

**CITY OF CHESTERFIELD  
PLANNING COMMISSION MEETING  
MONDAY - JULY 9, 2007  
7:00 PM**

**AGENDA**

**I. ROLL CALL**

**II. INVOCATION**

**III. PLEDGE OF ALLEGIANCE**

**IV. PUBLIC HEARINGS**

- A. P.Z. 26-2007 Wildhorse Ridge (c/o Thomas Fleming):** A request for a change of zoning from “NU” Non-Urban District to “LLR” Large Lot Residential for 10 parcels located south of Bentley Place Subdivision, East of Country Place Subdivision and west of Chesterfield Estates.

*The public may speak on this item tonight.*

- B. P.Z. 28-2007 THF Chesterfield Seven Development:** A request for a change of zoning from “NU” Non-Urban District to “PC” Planned Commercial District for a 6.7 acre tract of land located on the north side of Chesterfield Airport Road, one half mile west of the corner of Chesterfield Airport Road and Boone’s Crossing

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

- C. P.Z. 34-2007 Blue Ocean (Johnny Y Properties LLC)** A request for a change of zoning from “M3” Planned Industrial District to “PC” Planned Commercial District for 2.7 acre tracts of land located south of US Highway 40&61, east of Chesterfield Commons Drive (17T230123, 17T230112) Proposed Uses include: Restaurants, sit down.

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

- D. [P.Z. 36-2007 City of Chesterfield \(City of Chesterfield \(Planned Commercial and Residential Mixed Use District \(PC&R\) District\)](#): A request to establish Section 1003.139 "Planned Commercial and Residential Mixed Use District" in the City of Chesterfield Zoning Ordinance. Said section is to provide general regulations for the PC&R District and contains the enabling authority for the adoption of site specific ordinances, site development plan, or site development concept plan and site section plans for specific PC&R developments.

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

## V. APPROVAL OF MEETING MINUTES

- A. [Approval of June 25, 2007 Planning Commission Minutes](#)

## VI. PUBLIC COMMENT

## VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. [Wild Horse Grill \(Towne Centre\)](#): Amended Architectural Elevations for a restaurant located in a "PC" Planned Commercial District, located on the west side of Long Road, south of Edison Road.

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

## VIII. OLD BUSINESS

- A. [P.Z. 26-2007 Wildhorse Ridge \(c/o Thomas Fleming\)](#): A request for a change of zoning from "NU" Non-Urban District to "LLR" Large Lot Residential for 10 parcels located south of Bentley Place Subdivision, East of Country Place Subdivision and west of Chesterfield Estates.

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

- B. [P.Z. 33-2007 City of Chesterfield \(Telecommunications Ordinance\)](#): A request for repeal of City of Chesterfield Ordinance 1214, and replacing it with a new ordinance establishing rules and regulations for the siting, construction and modification of wireless telecommunications facilities.

*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.