

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
APRIL 24, 2006**

The meeting was called to order at 7:02 p.m. by Vice-Chair Hirsch in Chairman Macaluso's absence.

I. PRESENT

Mr. David Asmus
Mr. David Banks
Mr. Fred Broemmer
Dr. Maurice L. Hirsch
Dr. Lynn O'Connor
Ms. Lu Perantoni
Mr. Tom Sandifer
Ms. Victoria Sherman

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. Annissa McCaskill-Clay, Assistant Director of Planning
Mr. Nick Hoover, Project Planner
Ms. Aimee Nassif, Project Planner
Ms. Mary Ann Madden, Planning Assistant

ABSENT

Chairman Macaluso

Acting Chair Hirsch acknowledged the attendance of former Mayor Nancy Greenwood; Mayor John Nations; Councilmember Mike Casey, Planning & Zoning Committee Liaison; Councilmember Jane Durrell, Ward I; Councilmember Connie Fults, Ward IV; Councilmember Mary Brown, Ward IV; and City Administrator Mike Herring.

On behalf of the Planning Commission, Acting Chair Hirsch noted that a new Planning & Zoning Committee has been appointed and a new liaison will be attending Planning Commission meetings. He thanked Mr. Casey for his work, diligence, leadership, and help to the Planning Commission during his tenure as liaison.

II. INVOCATION: Commissioner Sherman

III. PLEDGE OF ALLEGIANCE – All

PUBLIC HEARINGS - Commissioner Perantoni read the “Opening Comments” for the Public Hearing.

- A. P.Z. 9-2006 St. Luke’s Episcopal Presbyterian Hospitals (Parcel D):** A request for a change of zoning from “NU” Non-Urban District, “FPNU” Flood-Plain Non-Urban District and “R1” Residence District/FPR1” Flood-Plain Residence District to “MU” Medical Use District for four (4) parcels of land located ¼ mile north of the Woods Mill and Conway Roads intersection. The total area to be rezoned 14.0 acres. (Locator Numbers: 18Q420023, 18Q510014, 18Q510025, 18Q510036)

Ms. Annissa McCaskill-Clay, Assistant Director of Planning, gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. McCaskill-Clay stated the following:

- The subject sites are located at 111 South Woods Mill, 133 South Woods Mill, 163 South Woods Mill, and 155 South Woods Mill.
- The subject site was posted on April 7, 2006 in several locations.
- The Comprehensive Plan categorizes the subject site as “Single Family Residential”.
- The definition of “Single Family Residential” is: “A Conceptual Land Use category consisting of single-family attached or detached dwellings.”
- Existing Issues:
 - Comprehensive Plan land use designation.
 - At this time, the Fire Protection District has indicated that it cannot approve the Preliminary Plan, as shown, because of site circulation issues.

PETITIONER’S PRESENTATION:

1. Mr. Gary Olson, President of St. Luke’s Hospital, 232 South Woods Mill Road, Chesterfield, MO stated the following:
 - The petition continues the hospital’s long-range plans for its Chesterfield campus.
 - The long-range plans were requested by the City of Chesterfield a few years ago. Since then, the hospital has gone through an extensive planning process involving its physicians, Board, and employees. The plans are long-term in nature in that it is phased over twenty years.
 - The plans are designed to meet the changes and challenges in health care industry, as well as the health care needs of the community.
 - Parcels A and B were rezoned in December, 2005 to Medical Use District.
 - Tonight’s presentation includes Parcel D, which was included in the original plan. The hospital was unable to request rezoning previously for Parcel D because it did not own all the property in Parcel D until recently.

