

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
FEBRUARY 27, 2006**

The meeting was called to order at 7:04 p.m.

I. PRESENT

Mr. David G. Asmus
Mr. David Banks
Mr. Fred Broemmer
Dr. Maurice L. Hirsch
Dr. Lynn O'Connor
Ms. Lu Perantoni
Ms. Victoria Sherman
Chairman Stephanie Macaluso

ABSENT

Mr. Thomas Sandifer

Councilmember Mike Casey, Council Liaison
City Attorney Rob Heggie
Ms. Teresa Price, Director of Planning
Ms. Annissa McCaskill-Clay, Assistant Director of Planning
Ms. Libbey Simpson, Assistant City Administrator for Economic & Community Development
Mr. Kyle Dubbert, Project Planner
Mr. Nick Hoover, Project Planner
Ms. Aimee Nassif, Project Planner
Ms. Mary Ann Madden, Planning Assistant

Chair Macaluso acknowledged the attendance of Councilmember Mike Casey, Council Liaison; Councilmember Bruce Geiger, Ward II, Councilmember Dan Hurt, Ward III; and Councilmember Mary Brown, Ward IV.

II. INVOCATION: Commissioner Broemmer

III. PLEDGE OF ALLEGIANCE – All

PUBLIC HEARINGS – Commissioner Hirsch read the “Opening Comments” for the Public Hearing.

- A. **P.Z. 2-2006 Manors at Schoettler Valley (Taylor Morley) (1527 and 1523 Schoettler Road)**: A request for a change of zoning from “NU” Non-Urban to “R2” Residence District for 8.85 acre tracts of land located east of Schoettler Valley on Squires Way Dr. (19S340027, 19R130021)

And

- B. **P.Z. 3-2006 Manors at Schoettler Valley (Taylor Morley) (1527 and 1523 Schoettler Road)**: A request for a Planned Environment Unit (PEU) Procedure within an “R2” Residence District for 8.85 acre tracts of land located east of Schoettler Valley on Squires Way Dr. (19S340027, 19R130021)

Project Planner Nick Hoover gave a PowerPoint presentation showing photographs of the site and surrounding area. Mr. Hoover stated the following:

- The subject site is located off of Squires Way and is surrounded by several existing subdivisions.
- The site has two existing homes.
- The Land Use Designation calls for single-family residential.

PETITIONER’S PRESENTATION:

1. Mr. Rob Epstein, Attorney with Gallop, Johnson & Neuman, 101 S. Hanley, Clayton, MO stated the following:
 - He is representing the developer, Taylor Morley Homes.
 - The site is approximately 8.85 acres in area – roughly 3.5 acres of the site will be common ground. Within the common ground, there is a storm detention facility.
 - The site is west of Schoettler Road. Access to the subdivision will be through Squires Way - not off of Schoettler Road. Squires Way is a public road. The developer intends to extend Squires Way into the subdivision terminating in a cul-de-sac. The developer has no desire to have a road within the development that will connect to Schoettler.
 - They are requesting to rezone the property to “R2” Residence District with a PEU. They believe the rezoning is reasonable and consistent with applicable laws. The zoning surrounding the site to the north is primarily R2 and R1A; to the south, R2; to the east, R2 and R1A; and immediately to the west is R2 with a PEU.
 - The R2 District would support a maximum yield of 23 lots for this property. They are proposing 9 single-family detached residences in the development with a minimum lot size of 15,395 sq. ft. – the maximum lot size is approximately 36,000 sq. ft.
 - The setbacks are 20’ for the front yard, 6’ for the side yard, and 15’ for the rear yard.
 - Open space calculations show that, after taking appropriate deductions, 85% of the property will remain as open space.

