

**CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
MONDAY - JULY 24, 2006
7:00 PM**

AGENDA

I. ROLL CALL

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC HEARINGS

- A. P.Z. 18-2006 Beckmann Properties (16625 & 16635 Chesterfield Airport Road):** A request for an amendment to City of Chesterfield Ordinance 1556 to allow for additional permitted uses for a 1.95 acre tract of land zoned "PI" Planned Industrial District located at 16625 Chesterfield Airport Road and 16635 Chesterfield Airport.

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

V. APPROVAL OF MEETING MINUTES

- A.** Approval of July 10, 2006 Planning Commission Minutes

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. Chesterfield Commons East (Dick's & Inline Shops E):** A second amendment of a Site Development Concept Plan, Landscape Plan, and Lighting Plan for a 82.524 acre lot of land zoned "PC" Planned Commercial located at THF Boulevard and Chesterfield Commons Drive.

The Planning Commission may vote on this item tonight.

- B. Chesterfield Commons East (Dick's & Inline Shops E):** A second amendment of a Site Development Section Plan, Architectural Elevations, Landscape Plan, and Lighting Plan for a 82.524 acre lot of land zoned "PC" Planned Commercial located at THF Boulevard and Chesterfield Commons Drive.

The Planning Commission may vote on this item tonight.

- C. **Gundaker Commercial Group**: Sign Approval for Gundaker Commercial Group zoned "PI" Planned Industrial District located at 100 Chesterfield Business Parkway.

The Planning Commission may vote on this item tonight.

- D. **The Reserve at Chesterfield Village Site Development Section Plans**: Site Development Section Plans, Tree Stand Delineation Plan, Tree Preservation Plan, and a Landscape Plan for a 43.3 acre lot of land zoned R-5 and R-8 PEU "Residence District - Planned Environment Unit" located at Baxter Road south of the intersection with Wild Horse Creek Road.

The Planning Commission may vote on this item tonight.

VIII. OLD BUSINESS

- A. **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)

The Planning Commission may vote on this item tonight.

IX. NEW BUSINESS

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.