- The hospital believes it is an excellent community resource in that it has:
 - 3,000 employees – many of whom live in Chesterfield;
 - Over 180 physicians of their active medical staff of 400 doctors who live in Chesterfield;
 - 21,000 admissions last year
 - 165,000 outpatient services rendered last year
 - 32 emergency patients last year
 - The hospital has recently celebrated its thirtieth year in Chesterfield.
 - Through their efforts, their employees and doctors have won recognition both locally and nationally for St. Luke's, as well as Chesterfield.
2. Mr. Mike Doster, Attorney for the Petitioner, 17107 Chesterfield Airport Road, Chesterfield, MO stated the following:
- Parcel A is the eastern portion of the St. Luke's campus.
 - Parcel B is on the west side of 141.
 - Parcel D includes the former West County Community Church property and the Cowee property, which St. Luke's did not acquire until late in the zoning process for Parcels A and B.
 - The petition before the Planning Commission is for Parcel D for a rezoning to Medical Use District.
 - The original long-range plan presented in 2005 included the subject property and is a 15-20 year vision of an expanded medical campus reflecting anticipated changes in the health care industry and the future health care needs of the community.
 - Parcels A and B were rezoned to Medical Use District pursuant to Ordinance 2224.
 - Parcel D adjoins Parcel B on the north. They are requesting the same uses for Parcel D as were approved on Parcel B, with the exception of several ancillary uses which have been deleted – such as florists, gift shops, and places of worship.
 - Members of the development team and representatives of St. Luke's have communicated with and met with residents of Green Trail subdivision. A meeting was held last week and a number of concerns were identified – including visibility of the buildings, site lighting, and storm water issues.
 - The Traffic Study completed for Parcels A and B is being updated in conjunction with the Missouri Department of Transportation. It is hoped the study will be complete and ready for presentation by the next Planning Commission meeting.
3. Mr. Robert Boland, Principal with ACI Boland, 11477 Olde Cabin Road, St. Louis, MO gave a PowerPoint presentation and stated the following:
- They have planned that all of the conditions, setbacks and terminology applied to Parcel B continue and apply to Parcel D.
 - The internal road will continue through Parcel D and then back to Old Woods Mill (the outer road) and back to the intersection currently planned.

In the future, the outer road is anticipated to extend further on and to connect through to Ladue Road.

- There are extensive woodlands on the property in between the closest residence and the proposed development. The heights of the trees in the area are approximately the same height of the proposed buildings. As the hill drops off, the height of the buildings in the lower-lying properties are less effective than as one goes up the hillside.
- Photos were shown of the existing site and compared to photos of the proposed buildings superimposed on the site.
- The character and nature of the proposed buildings are exactly as what was proposed earlier. The color palette, materials, height, and campus effect will continue for Parcel D.

4. Mr. George Stock, Stock & Associates Consulting Engineers, 232 Chesterfield Business Parkway, Chesterfield, MO stated the following:

- They have met with the residents of the Green Trails subdivision at which time the residents asked how storm water may impact their properties.
- It was explained to the residents that this particular piece of property is flanked by a major tributary, Creve Coeur Creek, along its western boundaries. On the opposite side of Highway 141, there is another tributary to Creve Coeur Creek, which runs through St. Luke's main campus, Parcel A.
- The criteria for storm water management on this particular site are some of the most stringent within the St. Louis metropolitan area, which are based on release rates. The post-development run-off would be reduced from the pre-developed run-off on the site.
- This will be accomplished by underground detention. Currently Parcel B has an underground detention vault. All the site storm water is piped through the detention structure and released into the creek in a single place. The development is just under 31% coverage of the total acreage. There will be an overall reduction. The other half of the site would drain to the east and go out into the tributary.
- The other question raised by residents related to MoDOT improvements. It was noted that MoDOT's plan for 141 is funded for the design. They are working with MoDOT in conjunction with the road improvements St. Luke's is making at the intersection. MoDOT is proceeding with plans for a new center-point interchange located at Ladue Road. MoDOT has indicated that these improvements would be done in the next 10-15 years with the design to be complete within the next two years.

