CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
MONDAY – APRIL 10, 2006
7:00 PM

AGENDA

I. ROLL CALL

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC HEARINGS

A. **P.Z. 8-2006 Four Seasons Plaza (Dr. Phil Hendricks):** A request for an amendment to City of Chesterfield Ordinance 775 to permit financial institutions, medical offices, restaurants, and drive-up facilities in Four Seasons Plaza, a 2.35 acre "C8" Planned Commercial District located on the south side of Olive Boulevard, directly across from the intersection of State Highway 340 and River Valley Drive (LOCATOR NUMBER 16Q230260)

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

V. APPROVAL OF MEETING MINUTES

A. Approval of March 27, 2006 Planning Commission Minutes

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

A. **Chesterfield Commons West, Hardees:** Revised monument sign for a 1.02 acre parcel located southeast corner of Chesterfield Airport Road and Chesterfield Commons West Drive.

The Planning Commission may vote on this item tonight.

B. **St. Luke's Hospital:** Site Development Concept Plan for two parcels totaling 77.3 acres of land zoned "MU" Medical Use District located on the northwest corner (Parcel B) and the southeast corner (Parcel A) of Highway 141 (Woods Mill) at the intersection with St. Luke's Drive.

The Planning Commission may vote on this item tonight.

C. **St. Luke's Hospital (Parcel B):** Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for 22.21 acres of land zoned "MU" Medical Use District located on the northwest 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 of Hope:** Amended Architectural Elevations for a hangar on the south side of Aviation Museum Road.

The Planning Commission may vote on this item tonight.

VIII. OLD BUSINESS

A. **P.Z. 14-2005 Rhodes Development (Plaza Tire)**: A request for a change of zoning from "C-8" Planned Commercial to "PC" Planned Commercial for a 1.5-acre parcel located south of Chesterfield Airport Road, west of Valley Center Drive. (Locator Number 17U14-0120)

The Planning Commission may vote on this item tonight.

B. **P.Z. 33-2005 THF Chesterfield Development (North Interstate Development-CVPBAIII LLC):** A request for rezoning from "NU" Non-Urban to "PC" Planned Commercial district for a 6.6 acre parcel located north of State Highway 40/61 and east of Boone's Crossing. (17U620116 & 17U620138)

The Planning Commission may vote on this item tonight.

C. **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

D. **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.

E. **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.

Staff will discuss issues with the Planning Commission. The first opportunity for the Planning Commission to vote on this item will be April 24, 2006.

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.