

**CITY OF CHESTERFIELD  
PLANNING COMMISSION MEETING  
MONDAY – JANUARY 9, 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. 15-2016 17256 Wild Horse Creek Road \(Lee's Boys\)](#): A request for a zoning map amendment from a "NU" Non-Urban District to an "E-1" Estate District for a 4.2 acre tract of land located on the south side of Wild Horse Creek Road east of its intersection with Kehrs Mill Road (18U420027).

*The public may speak on this item tonight. This item is also on the Agenda under "Old Business" if the Planning Commission chooses to vote tonight.*

**V. APPROVAL OF MEETING SUMMARY**

- A.** Approval of December 12, 2016 Executive Session Meeting Summary  
**B.** [Approval of December 12, 2016 Planning Commission Meeting Summary](#)

**VI. PUBLIC COMMENT**

**VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS**

- A.** [Bonhomme Presbyterian Church \(Sign Request\)](#): A request for a freestanding monument sign to exceed six (6) feet in height and fifty (50) square feet in outline area for an 8.73 acre tract of land located on the north side of north Outer 40 Rd, west of Timberlake Manor Pkwy, south of Conway Rd, and east of Chesterfield Parkway (18R120333).

*The Planning Commission may vote on this item tonight.*

- B.** [Brooking Park Village, Sign Package](#): A request for a Sign Package to establish sign criteria for the Brooking Park Village development located southwest of the intersection of South Woods Mills Road and Brookings Park Drive.

*The Planning Commission may vote on this item tonight.*

- C. [Chesterfield Blue Valley, Lot 5B-2 \(TownePlace Suites\) SDSP](#): Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 2.171 acre tract of land zoned "PC" Planned Commercial District located on the north side of Olive Street Rd., between Premium Way and Brasher St.

*The Planning Commission may vote on this item tonight.*

- D. [Peter Steffan, Record Plat](#): A Record Plat for a 1.77 acre tract of land zoned "PC" Planned Commercial District, located north of Chesterfield Airport Road west of its intersection with Arnage Boulevard.

*The Planning Commission may vote on this item tonight.*

- E. [Spirit Trade Center, Lots 2 & 3 \(MoHELA\) 3<sup>rd</sup> ASDSP](#): An Amended Site Development Section Plan, Landscape Plan, Lighting Plan, and Parking Demand Study for a 14.3 acre tract of land zoned "M3" Planned Industrial District located on the south side of Chesterfield Airport Road immediately west of its intersection of Spirit Drive (17V330276 & 17V330265).

*The Planning Commission may vote on this item tonight.*

## VIII. UNFINISHED BUSINESS

- A. [P.Z. 05-2016 Wildhorse Baxter Center, C148B \(Shelbourne Senior Living\)](#): A request for a zoning map amendment from a "C-8" Planned Commercial District to a "UC" Urban Core District for 5.21 acres located south of Wild Horse Creek Road and east of its intersection with Baxter Road (18T630283).

[Letters of support](#)

[Letters in opposition](#)

[Letters of neutral position](#)

*The Planning Commission may vote on this item tonight.*

- B. [P.Z. 08-2016 Breckenridge Materials \(17971 N. Outer 40 Rd.\)](#): A request for a zoning map amendment from a "FPM3" Flood Plain Planned Industrial District to a "PI" Planned Industrial District for a 2.688 acre area of land on a portion of the property at 17971 N. Outer 40 Rd., located on the north side of North Outer 40 Rd., east of the Missouri River (a 2.688 acre portion of 16W240041).

*Staff will discuss issues with the Planning Commission. No vote will be taken.*

- C. [P.Z. 12-2016 Chesterfield Commerce Center \(150 N. Eatherton Rd.\)](#): A request for a zoning map amendment from a “NU” Non-Urban District to a “PI” Planned Industrial District for a 10.786 acre tract of land located on the east side of Eatherton Rd., south of The Landings at Spirit Dr. (18W140020).

*The Planning Commission may vote on this item tonight.*

- D. [P.Z. 15-2016 17256 Wild Horse Creek Road \(Lee’s Boys\)](#): A request for a zoning map amendment from a “NU” Non-Urban District to an “E-1” Estate District for a 4.2 acre tract of land located on the south side of Wild Horse Creek Road east of its intersection with Kehrs Mill Road (18U420027).

*The Planning Commission may vote on this item tonight.*

**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.