Responding to questions from the Commission, Mr. Stock stated the following:

- **Regarding the 31% coverage:** This percentage includes the portion west of the creek on Parcels B and D.
- **Regarding areas west of the creek on Parcels B and D.** These areas will be untouched and will be left in their natural condition, with the exception of a swatch of approximately 20' wide at a diagonal in order to

construct a storm water culvert down to the creek. It was noted that these areas are included in the open space calculation.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION:

1. Ms. Nancy Greenwood, former Mayor of Chesterfield, 14441 Corallin, Chesterfield, MO stated the following:
 - About 20 years ago, residents living in the area expressed concern about the zoning changes taking place but their voices were not heard at the County level. As a result, the residents decided they could be better represented by having their own City with their own Planning Commission and elected officials who live in Chesterfield.
 - She received a phone call indicating that the neighbors of St. Luke's were not informed until recently of the hospital's expansion plans.
 - She has reviewed other viable medical centers down Highway 40/64. They have placed all of their growth on their campuses. St. John's and Missouri Baptist do not expand along Ballas Road placing office buildings in the center of residential areas. She asked that the Planning Commission consider this.
 - She expressed concern about whether trees would be adequate coverage for a five-story building on top of a bluff.
 - She asked that members of the Planning Commission tour the neighborhood streets that sit below the bluff.
2. Ms. Jacquelyn Seigal, 14018 Boxford, Chesterfield, MO stated she would pass on speaking.
3. Mr. Gary Seigal, 14018 Boxford Court, Chesterfield, MO stated the following:
 - Chesterfield's Master Plan indicated that commercial development would be limited to the Highway 40 Corridor, Chesterfield Mall, and Clarkson Valley.
 - In moving to Chesterfield, he felt comfortable that residential areas would be protected. He feels that residents should be protected by their elected officials.
 - He just became aware of St. Luke's plans in the past couple of weeks.
 - He would like to see residential areas kept "residential" and asked the Commission to protect the neighborhoods.
4. Ms. JoAnn Black, 148 Saylesville Drive, Chesterfield, MO stated the following:
 - She opposes the proposed zoning change for Parcel D from Residential and Non-Urban to Medical Use.
 - She distributed photographs taken from her back yard just when the trees were beginning to bud. She noted that approximately six months out of the year, there is no budding on the trees.

- She bought in a residential area and she feels residents have a right to expect that residential areas will have residential areas around them.
- She feels that the Medical Use being requested for Parcel D is similar to commercial use. There are several very high buildings and parking lots, which will be easily seen from the adjoining areas.
- She feels the proposed development goes completely against Chesterfield's Comprehensive Plan, which states that the majority of commercial and high density development will be along the Highway 40/64 Corridor between 141 and Chesterfield Parkway with additional development around the Chesterfield Village area. The Comp Plan further states that, even in the urban areas, underground parking is preferred.
- She feels betrayed that the City has not looked out for the interests of its citizens. She feels that St. Luke's should expand in more appropriate areas.

Responding to questions from the Commission, Ms. Black stated the following:

- **Regarding notification of the proposed development:** Ms. Black asked for a show of hands of residents who did not know about the proposed development before she sent out an informational letter. A majority of the residents present raised their hand. Ms. Black became informed after reading an article in the *Chesterfield Journal* in December 2005. The intersection stated in the proposal is 141 and Conway – this information did not indicate the impact it would have on her property. By the description, she would have thought the expansion was on the hospital's grounds. She felt that the posted signs were not visible to someone driving down Woods Mill Road. She was not notified of any hearings. Acting Chair Hirsch stated that the notification procedures would be reviewed.
- **Regarding concerns about lighting:** She has concerns about the lighting from the parking lots.
- **Regarding flooding:** She has concerns about flooding on to her property when all the vegetation is displaced. The trees are already dying and she has concerns about whether the trees will screen a five-story building.
- **Regarding traffic:** When driving Woods Mill Road recently, it took her nine minutes to travel from Conway and Woods Mill to Ladue and Woods Mill – a distance of .75 mile.

