

**CITY OF CHESTERFIELD  
PLANNING COMMISSION MEETING  
MONDAY – AUGUST 27, 2007  
7:00 PM**

**AGENDA**

**I. ROLL CALL**

**II. INVOCATION**

**III. PLEDGE OF ALLEGIANCE**

**IV. PUBLIC HEARINGS**

- A. [P.Z. 27-2007 1701 Wilson \(Chris Barry\)](#): A request for a change of zoning from “NU” Non-Urban District to “E-One Acre” Estate District for a 3.0 acre tract of land located on the west side of Wilson Road, directly north of Wilson Bluffs.**

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

- B. [P.Z. 38-2007 Edison Crossing \(162 Long Road\)](#): A request for a change of zoning from a “NU” Non-Urban District to a “PC” Planned Commercial district for an approximately 11.4 acre parcel of land located at 162 Long Road, at the intersection of Long Road and Edison Avenue.**

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

- C. [P.Z. 41-2007 Chesterfield Blue Valley , LLC \(18394 Chesterfield Airport Road\)](#): A request for a change of zoning from “NU” Non-Urban District to “PC” Planned Commercial District for a 75.063 acre tract of land located on the north side of Olive Street Road, west of its intersection with Chesterfield Airport Road.**

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

**V. APPROVAL OF MEETING MINUTES**

- A. [Approval of August 13, 2007 Planning Commission Minutes](#)

**VI. PUBLIC COMMENT**

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

- A. [14625 Lake Trails Ct.:](#) Residential Addition to the east side of an existing home zoned "NU" Non Urban District located at 14625 Lake Trails Ct. in the Trails West Subdivision.

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

- B. [Bull Moose Tube Executive Center ASDCP and Sign Package:](#) An Amended Site Development Concept Plan and Sign Package for 2.9 acres of land zoned "C8" Planned Commercial located between Forest Meadows Drive and Baxter Road on Clarkson Road.

*Petitioner has asked that this be held until the 9/10/07 meeting.*

- C. [Cambridge Engineering \(Kramer Commerce Center\):](#) A Site Development Concept Plan for a 19.8 acre tract of land zoned "PI" Planned Industrial District located north of the intersection of Spirit Drive North and Chesterfield Airport Road, south of I-64/U.S. 40-61, and west of Trade Center Boulevard.

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

- D. [St. Luke's Rehabilitation Hospital:](#) A Site Development Plan, Architectural Elevations, Landscape Plan and Lighting Plan for a rehabilitation hospital via Conditional Use Permit (CUP) in an R1A Residence District located at 14701 Olive Boulevard, east of the intersection of Ladue Road and Olive Boulevard.

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

## **VIII. OLD BUSINESS**

- A. [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.

*Staff will discuss issues with the Planning Commission.*

## **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.