

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
OCTOBER 27, 2014**

The meeting was called to order at 7:08 p.m.

I. ROLL CALL

PRESENT

Ms. Wendy Geckeler
Ms. Merrell Hansen
Ms. Fay Heidtbrink
Ms. Laura Lueking
Ms. Debbie Midgley
Mr. Stanley Proctor
Mr. Steven Wuennenberg
Chair Michael Watson

Mayor Bob Nation
Councilmember Dan Hurt, Council Liaison
City Attorney Rob Heggie
Ms. Aimee Nassif, Planning & Development Services Director
Mr. John Boyer, Senior Planner
Mr. Jonathan Raiche, Senior Planner
Ms. Jessica Henry, Project Planner
Ms. Mary Ann Madden, Recording Secretary

ABSENT

Ms. Amy Nolan

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

Chair Watson acknowledged the attendance of Mayor Bob Nation; Councilmember Dan Hurt, Council Liaison; and Councilmember Connie Fults, Ward IV.

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

- A. P.Z. 09-2014 Bur Oaks (17751 Wild Horse Creek Road):** A request for a zoning map amendment from an “NU” Non-Urban District to an “E-1/2AC” Estate District with a Wild Horse Creek Road Overlay District designation for 21.876 acres located on the north side of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Savonne Court (18V510105).

STAFF PRESENTATION:

Senior Planner Jonathan Raiche gave a PowerPoint presentation showing photographs of the site and surrounding area. He gave a brief history of the site noting that it contains one residential structure built in 1908, along with two large barn/storage buildings. The Comprehensive Land Use Plan shows the site as being located within the Wild Horse Creek Road Overlay District area. Mr. Raiche pointed out that the Overlay District was revised earlier this month, which eliminated the *Neighborhood Office* use.

The Preliminary Plan shows 35 lots being proposed for the development with a landscape buffer running along the entire perimeter. It was noted that the buffer along Wild Horse Creek Road is deeper at 50 feet wide. Common ground is shown at 31%, is disbursed throughout the site, and includes amenities such as trails, look-out points, exercise equipment, and pavilions. Access to the site is from Wild Horse Creek Road and lines up with the access for Greystone Manor Parkway.

At the request of several on the Planning Commission, a comparison of Bur Oaks to neighboring developments was presented as shown below. When looking at the *average lot sizes*, Mr. Raiche explained that the Comprehensive Plan slates the area for Bur Oaks at half-acre density while the neighboring residential areas to the south were required one-acre density.

Subdivision	Zoning	Min. Lot Size (sq. ft.)	Max. Lot Size (sq. ft.)	Average Lot Size (sq. ft.)
Bur Oaks	E 1/2 with WH Overlay	15,000	18,524	15,744
Greystone	R1 with PEU	22,001	70,310	33,392
No Sub Adjacent Homes	NU	41,817	54,014	49,235
Wildhorse (North of Creek)	R1 with PEU	25,085	63,022	37,075
Tara at Wildhorse	R1 with PEU	22,130	51,191	28,831
Arbors at Wildhorse Creek	PUD	24,000	36,609	26,059
Miramonte	E2	44,225	90,550	50,193

Outstanding issues at this time include the following:

1. Extent of slope disturbance for slopes greater than 20%. *The Applicant has provided information stating that approximately 16% of the slopes will be disturbed.*
2. Comments from the Chesterfield Historic and Landmark Preservation Committee.
3. Staff is reviewing and awaiting agency comments.
4. Modifications requested by the Applicant to be voted on by City Council.
 - Reduction in structure setback requirements
 - Landscape buffers located on private property

DISCUSSION

Responding to Chair Watson's inquiry, Mr. Raiche confirmed that the buffer along Wild Horse Creek Road is required to be larger than the standard and that it does not encroach upon any of the residential lots.

PETITIONER'S PRESENTATION:

Mr. George Stock, Stock & Associates Consulting Engineers, 257 Chesterfield Business Parkway, Chesterfield, MO – representing Pulte Homes.

