

**CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
MONDAY - JANUARY 14, 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. 47-2007 Conway Point Office Building](#):** 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 public may speak on this item tonight. There will be no vote taken tonight.

- B. [P.Z. 48-2007 Clocktower Plaza](#):** A request for amendment to City of Chesterfield Ordinance 2247 for the addition of the following use:

~~Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf practices driving ranges, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters.~~

Said request also includes establishment of hours of operation from 5:00 a.m. until 9:30 p.m. for said use. (17T240243)

The public may speak on this item tonight.

- C. [P.Z. 49-2007 Chesterfield Blue Valley, LLC:](#) A request for consolidation of two "PC" Planned Commercial Districts located on the north side of Olive Street Road, west of its intersection with Chesterfield Airport Road. Total area proposed to be consolidated: 130.9 acres. (17W540078, 16W230053 part of, 17W520025, 17W530123, 16W210022 part of, 16W210033 part of, 16W230042 part of)

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

V. APPROVAL OF MEETING MINUTES

- A. [Approval of December 10, 2007 Planning Commission Minutes](#)

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. [Fox Hill Farms:](#) Record Plat for a 39.301 acre parcel zoned "E-1/2AC" Estate District (one-half acre) located on Griffith Lane, south of the terminus of Eagle Bluff Court, approximately 1,500 linear feet from Wild Horse Creek Road (18U32-0015, 19U64-0028, & 19U64-0017).

The Planning Commission may vote on this item tonight.

- B. [Elliott Data Systems \(Spirit Trade Center, Plat 2, Lot 7\):](#) An Amended Site Development Section Plan, Landscape Plan, Architectural Elevations and Lighting Plan for a 1.176-acre tract of land zoned "M-3" Planned Industrial District located west of the intersection of Trade Center Boulevard and Edison Avenue.

The Planning Commission may vote on this item tonight.

VIII. OLD BUSINESS

- A. [P.Z. 24-2007 Mark Andy Inc. \(18081 Chesterfield Airport Rd.\):](#) A request for a change of zoning from "M-3" Planned Industrial District to "PI" Planned Industrial District for a 23 acre tract of land located on the north side of Chesterfield Airport Road, one half mile west of the corner of Long Road and Chesterfield Airport Road. (17V510016).

The Planning Commission may vote on this item tonight.

- B. P.Z. 45-2007 Downtown Chesterfield (Chesterfield Village, Inc.):** A request for a change of zoning from “R-8” PEU Residence District with a Planned Environmental Unit Procedure, “R-5” Residence District, “FPR-5” Residence District, “R-6A” PEU Residence District with a Planned Environmental Unit Procedure, “C-8” Planned Commercial District, “NU” Non-Urban District and “M-3” Planned Industrial District to “PC & R” Planned Commercial & Residential District for a 98.10 acre tract of land located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West.

Staff will discuss issues with the Planning Commission.

- C. P.Z. 48-2007 Clocktower Plaza:** A request for amendment to City of Chesterfield Ordinance 2247 for the addition of the following use:

~~Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf practices driving ranges, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters.~~

Said request also includes establishment of hours of operation from 5:00 a.m. until 9:30 p.m. for said use. (17T240243)

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.