



**AGENDA**  
**PLANNING COMMISSION MEETING**  
Chesterfield City Hall  
690 Chesterfield Parkway West  
Saturday, April 26, 2025  
7:00 PM

**I. ROLL CALL**

**II. PLEDGE OF ALLEGIANCE**

**III. SILENT PRAYER**

**IV. PUBLIC HEARINGS**

- A. [P.Z. 01-2025 City of Chesterfield \(Unified Development Code – Article 3\)](#): An ordinance amending Article 3 of the Unified Development Code to remove the regulatory role from CHLPC to the City of Chesterfield.

**V. APPROVAL OF MEETING SUMMARY**

- A. Approval of January 13th, 2025 Planning Commission Meeting Summary

**VI. PUBLIC COMMENT**

**VII. SITE PLANS, BUILDING ELEVATIONS, PLATS, AND SIGNS**

**VIII. UNFINISHED BUSINESS**

- A. [P.Z. 01-2025 City of Chesterfield \(Unified Development Code – Article 3\)](#): An ordinance amending Article 3 of the Unified Development Code to remove the regulatory role from CHLPC to the City of Chesterfield.

**IX. NEW BUSINESS**

- A. [Comprehensive Plan – Discussion](#)

**X. COMMITTEE REPORTS**

**XI. ADJOURNMENT**

**Note:** The Planning Commission will consider and act upon the matters listed above, and such

other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE PLANNING COMMISSION MEETING SHOULD CONTACT CITY CLERK VICKIE MCGOWND AT (636) 537-6716 AT LEAST TWO (2) BUSINESS DAYS PRIOR TO THE MEETING.



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## Planning Commission Public Hearing/Vote Report

**Meeting Date:** February 10<sup>th</sup>, 2025

**From:** Alyssa Ahner, Senior Planner

**Location:** City of Chesterfield Unified Development Code

**Description:** **P.Z. 01-2025 City of Chesterfield (Unified Development Code – Article 3):** An ordinance amending Article 3 of the Unified Development Code to remove the regulatory role from CHLPC to the City of Chesterfield.

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### **PROPOSAL SUMMARY**

In 2024, Article 2 of the Unified Development Code was modified to reflect necessary changes following the disbandment of Chesterfield Historic and Landmark Preservation Committee (CHLPC). There is additional information in Article 3 that requires revisions to ensure consistency with the revisions that were approved for Article 2. This amendment does not introduce any new changes. It is simply clean-up to complete the transition from CHLPC to the City in regards to regulatory roles. The language below from [Section 405.03.050](#) depicts what will be removed (in red) and what it will be replaced with (in green):

Section 405.03.050 (E) of the City of Chesterfield Municipal Code shall be repealed and replaced as follows:

#### **E. Landmark and Preservation Area (LPA)**

1. Purpose. The purpose of this Section is to promote the general welfare, heritage, education, and economic benefit of the City of Chesterfield, through the preservation, protection, and regulation of buildings, sites, structures, monuments, neighborhoods and districts of historic, architectural, social, cultural or archeological significance. The intent of this Section is to encourage the rehabilitation, restoration, and adaptation of these historic elements for current use.
2. Applicability. A single parcel or geographic area with at least one (1) of the criteria listed **Section 405.02.060 (B) Criteria for Consideration of Nomination.**
  - ~~a. It has significant character, interest or value as part of the development, heritage or cultural characteristics of the City of Chesterfield, State of Missouri, or the United States.~~
  - ~~b. It is where a significant historic event took place.~~
  - ~~c. It contains architecture, landscaping, site planning, or sculpture done by a designer whose individual work has significantly influenced the development of the St. Louis region, State of Missouri, or the United States.~~
  - ~~d. It contains elements of design, detail, materials, or craftsmanship which represent a particular architectural style or significant innovation.~~

~~e. It is uniquely located, has singular physical characteristics, or represents an established and familiar visual feature of a neighborhood or within the City of Chesterfield.~~

3. Minimum Standards Of Design. In addition to the development standards and district requirements required for the site in accordance with the underlying zoning district, the following performance standards are applicable to the LPA procedure:
  - a. Incentives.
    - (1) In an effort to enhance and protect places and areas which represent important elements of the City's historical, cultural, and archeological history, the City of Chesterfield may approve incentives, in the form of variances, in the following areas:
      - (a) Parking requirements.
      - (b) Yard setbacks.
      - ~~(c) Permitted uses.~~
      - (d) Landscaping.
      - (e) Lot size.
      - (f) Building height restrictions.
      - (g) Green space/open space.
      - (h) Tree preservation.
      - (i) Subdivision of developable property.
    - (2) A request for one (1) or more of the incentives shall be made in writing by the petitioner. Said request shall demonstrate the need for any listed incentive and how the incentive will encourage, promote, enhance, preserve, and protect the historic significance of the site.
    - (3) Requests can be made for more than one (1) incentive per site.
    - (4) All requests for incentives shall be reviewed and approved by the City of Chesterfield City Council with recommendations from the City of Chesterfield Planning Commission. ~~and the Chesterfield Historic and Landmark Preservation Committee (CHLPC).~~
    - (5) All previously approved incentives shall expire upon a change in use and shall require reapplication for review and approval by the Planning Commission and City Council.
  - b. Uses. Permitted uses shall be those permitted or conditional uses in the zoning district in which the property is located. Requests for permitted or conditional uses shall be reviewed and approved by the Planning Commission and City Council.
    - (1) Uses requiring an adult entertainment area permit shall not be permitted.
4. The procedure for zoning to the LPA procedure and site development plan approval is established in Article 02 of this UDC.

