

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
January 14, 2002

The meeting was called to order at 7:00 p.m.

I. PRESENT

ABSENT

Mr. Fred Broemmer
Mr. Mike Kodner
Mr. Dan Layton, Jr.
Ms. Stephanie Macaluso
 Ms. Rachel Nolen
 Mr. Jerry Right
Ms. Victoria Sherman
Mr. B. G. Wardlaw
Chairman David Banks
Mr. Doug Beach, City Attorney
Mayor John Nations
Mr. Dan Hurt, Council Liaison
Ms. Teresa Price, Director of Planning
Ms. Barbara Weigel, Senior Planner
Mr. Mike Hurlbert, Project Planner
Ms. Annissa McCaskill, Project Planner
Mr. John Wagner, Project Planner
Ms. Kathy Lone, Planning Assistant

II. INVOCATION: Commissioner Wardlaw

III. PLEDGE OF ALLEGIANCE: All

Chairman Banks recognized the attendance of Mayor John Nations, Councilmember Bruce Geiger (Ward II), Councilmember Mary Brown (Ward IV) and Council Liaison Dan Hurt (Ward III).

IV. PUBLIC HEARINGS:

Commissioner Macaluso read the first portion of the Opening Comments.

A. P.Z. 30-2001 Westchester: A request for a change in zoning from an "NU" Non-Urban District to an "E-3" Residence District for a 7.49 acre tract of land located on the

south side of Wild Horse Creek Road, east of Kehrs Mill Road and west of Wilson Road (Locator Number: 18U 24 0111).

Proposed Uses:

Single Family Residences

Project Planner Mike Hurlbert gave a presentation of the subject site and surrounding area.

1. Mr. Ed Levinson, 1301 Amherst Terrace Way, Chesterfield, MO 63017, petitioner for P.Z. 30-2001 Westchester, stated the following:

- Site is 7.49 acres;
- Proposal is for 11 single-family lots;
- Proposal is for a street down the center with a cul-de-sac;
- Proposed site would be positioned just opposite the Bentley Place Subdivision;
- Homes would be over \$500,000;
- Lots would be 22,000 square feet or larger;
- Most homes would have rear or side entry garages;
- Average lot frontage would be 154 feet.

COMMENTS/DISCUSSION –

General discussion followed concerning the cul-de-sac radius, sidewalks, zoning classifications, discussion with the neighboring residents, the West Area Study and the Comprehensive Plan.

SPEAKERS IN FAVOR –

1. Mr. Dan Bloom, 17643 Bridgeway Circle, Chesterfield, MO 63005, speaking in favor of P.Z. 30-2001 Westchester;

- Speaker stated that the project is good for the community and is compatible with neighboring subdivisions;
- Speaker urged the Planning Commission to approve this petition.

2. Mr. Bill Devers, 1326 Chesterfield Meadows, Chesterfield, MO 63005, speaking in favor of P.Z. 30-2001 Westchester;

- Speaker stated that he is in favor of this proposal being approved and considers the project well done;
- Speaker asked the Planning Commission to approve this petition.

3. Mr. Steve Pearl, 1331 Countryside Manor Place, Chesterfield, MO 63005, speaking in favor of P.Z. 30-2001 Westchester;

- Speaker stated that he is in favor of this proposal;
- Speaker asked the Planning Commission to approve this petition.

4. Mr. Robert Bohm, 1469 Chesterfield Estates Drive, Chesterfield, MO 63017, speaking in favor of P.Z. 30-2001 Westchester;

- Speaker stated that this is a good proposal.

SPEAKERS IN OPPOSITION -

5. Ms. Wendy Geckeler, 26 Chesterfield Lakes, Chesterfield, MO 63005, speaking in opposition to P.Z. 30-2001 Westchester;

- Speaker stated that this proposal is not consistent with the Comprehensive Plan;
- Speaker stated that she would support residential E-2, 1 acre development at this site;
- Speaker stated that this proposal would remove too many trees from the site;
- Speaker presented a letter from Mary Ann Smythe, who lives across from the proposed development, stating her opposition to this rezoning.

6. Mr. Roger Pon, 17025 Chesterfield Estates Court, Chesterfield, MO 63005, speaking in opposition to P.Z. 30-2001 Westchester;

- Speaker stated that he is opposed to this proposed development because the lots would be too small.

SPEAKERS – NEUTRAL – None

REBUTTAL

Mr. Levinson stated that this proposal is consistent with neighboring developments. Mr. Levinson stated that the common ground would also be the dry detention and there would be a common ground strip for a landscape buffer.