5. Ms. Jane Hornung, 1 Saylesville Court, Chesterfield, MO stated the following:

- She expressed concern about heavy construction equipment causing damage to the foundations of their homes. She questioned who would be responsible for repair costs for any possible damage.

6. Mr. Glenn F. Smith, speaking for Baywood Villages, 208 Ambridge Court, #101, Chesterfield, MO stated the following:
 - He is concerned about the traffic ramifications from the proposed development as the plans show over 2000 parking spaces west of Old Woods Mill Road. He feels traffic is already a serious problem on Woods Mill Road and Conway Road.
 - He feels that extending Old Woods Mill Road to Ladue Road would make it a very active street.
 - He feels the City should defer voting on the rezoning until all information from the traffic study is available.

7. Ms. Cindy Michniak, Trustee of Green Trails Country Club Grounds, 152 Saylesville Drive, Cheserfield, MO stated the following:
 - Her home backs up to the common ground of Green Trails subdivision and to the property that St. Luke's has bought.
 - She asked all the residents of Green Trails Country Club Grounds to stand to show their representation.

Responding to questions from the Commission, Ms. Michniak stated the following:

- **Regarding notification from the City:** She received a notice about the April 24, 2006 Planning Commission meeting and the April 19th meeting with the developer. She received these notices about a week and a half ago. She was not sure if the notification from the City was sent to her as a Trustee or as a homeowner.
8. Mr. William B. Bradshaw, 309 Woods Mill Terrace Lane, Chesterfield, MO stated the following:
 - He has concerns about the traffic situation, which he feels is already a problem.
 - He has serious concerns about MoDOT not having a plan ready for two years and work not to be completed for 20 years.
 - Trying to access Highway 141 early in the morning or late in the evening anywhere from Conway through Ladue is very difficult. Traffic is also a problem on Ladue every evening heading west. Adding traffic from the proposed development would exacerbate the problem.
 - He recommends getting adequate transportation facilities before approval of the rezoning. He does not feel it would be fair to the residents, businesses, travelers, or the school district if adequate transportation is not provided.
 - He is not opposed to St. Luke's expansion but feels government needs to take care of the transportation problem.

Commissioner Sandifer thanked Mr. Bradshaw and the other residents from Green Trails subdivision for expressing their concerns.

Commissioner Broemmer stated that he too would like to have roads built before development occurs. However, MoDOT does not construct new roads until development in an area is complete.

Mr. Bradshaw felt that if St. Luke's hospital and the community leadership indicated they would not approve any more building until there are adequate roads, MoDOT would be encouraged to move forward.

SPEAKERS – NEUTRAL: None

REBUTTAL:

1. Mr. Doster stated the following:
 - Several years ago, the City asked St. Luke's to present its long-range plans. The proposed plans are a twenty-year vision.
 - A lot of work was done on traffic concerns when Parcels A and B were presented for rezoning. The Traffic Study is currently being updated and a number of meetings have been held in this regard.
 - The uses being requested for Parcel D are the same as those approved for Parcel B.

2. Mr. Stock gave a summary of the current proposed road improvements governed by Ordinance:
 - Currently the intersection of St. Luke's and Highway 141, as well as the relocation of Woods Mill Road, the addition of left-turn lanes to the parcel, and the movement of the intersection equal approximately \$5 million worth of road improvements on which St. Luke's will commence construction this summer in conjunction with the Medical Office buildings.
 - In the governing Ordinance for Parcels A and B, additional improvements of dual left-turn lanes will be made at the intersection of Conway and 141. The left-turn lanes increase the capacity of the intersection allowing the traffic to flow better north/south.
 - Improvements will be made at the intersection of Conway Road and Woods Mill by constructing left-turn lanes and right-turn lanes. St. Luke's is obligated for these improvements.
 - The Traffic Study is being updated to take into account the additional buildings of Parcel D and to discuss additional improvements. MoDOT is involved in the discussions and is a very cooperative player in the process. The outer road is being set up to accommodate the interchange construction.
 - The updated Traffic Study will be presented to the City for review in the near future.

