

**CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
MONDAY - MAY 22, 2006
7:00 PM**

AGENDA

I. ROLL CALL

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC HEARINGS

- A. P.Z. 7-2006 City of Chesterfield (Dierberg's Meditation Park):** A request for a change in zoning from a "R2" Residence District to a "PS" Park and Scenic District for a 1.875-acre tract of land located on the north side of Olive Boulevard at its northwest intersection with River Valley Drive. (13703 Olive Boulevard/16Q230381).
Proposed Use: Public park and parkway.

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

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

V. APPROVAL OF MEETING MINUTES

- A. Approval of May 8, 2006 Planning Commission Minutes

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. **Borders Books & Music/Westfield Shoppingtown Chesterfield:** Amended Architectural Elevations for a bookstore located in a regional shopping center in a "C-8" Planned Commercial District located south of Highway 40/Interstate 64.

The Planning Commission may vote on this item tonight.

- B. **Central Park Condominiums (Parcel C-211):** A request for an 18-month time extension for commencement of construction of an approved Partial Final Development Plan for two (2) multi-family residential buildings located on the northeastern side of Lydia Hill Extension.

The Planning Commission may vote on this item tonight.

- C. **Chesterfield Commons East (Dick's & Inline Shops E):** An Amended Site Development Concept Plan, Landscape Plan, and Lighting Plan for a 61.984 acre lot of land zoned "PC" Planned Commercial located at THF Boulevard and Chesterfield Commons Drive.

The Planning Commission may vote on this item tonight.

- D. **Chesterfield Commons East (Dick's & Inline Shops E):** An Amended Site Development Section Plan, Architectural Elevations, Landscape Plan, and Lighting Plan for a 61.984 acre lot of land zoned "PC" Planned Commercial located at THF Boulevard and Chesterfield Commons Drive.

The Planning Commission may vote on this item tonight.

- E. **Drew Station:** Amended Landscape Plan and Architectural Elevations for a 4.91 acre lot of land zoned "C-8" Planned Commercial located at the northeast corner of Clarkson and Baxter Roads.

The Planning Commission may vote on this item tonight.

- F. **Pepose Vision Institute (Bull Moose Tube Lot 1):** Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Signage for 2.9 acres of land zoned "C-8" Planned Commercial District located between Forest Meadows Drive and Baxter Road on Clarkson Road.

The Planning Commission may vote on this item tonight.

- G. **Stoneridge Medical Office Building:** Amended Architectural Elevations for a "PC" Planned Commercial located on the south side of South Outer Forty Road, northeast of Yarmouth Point Drive and Candish Lane.

The Planning Commission may vote on this item tonight.

VIII. OLD BUSINESS

- A. P.Z. 6-2006 City of Chesterfield (“WH” Wild Horse Creek Road Overlay):** A request to repeal Section 1003.110 “Urban District Regulations” of the City of Chesterfield Code and to establish a new Section 1003.110 “WH” Wild Horse Creek Road Overlay. Said new section provides general and specific development criteria for all properties in the area known as the “Wild Horse Creek Road Sub-Area” in the City of Chesterfield Comprehensive Plan.

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.