

**CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
MONDAY - JULY 10, 2006
7:00 PM**

AGENDA

I. ROLL CALL

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC HEARINGS

- A. P.Z. 15-2006 Wild Horse Creek Road Office (Larry Mintz):** A request for a change of zoning from "NU" Non-Urban to "PC" Planned Commercial District for a 1.47 acre tract of land located north of Wild Horse Creek Road and West of Long Road. (18V610074, 18V610085). Proposed use: Office.

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

- B. P.Z. 16-2006 Conway Point Office Building (Nelson McBride Development):** A request for a change of zoning from a "R-3" Residence District to a "PC" Planned Commercial District for a 1.1 acre tract of land located at 15310 Conway Road, at the northeast corner of Chesterfield Parkway and Conway Road (Locator Number 18S310382).

Permitted Uses:

1. Offices or office buildings
2. Parking areas, including parking garage

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

V. APPROVAL OF MEETING MINUTES

- A.** Approval of June 26, 2006 Planning Commission Minutes

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. **Briarcliffe Villas Site Development Plan:** Site Development Plan and Landscape Plan for a 29.43 acre parcel zoned "R-3" PEU. The site is located north of Olive Boulevard, east of the intersection with Hog Hollow.

The Planning Commission may vote on this item tonight.

VIII. OLD BUSINESS

- 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)

Staff will discuss issues with the Planning Commission. The first opportunity for the Planning Commission to vote on this item will be July 24, 2006.

- B. **P.Z. 8-2006 Four Seasons Plaza (Dr. Phil Hendricks):** A request for an amendment to City of Chesterfield Ordinance 775 to permit financial institutions, medical offices, restaurants, and drive-up facilities in Four Seasons Plaza, a 2.35 acre "C8" Planned Commercial District located on the south side of Olive Boulevard, directly across from the intersection of State Highway 340 and River Valley Drive. (LOCATOR NUMBER 16Q230260)

Staff will discuss issues with the Planning Commission. The first opportunity for the Planning Commission to vote on this item will be July 24, 2006.

- C. **P.Z. 10-2006 Plan Provision LLC (Wildhorse Child Care Center):** A request for a change of zoning from "NU" Non-Urban to "E-Half Acre" Estate District for a 2.245 acre tract of land located north of Wild Horse Creek Road and west of Long Road. (18V510017&18V510095).

The Planning Commission may vote on this item tonight.

IX. NEW BUSINESS

- A. **Westerly Place (2297 Schoettler) Ordinance Amendment:** An ordinance amendment for 2297 Schoettler, an approximately .76 acre property, zoned "R1-A" in a "PEU" and located north of the intersection of Clayton Road and Schoettler Road. Requesting an ordinance amendment to amend the minimum lot size along Schoettler Road.

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.