

**CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
MONDAY - FEBRUARY 11, 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
- V. APPROVAL OF MEETING MINUTES
 - A. [Approval of January 28, 2008 Planning Commission Minutes](#)
- VI. PUBLIC COMMENT
- VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS
 - A. [Chesterfield Commons Four \(ASDCP\)](#): An Amended Site Development Concept Plan, and a partially Amended Conceptual Landscape Plan for a 21.64 acre tract of land zoned "PI" Planned Industrial District, located south of Chesterfield Airport Road and east of Public Works Drive.

The Planning Commission may vote on this item tonight.
 - B. [Chesterfield Commons Four \(Record Plat\)](#): A Record Plat for a 21.64 acre tract of land zoned "PI" Planned Industrial District located south of Chesterfield Airport Road and east of Public Works Drive.

The Planning Commission may vote on this item tonight.

- C. **Spirit Valley Business Park:** A Record Plat for a 52.82 acre parcel zoned "PI" Planned Industrial District located south of Olive Street Road and east of Wardenburg, approximately 4,200 feet west of the intersection of Olive Street Road and Chesterfield Airport Road (18652, 18630, 18650, and 18660 Olive Street Road).

The Planning Commission may vote on this item tonight.

VIII. OLD BUSINESS

- A. **P.Z. 30-2007 Spirit Energy, LLC (13506 Olive):** A request for a change of zoning from a "C2" Commercial District to a "PC" Planned Commercial District for a .31 acre tract of land located at 13506 Olive Blvd. at the southwest corner of Olive Blvd. and Woods Mill Road.

The Planning Commission may vote on this item tonight.

- B. **P.Z. 38-2007 Edison Crossing (162 Long Road):** A request for a change of zoning from a "NU" Non-Urban District to a "PC" Planned Commercial district for an approximately 11.4 acre parcel of land located at 162 Long Road, at the intersection of Long Road and Edison Avenue.

The Planning Commission may vote on this item tonight.

- C. **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.

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.