Section **405.03.050 (F)** of the City of Chesterfield Municipal Code shall be repealed and replaced as follows:

**F. H Chesterfield Historic Designation.**

1. Purpose. The H Chesterfield Historic Designation is intended to promote, preserve and educate the general public about Chesterfield's rich history by recognizing certain historic properties, structures or sites as having historical significance and placing them on the Chesterfield Historic Register. The City CHLPC shall undertake the following actions with the City of Chesterfield to identify properties and sites for zoning to the H Designation.
2. Scope Of Provisions. This Section contains the regulations of the H Designation. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in the UDC. Additional conditions may be established in the district ordinance authorizing the establishment of a H Designation.
3. Minimum Standards Of Design. In addition to the development standards and district requirements required for the site in accordance with the zoning district for that site, the following performance standards are applicable to the H Designation:
  - a. Survey and research.
    - (1) The City CHLPC shall undertake an ongoing survey and research effort ~~in the City of Chesterfield~~ to identify neighborhoods, areas, sites, structures, and objects that have historic, cultural, archaeological, architectural or aesthetic importance, interest or value.
    - (2) Before the City CHLPC shall on its own initiative nominate any landmark or property for historic designation, it shall develop a plan and schedule for conducting a comprehensive survey of the City of Chesterfield to identify significant resources. As part of the survey, the City CHLPC shall review and evaluate any prior surveys and studies by any unit of government or private organization and compile appropriate descriptions, facts and photographs.
    - (3) The City CHLPC shall systematically identify potential H Designations and adopt procedures to nominate them based upon the following criteria:
      - (a) The proposed H Designation in one identifiable neighborhood or distinct geographical area of the City of Chesterfield.
      - (b) The potential H Designation associated with a particular person, event or historical period.
      - (c) The potential H Designation of a particular architectural style or school, or of a particular architect, engineer, builder, designer or craftsman.
      - (d) The potential H Designation containing historic and prehistoric archaeological resources with the potential to contribute to the understanding of historic and prehistoric cultures.
      - (e) Such other criteria as may be adopted by the City CHLPC to assure systematic survey and nomination of all potential H Designations within the City of Chesterfield.
  - b. ~~Nominations shall be made to the City CHLPC on a form prepared by it and may only be submitted by the owner of record of the nominated property or structure, by a member of the City CHLPC, or by elected members of the City Council. Nominations shall be submitted to the City Clerk, who will within seven (7) days of receipt mail a notification of intent to nominate to the owner of record of the nominated property. Forms and criteria for nomination will be available at the Office of the City Clerk.~~ Nominations shall be in accordance with Section 405.02.060 if this Unified Development Code (UDC).

c. Criteria For Consideration Of Nomination is established in Section 405.02.060 of this Unified Development Code (UDC).

~~(1) The CHLPC shall, upon such investigation as it deems necessary, make a determination as to whether a nominated property, structure, site, area or district meets one (1) or more of the following criteria:~~

~~(a) Its character, interest, or value as part of the development, heritage, or cultural characteristics of the community, county, State or country;~~

~~(b) Its overall setting and harmony as a collection of buildings, structures, or objects where the overall collection forms a unit;~~

~~(c) Its potential to be returned to an accurate historic appearance regardless of alterations or insensitive treatment that can be demonstrated to be reversible;~~

~~(d) Its location as a site of significant local, county, State, or national event;~~

~~(e) Its identification with a person or persons who significantly contributed to the development of the community, county, State or country;~~

~~(f) Its embodiment of distinguishing characteristics of an architectural type valuable for the study of a period, type, method of construction, or use of indigenous materials;~~

~~(g) Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state or country;~~

~~(h) Its embodiment of design, detailing, materials, or craftsmanship that renders it architecturally significant;~~

~~(i) Its embodiment of design elements that makes it structurally or architecturally innovative;~~

~~(j) Its unique location or singular physical characteristic that makes it an established or familiar visual feature of the neighborhood, community or City;~~

~~(k) Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance;~~

~~(l) Its suitability for preservation or restoration; and~~

~~(m) Its potential to yield information important to history and prehistory;~~

~~(2) Any structure, property, or area that meets one (1) or more of the above criteria shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration.~~

d. In the case of a nominated H Designation found to meet the criteria for designation, the items required shall be in accordance with Section 405.02.060 of this Unified Development Code (UDC).

~~(1) The types of significant exterior architectural features of the structures within the nominated historic designation that should be protected;~~

~~(2) The types of alterations and demolitions that should be reviewed for appropriateness as described in this policy;~~

~~(3) The type and significance of historic and prehistoric archaeological sites within the nominated H Designation;~~

~~(4) Proposals for design guidelines of CHLPC's review of certificates of appropriateness within the nominated H Designation;~~

~~(5) The relationship of the H Designation to the ongoing effort of the CHLPC to identify and nominate all potential cultural resources that meet the criteria for designation;~~

~~(6) Recommendations as to appropriate permitted uses, special uses, height and area regulations, minimum dwelling size, floor area, sign regulations, lot size, and parking regulations necessary or appropriate to the preservation of the nominated landmark or historic designation, including recommendations for buffer zones to protect and preserve visual integrity; and~~

~~(7) A map showing the location of the nominated H Designation.~~

e. Applications For Certificates Of Appropriateness shall be processed in accordance with Section 405.02.060 of this Unified Development Code (UDC).