- The road will be built to City specifications to allow the City to accept dedication. The road will be 26' in width, built with 7"-thick concrete, and a 6" rolled stone base. Sidewalks are running along both sides of the street. Because of the steep terrain, the street running into the subdivision will be dropping at a 10% grade. The proper disclosures will be made per City ordinances.
- Street lights will be located along the street. There will also be an entrance monument at the entrance to the subdivision.
- There is onsite storm detention.
- Dr. Pierce's property currently has access running out to Schoettler Road. This access road currently has a bridge on it. The road will not tolerate the weight of heavy equipment for emergency access. The developer intends to provide private access to the Pierce property for the sole use of emergency vehicles.
- Several retaining walls are proposed for the subdivision to maintain existing tree mass. They meet the minimum 30% requirement of tree preservation for the site.
- With respect to the tree stand delineation, there is a total wooded area of about 120,000 sq. ft. Trees will be removed in about 84,000 sq. ft. – leaving a preserved tree area of approximately 37,000 sq. ft.
- MSD has indicated that the plans, as shown, comply with their standards.
- The homes to be built will be ranch, 1-1/2 story, and 2 story homes. There will not be any front-entry garages – all garages will be side or rear-entry. The minimum distance between the homes will be at least 36 feet. Pricing will start at about \$600,000.
- The development complies with the City's Master Plan and Tree Stand Ordinance. They do not believe the construction of the proposed nine homes will have any significant impact on traffic.

Responding to questions from the Commission, Mr. Epstein and Mr. Vic Brueggemann, Wind Engineering, stated the following:

- **Regarding the preservation of more trees:** They are using 10% street grade to save as many trees as possible. When they get to the final plans, efforts will be made to save more trees.
- **Regarding access from Squires Way instead of Schoettler Road:** Access is from Squires Way instead of Schoettler because the developer does not own enough property that is contiguous to Schoettler to be able to gain access. The existing road is a dirt road, which crosses over a bridge. This road was not intended to take the amount of volume that is anticipated. From a safety standpoint, they feel it is safer to run the traffic through Squires Way. If the street is opened up, residents from Squires Way could use it as a cut-thru through the proposed development to Schoettler, which is not desirable. To use the existing dirt road would require rebuilding the bridge, acquiring additional land, and getting consent from a current neighbor.
- **Regarding the 10% street grade issue:** A variance would be needed for the 10% street grade. The City's standards are 6% street grade. Ameren UE has some high-tension wires that will cross the cul-de-sac. The developer is conforming with all of Ameren UE's requirements. The elevation at the stub street is at about 600 and the cul-de-sac is at 558.

- **Regarding the length from the intersection of Squires Way and Schoettler Valley to the terminus of the cul-de-sac:** It is approximately 1200 feet. The developer has not yet received any comments from the Monarch Fire District.
- **Regarding Ameren UE easement:** The distance of the house from the easement meets current Ameren standards. Currently, a portion of Ameren's easement is on Lot 6 – Ameren has indicated that this is not a problem. Taylor Morley will put a disclosure in the subdivision indenture and the sale contract with respect to Lot 6 and Ameren's easement. This disclosure complies with the City's ordinance.
- **Regarding whether the road that runs around the perimeter will remain:** It is intended that this road will be vacated. The only property that would have a need for the road is the Pierce property, but since the developer will provide an emergency access for the Pierce's, there will no longer be a need for that portion of the road.
- **Regarding emergency access to Dr. Pierce's property:** Currently, access to his property is off of Schoettler Road, which includes a very small bridge over a creek, which does not accommodate fire trucks. Currently fire trucks enter down a gravel road. The developer is proposing an entrance for emergency vehicles only.

Commissioner Perantoni noted that on Lot 6 there would be some overhang of the roof into Ameren's easement and she questioned whether this would be allowed.

Commissioner Perantoni expressed concern about drainage onto the common area. She also had concern about the number of monarch trees to be preserved.

SPEAKERS IN FAVOR:

1. Ms. Jane Nettesheim, Trustee of Highland Forest Subdivision, 1968 Highland Forest Court, Chesterfield, MO stated the following:
 - They are very excited about having the proposed subdivision, especially since it doesn't go through to Schoettler Road.
 - She questioned when construction on the road to the proposed subdivision will begin.
 - She questioned as to the location of the construction trailer.
 - She questioned what provisions are being made for repairing the streets from any possible damage from construction traffic.
 - She questioned what provisions are being made for any trees that may be damaged along Squires Way by construction traffic.
 - The residents have concerns about the streets being kept clean.
 - The residents have concerns about any impact on their subdivision regarding tie-ins to sewer, water, phone, etc.
 - There is concern about any impact from blasting.
 - Residents have concerns about construction traffic turning around in their driveways. She asked whether the City would be able to put up signs prohibiting such activity.

