

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

The meeting was called to order at 7:05 p.m.

**I. PRESENT**

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

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

Chair Macaluso acknowledged the attendance of Mayor John Nations; Councilmember Mike Casey, Council Liaison; Councilmember Connie Fults, Ward IV; Councilmember Bruce Geiger, Ward II; and City Administrator Mike Herring.

**II. INVOCATION: Commissioner O'Connor**

**III. PLEDGE OF ALLEGIANCE – All**

**PUBLIC HEARINGS** - Commissioner Sherman read the “Opening Comments” for the Public Hearing

- A. **P.Z. 6-2006 City of Chesterfield (“WH” Wild Horse Creek Road Overlay):** A request to repeal Section 1003.110 “Urban District Regulations” of the City of Chesterfield Code and to establish a new Section 1003.110 “WH” Wild Horse Creek Road Overlay. Said new section provides general and specific development criteria for all properties in the area known as the “Wild Horse Creek Road Sub-Area” in the City of Chesterfield Comprehensive Plan.

Ms. Anissa McCaskill-Clay, Assistant Director of Planning, gave a PowerPoint presentation and stated she would be giving an overview of the petition:

- Definition of Land Use: The purpose for which land is designed, arranged, or intended, or for which it is maintained. There is typically a Conceptual Land Use Plan, which identifies the proposed locations of various land uses.
- Zoning Ordinance: An officially adopted set of land use regulations which prescribes the types and intensity of use allowed within designated zoning districts in a community. Consists of zoning regulations plus a zoning district map.
- On April 21, 2005 the Planning & Zoning Committee of City Council requested that the Planning Commission review the Comprehensive Plan as it related to the “Bowtie” area.
- Over the next six months, meeting as sub-committees and as a Committee of the Whole, the Commission reviewed, and eventually amended, the comprehensive land use plan as it related to the subject area.
- The result of this study was a new set of policies, guidelines and a new conceptual land use map.
- Amendments to the Land Use Map:
  - Neighborhood Office: All property set back  $\leq 1,920$  feet from the airport runway.
  - One Acre Residential: Properties west of Long Road, north of Wild Horse Creek Road, east of Neighborhood Office.
  - One-Half Acre Residential: Properties located between Wild Horse Creek Road and Neighborhood Office to the north.
- In order to fully implement the policies and guidelines set forth in the amended Land Use Plan, the Zoning Ordinance must be amended. The petition being brought forward codifies the aforementioned policies and guidelines.
- How does it work?
  1. The governing ordinance would need to be amended.
  2. After amending the governing ordinance, an overlay would be placed over the entire bowtie area of Wild Horse Creek Road.
  3. As developments come forward, the governing conditions of this overlay would be written into their governing ordinance.

**SPEAKERS IN FAVOR:** None

**SPEAKERS IN OPPOSITION:** None

**SPEAKERS – NEUTRAL:** None

**ISSUES:**

1. Review the language, for clarification purposes, in Section 4.B.(2.) of the Draft Attachment A which states:  
    *“ . . . False or decorative façade treatments, where one or more unrelated materials are placed upon the building, should be avoided.”*
2. Commissioners to provide feedback to Staff regarding the draft criteria to insure it is as specific as possible.
3. Review the possibility of having the term “Faux RBU”, which would not be as full-blown as the current definition for “RBU”. Provide language that would allow the existing home structures in the overlay area to be utilized for some type of commercial use. Is there anything the Commission wants to allow or encourage regarding the existing homes in the designated Neighborhood Office area with respect to RBU’s?
4. Review the permitted non-residential uses in the E-District to determine if they are appropriate for the overlay area and in keeping with the character of Wild Horse Creek Road. Are they appropriate for the E-One Acre and E-Half Acre designated areas in the bowtie? Review the permitted uses such as group homes, nursing homes, child day care centers, etc.

Commissioner Banks stated that some of the permitted uses could make good transition uses between the existing homes and the office to the north.

It was agreed that information regarding the issues of RBU’s and E-Districts would be given to the Commissioners prior to the next Planning Commission meeting.

Commissioner Sherman read the Closing Comments for Public Hearing **P.Z. 6-2006 City of Chesterfield (“WH” Wild Horse Creek Road Overlay)** noting the earliest possible date the Planning Commission could vote on the subject petition would be April 24, 2006.

**V. APPROVAL OF MEETING MINUTES**

**Commissioner Broemmer made a motion to approve the minutes of the March 13, 2006 Planning Commission Meeting. The motion was seconded by Commissioner Hirsch and passed by a voice vote of 6 to 0.**

## VI. PUBLIC COMMENT

### RE: Chesterfield Ridge

#### Petitioner:

1. Mr. Mark Teitelbaum, 777 Craig Road, Ste. 230, St. Louis, MO stated the following:
  - Speaker noted that Drew Thomas was in attendance. Ms. Thomas is a resident of the subdivision, which owns the lake into which water will be added from the proposed development. They have worked together to come up with a solution for the discharge into the lake. Ms. Thomas is in agreement with the developer's design.

## VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. **Chesterfield Ridge** – Architectural Elevations, Landscape Plan, Lighting Plan and Site Development Plan for a 10.97 acre parcel zoned R-5 PEU. The site is located southeast of Clarkson Road, south of Chesterfield Ridge Road.

**Commissioner Hirsch**, representing the Site Plan Committee, made a motion to accept the Architectural Elevations, Landscape Plan, Lighting Plan and Site Development Plan. The motion was seconded by Commissioner Banks and **passed** by a voice vote of 6 to 0.

- B. **Wings of Hope**: Revised elevations for construction of a hangar on the south side of Aviation Museum Road.

**Commissioner Hirsch**, representing the Site Plan Committee, made a motion to hold the Revised Elevations until the next meeting to get final Architectural Elevations for the front façade; and in the interim, the Department is to work with the Developer in obtaining footing and foundation permits. The motion was seconded by Chair Macaluso and **passed** by a voice vote of 5 to 1. (Commissioner Broemmer voted “no”.)

## VIII. OLD BUSINESS

- A. **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)

**At the Petitioner's request, Commissioner Sherman made a motion to hold P.Z. 33-2005 THF Chesterfield Development (North Interstate Development-CVPBAIII LLC) until the **April 10, 2006 meeting**. The motion was seconded by Commissioner O'Connor.**

Chair Macaluso stated that this development has 38% open space. The Petitioner has noted that by including an easement and right-of-way, the open space would be increased to 42%. Chair Macaluso requested information on other developments where open space was calculated using easements and right-of-ways.

**The motion to hold passed by a voice vote of 6 to 0.**

**IX. NEW BUSINESS - None**

**X. COMMITTEE REPORTS - None**

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

**XI. ADJOURNMENT**

The meeting adjourned at 7:20 p.m.

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Lynn O'Connor, Secretary