~~(1) An application for a certificate of appropriateness must be made prior to applying for a demolition permit or a building permit affecting the exterior architectural appearance of any landmark or any structure within a H Designation, including but not limited to the following:~~

~~(a) Any construction, alteration, or removal requiring a building permit from the City of Chesterfield;~~

~~(b) Any demolition in whole or in part requiring a demolition permit from the City of Chesterfield;~~

~~(c) Any construction, alteration, demolition or removal affecting a significant exterior architectural feature or appearance as specified in the ordinance designating the H Designation;~~

~~(d) Any construction, alteration or removal involving earth-disturbing activities that might affect archaeological resources; and~~

~~(e) Any actions to correct a violation of a minimum maintenance standard.~~

~~(2) Applications for a certificate of appropriateness shall include accompanying plans and specifications affecting the exterior architectural appearance of a designated landmark or a property within a designated historic designation; and applications for demolition permits shall include plans and specifications for the contemplated use of the property.~~

~~(3) The Department shall forward applications for building and demolition permits to the CHLPC within seven (7) days following the receipt of the application. A building or demolition permit shall not be issued until the CHLPC has issued a certificate of appropriateness. Any applicant may request a meeting with the CHLPC before the application is reviewed by the CHLPC or during the review of the application.~~

~~(4) Application for review of construction, alteration, demolition, or removal not requiring a building permit for which a certificate of appropriateness is required shall be made on a form prepared by the CHLPC and available at the Office of the City Clerk. The CHLPC shall consider the completed application at its next regular meeting.~~

f. Uses. Permitted and conditional uses for any property or structure shall be those uses allowed in the zoning district for said property.

(1) Uses requiring an adult entertainment area permit shall not be permitted.

4. The procedure for zoning to the H Designation and site development plan approval is established in Article 02 of this UDC.

**DEPARTMENT INPUT**

Staff recommends updating Article 3 of the Unified Development Code in order to provide consistency with Article 2 by removing CHLPC as a regulatory body. The petition has met all the filing requirements and procedures as established by the City of Chesterfield. Upon receiving recommendation on this petition from the Planning Commission, this request will be forwarded to both Planning and Public Works Committee and City Council for review. Planning and Public Works Committee was provided notification on January 9<sup>th</sup>, 2025 on the intent to begin the public hearing process for this modification.

**MOTION**

The following options are provided to the Planning Commission for consideration relative to this application:

“I move to approve (or deny) P.Z. 01-2025 City of Chesterfield (Article 3) as presented.”

“I move to approve P.Z. 01-2025 City of Chesterfield (Article 3) with the following conditions...”

**PLANNING COMMISSION  
OF THE CITY OF CHESTERFIELD  
MEETING SUMMARY  
JANUARY 13, 2025**

The meeting was called to order at 7:00 p.m.

**I. ROLL CALL**

**PRESENT**

Commissioner Walter Bilgram  
Commissioner Gail Choate  
Commissioner Allison Harris  
Commissioner Debbie Midgley  
Commissioner Jane Staniforth  
Commissioner Steven Wuennenberg  
Chair Guy Tilman

Councilmember Merrell Hansen, Council Liaison  
Mr. Christopher Graville, City Attorney  
Mr. Justin Wyse, Director of Planning  
Ms. Shilpi Bharti, Planner

**ABSENT**

Commissioner Khalid Chohan  
Commissioner John Marino

Chair Tilman acknowledged the attendance of Councilmember Merrell Hansen, Council Liaison; Councilmember Barbara McGuinness, Ward I; and Councilmember Mary Ann Mastorakos, Ward II.

**II. PLEDGE OF ALLEGIANCE**

**III. SILENT PRAYER**

**IV. PUBLIC HEARINGS** – Commissioner Wuennenberg read the “Opening Comments” for the Public Hearing.

- A. P.Z. 09-2024 14001 Olive Blvd. (Summit Ridge):** A request for an ordinance amendment to the existing “PUD” Planned Unit District to new “PUD” Planned Unit District for a 29.4-acre parcel located on the north side of Olive Blvd. (16R340151).

**STAFF PRESENTATION:**

Planner Shilpi Bharti gave a PowerPoint presentation showing photographs of the site and surrounding area. She then provided the following information about the subject site:

### **Request Summary**

Stock & Associates Consulting Engineers, Inc., on behalf of BluOnx Development LLC, has submitted a request for an ordinance amendment for an existing “PUD- Planned Unit District” comprised of 29.4 acres and located north of Olive Boulevard. The ordinance amendment is to modify the density requirements, and development standards of the existing Ordinance 3143. Modification to the density requirements minimizes the total number of residential lots from 100 units to 81 units. Additionally, the request is to minimize the lot size requirement from 7,500 square feet to 6,000 square feet for detached single-family homes and include the minimum requirement of 1,740 square feet for attached single-family homes.