2. Mr. Ronald Miller, 2027 Lynn Bay Court, Chesterfield, MO stated the following:
 - He has lived in Chesterfield since 1993 and is about a 30-second drive to the proposed development.
 - He is in favor of the development as it appears to be consistent with the nature and the quality of the existing neighborhood.
 - He hopes that the proposed development will raise the value of the current homes in the areas.
 - He asked that the proposal be approved.

SPEAKERS IN OPPOSITION: - None

SPEAKERS – NEUTRAL:

1. Ms. Laura Guidry, Trustee, Baxter Lakes, 14800 Long Branch Court, Chesterfield, MO stated the following:
 - As a Trustee, feedback from the residents ranges from very excited in hoping that property values will increase to concern that there will be less trees and less open space.
 - As a homeowner, she has concerns about flooding during the construction process. Past construction has flooded her back yard.
 - Her property sits at the bottom of a hill. She would like to know the effects of re-grading and would like more information about the storm retention pond. She questioned as to what type of protections will be put around the storm retention pond to prevent children from falling in.
 - Speaker expressed concern about more water flowing into her back yard as a result of the road being taken out.
 - Speaker stated that the residents have not yet met with the developer.
2. Mr. John Collins, 14804 Longbranch Court, Chesterfield, MO indicated he would pass on speaking.
3. Mr. Ben H. Daud, 15376 Squires Way Drive, Chesterfield, MO indicated he would pass on speaking.
4. Mr. George Philips, 15373 Squires Way, Chesterfield, MO stated the following:
 - His property is adjacent to the proposed development.
 - He asked what the length of time would be for the construction to be complete once started.
 - He asked if there would be any rock blasting that could possibly cause damage to houses.
 - He asked what the plans are for the common ground area that separates Highland Forest properties from the proposed subdivision. Currently, there are trees in this area and he would like to see them preserved.

5. Mr. Adolphus Favors, 15379 Squires Way, Chesterfield, MO stated the following:
 - Since the re-zoning would allow 23 lots, he questioned whether there are plans to build more homes in the future.

6. Mr. Dan Hurt, Councilmember, Ward III, Chesterfield, MO stated the following:
 - The subject area has a history of storm water problems heading to the south.
 - When Highland Forest was developed, the City requested that a swale be put in all along the southern portion of the site, along with a connection of the street water to a storm water system. He stated that he is looking for the Developer to do the same thing with this project.
 - In reviewing the topo map, he noted that sections of the swale would probably have to be connected so that water is not being directed into residents' back yards and directed into the storm water system.
 - He suggested that the detention basin be located far enough away from the residents so that a natural buffer can be kept while still providing the optimum amount of drainage to keep it from going south.
 - He asked how deep the proposed detention basin will be.

Commissioner Perantoni noted that the swale appears to be an improvement. The existing swale seems to be very shallow. It appears that the developer has deepened the indentation and directed it more towards the center of the space.

REBUTTAL:

Mr. Epstein stated the following:

- They will be building a total of 9 homes on 9 lots – there will be no additional construction on the site.
- They anticipate that sales velocity will be brisk so it is their intention to get the homes built and sold as quickly as possible.
- It is anticipated that the storm water detention area will be approximately 8' in depth. It will be a dry pond. They will be grading downward into the basin. The high water of the basin will be 8' maximum. They are not proposing any retaining walls around the basin.
- They will be putting in a swale and they are designing the drainage on the site to drain towards the detention basin. The purpose is to avoid the flow of water to the south.
- There will be not a construction trailer on site. Construction traffic will be parked on site – not on Squires Way.
- All street cleaning and siltation prevention will be done per City ordinance.
- Regarding the area under the high-tension wires, AmerenUE has strict requirements as to what can and cannot be planted in this area. They have no objection to planting in this area and will work with the City in this regard.

Chair Macaluso suggested that the Developer meet with as many of the residents as possible to address their concerns. Mr. Epstein stated that they will attempt to meet at the residents' convenience.

It was noted that a Tree Stand Delineation Plan is required for a re-zoning – but a Tree Preservation Plan is not required.

