

**CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
MONDAY – APRIL 27, 2009
7:00 PM**

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

AGENDA

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS

- A. [P.Z. 35-2007 Olive Greenfield Condos \(14306 and 14298 Olive Blvd.\)](#):** A request for a change of zoning from “R-2” Residential District to “R-5” Residential District for a 2.7 acre tract of land located at the southwest corner of Olive Blvd., and Stablestone Dr. (16R320911, 16R320948).

And

- B. [P.Z. 37-2007 Olive Greenfield Condos \(14306 and 14298 Olive Blvd.\)](#):** A request for a Planned Environment Unit (PEU) Procedure within an “R-5” Residential District for a 2.7 acre tract of land located at the southwest corner of Olive Blvd., and Stablestone Dr. (16R320911, 16R320948).

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

- C. [P.Z. 03-2009 Four Seasons, Lot 3, Plat 6 \(Schuyler Corporation\)](#):** A request for a change of zoning from “C8” Planned Commercial to “PC” Planned Commercial for a 2.35 acre shopping center located at 13700-13732 Olive Boulevard, on the south side of Olive Boulevard, directly across from the intersection of Olive Boulevard and River Valley Drive. (LOCATOR NUMBER 16Q230260)

The public may speak on this item tonight.

V. APPROVAL OF MEETING MINUTES

- A. [Approval of April 13, 2009 Planning Commission Minutes](#)**

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. [143 Long Road](#): A Site Development Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 0.5 acre tract of land zoned "PI" Planned Industrial District located 0.1 mile south of the intersection of Chesterfield Airport Rd. and Long Rd

The Planning Commission may vote on this item tonight.

- B. [Downtown Chesterfield, Plat One](#): A Record Plat for a 15.96 acre lot of land zoned "C-8" Planned Commercial District located on the northwest corner of Chesterfield Parkway West and Lydia Hill Road.

The Planning Commission may vote on this item tonight.

- C. [Stoneridge Office Building](#): An Amended Site Development Plan and Amended Landscape Plan for a 9.3 acre parcel of land zoned "PC" Planned Commercial District located on the south side of South Outer 40 Road, northeast of Yarmouth Point Drive and Candish Lane.

The Planning Commission may vote on this item tonight.

VIII. OLD BUSINESS

- A. [P.Z. 35-2007 Olive Greenfield Condos \(14306 and 14298 Olive Blvd.\)](#): A request for a change of zoning from "R-2" Residential District to "R-5" Residential District for a 2.7 acre tract of land located at the southwest corner of Olive Blvd., and Stablestone Dr. (16R320911, 16R320948).

And

- B. [P.Z. 37-2007 Olive Greenfield Condos \(14306 and 14298 Olive Blvd.\)](#): A request for a Planned Environment Unit (PEU) Procedure within an "R-5" Residential District for a 2.7 acre tract of land located at the southwest corner of Olive Blvd., and Stablestone Dr. (16R320911, 16R320948).

Staff will discuss issues with the Planning Commission.

- C. P.Z. 17-2008 Clarkson Wilson Centre (2 Clarkson Wilson Ctr): A request for a change of zoning from "C-8" Planned Commercial District to "PC" Planned Commercial District for a 5.45 acre tract of land located south of Wilson Avenue and east of Clarkson Road (20T240171). The request includes changes to the hours of operation as well as the sign requirements for Clarkson Wilson Centre.

The Planning Commission may vote on this item tonight.

- D. P.Z. 03-2009 Four Seasons, Lot 3, Plat 6 (Schuyler Corporation): A request for a change of zoning from "C8" Planned Commercial to "PC" Planned Commercial for a 2.35 acre shopping center located at 13700-13732 Olive Boulevard, on the south side of Olive Boulevard, directly across from the intersection of Olive Boulevard and River Valley Drive. (LOCATOR NUMBER 16Q230260)

The Planning Commission may vote on this item tonight.

IX. NEW BUSINESS

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.