### **Comprehensive Plan**

The City of Chesterfield Comprehensive Plan contains the City of Chesterfield Land Use Plan, which is helpful in determining the future use of the site. As per the City of Chesterfield Land Use Plan, the subject site is within the Suburban Neighborhood land use. The subject site is surrounded by Suburban Neighborhood on the east and west, and Neighborhood Center to the south. The Suburban Neighborhood land use typically developed as a neighborhood for single-family detached homes with uniform housing densities. Buildings are oriented interior to the site and typically buffered from surrounding development by transitional uses, topography, preserved open space, or landscape areas. Homes vary in sizes and streets are suburban in character. Below is the development policy for Suburban Neighborhood.

- Encourage preservation of existing residential neighborhood’s identity.
- New residential development should reinforce existing residential development patterns by continuing to reinforce high quality site and subdivision design, layout, and planning practices.
- Uncover the anticipated expense (cost of municipal infrastructure) for each new or re-developed residential development.

### **Site History**

The subject property was zoned “R-2” Residence District with a Conditional Use Permit by St. Louis County prior to the incorporation of the City of Chesterfield. In 2004, the subject site was rezoned to a “R-3” Residence District and later in 2005 created a “PEU” Planned Environment Unit Procedure within the “R-3” Zoning District. In 2013, a request to amend the governing ordinance for the subject site was submitted, and in 2014, two (2) requests for zoning map amendments were submitted. However, these applications were withdrawn by the applicant with no further action taken. In 2019, two (2) requests were submitted to the City of Chesterfield. The first was to repeal the “PEU” Planned Environmental Unit Procedure, and the second request was to establish a “PUD” Planned Unit Development to develop 117 residential units. Both the petitions were approved by the Planning Commission and were denied by the Planning and Public Works committee. The applications were later withdrawn by the applicant without making the City Council meeting. In 2020, two (2) requests were submitted to the City of Chesterfield. The first request was to repeal the “PEU” Planned Environment Unit Procedure, and the second request was to establish a “PUD” Planned Unit District to develop 100 residential units. The petitions were approved by the City Council thus creating Ordinance 3143.

## **DISCUSSION**

Commissioner Wuennenberg commented on his research findings regarding the request that was denied in 2019. He noted that Councilmember Hansen was present at the Planning and Public Works meeting during that time. He requested Councilmember Hansen's assistance in understanding the reasons behind the initial denial of the request.

Councilmember Hansen responded that it has been awhile since that meeting, so she would need to review the minutes. She recalled concerns were in relationship to Eagle Ridge Subdivision. After the Comprehensive Plan update in 2020, it was designated as suburban. One (1) requirement within that zoning is to reinforce existing residential patterns, such as subdivision design and layout. She noted that the design appears quite different when viewed on Google Maps and does not seem to meet that requirement. Additionally, the proximity of homes 14010 and 14009 was concerning as it was difficult to assure the 30-foot buffer requirement. She also mentioned the "PUD" requirements regarding park spaces both in the back and front. Although Planning and Public Works added some benches, the land layout did not fully accommodate what was required by the "PUD".

Commissioner Wuennenberg commented that after researching the 2019 meeting minutes, there were extensive discussions regarding homes backing up to the existing subdivision. He observed that the current request aligns with what was asked previously. While the subdivision to the east is not prominently visible, there is a significant amount of wooded area on their property, and beyond the 30-foot landscape buffer, there remains a substantial wooded area as well.

Councilmember Staniforth clarified that there was some confusion regarding the 6-foot side-to-side boundary, stating that it actually is 12 feet.

## **PETITIONER'S PRESENTATION:**

George Stock, Stock & Associates Engineers, 257 Chesterfield Business Pkwy, Chesterfield, MO

Mr. George Stock introduced Kyle Brown from BlueOnx Development LLC and Scott Pratt from Fischer Homes. He explained the site is 29.4-acres and is currently designated as a "PUD" Planned Unit District. The requests for amendments are scaled back from what was approved in 2021. The property currently allows for 100 residential units, and they are requesting to reduce this to 81 units, which will consist of 39 single-family detached homes and 42 attached single-family homes. He detailed the Preliminary Development Plan, and explained the single-family attached units are around the perimeter of the property adjacent to Eagle Ridge to the east, along the south adjacent to the (C-2) Commercial Properties, and along the north.

A distinct change is the reduction of the development footprint, moving it 150 feet south. The terrace retaining walls, park, and lots have been removed, and the condominium buildings on the west side have been removed and replaced with stormwater basins. Some grading and sloping along the west side have been modified to lessen the physical impact. The buffer from Olive Street remains unchanged. Additionally, regarding the trail system, Fischer Homes prefers to have a wider multi-use sidewalk in front of the homes instead of a trail system in the back, connecting to the overall trail system.

Mr. Stock provided a description of the target demographic for the community, including the specific demands homeowners are seeking, the average square footage of the homes, and the estimated sale price per home.

Mr. Stock detailed the reasons why the submitted plans qualify for a “PUD”:

- The development exhibits common ownership, which is a “PUD” classification.
- Sufficient details have been provided to meet the minimum standards required for the development.
- All utilities are proposed to be installed underground.
- The zoning classification “R-3”, allows a maximum of 128 units. The proposed development, provides 63.72% open space, which includes a 30-foot perimeter buffer consisting of common ground.
- Eagle Ridge Subdivision is positioned below the property line. Additionally, the two (2) homes located on the sub-street face the west, ensuring no adjacent homes are in close proximity.

