police and Fire Stations.

Staff will discuss issues with the Planning Commission. The first opportunity for the Planning Commission to vote on this item will be July 10, 2006.

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.