Commissioner Broemmer expressed concern about plans not being proposed to address the current traffic problems with Ladue Farm Estates.

Mr. Stock replied that there is ongoing communication with MoDOT regarding this issue. There is a potential solution to the issue and it is now in MoDOT's hands. A meeting is scheduled with MoDOT next week after which MoDOT will advise of a potential solution.

On the main campus, the hospital is limited to the CV/ICU improvement, which is four additional beds – a 22,000 sq. ft. addition. Beyond this addition, St. Luke's cannot make any further improvements to the campus until Ladue Farms is resolved.

Mr. Stock then gave a general description of the elevated center-point interchange being proposed by MoDOT.

ISSUES:

1. Notification of residents. Ms. McCaskill-Clay stated that Staff is able to provide the Commission with documentation of who was notified and will attach it to the Issues Report. Procedurally, the City notifies all subdivision Trustees within a mile of the subject site and all property owners within 225 ft. of the subject site. This notification is close to three times the requirements of State statutes. The site is posted 15 days prior to the Public Hearing – the sign dimensions are spelled out by statute.
2. Comprehensive Plan compliance – the Comp Plan designates the site as “residential”.
3. Fire Protection District approval.
4. Traffic Issues:
 - a. Traffic Study update.
 - b. The impact of traffic on the surrounding neighborhoods.
 - c. Traffic circulation.
 - d. How possible increased traffic from the proposed development may affect the area.
 - e. Road improvements in the subject area – particularly the timing of the improvements and cooperation/coordination with MoDOT.
 - f. Access to the existing subdivision on Parcel A.
5. Visibility of the proposed development from the adjacent residential neighborhoods, as well as from Woods Mill Road. Are the heights of the trees adequate for proper screening? Can the hospital begin increasing its buffering and density now to insure mature plantings by the time construction begins?
6. Lighting of the proposed development.
7. Site drainage.
8. Impact of heavy construction equipment on the subject site and residential developments in the area. Can this cause problems with foundations?

9. It has been stated that no development is planned for the parcels west of the creek area.
10. Does the expansion of the proposed buildings need to be near the hospital for any particular medical reasons?
11. Is the hospital complex becoming too big and unmanageable?
12. Provide cross-sections showing an analysis to the homes in Ladue Farms.

Commissioner Perantoni read the Closing Comments for Public Hearing **P.Z. 9-2006 St. Luke's Episcopal Presbyterian Hospitals (Parcel D)** noting the earliest possible date the Planning Commission could vote on the subject petition would be May 22, 2006.

V. APPROVAL OF MEETING MINUTES

Acting Chair Hirsch noted that on page 10 of the April 10, 2006 minutes there is a difference in percentages given in a statement by Commissioner Sherman as compared to the actual motion made. It should be noted that the percentages shown in the motion are correct.

Commissioner Sandifer made a motion to approve the minutes of the April 10, 2006 Planning Commission Meeting. The motion was seconded by Commissioner Perantoni and **passed by a voice vote of 7 to 0.** (Commissioner Asmus abstained from voting since he was not at the April 10th meeting.)

VI. PUBLIC COMMENT

RE: P.Z. 39-2005 Westland Acres (Westland Acres Development LLC)

Petitioner:

1. Mr. Jerry Duepner, The Jones Company, 16640 Chesterfield Grove, Chesterfield, MO stated he was available for questions.
2. Mr. Brad Goss, Attorney for the Petitioner, 21 Maryhill Drive, Ladue, Mo stated the following:
 - They will continue to coordinate with Wildwood and Chesterfield.
 - He noted that the Wildwood Planning & Zoning Commission held a Public Hearing on Westland Acres last week. At the Hearing, the Wildwood Commission recommended approval of the plan, with comments, to its Planning Department. Westland Acres will be presented again in Wildwood in May.
 - As requested, no attached homes will be permitted in the development.
 - They support not allowing other non-residential uses in the development and being limited to accessory uses and residential uses – such as would be allowed in residential subdivisions in Chesterfield.

