

**CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
MONDAY – JANUARY 9, 2006
7:00 PM**

AGENDA

I. ROLL CALL

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC HEARINGS

- A. 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) Proposed Uses:
- (h) Barber and beauty parlors;
 - (s) Financial Institutions;
 - (x) Medical and dental offices;
 - (z) Offices or office building;

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

- B. P.Z. 35-2005 Olde Baxter Square (1621 & 1605 Baxter Rd.):** A request for a change of zoning from “NU” Non-Urban to “R4” Residence District for 2.0 acre tracts of land located south of Century Lake and west of Old Baxter Road (19S420031, 19S420042)

And

- C. P.Z. 36-2005 Olde Baxter Square (1621 & 1605 Baxter Rd.):** A request for a Planned Environment Unit (PEU) Procedure within an “R4” Residence District for 2.0 acre tracts of land located south of Century Lake and west of Old Baxter Road (19S420031, 19S420042)

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

V. APPROVAL OF MEETING MINUTES

- A. Approval of December 12, 2005 Planning Commission Minutes

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. **Gascony Record Plat:** A record plat for an approximately 3.74-acre tract of land, zoned “R-3” Residential, located on Clayton Road west of Schoettler Road.

The Planning Commission may vote on this item tonight.

- B. **National City Bank (Chesterfield Commons Six, Outlot 2):** Amended Sign Package for 1.35 acre tract of land, zoned “C-8” Planned Commercial, located north of Chesterfield Airport Road and east of Public Works Drive

The Planning Commission may vote on this item tonight.

- C. **Paddington Hill Record Plat:** A record plat for an approximately 7.8-acre tract of land, zoned “R-3” Residential, located on Olive Blvd. west of Sharon Drive east of Spyglass Summit Drive.

The Planning Commission may vote on this item tonight

- D. **Resubdivision of Lot 4 of Long Road Crossing Lots 2, 3 and 4 A Resubdivision of Long Road Crossing:** A record plat for an approximately 14.43 acre tract of land, zoned PC Planned Commercial, located north of Chesterfield Airport Road and west of Long Road.

The Planning Commission may vote on this item tonight.

- E. **Resubdivision of Adjusted Lot 12 of the Boundary Adjustment Plat of Lots 12 and 13 of Spirit Trade Center Plat 2:** A record plat for an approximately 4.03 acre tract of land, zoned M3 Planned Industrial District, located on the west side of Trade Center Blvd. approximately 500 ft. south of Chesterfield Airport Road.

The Planning Commission may vote on this item tonight.

VIII. OLD BUSINESS

- A. **P.Z. 29-2005 Chris Schulenburg (14310 Olive Road)**: A request for a Residential Business Use Procedure in an “R-2” Residential Zoning District for a 0.48 acre tract of land located at 14310 Olive Road, south of Olive Road and east of Glenfield Ridge. (Locator Number 16R310846) The request contains the following permitted uses: Office.

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.