

**CITY OF CHESTERFIELD
PLANNING AND ZONING COMMITTEE MEETING
THURSDAY, OCTOBER 19, 2006
Council Chambers
5:30 P.M.**

AGENDA

I. APPROVAL OF MEETING SUMMARY

- A. Approval of the September 11, 2006 Planning and Zoning Committee Meeting Summary

II. PROTEST PETITION HEARINGS

- A. **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)

III. OLD BUSINESS

- A. **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 & Zoning Committee may vote on this item tonight.

IV. NEW BUSINESS

- A. **Herman Stemme Office Park** A request for an ordinance amendment to a 28.1 acre tract of land zoned "C8" Planned Commercial located at the northwest quadrant of Swingley Ridge Road and Chesterfield Parkway East.

The Planning & Zoning Committee may vote on this item tonight.

- B. Petro Mart (14898 Clayton Road)** A request for an ordinance amendment to allow for a change in the height of the car wash and a structure setback for a .92 acre parcel zoned "PC" Planned Commercial located on the south side of Clayton Road at its intersection with Baxter.

The Planning & Zoning Committee may vote on this item tonight.

- C. Petro Mart (14898 Clayton Road)** Site Development Plan, Architectural Elevations, Landscape Plan and Lighting Plan for a .92 acre tract of land located at 14898 Clayton Road.

The Planning & Zoning Committee may vote on this item tonight.

V. PENDING PROJECTS/DEPARTMENTAL UPDATE

- A. Criteria for "Requests to Hold Legislation"**

Referral from City Council

VI. ADJOURNMENT

Note: The Planning and Zoning Committee 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 and Zoning Committee 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