- With respect to the flood plain access, they have a couple of emergency access options. The Highlands at Wildhorse has an easement for emergency vehicles, which would be available for flood-free access in the event of flooding.
- They consider Westland Acres as one development that straddles jurisdictional lines in Wildwood and Chesterfield. They believe that by adjusting the lot sizes up in Wildwood from 13,500 sq. ft. to 15,000 sq. ft. and downward in Chesterfield, they can achieve a homogeneous feeling. This also helps preserve greater amounts of the site in the common area and helps preserve the historicity of the site.

Responding to questions from the Commission, Mr. Goss stated the following:

- **Regarding the rationale behind approaching the site as one development as opposed to two developments:** The overall site is historical and they are trying to treat the site consistently. They propose having artwork throughout the site, along with trails and historical markers. There will be one Homeowners Association and one consistent community. When the lot sizes are adjusted, they are able to preserve more of the site. The site presents a lot of challenges because of its topography.

Commissioner Perantoni felt that if Chesterfield's site was treated as one-acre zoning, as designated in the Comprehensive Plan, buildings could still be arranged along the ridge – but there would be fewer buildings. She didn't think buyers would be less interested in purchasing homes under these conditions.

- **Regarding the flood plain and documented emergency access:** There is an existing easement on the plat of Highlands at Wildhorse. There is also a second proposed emergency access from the Tuscany development – but Tuscany is not yet an approved development. In the history of Westland Acres, the intersection at Church and Strecker Roads has not suffered any kind of flooding event to make it inaccessible. In the event of any flooding, Mr. Goss did not feel anyone would get technical about whether the easement is designated EMS-access or not.
- **Regarding land-locked properties:** Two of the parcels have been put under contract so they would not be land-locked at all. The necessary easements will be provided for the other land-locked parcels so they can connect to the road and no longer be land-locked.

Acting Chair Hirsch noted that City Ordinance requires that no parcels be land-locked.

Speakers in Favor:

1. Mr. Clifford Frazier, Sr., 17077 Church Road, Chesterfield, MO stated the following:
 - He appreciates the statement made at a recent Planning Commission meeting wherein it was noted that the Commission is not influenced by a “show of hands” or “applause” – but that the Commission would strictly act on the current policy of the Planning Department. He asked that the Commission be fair and consider the proposed plan.
 - He feels that the developer has tried to, and will, meet all the requirements of the Planning Department.
 - He is concerned with the issues expressed because he feels they will delay a vote on the project. He asked the Commission to make Westland Acres a viable community.

2. Ms. Kristi Frazier-Murdock, 2221 Monterey Drive, Belleville, IL stated the following:
 - She is the youngest daughter of Doris and Cliff Frazier. She cannot remember a time in her life when Westland Acres was not a part of their dream and hope for themselves, their children and grandchildren.
 - On behalf of her parents, she hopes that the Commission will vote positively on the project so her parents can achieve, and see, their dreams.

RE: P.Z. 02-2006 and P.Z. 03-2006 Manors at Schoettler Valley (Taylor Morley) (1527 and 1523 Schoettler Road.)

Petitioner:

1. Mr. Rob Epstein, 101 South Hanley, Clayton, MO addressed Commissioner Sherman’s desire to see a cul-de-sac island located in the cul-de-sac of the proposed development:
 - The developer’s position is that it is agreeable with providing the cul-de-sac island if that is the City’s desire. If the City elects not to require the island, they are agreeable to that also.

