

**CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
MONDAY - MARCH 26, 2007
7:00 PM**

AGENDA

I. ROLL CALL

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC HEARINGS

- A. P.Z. 09-2007 City of Chesterfield (Beckemeier Property):** A request for a change of zoning from "NU" Non-Urban District to "PS" Park and Scenic for two (2) parcels located on the north side of Olive Boulevard, directly west of the Mansions at Spyglass Summit Subdivision. Total area to be rezoned: 48.748 acres 14401 and 14415 Olive Boulevard (16R220194 and 16R220206)

The public may speak on this item tonight.

- B. 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-Half 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.

and

- C. P.Z. 14-2007b. Wilson Bluffs (SMS Group, L.L.C.):** A request for a change of zoning from "NU" Non-Urban to "LLR" Large Lot Residential for a 3.0 acre tract of land located on the west side of Wilson Road, directly north of Wilson Manors II Subdivision.

The public may speak on these items tonight. There will be no vote taken tonight.

V. APPROVAL OF MEETING MINUTES

- A.** Approval of March 12, 2007 Planning Commission Minutes

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. **1283 Rouge River Court:** Residential Addition on an existing home zoned "R-1A" Residence District located at 1283 Rouge River Court in the Conway Forest Subdivision.

The Planning Commission may vote on this item tonight.

- B. **1296 Luray Drive:** Residential Addition on an existing home zoned "R-1A" Residence District located at 1296 Luray Drive in the Shenandoah Subdivision.

The Planning Commission may vote on this item tonight.

- C. **St. John's Mercy:** A request to approve a Sign Package for the St. John's Mercy Rehabilitation Hospital, at 14561 North Outer Forty Road. A 6.048-acre "PC" Planned Commercial District located south of Conway Road, approximately 900 feet east of Still House Creek Road.

The Planning Commission may vote on this item tonight.

VIII. OLD BUSINESS

- A. **P.Z. 08-2007 Chesterfield Valley Power Sports (17501 N. Outer 40 Road):** A request for an amendment to City of Chesterfield Ordinance 1372 to allow for a two-story building in this "C-8" Planned Commercial District. (17U510051)

The Planning Commission may vote on this item tonight.

- B. **P.Z. 09-2007 City of Chesterfield (Beckemeier Property):** A request for a change of zoning from "NU" Non-Urban District to "PS" Park and Scenic for two (2) parcels located on the north side of Olive Boulevard, directly west of the Mansions at Spyglass Summit Subdivision. Total area to be rezoned: 48.748 acres 14401 and 14415 Olive Boulevard (16R220194 and 16R220206)

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.