ISSUES:

1. Is it possible to save more trees?
2. What are the City standards for street grades?
3. What is the length of the cul-de-sac?
4. Regarding the Ameren easement, would overhangs be allowed? What types of plantings are allowed beneath the high-tension wires?
5. Provide clarification on the number of monarch trees to be removed.
6. Provide clarification on the drainage run-off to the south.
7. What types of protection will be provided around the detention pond?
8. Will any blasting be done on the site?
9. Can more trees be preserved in the common ground?
10. Is there an alternative location for the detention pond – can it be moved to the north/northwest?
11. Can the developer tie into the existing swale system of the subdivisions to the west?
12. Will the new emergency access road have to cross the swale? If so, will it impact the swale in any way?
13. Provide information with respect to drainage on the north.
14. Will there be a monument sign?

Commissioner Hirsch read the Closing Comments for Public Hearing **P.Z. 2-2006 & P.Z. 3-2006 Manors at Schoettler Valley (Taylor Morley) (1527 and 1523 Schoettler Road)** noting the earliest possible date the Planning Commission could vote on the subject petition would be March 27, 2006.

V. APPROVAL OF MEETING MINUTES

Commissioner Banks made a motion to approve the minutes of the February 13, 2006 Planning Commission Meeting. The motion was seconded by Commissioner Perantoni and **passed** by a voice vote of 6 to 0. (Commissioners Broemmer and Hirsch abstained from the vote as they were absent from the February 13th meeting.)

VI. PUBLIC COMMENT

RE: Chesterfield Industrial Park Lot 2 (National Wood Flooring)

Petitioner:

1. Mr. Mel Kosanchick, P.E., 31 Old Ridge Road, St. Louis, MO indicated he was available for questions.
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RE: P.Z. 10-2005 Petro Mart (Land West One LLC)

Petitioner:

1. Mr. John King, 168 N. Meramec, St. Louis, MO indicated he was available for questions.
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RE: P.Z. 11-2005 129 Long Road (Citrin Property)

Petitioner:

1. Mr. Jim Exler, 17813 Edison Avenue, Chesterfield, MO indicated he was available for questions.
 2. Mr. Jeff Citrin, 17892 Bonhomme Fork Court, Chesterfield, MO indicated he was available for questions.
 3. Ms. Candy Citrin, 17892 Bonhomme Fork Court, Chesterfield, MO indicated she would pass on speaking.
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RE: P.Z. 14-2005 Rhodes Development (Plaza Tire)

Petitioner:

1. Mr. John King, 168 N. Meramec, St. Louis, MO indicated he was available for questions.
 2. Mr. Mike Ruficaur, 4850 Lemay, St. Louis, MO indicated he was available for questions.
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RE: P.Z. 33-2005 THF Chesterfield Development (North Interstate Development-CVPBAIII LLC)

Petitioner:

1. Mr. Mike Doster, 17107 Chesterfield Airport Road, Chesterfield, MO indicated he was available for questions.

2. Mr. Tom Roof, 8251 Maryland Avenue, #300, St. Louis, MO indicated he was available for questions.
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RE: P.Z. 38-2005 Dierberg's The Marketplace

Petitioner:

1. Mr. Marty Henson, 2317 Ossenfort Road, Glencoe, MO indicated he was available for questions.
2. Mr. Jerry Ebest, Vice-President of Real Estate, Dierberg's, 16690 Swingley Ridge Road, Chesterfield, MO stated the following:
 - They are requesting the allowance of a restaurant use for one of the outbuildings. The proposed tenant is Noodles & Company. The restaurant would have approximately 80 seats and would be located on the south-end of the building, adjacent to approximately 50 parking spaces, which are the least-used in the center. This space was formerly occupied by Kinko's. The restaurant is oriented towards lunch and lighter fare so they anticipate a faster turn of parking spaces and tables.
 - They are requesting an increase in the parking reduction. Currently, it is 10% and they are requesting an additional 10% - for a total of 20% parking reduction. They need a minimum reduction of 7.1% - for a total of 17.1% parking reduction.
 - The parking reduction would allow them to have the parking available, code-wise, for the Noodles & Company restaurant. It would also allow them to meet code for two other places in the center (Veritas and Starbuck), who are requesting seasonal outdoor dining. The times the outdoor seating would be in use would be during a time that grocery-shopping patterns are somewhat different in that during the summer months, families are on vacation and eating out at youth events. The parking reduction would also allow the opportunity to consider the drive-up pharmacy, which will be presented at a later date during a site plan review.

