

**CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
MONDAY - MARCH 12, 2007
7:00 PM**

AGENDA

I. ROLL CALL

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC HEARINGS

- A. P.Z. 02-2007 The Estates at Upper Kehrs Mill (Micelli Construction):** A request for a change of zoning from "NU" Non-Urban to "E" One Acre District for a 10.2 acre tract of land located on the eastern side of Kehrs Mill Road, 4,100 feet south of its intersection with Wild Horse Creek Road. (19U530062, 19U530392)

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

- B. P.Z. 08-2007 Chesterfield Valley Power Sports (17501 N. Outer 40 Road):** A request for an amendment to City of Chesterfield Ordinance 1372 to allow for a two-story building in this "C-8" Planned Commercial District.

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

V. APPROVAL OF MEETING MINUTES

- A.** Approval of February 26, 2007 Planning Commission Minutes

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. **1715 Heathercroft Drive**: Addition to the rear of an existing home zoned "R-2" Residential "PEU" located at 1715 Heathercroft Drive in the Highcroft Estates Subdivision.

The Planning Commission may vote on this item tonight.

- B. **Sentrus Place - Site Development Concept Plan**: Site Development Concept Plan and Conceptual Landscape Plan for a "PI" Planned Industrial District located north of Chesterfield Airport Road across from the intersection with Cepi Drive.

The Planning Commission may vote on this item tonight.

- C. **Sentrus Office Building (Sentrus Place Lot 4) - Site Development Section Plan**: Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for an office building/research facility in a "PI" Planned Industrial District located in the northeast corner of the Sentrus Place development, north of Chesterfield Airport Road across from the intersection with Cepi Drive.

The Planning Commission may vote on this item tonight.

VIII. OLD BUSINESS

- A. **P.Z. 4-2007 Butler Investment Partnership, LP (Saturn of West County)**: A request for an amendment to City of Chesterfield Ordinance 2099 to allow for one additional permitted use for a 15.01 acre "PC" Planned Commercial District located north of Chesterfield Airport Road and west of Long Road at 91 Long Road, 706 Long Road, 707 Long Road and 750 Long Road.

Staff will discuss issues with the Planning Commission. The Planning Commission may vote on this item tonight.

- B. P.Z. 6-2007 Delmar Gardens Enterprises (Ordinance Amendment):** A request for an amendment to City of Chesterfield Ordinance 2129 to change the building setbacks, parking structure setbacks, parking and loading space setbacks for a 8.477 acre "PC" Planned Commercial District located near the intersection of North Outer Forty and Conway Road at 14805 North Outer Forty Drive.

Staff will discuss issues with the Planning Commission. 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.