Commissioner Choate acknowledged her understanding of Mr. Stock’s explanation regarding the subdivision’s maintenance plan, which entails low maintenance grass cutting for all lots. Mr. Stock confirmed this approach. Commissioner Choate raised concerns about the 50-foot-wide lots, pointing out that the driveways and aprons occupy approximately half of the lot’s width. This design leaves minimal space for guest and service vehicle parking. She noted the presence of extra parking spots near the townhomes, but also mentioned that the spots are not conveniently located for residents of the single-family detached homes. Mr. Stock addressed the concerns by explaining that all single-family detached homes will feature two (2) car garages, along with two (2) additional parking spaces in the driveway. He also mentioned that the streets are 26 feet wide, allowing for parking on one side of the street. Mr. Stock acknowledged that the supplementary and parallel parking spaces are primarily located towards the western portion of the site.

Commissioner Choate inquired about the properties located to the right when entering the subdivision from Olive Boulevard. She asked if the property owners had been contacted regarding the development and whether cross access would be provided. Mr. Stock confirmed that he had made contact with the property owner, who is aware of the public hearing and had agreed to provide cross access. Commissioner Choate expressed concerns about the extensive retaining walls along the Hog Hollow frontage, noting that it is a steep area. In response, Mr. Stock explained that they have scaled back the number of retaining walls and they would only be visible along the southern southwest property line. He further elaborated that they have flattened the slopes from Hog Hollow to reduce the need for retaining walls, although two (2) terrace retaining walls will still be present on the southwest side above the water mains.

Councilmember Hansen raised a question about the two (2) homes in the Eagle Ridge Subdivision where the gate will be located. She asked for clarification from Mr. Stock regarding his earlier statement that there are no homes being developed adjacent to the area. Mr. Stock clarified that the two (2) homes located on Lot 23 and Lot 24, are oriented at a 90-degree angle. He explained that the rear sides of these homes do not face the new development; instead, they

are facing north and south. He added, there are no homes looking westward into the development.

Commissioner Harris expressed significant concerns regarding the potential increase in traffic due to the additional development in an already heavily trafficked area and how the development team plans to mitigate these traffic issues. Mr. Stock explained that comprehensive traffic studies and analyses have been conducted and doesn't have anything to offer in regard to mitigation. He noted that MoDot has given their concurrence.

#### **SPEAKERS IN FAVOR:**

Scott Pratt, 10407 Baur Boulevard, St. Louis, MO – available for questions.

Kyle Brown, 3906 Dry Hollow Court, Wildwood, MO – available for questions.

#### **SPEAKERS – NEUTRAL:**

Rodney Tolliver, 14006 Eagle Manor Court, Chesterfield, MO

Mr. Tolliver expressed his concerns about traffic issues related to the development and sought clarification on the plans for trail access within the project. Mr. Stock explained that the development plan includes widening the sidewalk from four (4) feet to eight (8) feet, which allows access to the trail. He added that the trail has been relocated to avoid running behind the backyards of the homes. Mr. Tolliver requested further information on the gate. Mr. Stock clarified the gate will be black aluminum anodized, locked, and will only be accessible to the fire and police department.

Scott Keymer, 15526 Clover Ridge, Chesterfield, MO

Mr. Keymer explained that his family owns the Suburban Leisure Center. He met with Mr. Stock the previous week and stated that they are neutral regarding the development, but they have specific requests to ensure safety and privacy. He expressed concerns about the pocket park located off Olive Boulevard, which will back up to their parking lot. He highlighted safety issues regarding children potentially walking into the area that serves as their driveway. To address this, he requested a fence. He noted they receive deliveries from large trucks, including semi-trucks, and emphasized the importance of planting the largest and fastest-growing trees possible to provide adequate screening. He pointed out that residents in units 33 and 34 would have a view of the back of their building, which is where the deliveries are made, and is the location of their dumpster. Mr. Stock agreed to the request for the installation of a fence.

David Altman, 30 Ridge Crest Drive, Chesterfield, MO

Mr. Altman expressed his only objection is due to traffic issues. To help the traffic problem, Mr. Altman suggested utilizing Hog Hollow as an additional exit route. He believes that providing alternative access could alleviate congestion in the area.

**V. APPROVAL OF MEETING SUMMARY**

Commissioner Choate made a motion to approve the Meeting Summary of the December 9, 2024 Planning Commission Meeting. The motion was seconded by Commissioner Midgley and passed by a voice vote of 7 to 0.

**VI. PUBLIC COMMENT – None.**

**VII. SITE PLANS, BUILDING ELEVATIONS, PLATS, AND SIGNS – None.**

**VIII. UNFINISHED BUSINESS – None.**

**IX. NEW BUSINESS**

Mr. Justin Wyse, Director of Planning asked the commissioners to fill out the Architectural Review Board Liaison Schedule by adding their names to the dates they are available to attend the meetings.

**X. COMMITTEE REPORTS – None.**

**XI. ADJOURNMENT**

The meeting adjourned at 7:57 p.m.

