

**CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
MONDAY – MARCH 10, 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. PUBLIC HEARINGS

- A. [P.Z. 02-2008 Stallone Pointe \(Conway Pointe LLC\)](#):** A request for a change of zoning from an “R3” Residential District (10,000 sq. ft.) and an existing “PC” Planned Commercial District to a new “PC” Planned Commercial District for a .68 acre tract of land located west of Conway Rd. and Chesterfield Parkway intersection (18S220050 and 18S310085).

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

- B. [P.Z. 03-2008 Chesterfield Valley Nursery \(Walter E. Graeler\)](#):** A request for a change of zoning from “NU” Non Urban District to “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 Boone’s Crossing. (part of 17T620041)

The public may speak on this item tonight

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

- D. [P.Z. 06-2008 Spirit Valley Business Park \(Spirit Valley Development LLC\)](#): A request for an ordinance amendment to amend the permitted uses for the 52.819 acre parcel of land, zoned "PI" Planned Industrial District, located south of Olive Street Road, east of Wardenburg. (17W420057, 17W420035, 17W230010, 17W230021).
Additional permitted use: Warehousing, storage, or wholesaling of manufactured commodities, ~~live animals, explosives, or flammable gases and liquids.~~

The public may speak on this item tonight.

V. APPROVAL OF MEETING MINUTES

- A. [Approval of February 11, 2008 Planning Commission Minutes](#)

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. [MPD Investments \(Sign Package\)](#): Sign Package for an 8.3 acre tract of land zoned "PI" Planned Industrial District located north of North Outer Forty Road and west of Boone's Crossing.

The Planning Commission may vote on this item tonight.

- B. [Pfizer \(Building JJ Expansion\)](#): A Site Development Section Plan, Landscape Plan and Architectural Elevations and Lighting Plan for a 200.51 acre lot of land zoned "C8" and "FPC8" Planned Commercial District located at the northeast corner of 700 Chesterfield Parkway West

The Planning Commission may vote on this item tonight.

VIII. OLD BUSINESS

- A. [P.Z. 44-2007 Woods Mill Park Apartments \(542 Kingscross Ln.\)](#): A request for a change of zoning from "NU" Non-Urban District, "FPNU" Flood Plain Non-Urban District, "R-3" Residential District and, "FPR-3" Flood Plain Residential District with a PEU to "R-6A" Residential District for a 16.7 acre tract of land located at the corner of Woodsmill Rd. and Kingscross Ln. (17Q330042)

*Staff will discuss issues with the Planning Commission.
The Planning Commission may vote on this item tonight.*

- B. P.Z. 47-2007 Conway Point Office Building (Conway Office Partners, LLC): A request for an ordinance amendment to amend the legal description, permitted uses, and development criteria for the 1.063 acre parcel of land, zoned "PC" Planned Commercial District, located at 15310 Conway Road, at the southeast corner of the intersection of Chesterfield Parkway and Conway Road.

The Planning Commission may vote on this item tonight.

- C. P.Z. 03-2008 Chesterfield Valley Nursery (Walter E. Graeler): A request for a change of zoning from "NU" Non Urban District to "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 Boone's Crossing. (part of 17T620041)

The Planning Commission may vote on this item tonight.

- D. P.Z. 06-2008 Spirit Valley Business Park (Spirit Valley Development LLC): A request for an ordinance amendment to amend the permitted uses for the 52.819 acre parcel of land, zoned "PI" Planned Industrial District, located south of Olive Street Road, east of Wardenburg. (17W420057, 17W420035, 17W230010, 17W230021).
Additional permitted use: Warehousing, storage, or wholesaling of manufactured commodities, ~~live animals, explosives, or flammable gases and liquids.~~

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.