Responding to questions from the Commission, Mr. Epstein stated the following:

- **Regarding the maintenance responsibility of a possible cul-de-sac island:** The subdivision association would be responsible for maintaining whatever improvements are placed within the cul-de-sac island. The initial plantings would be done by the developer, Taylor Morley Homes. The street is an extension of the existing Squire’s Way and will be set up for dedication to the public.
2. Mr. Vic Brueggemann, Wind Engineering, 122 North Kirkwood Road, Kirkwood, MO stated he was available for questions.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. **Gateway Golf Center Batting Cages**: An Amended Site Development Plan for batting cages on a 29.07 acre "PC" Planned Commercial District located on the north side of Chesterfield Airport Road, west of Long Road.

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

- B. **Terra Vista Record Plat**: A record plat for an approximately 23.2-acre tract of land, zoned PEU in an R-2 and FPR-2 Residential, located north of Olive Blvd. and west of Creve Coeur Mill Road.

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

- C. **Arthur Bierbrauer House (16630 Chesterfield Airport Road)**: Site Development Plan for 0.11 acres of land zoned "PC" Planned Commercial District/"LPA" Landmark and Preservation Area located on the south side of Chesterfield Airport Road to the east of Baxter Road.

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

- D. **Edward L. Schmidt House (16626 Chesterfield Airport Road)**: Site Development Plan for 0.11 acres of land zoned "PC" Planned Commercial District/"LPA" Landmark and Preservation Area located on the south side of Chesterfield Airport Road to the east of Baxter Road.

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

- E. **Spirit Energy, LLC:** A Site Development Plan, Architectural Elevations, Landscape Plan and Lighting Plan for a 0.92 acre tract of land located at 14804 Clayton Road, south of Clayton Road and west of Wildwood Parkway. (Locator Number 21R420714).

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

VIII. OLD BUSINESS

- A. **P.Z. 39-2005 Westland Acres (Westland Acres Development LLC):** A request for a change of zoning from NU Non-Urban District to E-Half Acre Estate District for 61.0 acre tracts of land located north of Strecker Road, east of Church Road.

Project Planner Aimee Nassif stated that the Public Hearing was held on February 13, 2006.

The Commission went through the Issues Report and kept the following issues open: (*Additional issues have been italicized.*)

1. The following parcels will lose access to streets as a result of the proposed improvements within this project: 17105 Church Road, 17086 Church Road, 17089 Church Road, 17083 Church Road, and 17078 Church Road. Access must be provided to these parcels.
2. The cul-de-sac length of Church Road is 3,400 feet. The maximum permitted in the Street Matrix of the Subdivision Ordinance is 1,000 feet. Consideration should be given to the connection of Ada Way to intersect Church Road at Mattie Circle.
3. Retaining walls over eight (8) feet in height must adhere to the structure setbacks.
4. Provide the height of all retaining walls shown on the preliminary plan.
5. The preliminary plan depicts several retaining walls that are located immediately adjacent to the street right of way. No structure or structure appurtenance may be located within the street right of way. In addition, retaining walls installed along these streets may require handrails and guardrails.

6. Provide the height and square footage of the kiosk located on the corner of Westland Acres Drive and Church Road.
7. Can you do a Phase II Study at the same time you are doing a Phase I Study? *Make sure the Attachment A is sufficient and complete in its description of the remediation the Petitioner would have to follow for both Phase I and Phase II issues. In Exhibit C, there is a referred-to area involving a gravel company which did not permit an analysis of its site. Can an analysis be done on the property?*
8. Since Westland Acres has a lot of common ground, what would happen to the zoning classification if some of the lots were made larger and incorporated more of the common ground? *Has the City passed any other Ordinances where there have been two distinctly different lot size groupings? Are there any examples of lots that are split between communities?*

[It was noted that the City Attorney would be working with the Petitioner on issue #8 as it may involve some boundary adjustments. The Commission felt that the Petitioner had addressed the issue with respect to the common ground.]