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Gail Choate, Secretary



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## Planning Commission Public Hearing/Vote Report

**Meeting Date:** February 10<sup>th</sup>, 2025

**From:** Alyssa Ahner, Senior Planner

**Location:** City of Chesterfield Unified Development Code

**Description:** **P.Z. 01-2025 City of Chesterfield (Unified Development Code – Article 3):** An ordinance amending Article 3 of the Unified Development Code to remove the regulatory role from CHLPC to the City of Chesterfield.

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### **PROPOSAL SUMMARY**

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#### **E. Landmark and Preservation Area (LPA)**

1. Purpose. The purpose of this Section is to promote the general welfare, heritage, education, and economic benefit of the City of Chesterfield, through the preservation, protection, and regulation of buildings, sites, structures, monuments, neighborhoods and districts of historic, architectural, social, cultural or archeological significance. The intent of this Section is to encourage the rehabilitation, restoration, and adaptation of these historic elements for current use.
2. Applicability. A single parcel or geographic area with at least one (1) of the criteria **listed Section 405.02.060 (B) Criteria for Consideration of Nomination.**
  - ~~a. It has significant character, interest or value as part of the development, heritage or cultural characteristics of the City of Chesterfield, State of Missouri, or the United States.~~
  - ~~b. It is where a significant historic event took place.~~
  - ~~c. It contains architecture, landscaping, site planning, or sculpture done by a designer whose individual work has significantly influenced the development of the St. Louis region, State of Missouri, or the United States.~~
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      - (a) Parking requirements.
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    - (1) Uses requiring an adult entertainment area permit shall not be permitted.
4. The procedure for zoning to the LPA procedure and site development plan approval is established in Article 02 of this UDC.

Section **405.03.050 (F)** of the City of Chesterfield Municipal Code shall be repealed and replaced as follows:

**F. H Chesterfield Historic Designation.**

1. Purpose. The H Chesterfield Historic Designation is intended to promote, preserve and educate the general public about Chesterfield's rich history by recognizing certain historic properties, structures or sites as having historical significance and placing them on the Chesterfield Historic Register. The City CHLPC shall undertake the following actions with the City of Chesterfield to identify properties and sites for zoning to the H Designation.
2. Scope Of Provisions. This Section contains the regulations of the H Designation. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in the UDC. Additional conditions may be established in the district ordinance authorizing the establishment of a H Designation.
3. Minimum Standards Of Design. In addition to the development standards and district requirements required for the site in accordance with the zoning district for that site, the following performance standards are applicable to the H Designation:
  - a. Survey and research.
    - (1) The City CHLPC shall undertake an ongoing survey and research effort ~~in the City of Chesterfield~~ to identify neighborhoods, areas, sites, structures, and objects that have historic, cultural, archaeological, architectural or aesthetic importance, interest or value.
    - (2) Before the City CHLPC shall on its own initiative nominate any landmark or property for historic designation, it shall develop a plan and schedule for conducting a comprehensive survey of the City of Chesterfield to identify significant resources. As part of the survey, the City CHLPC shall review and evaluate any prior surveys and studies by any unit of government or private organization and compile appropriate descriptions, facts and photographs.
    - (3) The City CHLPC shall systematically identify potential H Designations and adopt procedures to nominate them based upon the following criteria:
      - (a) The proposed H Designation in one identifiable neighborhood or distinct geographical area of the City of Chesterfield.
      - (b) The potential H Designation associated with a particular person, event or historical period.
      - (c) The potential H Designation of a particular architectural style or school, or of a particular architect, engineer, builder, designer or craftsman.
      - (d) The potential H Designation containing historic and prehistoric archaeological resources with the potential to contribute to the understanding of historic and prehistoric cultures.
      - (e) Such other criteria as may be adopted by the City CHLPC to assure systematic survey and nomination of all potential H Designations within the City of Chesterfield.
  - b. ~~Nominations shall be made to the City CHLPC on a form prepared by it and may only be submitted by the owner of record of the nominated property or structure, by a member of the City CHLPC, or by elected members of the City Council. Nominations shall be submitted to the City Clerk, who will within seven (7) days of receipt mail a notification of intent to nominate to the owner of record of the nominated property. Forms and criteria for nomination will be available at the Office of the City Clerk.~~ Nominations shall be in accordance with Section 405.02.060 if this Unified Development Code (UDC).

c. Criteria For Consideration Of Nomination is established in Section 405.02.060 of this Unified Development Code (UDC).

~~(1) The CHLPC shall, upon such investigation as it deems necessary, make a determination as to whether a nominated property, structure, site, area or district meets one (1) or more of the following criteria:~~

~~(a) Its character, interest, or value as part of the development, heritage, or cultural characteristics of the community, county, State or country;~~

~~(b) Its overall setting and harmony as a collection of buildings, structures, or objects where the overall collection forms a unit;~~

~~(c) Its potential to be returned to an accurate historic appearance regardless of alterations or insensitive treatment that can be demonstrated to be reversible;~~

~~(d) Its location as a site of significant local, county, State, or national event;~~

~~(e) Its identification with a person or persons who significantly contributed to the development of the community, county, State or country;~~

~~(f) Its embodiment of distinguishing characteristics of an architectural type valuable for the study of a period, type, method of construction, or use of indigenous materials;~~

~~(g) Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state or country;~~

~~(h) Its embodiment of design, detailing, materials, or craftsmanship that renders it architecturally significant;~~

~~(i) Its embodiment of design elements that makes it structurally or architecturally innovative;~~

~~(j) Its unique location or singular physical characteristic that makes it an established or familiar visual feature of the neighborhood, community or City;~~

~~(k) Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance;~~

~~(l) Its suitability for preservation or restoration; and~~

~~(m) Its potential to yield information important to history and prehistory;~~

~~(2) Any structure, property, or area that meets one (1) or more of the above criteria shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration.~~

d. In the case of a nominated H Designation found to meet the criteria for designation, the items required shall be in accordance with Section 405.02.060 of this Unified Development Code (UDC).

