

**CITY OF CHESTERFIELD  
PLANNING COMMISSION MEETING  
MONDAY – MARCH 13, 2006  
7:00 PM**

**AGENDA**

**I. ROLL CALL**

**II. INVOCATION**

**III. PLEDGE OF ALLEGIANCE**

**IV. PUBLIC HEARINGS**

- A. P.Z. 05-2006 Barry Simon Development (Tuscany Reserve):** A request for a change of zoning from “LLR” Large Lot Residential to “E-One Acre” Estate District for 58.1 acre tracts of land located north of Strecker Road, east of Church Road. (19U420215)

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

- B. P.Z. 34-2005 City of Chesterfield (Performance Standards):** A request to amend various sections of the Zoning Ordinance for the addition of performance standards for multi-family, row houses, attached home, and group homes.

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

**V. APPROVAL OF MEETING MINUTES**

- A.** Approval of February 27, 2006 Planning Commission Minutes

**VI. PUBLIC COMMENT**

## VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. **Brooking Park Village/Willows at Brooking Park:** Architectural Elevations, Landscape Plan, Lighting Plan and Site Development Plan for a 14.7 acre parcel zoned R-1, R3 CUP. The site is located west of Woods Mill Road at the intersection with Brooking Park Drive.

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

- B. **Chesterfield Valley - Sam's Club Addition:** Amended Site Development Section Plan and Architectural Elevations for a 98.18 acre parcel located south of Chesterfield Airport Road, between RHL Drive and Chesterfield Common Drive.

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

- C. **Clark Financial Services (14310 Olive) Site Development Plan:** Site Development Plan and Landscape Plan for a 0.48 acre lot of land located at 14310 Olive Road, south of Olive Road and east of Glenfield Ridge Court.

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

- D. **River Crossing Lot 4:** Site Development Section Plan for a "PC" Planned Commercial Development called River Crossing located on the north side of Chesterfield Airport Road and east of Public Works Drive.

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

## VIII. OLD BUSINESS

- A. **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*

- B. **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 Planning Commission may vote on these items tonight.*

## IX. NEW BUSINESS

- A. **612 Cepi (Chesterfield Executive Park - J&T Holdings):** A request for an amendment to City of Chesterfield Ordinance Number 1030 for an amendment to the structure setback requirement for a 0.75 acre tract of land zoned "M-3" Planned Industrial District located south of Chesterfield Airport Road, on the east side of Cepi Drive.

*Staff will discuss issues with the Planning Commission. The first opportunity for the Planning Commission to vote on this item will be March 27, 2006.*

- B. **P.Z. 34-2005 City of Chesterfield (Performance Standards):** A request to amend various sections of the Zoning Ordinance for the addition of performance standards for multi-family, row houses, attached home, and group homes.

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

## 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.