

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
November 13, 2002**

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

I. PRESENT

ABSENT

Mr. David Banks
Mr. Fred Broemmer
Mr. Mike Kodner
Mr. Dan Layton, Jr.
Ms. Stephanie Macaluso
Ms. Rachel Nolen
Mr. B. G. Wardlaw
Chairman Victoria Sherman
Mr. Doug Beach, City Attorney
Mayor John Nations
Mr. Barry Streeter, Council Liaison
Ms. Teresa Price, Director of Planning
Ms. Barbara Weigel, Senior Planner
Mr. Mike Hurlbert, Project Planner
Ms. Annissa McCaskill, Project Planner
Ms. Kathy Lone, Planning Assistant

Mr. Jerry Right

II. INVOCATION: Commissioner Kodner

III. PLEDGE OF ALLEGIANCE:

Chairman Sherman recognized the attendance of Mayor John Nations and Council Liaison Barry Streeter (Ward II).

IV. PUBLIC HEARINGS: None

V. APPROVAL OF MEETING MINUTES

Commissioner Macaluso made a motion to approve the October 28, 2002 Meeting Minutes, as corrected. The motion was seconded by Commissioner Broemmer and passes by a voice vote of 8 to 0.

VI. PUBLIC COMMENT -

1. Dr. Cynthia Guy, 1331 Amherst Terrace Way, Chesterfield, MO 63016, speaking on **P.Z. 11-2002 City of Chesterfield;**

- Speaker stated that property that she owns at 17655 and 17659 Wildhorse Creek Road is currently zoned 'office campus' and she would like it zoned to either ½-acre or 1-acre residential.

City Attorney Doug Beach explained that the Comprehensive Plan is a guideline but Dr. Guy may meet with Staff concerning rezoning this site.

2. Mr. Cliff Frazier, Church Road, Chesterfield, MO, speaking neutral to **P.Z. 11-2002 City of Chesterfield;**

- Speaker was not present at the meeting.

3. Ms. Doris Frazier, Church Road, Chesterfield, MO, speaking neutral to **P.Z. 11-2002 City of Chesterfield;**

- Speaker stated that she is representing the entire Westland Acres community;
- Speaker stated that the Westland Acres property is divided between Wildwood and Chesterfield and the Westland Acres community wants to unify and become part of Chesterfield;
- Speaker asked the Planning Commission to retain the 'exempt' classification until this site can be unified.

4. Ms. Jeannie Geers, 190 Carondelet, Clayton, MO 63105, attorney representing the Westland Acres community, speaking neutral to **P.Z. 11-2002 City of Chesterfield;**

- Speaker stated that once the Westland Acres community is unified, then it could be given a zoning classification.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

- A. **G.H.H. Investments, L.L.C.:** Record Plat for a 3.580 acre "PC" Planned Commercial District on Long Road, south of Chesterfield Airport Road.)

Commissioner Macaluso, on behalf of the Site Plan Committee, made a motion to approve the Record Plat for **G.H.H. Investments, L.L.C.**. The motion was seconded by Commissioner Broemmer and **passes** by a voice vote of 8 to 0.

VIII. OLD BUSINESS -

- A. **P.Z. 21-2002 THF Chesterfield North Interchange Development, L.L.C.:** a request for a change of zoning from an "FPNU" Flood Plain Non-Urban District and an "NU" Non-Urban District to a "PC" Planned Commercial District for 4.725 acre tract of land located north of I-64/Highway 40/61, west of Boone's Crossing, and south of North Outer Forty Road. (Locator Numbers: 17U 61 0074, 17U 62 0127).
Permitted Uses:

- (x) Medical and dental offices.
- (z) Offices or office buildings.
- (pp) Permitted signs (See Section 1003.168 'Sign Regulations').

Ancillary Uses:

- (e) Associated work and storage areas required by a business, firm, or service to carry on business operations.
- (g) Automatic vending facilities for:
 - (i) Ice and solid carbon dioxide (dry ice);
 - (ii) Beverages;
 - (iii) Confections.
- (h) Barber shops and beauty parlors.
- (i) Bookstores.
- (l) Cafeterias for employee and guests only.
- (m) Child care centers, nursery schools, and day nurseries.
- (bb) Outpatient substance abuse treatment facilities.
- (cc) Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.
- (mm) Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training.

- (rr) Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises.

Project Planner Mike Hurlbert gave an overview of **P.Z. 21-2002 THF Chesterfield North Interchange Development, L.L.C.** and asked the Commission if they had additional issues to be reviewed and addressed.

The Planning Commission did not have additional issues to be reviewed and addressed.

Chairman Sherman stated that **P.Z. 21-2002 THF Chesterfield North Interchange Development, L.L.C.** would be held until all issues were reviewed and addressed.

- B. P.Z. 19A-2002 The City of Chesterfield:** A request to amend the "E" Estate Districts of the City of Chesterfield Zoning Ordinance (Sections 1003.107, 1003.108 and 1003.109) to include the following: 1) Removal of the Standard Procedure Option for development; and 2) Requiring the minimum lot size of the District to be placed along the collector or arterial roadways.

