

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
July 12, 2004**

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

I. PRESENT

ABSENT

Mr. David Banks
Mr. Fred Broemmer
Dr. Maurice L. Hirsch, Jr.
Ms. Stephanie Macaluso
Dr. Lynn O'Connor
Chairman Victoria Sherman
City Attorney Doug Beach
Mr. Bruce Geiger, Council Liaison
Ms. Teresa Price, Director of Planning
Mr. David Bookless, Project Planner
Ms. Aimee Nassif, Project Planner
Ms. Mary Ann Madden, Planning Assistant

Mr. Dan Layton
Ms. Lu Perantoni

II. INVOCATION: Commissioner Hirsch

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC HEARINGS - None

V. APPROVAL OF MEETING MINUTES

Commissioner Sherman made a motion to approve the minutes, as corrected, of the June 28, 2004 Meeting. The motion was seconded by Commissioner Banks and **passes** by a voice vote of 6 to 0.

VI. PUBLIC COMMENT

1. Ms. Kerry Feld, attorney with Jenkins & Kling, PC, 10 South Brentwood, Ste. 200, Clayton, MO 63105, speaking as a neutral party for **P.Z. 09-2004 Wild Horse Creek Road & Wilson Road (Rucci Development)** stated the following:
 - She represents several residents of the Eagle Crest subdivision in connection with Barry Simon Development of Fox Hill.
 - The City Staff, along with engineers engaged by her clients, are assessing the possibility and expense of developing Griffith Lane as a primary access route to Fox Hill.
 - As Griffith Lane also borders on Mr. Rucci's proposed development, her clients are requesting that the Commission take into consideration the potential of improving part of Griffith Lane for both developments.

2. Mr. Kim Gardner, 4 Meppen Drive, St. Louis, MO 63128 speaking in favor of **P.Z. 09-2004 Wild Horse Creek Road & Wilson Road (Rucci Development)** stated the following:
 - The City's request to have this zoned as an Estate Planned Development District is constraining for his client.
 - His client would like to seek this as straight zoning.
 - Based on topography, flood plain, and other roadway issues, the likely number of lots is 30 as a maximum.
 - His client is willing to work with the City in regard to the total number of lots that would be built at this site.
 - With respect to right-of-way being granted, his client would like to have something in more detail that describes what the City is going to require for the development of this parcel.
 - Part of the concern that his client has with a "floating zone" is that it doesn't lock down the exact lot sizes and the type of development that would be allowed at this location.

Commissioner Macaluso asked for the definition of "floating zone".

Mr. Gardner responded that under a straight zone, the site would be defined at 15,000 sq. ft. lots for R-2. But under the Estate Districts, there is a minimum lot size - but no defined lot size.

City Attorney Doug Beach stated that the City doesn't have "floating zones" – it has a PEU.

With respect to Mr. Gardner's statement that his client is willing to work with the City in regards to the total number of lots that would be built at this site, City Attorney Beach stated that with straight zoning, developers are not required to work with the City. With PEU, the City has some input.

Mr. Gardner stated that the site would be developed with approximately 30 lots as opposed to 63 and outlined the following reasons why it would not be possible to develop 63 lots on this site:

- Approximately 20% of the site would have to be subtracted for roads for the right-of-way and other required easements.
- There is a topography issue that would preclude being able to develop lots to the maximum extent.
- There is a flood-way issue that would preclude land development.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. **Delmar Gardens Enterprises:** Sign package for Delmar Gardens zoned "PC" Planned Commercial District located on the north side of North Outer 40 Road, east of Delmar Gardens at 14805 North Outer 40 Road. (18S320194)

Commissioner Macaluso, representing the Site Committee, made a motion to approve the Sign Package as presented. The motion was seconded by Commissioner Banks and **passes by a vote of 6 to 0.**

VIII. OLD BUSINESS

- A. **P.Z. 09-2004 Wild Horse Creek Rd. & Wilson Rd. (Rucci Development):** A request for a change in zoning from an "NU" Non Urban District to an "R-2" 15,000 square foot Residence District for in an approximately 22-acre tract located on the southwest corner of Wild Horse Creek Road and Wilson Road (Locator Nos. 18T-13-0035).
Proposed Use: Single-Family Residences

Project Planner David Bookless stated that he was available to answer any questions about his report and to record any additional Issues that the Commission may have.

Commissioner Macaluso referred to the "Staff Response" of Item 9 of the Issues Report and asked if the Level of Service at the intersection of Wild Horse Creek Road and Wilson Road is currently at an "E" level.

Mr. Bookless responded that this intersection would reach LOS "E" by the year 2005. This forecast is based on all projects that have already been zoned, but not yet built. The forecast for the year 2020 is based on the assumption that the Comprehensive Plan had been followed.

Commissioner Macaluso made a motion to provide the T-Model data to the Petitioner in order for the Petitioner to do a traffic impact study to show how traffic will be impacted with the three possible zonings (R-2, E-One Acre and E-One Half Acre) at the intersection of Wild Horse Creek Road and Wilson Road. The motion was seconded by Commissioner Broemmer **and passes by a vote of 6 to 0.**

Commissioner Hirsch requested that Mr. Bookless provide an Attachment A using “E-One-Half-Acre” as the hypothetical.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS:

- A. Committee of the Whole**
- B. Ordinance Review Committee**
- D. Architectural Review Committee**
- E. Landscape Committee**

Commissioner Macaluso stated that the Landscape Committee met on the Tree Manual. The next step of the process will be the presentation to the Planning Commission.

- F. Comprehensive Plan Committee**
- G. Procedures and Planning Committee**
- H. Landmarks Preservation Commission**

XI. ADJOURNMENT

Commissioner Sherman made a motion to adjourn. The motion was seconded by Commissioner Hirsch **and passes by a voice vote of 6 to 0.** The meeting adjourned at 7:35 p.m.

Lynn O’Connor, Secretary