

**CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
MONDAY – FEBRUARY 27, 2017
7:00 PM**

[Link to Site Plan Committee Agenda](#)

AGENDA

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS

- A. [P.Z. 17-2016 Grand Reserve \(Hardesty Development, LLC\)](#):** A request for a zoning map amendment from the “NU” Non-Urban District and the “R-3” Residence District to a “R-4” Residence District for a 12.605 acre tract of located on the south side of Olive Boulevard, approximately 2,200’ east of the intersection of Olive Boulevard and Chesterfield Parkway (18S620427, 18S620812, 18S620823, 18S640184, 18S620087, 18S620834, & 18S640205).

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

- B. [P.Z. 18-2016 17511 Chesterfield Airport Road \(Palio Partners\)](#):** A request for a zoning map amendment from an “NU” Non-Urban District to a “PC” Planned Commercial District for a 12.84 acre tract of located north of Chesterfield Airport Road, east of Long Road, west of Arnage Blvd, and south of Interstate 64/US 40 (17U510084).

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

V. APPROVAL OF MEETING SUMMARY

- A. [Approval of February 13, 2017 Planning Commission Meeting Summary](#)**

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. 16825 N Outer 40 Rd (Chesterfield Valley Nursery) Sign Package:** A request for a Sign Package to establish sign criteria for the Chesterfield Valley Nursery for a 76.7 acre tract of land located north of I-64/US 40, and east of Boone's Crossing.

The Planning Commission may vote on this item tonight.

- B. Highland on Conway (Delmar Gardens III), Sign Package:** A request for a Sign Package to establish sign criteria for the Highland on Conway development located north of I-64, south of Conway Road, east of Chesterfield Parkway, west of Timberlake Manor Parkway.

The Planning Commission may vote on this item tonight.

- C. Hilltown Village Center (AAE):** Amended Architectural Elevations and Architect's Statement of Design for a 13.0 acre tract of land zoned "C-8" Planned Commercial District located at the northeast corner of the intersection of Olive Boulevard and Chesterfield Parkway (18S521108 & 18S630327).

The Planning Commission may vote on this item tonight.

- D. Monsanto Chesterfield Campus, Light Fixture Request:** A request for a decorative light fixture for a 200.51 acre tract of land zoned "UC" Urban Core District located on the north side of Chesterfield Pkwy West, approximately 2,000 feet east of City Center Dr.

The Planning Commission may vote on this item tonight.

VIII. UNFINISHED BUSINESS

IX. NEW BUSINESS

X. COMMITTEE REPORTS - None

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.