9. The average lot size of the proposed development is 19,706 square feet. Section 1003.107 of the City of Chesterfield Zoning Ordinance requires that the average lot size for an E-Half Acre District is 22,000 square feet.
10. What are the historical requirements for this development and is anything being proposed in the City of Chesterfield? *Provide a better definition of "artwork". Provide language as to who will determine what is artwork – will it be Planning Staff, the Chesterfield Arts Commission. . .?*
11. Will there be coordination between the City of Chesterfield and the City of Wildwood? *Insure that the Commission continues receiving reports from the City of Wildwood with respect to their planning and zoning process for Westland Acres. Include a report in the next packet.*

Permitted Uses

1. Explain why this request is for 1 acre in Wildwood and ½ acre in Chesterfield. *Should this be zoned E-One Acre or E-Half Acre?*
2. Is the zoning requested in both Wildwood and Chesterfield mirrors of each other?

Access/Access Management

1. Is the entrance of the subdivision in the flood plain? *Is this a City of Chesterfield issue? Has Chesterfield ever permitted one entrance into a flood plain? How is this documented and is this emergency access acceptable to Chesterfield City officials?*

Public/Private Road Improvements

1. Maggie Court, as shown on the Preliminary Plan states that it is a “temporary turn around.” *Should “Maggie Court” be called “court” considering past issues with “courts” and cul-de-sacs?*

Conditions Related to Attachment A

1. While this Department is not aware of the floodplain locations along all routes that could be used for access to this subdivision, it is aware that the intersection of Church Road and Strecker Road is in the designated floodway. Additional improvements to this intersection may be needed in order to comply with the requirement that an access route that is at least one foot above the base flood elevation be provided to each lot.

(Commissioner Sandifer left the meeting at 8:57 p.m.)

NEW ISSUES

1. Continue providing Wildwood Issue Reports to the Commission.
2. Have the Attachment A include language precluding attached homes and all non-residential uses that are allowed in the E-District Ordinance. Commissioner Banks felt that some of these uses may be desirable.
3. If E-Half Acre zoning is allowed, make sure the rationale for allowing it includes the historic nature of the area. It should be made clear that a precedent isn't be set for half-acre zoning in surrounding areas. Review the language used by the City of Wildwood for its rationale with respect to the historic nature of the development.
4. If E-Half Acre zoning is allowed, address other contiguous and nearby properties that are not part of this development to make sure it is clear that the Commission is not approving two houses/acre density for those sites.
5. Provide a mylar overlay of the tree coverage for this project.
6. Provide site sections enforcing the request to have both the vertical and horizontal scales the same.

- B. **P.Z. 02-2006 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

- C. **P.Z. 03-2006 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)

Acting Chair Hirsch stated that this was Project Planner Nick Hoover’s last week as part of the Planning Department. On behalf of the Planning Commission, he thanked him noting that he has been a valuable member of the City’s planning community.

Project Planner Nick Hoover stated that all issues have been addressed.

Commissioner Asmus made a motion to approve **P.Z. 02-2006 Manors at Schoettler Valley (Taylor Morley) (1527 and 1523 Schoettler Road.)** The motion was seconded by Commissioner Sherman.

Upon roll call, the vote was as follows:

Aye: Commissioner O’Connor, Commissioner Perantoni, Commissioner Sherman, Commissioner Asmus, Commissioner Banks, Commissioner Broemmer, Acting Chair Hirsch,

Nay: None

The motion passed by a vote of 7 to 0.

Commissioner Sherman made a motion to approve **P.Z. 03-2006 Manors at Schoettler Valley (Taylor Morley) (1527 and 1523 Schoettler Road)** with its Attachment A as presented with the following changes to Section I.K.7. :

*“An island shall ~~not~~ be permitted in the proposed cul-de-sac **that will be the property of the Trustees of the subdivision.**”*

The motion was seconded by Commissioner Banks.

Upon roll call, the vote was as follows:

Aye: Commissioner Perantoni, Commissioner Sherman,
Commissioner Asmus, Commissioner Banks,
Commissioner Broemmer, Commissioner O'Connor,
Acting Chair Hirsch

Nay: None

The motion passed by a vote of 7 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 9:07 p.m.

Lynn O'Connor, Secretary