Mr. Hurlbert stated that the following issues would be reviewed and addressed:

- Ø Compliance to the Comprehensive Plan;
- Ø Tree preservation;
- Ø Density with lot sizes;
- Ø Sidewalks;
- Ø Dates that the surrounding R-1 and R-1A areas were established versus the dates of the Comprehensive Plan and West Area Study (what was approved less than 1 acre since that time);
- Ø Amount of 'Non-Urban' (NU) land in the vicinity;
- Ø Comparison of lot sizes in Bentley Place and Chesterfield Estates subdivisions;

- Ø Lot sizes in Bentley Place, Chesterfield Estates and Eagle Crest Estates subdivisions (lots that border Wildhorse Creek Road);
- Ø Tree preservation and utility lines.

Commissioner Macaluso read the next portion of the "Opening Comments."

B. P.Z. 34-2001 Chesterfield Village/Altshuler Tract; a request for a change of zoning from "NU" Non-Urban District to "PC" Planned Commercial District for 5.29 acres of land located north of North Outer Forty Road, near the intersection of North Outer Forty Road and Chesterfield Parkway East. (Locator Number: 18R-110020) Proposed use: Five story office building.

Project Planner Annissa McCaskill gave an overview of P.Z. 34-2001 Chesterfield Village/Altshuler Tract.

1. Mr. Steve Koslovsky, 168 North Meramec, Clayton, MO 63105, attorney for P.Z. 34-2001 Chesterfield Village/Altshuler Tract, stated the following:

- Proposed site is 5.29 acres;
- Proposed development would be a 5-story office building;
- Petitioner previously had wanted to rezone this site for an 8-story office building;
- Proposed development is very similar to the One Chesterfield Place development;
- Total square footage would be 126,700;
- There is a landscaped 25-foot setback from the rear wall of the parking garage to the August Hill on Conway Subdivision;
- Sachs Properties is in the process of acquiring excess right-of-way from MoDOT;

- Building setback from the right-of way would be 65 feet which is 20 feet closer to the right-of-way than One Chesterfield Place;
- Highest building elevation is 630 feet; highest garage elevation is 570 feet;
- There would be 507 parking spaces which would be 4 spaces per 1,000 square feet;
- Detention would be provided on-site;
- There is no access from this site to Conway Road;
- Green space meets the City's guidelines at 45%;
- Floor area ratio would be 55%.

COMMENTS/DISCUSSION

General discussion followed concerning access points with adjacent property owners, the proposed development being closer to Highway 40 than One Chesterfield Place, and the triple left turn lane.

SPEAKERS IN FAVOR – None

SPEAKERS IN OPPOSITION –

1. Ms. Laura Lueking, 15021 Conway Road, Chesterfield, MO 63017, speaking in opposition to P.Z. 34-2001 Chesterfield Village/Altshuler Tract;

- Speaker expressed concern with the high density of this proposal;
- Speaker expressed concern with the tree calculations and green space ratio.

SPEAKERS – NEUTRAL – None

REBUTTAL -

Mr. Koslovsky stated that he would present calculations from the engineer as to how the green space percentage was determined.

Ms. McCaskill stated that the following issues would be reviewed and addressed:

- Ø Building setback;

- Ø Landscaping, including tree preservation (the number of monarch trees that would be removed and replaced with evergreens;
- Ø Sight line of the parking structure in reference to the office building;
- Ø The amount of excavation due to the existing elevation of the property (petitioner said he would provide cross sections per the request of the Commission);
- Ø Cross access agreements - whether easements currently exist between the parcels directly to the west and east;
- Ø The transition between residential and Planned Commercial with regards to landscaping, elevation and sight from the current residential development;
- Ø Sidewalks and pedestrian thoroughfare;
- Ø Status from MoDOT as to when the triple left turn will be put in place;
- Ø Size and appearance of the parking structure;
- Ø Sky exposure plane between this proposal, One Chesterfield Place and the Bonhomme Presbyterian Church steeple;
- Ø Appearance of the detention area;
- Ø View of the building setbacks along Highway 40.

Commissioner Macaluso read the closing portion of the “Opening Comments.”

V. APPROVAL OF MEETING MINUTES

Commissioner Right made a motion to approve the December 12, 2001 Meeting Minutes. The motion was seconded by Commissioner Broemmer and passes by a voice vote of 9 to 0.

VI. PUBLIC COMMENT - None

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

A. Chesterfield Airport Center, Lot A: Landscape Plan for a new retail/business building on a 3.3 acre tract of land, zoned "PC" Planned Commercial District located on Caprice Drive, north of Chesterfield Airport Road and east of Long Road.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Landscape Plan for Chesterfield Airport Center, Lot A, with the condition to include the following Architectural Review Board’s (ARB) recommendations: 1. That the

ornamental grass on the site plan be of a short variety; 2. Five (5) additional evergreen trees be planted on the north (rear) of the building and the west side; 4. That the developer plant scattered low evergreens along Chesterfield Airport Road to soften the effect of the parking lot. The motion was seconded by Commissioner Right and passes by a voice vote of 9 to 0.

