

**CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
MONDAY – MAY 12, 2008
7:00 PM**

[Link to Site Plan Committee and Work Session Agenda/Meeting Time](#)

AGENDA

I. ROLL CALL

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. CHAIRMAN'S COMMENTS

A. Recognition of Past Planning Commissioners

V. PUBLIC HEARINGS

- A. [P.Z. 11-2008 The Willows at Brooking Park Village \(St. Andrew's Resources for Seniors\)](#):** A request to amend Conditional Use Permit 557, to revise the structure and parking setbacks in an "R1" Residence District, "R3" Residence District (10,000 sq. ft.), and a "FPR1" Flood Plain Residence District for a 26.65 acre tract of land located southwest of the intersection of South Woods Mill Road and St. Luke's Drive (18Q140307 and 18Q140316).

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

- B. [P.Z. 12-2008 Landmarks Preservation Commission \(Kroeger Slaughterhouse/Wiegand Studio\)](#):** Two (2) parcels located at One Wiegand Drive and 16905 Baxter Road have been nominated for "H" Historic District in accordance with the process established by the City of Chesterfield Ordinance Number 2412 governing the Landmarks Preservation Commission. (17T220942 & 17T310335)

The public may speak on this item tonight.

VI. APPROVAL OF MEETING MINUTES

- A. [Approval of April 28, 2008 Planning Commission Minutes](#)

VII. PUBLIC COMMENT

VIII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. [Chesterfield Blue Valley:](#) A Site Development Concept Plan for location of roadway system for 130.9 acres zoned "PC" Planned Commercial District located on the north side of Olive Street Road, west of its intersection with Chesterfield Airport Road.

The Planning Commission may vote on this item tonight.

- B. [Precision Plaza North \(SDCP\):](#) A Site Development Concept Plan and Conceptual Landscape Plan for a 14.28 acre tract of land zoned "PI" Planned Industrial District, located north of the intersection of Wings Corporate Estates and Eatherton Road.

The Planning Commission may vote on this item tonight.

- C. [St. Luke's Hospital Parcel A \(Campus Parking Lot Addition\) Site Development Section Plan:](#) A Site Development Section Plan, Tree Stand Delineation Plan, Tree Preservation Plan, Landscape Plan and Lighting Plan for a section of a 55 acre lot of land zoned "MU" Medical Use District located at the southeast corner of Highway 141 (Woods Mill) at the intersection with St. Luke's Drive.

The Planning Commission may vote on this item tonight.

- D. [Wings Corporate Estates \(18390 Wings Corporate Drive\):](#) A request for approval of a free-standing sign for land zoned "PI" Planned Industrial District, located at the intersection of Eatherton Road and Wings Corporate Drive.

The Planning Commission may vote on this item tonight.

IX. OLD BUSINESS

- A. [P.Z. 01-2008 Kraus Farm Office Center \(Opus Northwest\)](#): A request for change of zoning from “NU” Non-Urban District to “PC” Planned Commercial District for a 14.414-acre tract of land located at 14730 Conway Road, near the northwest corner of Highway 40/Interstate 64 and Timberlake Manor Drive. (19R530232)

The Planning Commission may vote on this item tonight.

- B. [P.Z. 04-2008 Chesterfield Valley Nursery \(Walter E. Graeler\)](#): A request for a “CUP” Conditional Use Permit in a proposed “AG” Agriculture District for a 10.4 acre tract of land located north of North Outer 40 Road approximately 6,600 feet east of the intersection with Boones Crossing. (part of 17T620041)

The Planning Commission may vote on this item tonight.

- C. [P.Z. 12-2008 Landmarks Preservation Commission \(Kroeger Slaughterhouse/Wiegand Studio\)](#): Two (2) parcels located at One Wiegand Drive and 16905 Baxter Road have been nominated for “H” Historic District in accordance with the process established by the City of Chesterfield Ordinance Number 2412 governing the Landmarks Preservation Commission. (17T220942 & 17T310335)

The Planning Commission may vote on this item tonight.

X. NEW BUSINESS

- A. **Discussion of Plan Size Requirements for Meeting Packets**

XI. COMMITTEE REPORTS

XII. 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.