

**CITY OF CHESTERFIELD  
PLANNING COMMISSION MEETING  
MONDAY – AUGUST 11, 2008  
7:00 PM**

[Link to Site Plan Committee and Work Session Agenda/Meeting Time](#)

**AGENDA**

**I. ROLL CALL**

**II. INVOCATION**

**III. PLEDGE OF ALLEGIANCE**

**IV. PUBLIC HEARINGS**

- A. [P.Z. 17-2008 Clarkson Wilson Centre \(2 Clarkson Wilson Ctr\)](#): A request for a change of zoning from “C-8” Planned Commercial District to “PC” Planned Commercial District for a 5.45 acre tract of land located south of Wilson Avenue and east of Clarkson Road (20T240171).**

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

- B. [P.Z. 18-2008 City of Chesterfield \(Architectural Review Board\)](#): An ordinance repealing section 1003.177 of the City of Chesterfield Zoning Ordinance and creating a new section to address the Architectural Review Board Policies, Procedures and Architectural Standards.**

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

**V. APPROVAL OF MEETING MINUTES**

- A. [Approval of July 28, 2008 Planning Commission Minutes](#)**

**VI. PUBLIC COMMENT**

## VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. **Downtown Chesterfield:** An Amended Site Development Concept Plan and Conceptual Landscape Plan for a 15.96 acre lot of land zoned "C-8" Planned Commercial District located on the northwest corner of Chesterfield Parkway West and Lydia Hill Road.

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

- B. **River Crossings Partially Amended Conceptual Landscape Plan, Lots 6, 7 & 8 (1, 9 and 17 Arnage Rd.):** A Partially Amended Conceptual Landscape Plan for a 2.763, 2.386 and 1.11 acre tract of land zoned "PC" Planned Commercial District, located north of Chesterfield Airport Road and south of Interstate 64/Highway 40.

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

- C. **River Crossings Amended Landscape Plan, Lots 7 & 8 (1 and 9 Arnage Rd.):** An Amended Landscape Plan for a 2.763 and 2.386 acre tract of land zoned "PC" Planned Commercial District, located north of Chesterfield Airport Road and south of Interstate 64/Highway 40.

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

- D. **Spirit Valley Business Park (Sign Package):** Sign Package for a 52.82 acre tract of land zoned "PI" Planned Industrial District located approximately 4,200 feet west of the intersection of Chesterfield Airport Road and Olive Street Road.

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

## VIII. OLD BUSINESS

- A. **P.Z. 14-2008 Four Seasons Plaza, Lot 2 (Caplaco Seven, Inc. & Dierbergs Four Seasons, Inc.):** A request for a change of zoning from "C-8" Planned Commercial District to "PC" Planned Commercial District for a 8.25 acre tract of land located southwest of the intersection of Olive Boulevard and Woods Mill Road. (16Q210763)

*Staff will discuss issues with the Planning Commission.*

*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.