CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
MONDAY - MAY 14, 2007
7:00 PM

AGENDA

I. ROLL CALL

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC HEARINGS

A. **P.Z. 11-2007 J&T Holdings (612 Cepi)**: A request for a change of zoning from an "M3" Planned Industrial District to a "PC" Planned Commercial District for an approximately 0.75 acre tract of land located at 612 Cepi Drive south of the intersection of Chesterfield Airport Road and Cepi Drive.

The public may speak on this item tonight.

B. **P.Z. 15-2007 Cambridge Engineering (Kramer Commerce Center):** A request for an amendment to City of Chesterfield Ordinance 1717 to amend the parking setbacks and development requirements for a 19.8 acre tract of land zoned "PI" Planned Industrial District located north of the intersection of Spirit Drive North and Chesterfield Airport Road, south of I-64/ U.S. 40-61, and west of Trade Center Boulevard. (17V610040, 17V620083, 17V620094, and 17V629402)

The public may speak on this item tonight.

C. **P.Z. 18-2007 Stoneridge Office Building (Ordinance Amendment)**: A request for an amendment to City of Chesterfield Ordinance 2145 to amend the parking requirements for a 9.3 acre "PC" Planned Commercial District located east of Highway 40 and Timberlake Manor at 14532 South Outer Forty Drive (19R610026 and 19R610312)

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

V. APPROVAL OF MEETING MINUTES

A. Approval of April 23, 2007 Planning Commission Minutes

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

A. **Bacana Brasil**: Amended Architectural Elevations for a 3.7 acre parcel zoned "C-8" Planned Commercial located on the north side of Chesterfield Parkway, east of Justus Post Road.

The Planning Commission may vote on this item tonight.

B. **Larry Enterprises/Lynch Hummer (MPD Investments, LLC):** Amended Site Development Concept Plan and Conceptual Landscape Plan for a 14.11 acre parcel zoned "PI" Planned Industrial District located west of Boone's Crossing on the north side of North Outer Forty Road.

The Planning Commission may vote on this item tonight.

C. **MPD Investments, LLC (Larry Enterprises/Lynch Hummer Lot A1)**: Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 7.02 acre parcel zoned "PI" Planned Industrial District located west of Boone's Crossing on the north side of North Outer Forty Road.

The Planning Commission may vote on this item tonight.

D. **Mobil Mart (Clayton and Baxter)**: Amended Site Development Plan, Landscape Plan, Lighting Plan and Architectural Elevations for a gas station/convenience store in a "PC" Planned Commercial District located on the northwest corner of Baxter and Clayton Roads.

The Planning Commission may vote on this item tonight.

E. **Pfizer PGM Biopharma Building Amended Site Development Concept Plan**: An Amended Site Development Concept Plan for a 200.51 acre lot of land located at the northeast corner of 700 Chesterfield Parkway West.

The Planning Commission may vote on this item tonight.

F. **Pfizer PGM Biopharma Building Site Development Section Plan**: A Site Development Section Plan, Landscape Plan and Architectural Elevations for a 200.51 acre lot of land located at the northeast corner of 700 Chesterfield Parkway West.

The Planning Commission may vote on this item tonight.

G. **The Village at Olde Baxter Square:** A Record Plat for a 2.0 acre lot of land zoned "R-4" Residence District, under a Planned Environment Unit Procedure, located at the southwest corner of Old Baxter Road and Century Lake Drive.

The Planning Commission may vote on this item tonight.

H. **Tuscany Reserve**: A Site Development Plan, Tree Stand Delineation, Tree Preservation Plan, Landscape Plan, and Architectural Elevations for a 58.15 acre lot of land zoned "E-One Acre" Estate Residence District, and "E-Two Acre" Estate Residence District, located north of Strecker Road and east of Church Road.

The Planning Commission may vote on this item tonight.

I. **Chesterfield Commons Six Lot 3 (Chick-Fil-A)**: Amended Sign Package for a "C-8" Planned Commercial District located on the north side of Chesterfield Airport Road and 1,450 feet west of Boones Crossing.

The Planning Commission may vote on this item tonight.

VIII. OLD BUSINESS

A. **P.Z. 9-2006 St. Luke's Episcopal Presbyterian Hospitals (Parcel D):** A request for a change of zoning from "NU" Non-Urban District, "FPNU" Flood-Plain Non-Urban District and "R1" Residence District/FPR1" Flood-Plain Residence District to "MU" Medical Use District for four (4) parcels of land located ¼ mile north of the Woods Mill and Conway Roads intersection. The total area to be rezoned 14.0 acres. (Locator Numbers: 18Q420023,18Q510014,18Q510025, 18Q510036)

The Planning Commission may vote on this item tonight.

B. **P.Z. 02-2007 The Estates at Upper Kehrs Mill (Miceli Construction):** A request for a change of zoning from "NU" Non-Urban to "E" One Acre District for a 10.2 acre tract of land located on the eastern side of Kehrs Mill Road, 4,100 feet south of its intersection with Wild Horse Creek Road. (19U530062, 19U530392)

The Planning Commission may vote on this item tonight.

C. **P.Z. 07-2007 Spirit Valley Business Park (18652, 18630, 18650, and 18660 Olive Road):** A request for a change of zoning from "NU" Non-Urban to "PI" Planned Industrial for 52.89 acres of land located south of Olive Street Road, east of Wardenburg. (17W420057, 17W420035, 17W230010, 17W230021)

The Planning Commission may vote on this item tonight.

D. **P.Z. 10-2007 Surrey Place (St. Luke's Episcopal Presbyterian Hospital)**: A request to amend Conditional Use Permit Number 561 to add hospital as a permitted use for an approximately 10.751 acre tract of land located at 14701 Olive Boulevard, east of the intersection of Ladue Road and Olive Boulevard. (17R530197)

The Planning Commission may vote on this item tonight.

E. **P.Z. 11-2007 J&T Holdings (612 Cepi)**: A request for a change of zoning from an "M3" Planned Industrial District to a "PC" Planned Commercial District for an approximately 0.75 acre tract of land located at 612 Cepi Drive south of the intersection of Chesterfield Airport Road and Cepi Drive.

The Planning Commission may vote on this item tonight.

F. **P.Z. 14-2007a Wilson Bluffs (SMS Group, L.L.C.):** A request for a change of zoning from "NU" Non-Urban District to "E-One Acre" Estate District for a 3.28 acre tract of land located on the west side of Wilson road, directly north of Wilson Manors II Subdivision.

The Planning Commission may vote on this item tonight.

G. **P.Z. 15-2007 Cambridge Engineering (Kramer Commerce Center)**: A request for an amendment to City of Chesterfield Ordinance 1717 to amend the parking setbacks and development requirements for a 19.8 acre tract of land zoned "PI" Planned Industrial District located north of the intersection of Spirit Drive North and Chesterfield Airport Road, south of I-64/U.S. 40-61, and west of Trade Center Boulevard. (17V610040, 17V620083, 17V620094, and 17V629402)

The Planning Commission may vote on this item tonight.

H. **P.Z. 16-2007 Valley Gates Subdivision (16845 N. Outer 40 Road):** A request for an amendment to City of Chesterfield Ordinance 2154 to allow for a change to the parking and building setbacks, building height and number of permitted buildings for a 7.698 acre tract of land zoned "PC" Planned Commercial located north of North Outer Forty and east of Boone's Crossing at 16845 North Outer Forty Road. (17T520073)

The Planning Commission may vote on this item tonight.

IX. NEW BUSINESS

A. Appointment of Nominating Committee

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.