~~(1) The types of significant exterior architectural features of the structures within the nominated historic designation that should be protected;~~

~~(2) The types of alterations and demolitions that should be reviewed for appropriateness as described in this policy;~~

~~(3) The type and significance of historic and prehistoric archaeological sites within the nominated H Designation;~~

~~(4) Proposals for design guidelines of CHLPC's review of certificates of appropriateness within the nominated H Designation;~~

~~(5) The relationship of the H Designation to the ongoing effort of the CHLPC to identify and nominate all potential cultural resources that meet the criteria for designation;~~

~~(6) Recommendations as to appropriate permitted uses, special uses, height and area regulations, minimum dwelling size, floor area, sign regulations, lot size, and parking regulations necessary or appropriate to the preservation of the nominated landmark or historic designation, including recommendations for buffer zones to protect and preserve visual integrity; and~~

~~(7) A map showing the location of the nominated H Designation.~~

e. Applications For Certificates Of Appropriateness shall be processed in accordance with Section 405.02.060 of this Unified Development Code (UDC).

~~(1) An application for a certificate of appropriateness must be made prior to applying for a demolition permit or a building permit affecting the exterior architectural appearance of any landmark or any structure within a H Designation, including but not limited to the following:~~

~~(a) Any construction, alteration, or removal requiring a building permit from the City of Chesterfield;~~

~~(b) Any demolition in whole or in part requiring a demolition permit from the City of Chesterfield;~~

~~(c) Any construction, alteration, demolition or removal affecting a significant exterior architectural feature or appearance as specified in the ordinance designating the H Designation;~~

~~(d) Any construction, alteration or removal involving earth-disturbing activities that might affect archaeological resources; and~~

~~(e) Any actions to correct a violation of a minimum maintenance standard.~~

~~(2) Applications for a certificate of appropriateness shall include accompanying plans and specifications affecting the exterior architectural appearance of a designated landmark or a property within a designated historic designation; and applications for demolition permits shall include plans and specifications for the contemplated use of the property.~~

~~(3) The Department shall forward applications for building and demolition permits to the CHLPC within seven (7) days following the receipt of the application. A building or demolition permit shall not be issued until the CHLPC has issued a certificate of appropriateness. Any applicant may request a meeting with the CHLPC before the application is reviewed by the CHLPC or during the review of the application.~~

~~(4) Application for review of construction, alteration, demolition, or removal not requiring a building permit for which a certificate of appropriateness is required shall be made on a form prepared by the CHLPC and available at the Office of the City Clerk. The CHLPC shall consider the completed application at its next regular meeting.~~

f. Uses. Permitted and conditional uses for any property or structure shall be those uses allowed in the zoning district for said property.

(1) Uses requiring an adult entertainment area permit shall not be permitted.

4. The procedure for zoning to the H Designation and site development plan approval is established in Article 02 of this UDC.

**DEPARTMENT INPUT**

Staff recommends updating Article 3 of the Unified Development Code in order to provide consistency with Article 2 by removing CHLPC as a regulatory body. The petition has met all the filing requirements and procedures as established by the City of Chesterfield. Upon receiving recommendation on this petition from the Planning Commission, this request will be forwarded to both Planning and Public Works Committee and City Council for review. Planning and Public Works Committee was provided notification on January 9<sup>th</sup>, 2025 on the intent to begin the public hearing process for this modification.

**MOTION**

The following options are provided to the Planning Commission for consideration relative to this application:

“I move to approve (or deny) P.Z. 01-2025 City of Chesterfield (Article 3) as presented.”

“I move to approve P.Z. 01-2025 City of Chesterfield (Article 3) with the following conditions...”



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## Planning Commission Report

**Meeting Date:** February 10<sup>th</sup>, 2025

**From:** Justin Wyse, Director of Planning *JW*

**Location:** City of Chesterfield Unified Development Code

**Description:** Comprehensive Plan Discussion

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### SUMMARY

Envision Chesterfield, the Comprehensive Plan for the City of Chesterfield, was adopted in September of 2020 following a 20-month process to update the plan. The planning process included numerous public outreach components that included hundreds of residents and business owners throughout the City. As the Planning Commission has done periodically, a formal review of the plan helps ensure the relevancy and accuracy of the policies in light of current conditions.

The Planning Commission requested that staff present topics for discussion on the plan. Overall, the Department believes the current plan provides sufficient policies to help guide property owners, the public, elected / appointed officials, and staff; however, there are a few areas where we believe additional information could be altered or added.

