

**CITY OF CHESTERFIELD  
PLANNING COMMISSION MEETING  
MONDAY – AUGUST 11, 2014  
7:00 PM**

[Link to Meeting Notice](#)

**AGENDA**

**I. ROLL CALL**

**II. PLEDGE OF ALLEGIANCE**

**III. SILENT PRAYER**

**IV. PUBLIC HEARINGS**

- A. [P.Z. 13-2014 City of Chesterfield \(Unified Development Code-Article 3\)](#):**  
An ordinance repealing sections 03-03H, 03-04E, and 03-06 of the City of Chesterfield Unified Development Code and replacing them with new sections to address the lot area criteria for the “R-2” Residence District, development standard for the “PI” District and the Use Table for Residential Districts pertaining to the “LLR” Residence District.

*The public may speak on this item tonight. This item is also on the Agenda under “Old Business” if the Planning Commission chooses to vote tonight.*

**V. APPROVAL OF MEETING SUMMARY**

- A. [Approval of July 28, 2014 Planning Commission Meeting Summary](#)**

**VI. PUBLIC COMMENT**

**VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS**

- A. [Monarch Center](#):** A Site Development Concept Plan and Conceptual Landscape Plan for a 10.97 acre tract of land zoned “PC” Planned Commercial District located on the northeast corner of the intersection of Long Road and Edison Road.

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

- B. [Monarch Center, Lots A & B \(Edison Express\)](#):** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect’s Statement of Design for a 3.13 acre tract of land zoned “PC” Planned Commercial District located on the northeast corner of the intersection of Long Road and Edison Road.

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

## VIII. OLD BUSINESS

- A. [P.Z. 12-2013 The Wedge \(McGrath Plaza\)](#): A request for a change of zoning from an existing "C8" Planned Commercial District to a new "PC" Planned Commercial District for 5 tracts of land totaling 5.26 acres located on the north side of Olive Street Road, west of its intersection with Chesterfield Airport Road. (17W620235, 17W620246, 17W610104, 17W610094, 17W610083)

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

- B. [P.Z. 13-2014 City of Chesterfield \(Unified Development Code-Article 3\)](#): An ordinance repealing sections 03-03H, 03-04E, and 03-06 of the City of Chesterfield Unified Development Code and replacing them with new sections to address the lot area criteria for the "R-2" Residence District, development standard for the "PI" District and the Use Table for Residential Districts pertaining to the "LLR" Residence District.

*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.

**Notice** is hereby given that the Planning Commission may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorneys (RSMo 610.021(1) 1994; lease, purchase or sale of real estate (RSMo 610.021(2) 1994; hiring, firing, disciplining or promoting employees with employee groups (RSMo 610.021(3) 1994; bidding specification (RSMo 610.021(11) 1994; and/or proprietary technological materials (RSMo 610.021(15) 1994.