

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
February 11, 2002

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

I. PRESENT

Mr. Fred Broemmer
Mr. Mike Kodner
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. Charlie Scheidt, Council Liaison
Ms. Teresa Price, Director of Planning
Ms. Barbara Weigel, Senior Planner
Mr. Mike Hurlbert, Project Planner
Ms. Annissa McCaskill, Project Planner
Ms. Kathy Lone, Planning Assistant

ABSENT

Mr. Dan Layton, Jr.

II. INVOCATION: Commissioner Broemmer

III. PLEDGE OF ALLEGIANCE: All

Chairman Banks recognized the attendance of Mayor John Nations, Councilmember Bruce Geiger (Ward II) and Council Liaison Charlie Scheidt (Ward IV).

IV. PUBLIC HEARINGS: None

V. APPROVAL OF MEETING MINUTES

Commissioner Macaluso made a motion to approve the January 28, 2002 Meeting Minutes. The motion was seconded by Commissioner Broemmer and passes by a voice vote of 8 to 0.

VI. PUBLIC COMMENT -

1. Mr. Steve Koslovsky, 168 North Meramec, Clayton, MO 63106, speaking in favor of P.Z. 34-2001 Chesterfield Village/Altshuler Tract;

· Speaker stated that he was present to answer questions.

2. Mr. John Lange, 1809 Clarkson Road, Chesterfield, MO 63017, speaking in favor of St. Joseph Institute for the Deaf;

· Speaker had left the meeting.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

A. St. Joseph Institute for the Deaf; an addition to an existing monument sign for the St. Joseph Institute for the Deaf, a "C8" Planned Commercial District located on the west side of Clarkson Road at its intersection with Baxter Road.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends that St. Joseph Institute for the Deaf be held for resubmittal of a redesigned sign plan. The motion was seconded by Commissioner Right and passes by a voice vote of 8 to 0.

B. Chesterfield Grove, Lot 1A & 3: a Record Plat for a 4.066 acre tract of land zoned "C-3" Shopping District, located on the west side of Baxter Road, south of Chesterfield Airport Road. (Ordinance Number 1371)

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Record Plat for Chesterfield Grove, Lot 1A & 3. The motion was seconded by Commissioner Kodner and passes by a voice vote of 8 to 0.

VIII. OLD BUSINESS –

A. 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.

The Planning Commission would like the additional issues reviewed and addressed:

- Burying utilities;
- A visual effect in the detention area;

- Buffer between the residential and commercial;
- The Tree Stand Delineation shows removal of more existing monarch trees than the square footage of the building.

Chairman Banks stated that P.Z. 34-2001 Chesterfield Village/Altshuler Tract would be held until all issues are reviewed and addressed.

B. P.Z. 35-2001 City of Chesterfield: a request to amend Section 1003.020 (Definitions) of the City of Chesterfield Zoning Ordinance to include the following definitions:

Floor Area Ratio (FAR): The ratio between the total area for all floors of a building permitted by code to the area of the lot on which the building is constructed. This square footage does not include any structured or surface parking areas.

Greenspace Percentage: The percentage derived by calculating the combination of all green area and non-paved surfaces and dividing by the total area of the site. This calculation is exclusive of pedestrian cross accessways as approved by the City of Chesterfield.

Tree Stand Delineation (TSD): A detailed description and location of individual trees, groups of trees, tree covered lots, and forested lands, prepared in map form as explained in the Chesterfield Tree Manual.

AND

C. P.Z. 36-2001 City of Chesterfield: a request to amend the City of Chesterfield Zoning Ordinance to require illustration of the Floor Area Ratio, Greenspace Percentage and Tree Stand Delineation on all preliminary plans and site plans.

Project Planner Annissa McCaskill gave an overview of P.Z. 35-2001 City of Chesterfield and P.Z. 36-2001 City of Chesterfield. Ms. McCaskill stated that P.Z. 35-2001 City of Chesterfield was returned to Planning Commission with revisions to the definition of 'Floor Area Ratio.'

General discussion followed concerning the definition of 'Floor Area Ratio.'

Commissioner Broemmer made a motion to approve P.Z. 35-2001 City of Chesterfield with the following change in Attachment A for the definition of 'Floor Area Ratio':

(72) Floor area ratio: The gross floor area of all buildings or structures on a lot divided by the total lot area. This square footages does not include any structured or surface

parking. Planning Commission may request two calculations: one calculation for those areas above grade and another that includes building area below grade. See figure.

The motion was seconded by Commissioner Macaluso.

Upon a roll call the vote was as follows: Commissioner Broemmer, yes; Commissioner Kodner, yes; Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Sherman, yes; Commissioner Wardlaw, yes; Chairman Banks, yes.

The motion was approved by a vote of 8 to 0.

Commissioner Macaluso made a motion to approve P.Z. 36-2001 City of Chesterfield. The motion was seconded by Commissioner Broemmer.

Upon a roll call the vote was as follows: Commissioner Broemmer, yes; Commissioner Kodner, yes; Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Sherman, yes; Commissioner Wardlaw, yes; Chairman Banks, yes.

The motion was approved by a vote of 8 to 0.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS:

- A. Committee of the Whole
- B. Ordinance Review Committee
- C. Architectural Review Committee
- D. Site Plan
- E. Landscape Committee
- F. Comprehensive Plan Committee
- G. Procedures and Planning Committee
- H. Architectural Review Board Update
- I. Landmarks Preservation Commission

Commissioner Right made a motion to adjourn the meeting. The motion was seconded by Commissioner Kodner and passes by a voice vote of 8 to 0.

The meeting adjourned at 7:24 p.m.

Victoria Sherman, Secretary