Mr. Stock stated that the site is 21.92 acres and includes approximately 481 feet along Wild Horse Creek Road. Most of the property has been used as farmland and there has been a substantial amount of grading and filling over the years along the northern bluff area.

Mr. Stock stated they believe the requested zoning is consistent with the City's Comprehensive Plan and Overlay District. The proposed development will offer larger lots at an average price point of \$650,000. All lots back to common ground with landscape buffers and the project includes trails and other amenities. All homes will have a side-entry garage accommodating three to four cars. Pulte Homes will target those "consumers who desire a quality home in a location that is supported by a strong school district and is convenient to local amenities."

Some of the public benefits include stormwater improvements, common ground, public open space, trails, enhanced landscape buffers, high-quality home design, natural resource protection, and preservation along the north property line. More than 30% of the existing tree canopy will be retained and 6.82 acres of common ground will be provided (31.17% of the total site area.) The site has 2.58 acres of existing slopes which exceed 20%; 70.5% (1.82 Ac.) of the slopes will be preserved.

The minimum lot size requirement is 15,000 sq. ft. with an average lot size of 15,744 sq. ft. Lot sizes range from 15,000 to 18,524 sq. ft. The minimum lot frontage is 100 feet. Mr. Stock then provided the following setback requirements of the Wild Horse Creek Overlay vs. the proposed setbacks:

	Setback Requirements	Proposed Setbacks
Front yard	20 feet	25 feet
Rear yard	20 feet	20 feet
Side yard	15 feet	8 feet

He went on to explain that the proposed development provides 35 lots; a 50-foot wide buffer along Wild Horse Creek Road; four-foot wide sidewalks; and a single point of access from Wild Horse Creek Road.

The site includes stormwater improvements with a large dry detention basin along the east property line and a storm water basin in the northwest corner of the site. Remedial grading of the site, including cuts and fill, is necessary to bring the soil up to a suitable grade in order to be structurally sound for home construction.

Comments have been received from: (1) the Spirit of St. Louis Airport, which has no objection to the development; (2) MSD, which recommended possibly eliminating the 2-year and 100-year detention requirements in the northeast corner of the site. This would

allow a reduction in size of the proposed basin; and (3) Missouri Department of Transportation, which recommended the construction of a left-turn lane on Wild Horse Creek Road going eastbound into the subject subdivision

DISCUSSION

The following items were discussed and Mr. Stock provided clarification as necessary:

Existing Structures on the Site

The existing structures on the site would be removed from the property. Consideration is being given to donating the structures so they could be moved to another area of the City, such as a park. The existing plan does not intend to reuse the structures on the site. Commissioner Hansen asked if retaining the house on the site as an historical relic was ever considered. Mr. Stock replied that it has been discussed but it was acknowledged that such a structure would require a substantial amount of maintenance for the 35 potential homeowners.

Structure Setbacks

Mr. Stock confirmed that they are proposing a 16-foot setback between structures vs. the required 30-foot setback. He explained that the proposed side yard setback is being requested because of the site's geometry and topography, along with having to provide landscape buffers and preserving the 20% slopes to the north. They are able to provide more depth in the lots but there is not enough width for the home and side-entry garage without a reduced setback.

Landscape Buffer/Lot Sizes

Commissioner Geckeler noted that the landscape buffer impinges on several lots and asked if there could be more separation between the lots if the number of lots was reduced. Mr. Stock agreed that the lots could be wider if there were fewer lots.

If the lots on the east and west sides of the site were not encroaching into the buffer, Chair Watson asked what the square footage of those lots would be. Mr. Stock replied the lots would be approximately 14,000 sq. ft. but noted that the site is exceeding the 30% common ground requirement and the common ground is being enhanced with trails and amenities. He also confirmed that none of the lots on the south side encroach into the 50-foot buffer. Additionally, the feedback from MSD regarding the ability to make the storm water management basin smaller could allow the widening of Lots 18 and 19 to 115 feet vs. the proposed 100 feet.