B. Villas at Chesterfield Pointe; a Record Plat for a 14.53 acre "R-4" PEU District on Olive Street Road.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Record Plat for Villas at Chesterfield Pointe. The motion was seconded by Commissioner Sherman and passes by a voice vote of 9 to 0.

C. Extended Stay America; Site Development Section Plan and Landscape Plan for Lot 6 of River Crossings, located on Chesterfield Airport Road, across from Public Works Drive.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Site Development Section Plan and Landscape Plan for Extended Stay America, with the conditions of two (2) signs on the tower, a 75 square feet monument sign to be shared with Bentley of St. Louis and Extended Stay will consider a smaller satellite dish with the approval of the Department of Planning. The motion was seconded by Commissioner Right and passes by a voice vote of 9 to 0.

D. Chesterfield Grove – Amended Landscape Plan; an Amended Landscape Plan for Chesterfield Grove, a development in a "C-3" Shopping District located at the intersection of Baxter and Chesterfield Airport Roads, south of Highway 40.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Amended Landscape Plan for Chesterfield Grove. The motion was seconded by Commissioner Nolen and passes by a voice vote of 9 to 0.

E. Chesterfield Ridge: Site Development Plan and Landscape Plan for a 31 unit single-family attached development on an 8.3 acre tract of land, zoned "R-5" Residential District with a PEU, and located on the east side of Clarkson Road, west of Old Clarkson Road, and south of Baxter Road.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Site Development Plan and Landscape Plan for Chesterfield Ridge, with the condition to include the Architectural Review Board's (ARB) recommendations: 1. That landscaping be added along the top of the west side of the detention basin; 2. The Board expressed their support to maintain the existing green space on Old Clarkson Road as much as possible and to integrate that area with street trees; 3. Side elevations, when exposed to the street, should be articulated, especially units #7 and #8. The motion was seconded by Commissioner Wardlaw and passes by a voice vote of 9 to 0.

VIII. OLD BUSINESS –

A. P.Z. 28-2001 Alvin D. Vitt & Company; a request for a change of zoning from an "NU" Non-Urban District to a "R3" 10,000 Square-foot Residence District for 4.4 acres of land located on the south side of Conway Road, east of the August Hill on Conway subdivision. (Locator Numbers: 18R-11-0042 and 18R-12-0063)

AND

B. P.Z. 29-2001 Alvin D. Vitt & Company; a request for a Planned Environment Unit (PEU) in an "R3" 10,000 Square-foot Residence District for 4.4 acres of land located on the south side of Conway Road, east of the August Hill on Conway subdivision. (Locator Numbers: 18R-11-0042 and 18R-12-0063)
Proposed use: Single-family attached residences.

Project Planner John Wagner gave an overview of P.Z. 28-2001 Alvin D. Vitt & Company and P.Z. 29-2001 Alvin D. Vitt & Company. Mr. Wagner stated that the issues being reviewed and addressed were: 1. A 40-foot setback along Conway Road as opposed to a 60-foot setback, and 2. Meandering the sidewalk to preserve more trees.

Chairman Banks stated that P.Z. 28-2001 Alvin D. Vitt & Company and P.Z. 29-2001 Alvin D. Vitt & Company would be held until all issues are reviewed and addressed.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS:

- A. Committee of the Whole
- B. Ordinance Review Committee

Ms. Price stated that there would be an Ordinance Review Committee Meeting on Wednesday, January 16, 2002 at 9:30 a.m. at City Hall.

Chairman Banks stated that P.Z. 35-2001 City of Chesterfield and P.Z. 36-2001 City of Chesterfield would be returned to the Planning Commission by the Planning and Zoning Committee for review of the definition of 'floor area ratio.'

- C. Architectural Review Committee
- D. Site Plan
- E. Landscape Committee
- F. Comprehensive Plan Committee
- G. Procedures and Planning Committee

Ms. Price stated that a meeting would be scheduled with the Planning Commission officers and Staff to discuss the Transportation Model and traffic studies.

- H. Architectural Review Board Update
- I. Landmarks Preservation Commission

Ms. Price stated that a Comprehensive Plan Citizen Meeting would be held January 16, 2002 at 7:00 p.m. at City Hall.

Ms. Price stated that the Planning and Zoning Committee voted to forward to City Council a recommendation for the zoning ordinance update.

The meeting adjourned at 9:04 p.m.

Victoria Sherman, Secretary