Senior Planner Barbara Weigel gave an overview of **P.Z. 19A-2002 The City of Chesterfield**. Ms. Weigel stated that two (2) items in this petition have already been approved and forwarded to the City Council.

Ms. Weigel gave a hand-out of Community Character Development Standards and stated that several of the items are in the Zoning Ordinance already and do not need to be repeated in this ordinance amendment. Ms. Weigel stated that the items not included elsewhere in the Zoning Ordinance deal with easements, sidewalks and jogging trails.

Commissioner Macaluso stated that she would like Attachment A, page 9, 13. **Community Character Development Standards**, to read:

“Sidewalks shall be optional when all lots are one acre or greater; when any lots are less than one acre, sidewalks shall be required on one side of the street and will be ~~allowed~~ **encouraged** to ‘wander’” to reduce grading and save trees or to be provided in the form of pedestrian walkways linking primary activity centers or destinations. Such sidewalks must be maintained in dedicated easement with access and working room and shall comply with ADA.”

A consensus of the Planning Commission agreed with the change to the sidewalk section.

Commissioner Macaluso asked Staff to obtain a copy from Town and Country of their ordinance that pertains to buffers and common ground.

City Attorney Doug Beach stated that Attachment A, page 6, **8. Minimum Development Standards**, needs clarification on the setback numbers.

Councilmember Streeter left the meeting at 8:10 p.m. and returned at 8:11 p.m.

Commissioner Layton left the meeting at 8:10 p.m. and returned at 8:14 p.m.

Ms. Weigel stated that the following additional issues will be reviewed and addressed:

- Attachment A, page 1, 4. **Density**, (a) and (b): correct the acreage with the district;
- Attachment A, page 6, **Table 5**, Clarify (a) and (f) and the setback differences;
- Attachment A, page 9, 13. **Community Character Development Standards**, (b): rewrite the section adding the word ‘encourage’ in place of ‘allowed;’
- Obtain copy of Town and Country’s ordinance for buffers and common ground.

Chairman Sherman stated that **P.Z. 19A-2002 The City of Chesterfield** would be held until all issues are reviewed and addressed.

- C. **P.Z. 11-2002 City of Chesterfield**: A proposal to amend and update the entire City of Chesterfield Comprehensive Plan to include changes to existing uses, proposed uses, and new uses for the entire geographic area of the City.

Director of Planning Teresa Price gave an overview of **P.Z. 11-2002 City of Chesterfield**.

The Planning Commission reviewed further changes they wanted made to the Comprehensive Plan.

The Planning Commission agreed to review the Principal Arterials, Minor Arterials and Collector roads on page 2 of the Transportation section.

Commissioner Macaluso stated that she would like to use the Home Builders’ Association (HBA) wording for Section 8.2.1 for 8.0 of Utilities Policies. The Commission agreed to use this wording.

Commissioner Layton made a motion to forward **P.Z. 11-2002 City of Chesterfield**, with the agreed changes, to a joint meeting of the Public Works/Parks and Planning and Zoning Committee on December 12, 2002 for their input. The Commission will further review the list of Principal Arterials, Minor Arterials and Collector roads at their next meeting on November 25, 2002. The motion was seconded by Commissioner Banks and **passes by a voice vote of 8 to 0.**

It was a consensus of the Planning Commission that the draft of the Comprehensive Plan could be put on the City's web site with the agreed changes.

The group that will represent the Planning Commission at the joint Public Works/Parks and Planning and Zoning Committee meeting on December 12, 2002 at 5:30 p.m. would include Chairman Sherman, Commissioner Layton and Commissioner Broemmer. Chairman Sherman stated that anyone else is welcome to attend.

Ms. Price stated that information will also be provided on the traffic study at the joint meeting.

IX. NEW BUSINESS -

- A. Chesterfield Commons Four (Wehrenberg) – Ordinance #1773 Amendment:** an amendment to City of Chesterfield Ordinance Number 1773 relating to the Chesterfield Commons (Technology Park II) development, zoned "PI" Planned Industrial District located south of Chesterfield Airport Road, east of Public Works Drive, and west of RHL Drive.

Chairman Sherman stated that the petitioner for **Chesterfield Commons Four (Wehrenberg) – Ordinance #1773 Amendment** has asked that this petition be held.

Commissioner Nolen stated that she would like to review parking and circulation for this site.

Commissioner Banks made a motion to hold **Chesterfield Commons Four (Wehrenberg) – Ordinance #1773 Amendment**. The motion was seconded by Commissioner Wardlaw and **passes** by a voice vote of 8 to 0.

X. COMMITTEE REPORTS:

- 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. Architectural Review Board Update**
- H. Landmarks Preservation Commission**

Chairman Sherman stated that meetings will be arranged for the Ordinance Review Committee, Architectural Review Committee and Landscape Committee.

City Attorney Beach stated that the Ordinance Review Committee would review the Home Occupation ordinance.

Commissioner Macaluso left the meeting at 8:46 p.m.

Commissioner Wardlaw made a motion to adjourn the meeting. The motion was seconded by Commissioner Broemmer and the meeting unanimously adjourned at 8:48 p.m.

Jerry Right, Secretary