Commissioner Banks expressed concern about the reduction in parking. Because of the various different uses that would be in the center, he felt that the parking spaces would be occupied for a longer period of time. Mr. Ebest responded that, because of today's living standards, people try to make the maximum use of their time and so, in some cases, the parking spaces could be occupied longer. But it does not cut down on the number of specialty-item trips that people make. He noted that the minimum reduction they are requesting is a total of 17.1%.

Mr. Ebest went on to say that they would not do anything to intentionally impair the operation of their own store or to decrease the shopping experience of their customers.

Responding to questions from the Commission, Mr. Ebest and Mr. Henson stated the following:

- **Regarding the number of parking spaces:** The additional 10% parking reduction would allow them to use 16 existing spaces for the pharmacy kiosk.

Seven hundred four (704) parking spaces are required for the three restaurants and all the existing uses of the center. With the existing 10% reduction, there are 634 parking spaces required. With the requested additional 7.1% reduction (total of 17.1% reduction), 584 parking spaces would be required. Without the requested reduction, they are short 50 spaces.

- **Regarding pharmacy kiosk:** If the parking reduction is granted, but the pharmacy kiosk denied later during the site development phase, there would be an excess of 16 parking spaces of what would be required.

Commissioner Perantoni expressed concern about the requested parking reduction considering the addition of a restaurant. Mr. Henson replied that the Noodles restaurant adds approximately 32 spaces and there are about 50 parking spaces in the southern and western edges near the building that are currently not being used.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. **Brunhaven Record Plat:** A record plat for an approximately 8.10 acre tract of land, zoned R2 Residential District, located on the east side of Olive Blvd., approximately 250 ft. south of Monterra Ct.

Commissioner Hirsch, representing the Site Plan Committee, made a motion to accept the Record Plat. The motion was seconded by Commissioner Perantoni and **passed** by a voice vote of 8 to 0.

- B. **Chesterfield Commons West, Hardees:** Amended Architectural Elevations for a 1.02 acre parcel located southeast corner of Chesterfield Airport Rd. and Chesterfield Commons West Dr.

Commissioner Hirsch, representing the Site Plan Committee, made a motion to accept the Amended Architectural Elevations. The motion was seconded by Commissioner Banks and **passed** by a voice vote of 8 to 0.

- C. **Chesterfield Industrial Park Lot 2 (National Wood Flooring):** Amended Site Development Concept Plan for a 4.75 acre lot of land located on the southwest corner of the intersection of Chesterfield Airport Road and Chesterfield Industrial Boulevard.

Commissioner Hirsch, representing the Site Plan Committee, made a motion to accept the Amended Site Development Concept Plan. The motion was seconded by Commissioner Broemmer and **passed** by a voice vote of 8 to 0.

- D. **Chesterfield Industrial Park Lot 2 (National Wood Flooring)**: Amended Site Development Section Plan, Landscape Plan and Architectural Elevations for a 2.75 acre lot of land located southwest of the intersection of Chesterfield Airport Road and Chesterfield Industrial Boulevard.

Commissioner Hirsch, representing the Site Plan Committee, made a motion to accept the Amended Site Development Section Plan, Landscape Plan, and Architectural Elevations with the stipulation that the trash enclosure be in identical colors as the building. The motion was seconded by Commissioner Banks and **passed** by a voice vote of 8 to 0.

- E. **Stoneridge Office Building**: Site Development Plan, Architectural Elevations, Landscape Plan and Lighting Plan for a "PC" Planned Commercial located on the south side of South Outer Forty Road, northeast of Yarmouth Point Drive and Candish Lane.

Commissioner Hirsch, representing the Site Plan Committee, made a motion to accept the Site Development Plan, Architectural Elevations, Landscape Plan, and Lighting Plan with the condition that specific landscaping for screening of adjacent residences should be as approved by the Department; and with the condition that hardwoods should be planted on the slope by the basin as directed by the Department. The motion was seconded by Commissioner Banks and **passed** by a voice vote of 8 to 0.