### LEGAL BASIS

Chapter 89 of the Revised Statutes of Missouri constitutes the enabling legislation for municipal planning. "The commission shall make and adopt a city plan for the physical development of the municipality. The city plan, with the accompanying maps, plats, charts, and descriptive and explanatory matter, shall show the commission's recommendations for the physical development and uses of land..."

The City of Chesterfield Municipal Code provides additional information on the use of the Comprehensive Plan:

*The Planning Commission is to consider the Comprehensive Plan as a flexible guideline and when reviewing petitions for the rezoning of property or comparable proceedings brought before it, the Commission is instructed to weigh the desirability of such rezoning in light of*

*such changes in population projections and public welfare needs as may then be brought to its attention by the Department of Planning.*

### **FUTURE LAND USE PLAN**

The plan includes a Future Land Use Plan, “which should guide decisions regarding development approvals, infrastructure investments, redevelopment initiatives, open space protection, and new or amended City policies.” Over the past four (4) years, the plan has been routinely used for these purposes. As the planning process for updating the Comprehensive Plan began, redevelopment of the Chesterfield Mall and adjacent development (i.e., Wildhorse Village) emerged as one of the more pressing areas of consideration. Notable uses of the plan in reviewing Wildhorse Village and the redevelopment of Chesterfield Mall include:

- Establishment of the Chesterfield Regional Tax Increment Financing District to provide sources of revenue for a variety of public improvements to mitigate existing and forecasted infrastructure deficiencies.
- Provision of art throughout Wildhorse Village.
- Inclusion of additional housing options not prevalent throughout the community.
- Establishment of the Wildhorse Village Special Business District to provide a dedicated revenue source for the ongoing maintenance of improvements.
- Establishment of the Downtown Chesterfield Special Business District (in progress) to provide a dedicated revenue source for the ongoing maintenance of improvements.
- Ensuring public access to and around the lake located within Wildhorse Village.
- Provision of a pedestrian connection from Downtown Chesterfield to Central Park (the Grand Staircase) is in progress.
- Review of civic space at the heart of the Downtown development is anticipated in the near future. Approvals to date (zoning and Site Development Concept Plan) include this as a key internal feature of the site. Final site design will be reviewed as part of a future Site Development Section Plan.

This list is a snapshot of some of the uses to date that originate from public feedback gathered during the plan development. Staff is of the opinion that significant value has been driven to the City through implementation of the plan.

### **AREAS FOR CONSIDERATION**

The prior section of this report highlights some of the notable success stories that have been achieved and are ongoing. However, there are several areas that staff has identified for discussion.

### Demographics

Additional information has become available from the Census since adoption of the plan. A minor amendment to include updated information should be completed. This would include review of the prior projected growth and updating the projection, median age, age distribution, population, housing tenure, and housing values.

### Future Land Use Plan Classification

Overall, staff is of the opinion that the classification of properties is reasonable, provides clarity for property owners and neighbors, and is a critical element of providing for the logical development of the City. However, there are two parcels that were formerly owned by the Monarch Chesterfield Levee District that were sold and rezoned in 2024. From the February 27, 2023 Staff Report regarding these parcels:

*It should be noted that the Planning Commission discussed this property late in 2022. At the time of the development of the Future Land Use Plan, the parcels were owned by the Monarch Chesterfield Levee District. The Commission discussed the property and the land use designation after learning the property was being offered for sale and there was general consensus of the Planning Commission that development consistent with the Regional Commercial designation would be appropriate.*

Staff would recommend that the future land use classification of these two parcels be modified from Parks and Recreation / Conservation to Regional Commercial as they are no longer owned by a political subdivision and are levee protected.



### Youth Sports

Youth sports are not directly discussed within the Comprehensive Plan and staff believes consideration should be given to specifically calling out youth sports as primary land uses in the following character areas:

- Parks and Recreation
- Regional Commercial
- Industrial

Inclusion of youth sports facilities within these categories would primarily identify the Chesterfield Valley as an appropriate location for these facilities. These activities have been located throughout the Valley with the Chesterfield Valley Athletic Complex (CVAC) serving as a hub for these activities. The City's recent partnership with Perfect Game, development of the Beal Center (basketball and volleyball), and anticipated additional space for soccer, hockey, cricket, and pickleball are all in various stages in the City's development process. Formalizing youth sports within the plan would be beneficial in providing clear guidance to property owners, developers, adjacent property owners, elected / appointed officials, and staff.

#### Office Market

The Comprehensive Plan was adopted in 2020, shortly after the COVID-19 pandemic. The impact on the office market has been notable and ongoing since that time. According to CoStar, the vacancy rate for office development within the City is 10.3%. For comparison, vacancy rates in the first quarter of 2024 were 15.47% and the 10-year average is 9.37%. While the market is still volatile, data suggests that the market is stabilizing and staff does not recommend any changes at this time to the plan.

#### Gateway Districts

Several projects have raised the importance of projects located at key gateway points into the City. These may include interchanges along I-64 and collector / arterial roadways entering the City of Chesterfield. While each of these locations may necessitate specific review, additional language could be included to reinforce the desire and expectations at these locations.

#### NEXT STEPS

Information in this report is intended to start a discussion of the Planning Commission about the current status of Envision Chesterfield. It is staff's hope that the Commission will discuss the items in this report, add items as necessary, and provide direction for preliminary revisions and additions to the plan.