

**CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
MONDAY – FEBRUARY 27, 2006
7:00 PM**

AGENDA

I. ROLL CALL

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC HEARINGS

- A. P.Z. 2-2006 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

- B. P.Z. 3-2006 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 public may speak on these items tonight. There will be no vote taken tonight.

V. APPROVAL OF MEETING MINUTES

- A.** Approval of February 13, 2006 Planning Commission Minutes

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. Brunhaven Record Plat:** A record plat for an approximately 8.10 acre tract of land, zoned R2 Residential District, located on the east side of Olive Blvd., approximately 250 ft. south of Monterra Ct.

The Planning Commission may vote on this item tonight.

- B. **Chesterfield Commons West, Hardees:** Amended Architectural Elevations for a 1.02 acre parcel located southeast corner of Chesterfield Airport Rd. and Chesterfield Commons West Dr.

The Planning Commission may vote on this item tonight.

- C. **Chesterfield Industrial Park Lot 2 (National Wood Flooring):** Amended Site Development Concept Plan for a 4.75 acre lot of land located on the southwest corner of the intersection of Chesterfield Airport Road and Chesterfield Industrial Boulevard.

The Planning Commission may vote on this item tonight.

- D. **Chesterfield Industrial Park Lot 2 (National Wood Flooring):** Amended Site Development Section Plan, Landscape Plan and Architectural Elevations for a 2.75 acre lot of land located southwest of the intersection of Chesterfield Airport Road and Chesterfield Industrial Boulevard.

The Planning Commission may vote on this item tonight.

- E. **Stoneridge Office Building:** Site Development Plan, Architectural Elevations, Landscape Plan and Lighting Plan for a “PC” Planned Commercial located on the south side of South Outer Forty Road, northeast of Yarmouth Point Drive and Candish Lane.

The Planning Commission may vote on this item tonight.

VIII. OLD BUSINESS

- A. **P.Z. 10-2005 Petro Mart (Land West One LLC):** A request for rezoning from “C-8” Planned Commercial to “PC” Planned Commercial district for a .92-acre parcel located on the south side of Clayton Road, at its intersection with Baxter Road (LOCATOR NUMBER 21R42-0668)

Proposed Uses:

- (p) Filling stations, including emergency towing and repair services, provided that no automobile, truck, or other vehicle may be parked or stored in the open on the premises for longer than twenty-four (24) hours.
- (pp) Permitted signs (See Section 1003.168 "Sign Regulations").

(rr) Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises.

(ww) Vehicle washing facilities for automobiles.

The Petitioner is requesting a variance for open space. A separate motion will be required on this item.

The Planning Commission may vote on this item tonight.

- B. P.Z. 11-2005 129 Long Road (Citrin Property):** A request for rezoning from “M3” Planned Industrial to “PC” Planned Commercial district for a .43-acre parcel located on the west side of Long Road, approximately 550 feet south of Chesterfield Airport Road (LOCATOR NUMBER 17U140032)

The Planning Commission may vote on this item tonight.

- C. 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)

Staff will discuss issues with the Planning Commission. The first opportunity for the Planning Commission to vote on this item will be March 13, 2006.

- D. 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)

Staff will discuss issues with the Planning Commission. The first opportunity for the Planning Commission to vote on this item will be March 13, 2006.

- E. P.Z. 38-2005 Dierberg’s The Marketplace:** A request for amendments to City of Chesterfield Ordinance 689 to allow for a change in the permitted uses for the existing outbuilding and an increase in the parking reduction for a “C-8” Planned Commercial District located on the northeast corner of Clarkson and Baxter Roads. (19S130224)

The Planning Commission may vote on this item 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.