VIII. OLD BUSINESS

- A. **P.Z. 10-2005 Petro Mart (Land West One LLC)**: A request for rezoning from "C-8" Planned Commercial to "PC" Planned Commercial district for a .92-acre parcel located on the south side of Clayton Road, at its intersection with Baxter Road (LOCATOR NUMBER 21R42-0668)

Proposed Uses:

- (p) Filling stations, including emergency towing and repair services, provided that no automobile, truck, or other vehicle may be parked or stored in the open on the premises for longer than twenty-four (24) hours.
- (pp) Permitted signs (See Section 1003.168 "Sign Regulations").
- (rr) Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises.
- (ww) Vehicle washing facilities for automobiles.

Project Planner Aimee Nassif stated that the Public Hearing for Petro Mart was held on July 25, 2005. The current issues are as follows:

- Regarding permitted uses, the Petitioner has agreed to eliminate the uses regarding the section pertaining to “indoor sale of motor vehicles”.
- Regarding the variances needed:
 - The first variance, which will require a 2/3 vote of the Planning Commission, is a variance to the open space requirement of the Performance Standards of the Zoning Ordinance, Section 1003.145. The ordinance requires a percentage of 45%; the proposed plan has 14% - which is 1% less than what has been allowed since 1985, when they were zoned and approved by St. Louis County.
 - The second variance, which will be reviewed by the Board of Adjustment, is a variance to the requirement of the Performance Standards that no parking space or internal drive be permitted within 25’ of a Residence District. The Petitioner has approximately 17’. The Attachment A reflects the requirement as set forth in the Zoning Ordinance.
 - The third variance, which was reviewed and approved by the Department of Planning, is a variance to the landscape buffers, which calls for 30’ along collector and arterial roadways. After several meetings with the Developer and amendments of the Preliminary Plan, Staff has approved their Landscape Plan. The various landscape setbacks are included in the Attachment A and called out separately.

Commissioner Broemmer asked if the lighting plan requires flat lens fixtures to go under the gas station canopies. Ms. Nassif replied that flat lens fixtures are required.

Commissioner Hirsch made a motion to allow the open space for P.Z. 10-2005 Petro Mart (Land West One LLC) to be 14%. The motion was seconded by Commissioner Sherman.

Upon roll call, the vote was as follows:

**Aye: Commissioner Banks, Commissioner Broemmer,
Commissioner Hirsch, Commissioner O’Connor,
Commissioner Perantoni, Commissioner Sherman,
Commissioner Asmus, Chairman Macaluso**

Nay: None

The motion passed by a vote of 8 to 0.

Chair Macaluso pointed out that this variance is for a 1% reduction from the existing open space. It was noted that the amended 14% is already included in the Attachment A, as presented.

Commissioner Hirsch made a motion to approve P.Z. 10-2005 Petro Mart (Land West One LLC) and its Attachment A, with the removal of Section I.C.1.c from the Attachment A. The motion was seconded by Commissioner Broemmer.

Upon roll call, the vote was as follows:

**Aye: Commissioner Broemmer, Commissioner Hirsch,
Commissioner O'Connor, Commissioner Perantoni,
Commissioner Sherman, Commissioner Asmus,
Commissioner Banks, Chairman Macaluso**

Nay: None

The motion passed by a vote of 8 to 0.

B. P.Z. 11-2005 129 Long Road (Citrin Property): A request for rezoning from "M3" Planned Industrial to "PC" Planned Commercial district for a .43-acre parcel located on the west side of Long Road, approximately 550 feet south of Chesterfield Airport Road (LOCATOR NUMBER 17U140032)

Project Planner Kyle Dubbert stated that the Public Hearing was held on August 8, 2005. All issues on this project have been addressed.

Commissioner Perantoni encouraged the Petitioner to bring forward drawings, during the next stage, showing how the handicapped-accessibility will be handled.

Chair Macaluso made a motion to approve P.Z. 11-2005 129 Long Road (Citrin Property) with its Attachment A. The motion was seconded by Commissioner Banks.

Upon roll call, the vote was as follows:

**Aye: Commissioner Hirsch, Commissioner O'Connor,
Commissioner Perantoni, Commissioner Sherman,
Commissioner Asmus, Commissioner Banks,
Commissioner Broemmer, Chairman Macaluso**

Nay: None

The motion passed by a vote of 8 to 0.

