

**CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
MONDAY - JUNE 12, 2006
7:00 PM**

AGENDA

I. ROLL CALL

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC HEARINGS

A. P.Z. 1-2006 Spirit Town Center (Greenberg-Blatt Management, L.P.): A request for a change of zoning from "M3" Planned Industrial District to "PC" Planned Commercial District for a 7.8 acre parcel of land located on Chesterfield Airport Road at its intersection with Goddard Avenue. (18026 Chesterfield Airport Road/17V230055). The request contains the following permitted uses:

- (a) Amusement parks, drive-in theaters, and zoological gardens.
- (e) Associated work and storage areas required by a business, firm, or service to carry on business operations.
- (g) Automatic vending facilities for:
 - (i) Ice and solid carbon dioxide (dry ice);
 - (ii) Beverages;
 - (iii) Confections.
- (h) Barber shops and beauty parlors.
- (i) Bookstores.
- (m) Child care centers, nursery schools, and day nurseries.
- (o) Dry cleaning drop-off and pick-up stations.
- (p) Filling stations, including emergency towing and repair services, provided that no automobile, truck, or other vehicle may be parked or stored in the open on the premises for longer than twenty-four (24) hours.
- (q) Film drop-off and pick-up stations.
- (s) Financial institutions.
- (v) Hotels and motels.
- (x) Medical and dental offices.
- (z) Offices or office buildings.
- (cc) Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.
- (ff) Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practice driving ranges, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters.

- (hh) Restaurants, fast food.
- (ii) Restaurants, sit down.
- (kk) Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles.
- (mm) Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training.
- (nn) Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craft persons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.
- (pp) Permitted signs (See Section 1003.168 'Sign Regulations').
- (qq) Souvenir shops and stands, not including any zoological displays, or permanent open storage and display of manufacturing goods.
- (rr) Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises.

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

B. P.Z. 11-2006 Blacks Ridge Office Building (Brinkmann Construction):

A request for an amendment to City of Chesterfield Ordinance 1557 to allow for Medical Office as a proposed use for a 4.26 acre "PC" Planned Commercial District located on the north side of Swingley Ridge Road at 16253 Swingley Ridge Road. (18S140442).

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

C. P.Z. 13-2006 City of Chesterfield (Drury Development Corporation):

A request for an amendment to Section I. "Permitted Uses" of City of Chesterfield Ordinance 2173 to permit placement of disguised communications antennae per the requirements of City of Chesterfield Ordinance 1214 on the Drury Plaza Hotel, a "PC" Planned Commercial District-zoned development located adjacent to Chesterfield Mall at the intersection of Clarkson Road and U.S. Highway 40/Interstate 64. (18S230433, 18S210172)

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 May 22, 2006 Planning Commission Minutes

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. P.Z. 34-2001 Chesterfield Village/Altshuler Tract:** A request for an extension of time for a "PC" Planned Commercial District Site Development Plan; located on the north side of North Outer Forty Road near the intersection of North Outer Forty Road and Chesterfield Parkway West.

The Planning Commission may vote on this item tonight.

- B. Clock Tower Plaza:** A Site Development Plan, Architectural Elevations, Landscape Plan, Lighting Plan and Entry Signage for a 2.61 acre lot of land located approximately 500' west of the intersection of Baxter Road and Edison Road.

The Planning Commission may vote on this item tonight.

- C. Herman Stemme Office Park, Lot 2B (Waterway Gas & Wash):** An Amended Site Development Section Plan, Landscape Plan, Architectural Elevations for a 1.28-acre parcel located east of Olive Blvd., north of its intersection with Swingley Ridge Road.

The Planning Commission may vote on this item tonight.

- D. Long Road Crossing/Lipton Parcel (formerly Vantage Pointe Place):** Amended Site Development Concept Plan for 20.0 acres of land zoned "PI" Planned Industrial District located at the intersection of Chesterfield Industrial Boulevard and Chesterfield Airport Road.

The Planning Commission may vote on this item tonight.

- E. Spirit Airpark (Spirit Air Hangers):** A Site Development Section Plan, Architectural Elevations, Landscape Plan, and Lighting Plan for a 5.5 acre lot of land located to the west of Aviation Museum Road and south of Chesterfield Airport Road.

The Planning Commission may vote on this item tonight.

- F. **Stallone's Formal Wear:** A Site Development Plan, Amended Architectural Elevations, and Landscape Plan for a retail establishment in a "PC" Planned Commercial District located on the south side of Conway Road, 700 feet west of its intersection with Chesterfield Parkway East

The Planning Commission may vote on this item tonight.

VIII. OLD BUSINESS

- A. **P.Z. 31-2005 Straub Lane Villas:** A request for rezoning from "NU" Non Urban to "R-5" Residential District for a parcel totaling .99-acres, located on the north side of Clayton Road, east of Baxter Road and west of Schoettler Road at the northwest corner of Clayton Road and Straub Lane. (LOCATOR NUMBER 21R 44 1513)

And

- B. **P.Z. 32-2005 Straub Lane Villas:** A request for a Planned Environment Unit (PEU) Procedure within an "R-5" Residence District for a .99 acre tract of land located on the north side of Clayton Road, east of Baxter Road and west of Schoettler Road at the northwest corner of Clayton Road and Straub Lane. (LOCATOR NUMBER 21R 44 1513)

Staff will discuss issues with the Planning Commission. The first opportunity for the Planning Commission to vote on these two items will be June 26, 2006.

- C. **P.Z. 7-2006 City of Chesterfield (Dierberg's Meditation Park):** A request for a change in zoning from a "R2" Residence District to a "PS" Park and Scenic District for a 1.875-acre tract of land located on the north side of Olive Boulevard at its northwest intersection with River Valley Drive. (13703 Olive Boulevard/16Q230381).
Proposed Use: Public park and parkway.

The Planning Commission may vote on this item tonight.

IX. NEW BUSINESS

- A. **P.Z. 13-2006 City of Chesterfield (Drury Development Corporation):** A request for an amendment to Section I. "Permitted Uses" of City of Chesterfield Ordinance 2173 to permit placement of disguised communications antennae per the requirements of City of Chesterfield Ordinance 1214 on the Drury Plaza Hotel, a "PC" Planned Commercial District-zoned development located adjacent to Chesterfield Mall at the intersection of Clarkson Road and U.S. Highway 40/Interstate 64. (18S230433, 18S210172)

The Planning Commission may vote on this item tonight.

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The Planning Commission may vote on this item tonight.

X. COMMITTEE REPORTS

- A. Nominating Committee – Election of Officers**
- B. Committee of the Whole**
- C. Ordinance Review Committee**
- D. Architectural Review Committee**
- E. Landscape Committee**
- F. Comprehensive Plan Committee**
- G. Procedures and Planning Committee**
- H. 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.