

**CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
MONDAY – APRIL 24, 2006
7:00 PM**

AGENDA

I. ROLL CALL

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC HEARINGS

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

V. APPROVAL OF MEETING MINUTES

- A. Approval of April 10, 2006 Planning Commission Minutes

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. **Gateway Golf Center Batting Cages**: An Amended Site Development Plan for batting cages on a 29.07 acre "PC" Planned Commercial District located on the north side of Chesterfield Airport Road, west of Long Road.

The Planning Commission may vote on this item tonight.

- B. **Terra Vista Record Plat:** A record plat for an approximately 23.2-acre tract of land, zoned PEU in an R-2 and FPR-2 Residential, located north of Olive Blvd. and west of Creve Coeur Mill Road.

The Planning Commission may vote on this item tonight.

- C. **Arthur Bierbrauer House (16630 Chesterfield Airport Road):** Site Development Plan for 0.11 acres of land zoned "PC" Planned Commercial District/"LPA" Landmark and Preservation Area located on the south side of Chesterfield Airport Road to the east of Baxter Road.

The Planning Commission may vote on this item tonight.

- D. **Edward L. Schmidt House (16626 Chesterfield Airport Road):** Site Development Plan for 0.11 acres of land zoned "PC" Planned Commercial District/"LPA" Landmark and Preservation Area located on the south side of Chesterfield Airport Road to the east of Baxter Road.

The Planning Commission may vote on this item tonight.

- E. **Spirit Energy, LLC:** A Site Development Plan, Architectural Elevations, Landscape Plan and Lighting Plan for a 0.92 acre tract of land located at 14804 Clayton Road, south of Clayton Road and west of Wildwood Parkway. (Locator Number 21R420714).

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.

Staff will discuss issues with the Planning Commission.

- B. **P.Z. 02-2006 Manors at Schoettler Valley (Taylor Morley) (1527 and 1523 Schoettler Road.):** A request for a change of zoning from “NU” Non-Urban to “R2” Residence District for 8.85 acre tracts of land located east of Schoettler Valley on Squires Way Dr. (19S340027, 19R130021)

And

- C. **P.Z. 03-2006 Manors at Schoettler Valley (Taylor Morley) (1527 and 1523 Schoettler Road.):** A request for a Planned Environment Unit (PEU) Procedure within an “R2” Residence District for 8.85 acre tracts of land located east of Schoettler Valley on Squires Way Dr. (19S340027, 19R130021)

The Planning Commission may vote on these items 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.