- C. **P.Z. 14-2005 Rhodes Development (Plaza Tire)**: A request for a change of zoning from “C-8” Planned Commercial to “PC” Planned Commercial for a 1.5- acre parcel located south of Chesterfield Airport Road, west of Valley Center Drive. (Locator Number 17U14-0120)

Chair Macaluso stated that she has concerns about cross access to St. Louis Family Church, especially how it could affect the Church parking on Friday evenings and Saturdays.

Commissioner Hirsch stated that the issue regarding “vehicle repair facilities and vehicle service centers” has been addressed regarding his previous concern.

ISSUES:

1. Review the “Permitted Uses” of (cc), (rr), (uu), and (vv) to insure that the uses are not overlapping one another.

- D. **P.Z. 33-2005 THF Chesterfield Development (North Interstate Development-CVPBAIII LLC)**: A request for rezoning from “NU” Non-urban to “PC” Planned Commercial district for a 6.6 acre parcel located north of State Highway 40/61 and east of Boone’s Crossing. (17U620116 & 17U620138)

Commissioner Perantoni stated that she likes the change of access, which was moved to the west. She also appreciates the fact that there is only one curb cut now.

ISSUES:

1. Provide language in the Attachment A that is similar to the open space language previously provided for another development dealing with the easement property.
2. Clean up the language in Section I.K.1 of the Attachment A regarding the number of accesses – change from two to one.
3. Need outstanding Agency comments.
4. The draft Attachment A allows 38% open space. This area requires 50% open space. Provide information outlining why a reduction should be granted.

- E. **P.Z. 38-2005 Dierberg’s The Marketplace**: A request for amendments to City of Chesterfield Ordinance 689 to allow for a change in the permitted uses for the existing outbuilding and an increase in the parking reduction for a “C-8” Planned Commercial District located on the northeast corner of Clarkson and Baxter Roads. (19S130224)

Ms. Anissa McCaskill-Clay, Assistant Director of Planning, stated that the Public Hearing was held on January 23, 2006. The Staff Report addresses the issues raised at the February 13th meeting.

The Petitioner has indicated that they need a minimum of 17.1% total parking reduction. The Attachment A is written for the requested 20% parking reduction. With the 17.1% reduction, there will be 584 spaces on the site.

Commissioner Hirsch made a motion to approve P.Z. 38-2005 Dierberg's The Marketplace with its Attachment A, as amended as follows:

*Section I.F.1 (**Changes shown in bold.**)
Parking and loading spaces for this development will be as required in the City of Chesterfield Code with the exception that a ~~twenty percent (20%)~~ **17.1%** reduction shall be permitted with this development.*

The motion was seconded by Commissioner Broemmer.

Upon roll call, the vote was as follows:

**Aye: Commissioner O'Connor, Commissioner Asmus,
Commissioner Broemmer, Commissioner Hirsch,
Commissioner Sherman, Chairman Macaluso**

Nay: Commissioner Perantoni, Commissioner Banks,

The motion passed by a vote of 6 to 2.

NEW BUSINESS

Chair Macaluso announced that the City of Wildwood is having its Public Hearing for Westland Acres on March 6, 2006 at 7:30 p.m. in its City Hall.

Teresa Price, Director of Planning, stated that the Commission has received the new copies of the Comprehensive Plan, as well as the Wild Horse Creek Road Study. The new Comprehensive Plan includes Appendix B, which is the Wild Horse Creek Road Study.

Chair Macaluso referred to the upcoming March 13th Public Hearing. She stated that she wanted to disclose that a petition will be presented, which has land abutting her property.

X. COMMITTEE REPORTS

- A. Committee of the Whole**
- B. Ordinance Review Committee** – Next meeting: Feb 28, 2006
- C. Architectural Review Committee** – Will be scheduling a meeting in the near future.

- D. Landscape Committee**
- E. Comprehensive Plan Committee**
- F. Procedures and Planning Committee**
- G. Landmarks Preservation Commission**

XI. ADJOURNMENT

The meeting adjourned at 8:40 p.m.

Lynn O'Connor, Secretary