

**CITY OF CHESTERFIELD  
PLANNING COMMISSION MEETING  
MONDAY - AUGUST 28, 2006  
7:00 PM**

**AGENDA**

**I. ROLL CALL**

**II. INVOCATION**

**III. PLEDGE OF ALLEGIANCE**

**IV. PUBLIC HEARINGS**

- A. P.Z. 1-2006 Spirit Town Center (Greenberg-Blatt Management, L.P.):** A request for a change of zoning from "M3" Planned Industrial District to "PC" Planned Commercial District for a 7.8 acre parcel of land located on Chesterfield Airport Road at its intersection with Goddard Avenue. (18026 Chesterfield Airport Road/17V230055)

The request contains the following permitted uses:

- (b) Animal hospitals, veterinary clinics, ~~and kennels.~~
- (e) Associated work and storage areas required by a business, firm, or service to carry on business operations.
- (g) Automatic vending facilities for:
  - (i) Ice and solid carbon dioxide (dry ice);
  - (ii) Beverages;
  - (iii) Confections.
- (h) Barber shops and beauty parlors.
- (i) Bookstores.
- (m) Child care centers, nursery schools, and day nurseries.
- (o) Dry cleaning drop-off and pick-up stations.
- (p) Filling stations, including emergency towing and repair services, provided that no automobile, truck, or other vehicle may be parked or stored in the open on the premises for longer than twenty-four (24) hours.
- (q) Film drop-off and pick-up stations.
- (s) Financial institutions.
- (v) Hotels and motels.
- (x) Medical and dental offices.
- (z) Offices or office buildings.
- (cc) Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of

- wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.
- (ff) Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practice driving ranges, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters.
  - (hh) Restaurants, fast food
  - (ii) Restaurants, sit down
  - (kk) Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles.
  - (mm) Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training.
  - (nn) Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craft persons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.
  - (pp) Permitted signs (See Section 1003.168 'Sign Regulations').
  - (rr) Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises.

*The public may speak on this item tonight. The Issues Report will be presented later in the meeting.*

- B. P.Z. 20-2006 Mayer Manors, Inc. (Chesterfield Manors):** A request for a change of zoning from a “NU” Non-Urban district to a E-One Acre Residential District for a 4.3 acre tract of land located at the northwest corner of Wildhorse Creek Ridge Road and Cripple Creek Road (Locator Number 18U240100).

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

## **V. APPROVAL OF MEETING MINUTES**

- A. Approval of August 14, 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.*

- B. **Drury Plaza (Stoney River)**: Amended Architectural Elevation for a restaurant located on the Drury Plaza Subdivision on a 4.85 acre tract of land, zoned "PC" Planned Commercial District, located adjacent to Chesterfield Mall on the southwest corner of I-64/Hwy 40/61 and MO 340 (Clarkson Rd).

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

- C. **Fox Hill Farms Site Development Plan**: A Site Development Plan, Architectural Elevations, and Landscape Plan for a 40.08 acre lot of land zoned E-Half Acre "Residence District" located 1700 feet south of Wildhorse Creek Road and 250 feet west of Wilson Road.

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

- D. **St. Luke's Hospital - CV-ICU Addition Site Development Section Plan**: A Site Development Section Plan, Architectural Elevations, and Landscape Plan for a section of a 55 acre lot of land zoned "MU" Medical Use District located at the southwest corner of Highway 141 (Woods Mill) at the intersection with St. Luke's Drive.

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

- E. **The Village at Olde Baxter Square**: A Site Development Plan, Architectural Elevations, Tree Stand Delineation, Tree Preservation Plan and Landscape Plan for a 2.0 acre lot of land zoned "R-4" Residence District, under a Planned Environment Unit Procedure, located at the southwest corner of Old Baxter Road and Century Lake Dr.

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

## VIII. OLD BUSINESS

- A. **P.Z. 1-2006 Spirit Town Center (Greenberg-Blatt Management, L.P.):** A request for a change of zoning from "M3" Planned Industrial District to "PC" Planned Commercial District for a 7.8 acre parcel of land located on Chesterfield Airport Road at its intersection with Goddard Avenue. (18026 Chesterfield Airport Road/17V230055)  
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*Staff will discuss issues with the Planning Commission. The first opportunity for the Planning Commission to vote on this item will be September 11, 2006.*

- B. 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)

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

- C. 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 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.