CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
MONDAY – JULY 13, 2009
7:00 PM

AGENDA

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS

A. **P.Z. 04-2009 13506 Olive Blvd (Spirit Energy):** A request for a change of zoning from a "C2" Commercial District to a "PC" Planned Commercial District for a .31 acre tract of land located at 13506 Olive Blvd. at the southwest corner of Olive Blvd. and Woods Mill Road (Locator Number 16Q330902).

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

V. APPROVAL OF MEETING MINUTES

A. Approval of June 22, 2009 Planning Commission Minutes

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

A. **Conway Point Office Building (P.Z.47-2007 Time Extension):** A request for a two (2) year extension of time to submit a Site Development Plan for a 1.489 acre tract of land zoned "PC" Planned Commercial district located at the southwest corner of the intersection of Conway Road and Chesterfield Parkway.

The Planning Commission may vote on this item tonight.

B. **St. Luke's Rehabilitation Hospital:** Amended Architectural Elevations for a rehabilitation hospital governed by a 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. 07-2008 Valley Gates (Summit Outer 40 Developers, LLC.):** A request for an amendment to City of Chesterfield Ordinance 2377, to revise the parking setback from the northern boundary of the development and to revise the parking setback from an internal street for a 7.698 acre tract of land located north of U.S. Highway 40 and east of Boone's Crossing (17T520073).

The Planning Commission may vote on this item tonight.

B. **P.Z. 05-2009 River Crossing (Lot C, Holiday Inn & Suites):** A request for an amendment to City of Chesterfield Ordinance Number 2469 for an increase in building height and maximum development square footage and a decrease in the openspace requirement for River Crossing Development, zoned "PC" Planned Commercial Development, located on the north side of Chesterfield Airport Road, at its intersection with Arnage Boulevard, containing 15.841 acres of land. (17U520061, 17U520072, 17U240066, 17U240077, 17U240088, 17U520171, 17U520182, 17U520193)

Staff will discuss issues with the Planning Commission.
The Planning Commission may vote on this item tonight.

C. **P.Z. 09-2009 City of Chesterfield (Comprehensive Plan Amendment):** A proposal to update selected sections of the City of Chesterfield Comprehensive Plan relative to the following elements: Plan Policies, Land Use, Land Use Plan, Transportation, and Chesterfield Valley Policies for Development.

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.