CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
MONDAY – NOVEMBER 23, 2009
7:00 PM

Link to Site Plan Committee and Work Session Agenda/Meeting Time

AGENDA

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS - None

V. APPROVAL OF MEETING MINUTES

A. Approval of November 9, 2009 Planning Commission Minutes

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

A. 508 Redondo Drive (Claymont Estates Subdivision): A request for a detached residential addition behind an existing home on the west side of the lot zoned "R1" Residential District, located at 508 Redondo Drive in the Claymont Estates Subdivision.

The Planning Commission may vote on this item tonight.

B. 69 River Valley Drive (River Bend Estates Subdivision): A request for a residential addition behind an existing home on the north side of the lot zoned "R1" Residential District, located at 69 River Valley Drive in the River Bend Estates Subdivision.

The Planning Commission may vote on this item tonight.

C. 1215 Walnut Hill Farm Dr. (Walnut Hill Farms Subdivision): A request for a residential addition to the western side of an existing home zoned “NU” Non-Urban District and located at 1215 Walnut Hill Farm Dr., in the Walnut Hill Farms Subdivision.

The Planning Commission may vote on this item tonight.

D. **Stallone Pointe (15400 Conway Road)**: Site Development Plan, Landscape Plan, Lighting Plan, and Architectural Elevations, for a 0.68 acre tract of land, zoned "PC" Planned Commercial District located on the south side of Conway Road, west of the Chesterfield Parkway and Conway Road intersection (18S220050).

The Planning Commission may vote on this item tonight.

E. **The Reserve at Chesterfield Village (Phase One)**: Amended Site Development Section Plan and Amended Architectural Elevations for a 28.13 acre lot of land zoned R-5 and R-8 Residence District with a "PEU" Planned Environment Unit located at Baxter Road south of the intersection with Wild Horse Creek Road.

The Planning Commission may vote on this item tonight.

VIII. OLD BUSINESS

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).

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

B. **P.Z. 13-2009 Spirit Town Center (Greenberg Development):** A request for an amendment to City of Chesterfield Ordinance 2330 to modify the Floor Area and Building Requirements and Setbacks for a 7.8 acre parcel of land zoned "PC" Planned Commercial District located on Chesterfield Airport Road on the southwest corner of its intersection with Goddard Avenue. (17V230055)

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

C. **P.Z. 14-2009 Chesterfield Fence (Chesterfield Fence and Deck Company):** A request for a change of zoning from a "M-3" Planned Industrial District to a "PI" Planned Industrial District for a 5.2 acre tract of land located at 18614 Olive Street Road, located 4,100 feet west of the intersection of Olive Street Road and Chesterfield Airport Road (Locator Number 17W510093).

Staff will discuss issues with the Planning Commission.
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.