

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
FEBRUARY 28, 2005**

The meeting was called to order at 7:03 p.m.

I. PRESENT

ABSENT

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

Mr. David Banks

Ms. Teresa Price, Director of Planning
Mr. Kyle Dubbert, Project Planner
Mr. Nick Hoover, Project Planner
Ms. Aimee Nassif, Project Planner
Ms. Christine Smith Ross, Project Planner
Ms. Mary Ann Madden, Planning Assistant

II. INVOCATION: Commissioner Broemmer

III. PLEDGE OF ALLEGIANCE

Chairman Sherman acknowledged the attendance of Councilmember Bruce Geiger, Council Liaison.

IV. PUBLIC HEARINGS – None

V. APPROVAL OF MEETING MINUTES

Commissioner Sandifer made a motion to approve the minutes of the February 14, 2005 Meeting. The motion was seconded by Commissioner Macaluso and **passed by a voice vote of 8 to 0.**

VI. PUBLIC COMMENT

1. Ms. Lauren Strutman, 16676 Chesterfield Airport Road, Chesterfield, MO, speaking as the **petitioner** for **P.Z. 21-2004 & P.Z. 22-2004 Busch-Strutman L.L.C. (16626 Chesterfield Airport Road)** stated that she was available for any questions.

Chairman Sherman asked Ms. Strutman to explain her thoughts about landscaping with respect to the parking lots. Ms. Strutman replied that it was felt that landscaping in the parking lots would block sight lines. It was also felt that landscaping, such as hedges, would highlight the parking lots as opposed to keeping them innocuous. They feel that lawns would better serve a rural appearance.

Ms. Strutman further stated that there are garden areas around the houses – but not around the parking lots.

Commissioner O'Connor stated that she has seen the plantings around the buildings in this area and complimented Ms. Strutman on their creative and beautiful appearance.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. **Chesterfield Commons Four**: Amended Site Development Concept Plan for an approximately 21.6 acre parcel zoned “PI”, Planned Industrial, located south of Chesterfield Airport Road and East of Public Works Drive.

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

- B. **Chesterfield Commons Four, Outlot E**: Architectural Elevations, Landscape Plan and Site Development Section Plan for a 1.1 acre parcel located south of THF Boulevard, east of its intersection with Public Works Drive.

Commissioner Hirsch, representing the Site Plan Committee, made a motion to approve the Architectural Elevations, Landscape Plan, and Site Development Section Plan. The motion was seconded by Commissioner Macaluso **and passed by a voice vote of 8 to 0.**

- C. **Chesterfield Commons West, Hardee's**: Architectural Elevations for a 1.02 acre parcel located at the southeast corner of Chesterfield Airport Road, and Chesterfield Commons West Drive.

Commissioner Hirsch, representing the Site Plan Committee, made a motion to approve the Architectural Elevations with the condition that all faces of the towers be finished in a like material, as shown on the face of the towers. The motion was seconded by Commissioner Perantoni and **passed** by a voice vote of 8 to 0.

- D. **Chesterfield Village Northwest Quadrant (Emerald Point Building)**: Amended Architectural Elevations for a building sited on a tract of land zoned "C-2" Planned Commercial District and located on the north side of Swingley Ridge Road and the east side of Nardin Road at 16141 Swingley Ridge Road.

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

- E. **Skyline Aeronautics, LLC (Amended Site Development Plan)** An Amended Site Development Plan, Light Plan, and Landscape Plan for a new parking lot located in a "M-3" Planned Industrial District north of Edison Avenue and east of Bell Avenue.

Commissioner Hirsch, representing the Site Plan Committee, made a motion to approve the Amended Site Development Plan, Light Plan, and Landscape Plan. The motion was seconded by Commissioner Sandifer and **passed** by a voice vote of 8 to 0.

VIII. OLD BUSINESS

- A. **P.Z. 21-2004 & P.Z. 22-2004 Busch-Strutman L.L.C. (16626 Chesterfield Airport Road)**: A request for a change in zoning from an "NU" Non-Urban District to a "PC" Planned Commercial District and a request for a Landmark and Preservation Area (LPA) Procedure for a .22 acre tract of land located south of Chesterfield Airport Road and west of Santa Maria Drive at 16626 Chesterfield Airport Road. (Locator Number: 17T310412). The requested amendment is to allow the following permitted uses:
- (z) Offices or office buildings
 - (nn) Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craft persons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, and souvenir sales. Goods and

services associated with these uses may be sold or provided directly to the public on the premises.

B. P.Z. 23-2004 & P.Z. 24-2004 Busch-Strutman L.L.C. (16630 Chesterfield Airport Road): A request for a change in zoning from an “NU” Non-Urban District to a “PC” Planned Commercial District and a request for a Landmark and Preservation Area (LPA) Procedure for a .22 acre tract of land located south of Chesterfield Airport Road and west of Santa Maria Drive at 16630 Chesterfield Airport Road. (Locator Number: 17T310401). The requested amendment is to allow the following permitted uses:

- (z) Offices or office buildings
- (nn) Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craft persons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.

Project Planner Aimee Nassif stated the following:

- The petitions are both requests for rezoning from Non-Urban to Planned Commercial and for Landmark and Preservation Area Procedures.
- The Public Hearing was held on January 10, 2005 at which time several issues related to site design and parking were introduced.
- At this time, all issues have been addressed and are included in the Staff Report.

Commissioner Macaluso referred to Item 6 of the Staff Report regarding the green space requirement and asked whether both parcels would be required to have 40% or 45% green space. Project Planner Nassif replied that the Zoning Ordinance states that parcels adjacent to residential are required to have 45% green space; parcels adjacent to commercial are required to have 40% green space. The parcel at 16630 is next to commercial so it only requires 40% green space; the parcel at 16626 requires 45% green space. Currently, both parcels have 45% green space.

Project Planner Nassif noted that at the vote meeting, there will be a vote for each parcel – the Attachment A’s will address both the PC zoning and the LPA Procedure for each parcel. There will also be two separate votes for the petitioner’s parking reduction requests.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS:

- A. Committee of the Whole - None**
- B. Ordinance Review Committee - None**
- C. Architectural Review Committee - None**
- D. Landscape Committee - None**
- E. Comprehensive Plan Committee - None**
- F. Procedures and Planning Committee - None**
- G. Landmarks Preservation Commission - None**

XI. ADJOURNMENT

The meeting adjourned at 7:15 p.m.

Lynn O'Connor, Secretary