Design Features

Chair Watson stated that some of the design features noted in the Petitioner's Narrative Statement are actually requirements of the City or MSD – such as storm water drainage, perimeter landscape buffer, common ground, and trails and sidewalks.

Mr. Stock explained that while the storm water drainage is a requirement from MSD, they have incorporated rain gardens as landscape features, which can also be used for educational purposes. The trail includes a number of amenities, such as an adult fitness circuit, play areas for children, nature trails with native tree identification signage, pet waste station, two binocular lookout points, and natural stone seating.

Requested Modifications

Commissioner Geckeler expressed her concern about the structure setback modifications being requested, and the landscape buffers being on private lots.

Responding to Commissioner Lueking's question, Mr. Stock confirmed that the proposed three-car, side-entry garage and house design require the smaller side yard setback. He also agreed that reducing the number of lots would be one alternative to allowing larger side yard setbacks.

Councilmember Hurt asked if there any local sites utilizing the proposed house design and side-entry garage. Mr. Stock replied that there are no such sites in St. Louis but he will provide information at the next meeting.

Mayor Nation stated that he is happy to see a residential development being proposed at this location; however he expressed concern that modifications are being requested at the start of the project and questioned whether there is a real need for them.

Mr. Stock then explained that not all of the homes will have the smaller side setback, and in those cases where the smaller setback is utilized, it will not be on both sides. The plan presented by the Petitioner shows the largest footprint of homes that could be built, but it was pointed out that the largest homes are not always constructed on each lot. Mr. Stock indicated that he would provide further information as to which lots would have homes closer than 30 feet.

Commissioner Lueking asked the Petitioner to strictly adhere to the Overlay requirement regarding materials on Lots 1, 2, 3, and possibly 35 to avoid having vinyl siding facing Wild Horse Creek Road.

Average Lot Size

It was confirmed that the average lot size in Greystone Manor is 33,392 sq. ft. compared to Bur Oak's average lot size of 15,744 sq. ft. Chair Watson pointed out that there are several lots that impinge on the 30-foot buffers, which would make those lot sizes less than the required 15,000 sq. ft.

Mr. Stock then noted that Greystone Manor has larger lot sizes because the Comp Plan requires one-acre zoning for that site; however the Comp Plan only requires one-half acre zoning for Bur Oaks.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL:

Ms. Lynn Johnson, Chair of the Chesterfield Historic and Landmark Preservation Committee (CHLPC), 15125 Conway Road, Chesterfield, MO.

Ms. Johnson stated that the CHLPC encourages the City to look at its historic background and noted that in 1998 there were 20 century homes identified throughout the City. Since 1998, six of those homes have been demolished. Ms. Johnson then provided historic information about the home on the subject site, known as the Mary

Schaeffer House. The Committee hopes to get access to the house to determine whether it is salvageable or moveable, along with any associated costs.

Ms. Johnson stated there are several legacy trees on the site and questioned whether any of them are Bur Oaks and whether they would be preserved. She would also like information as to the location of the large trees that will be preserved.

ISSUES:

Ms. Aimee Nassif, Planning and Development Services Director, summarized the issues raised:

1. Applicant to provide additional information on the proximity of the structures noting the closest points between the structures with respect to the setbacks being requested.
2. Applicant to consider other preservation efforts of the historic structure and to work with the CHLPC to assess the condition of the house.
3. Applicant to provide information about preservation efforts with respect to the legacy trees on site.
4. General concern about lot sizes.
5. Applicant to provide more information about landscape buffers being part of private lots.

Commissioner Proctor read the Closing Comments for the Public Hearing.

V. APPROVAL OF MEETING SUMMARY

Commissioner Lueking made a motion to approve the Meeting Summary of the October 13, 2014 Planning Commission Meeting. The motion was seconded by Commissioner Wuennenberg and **passed by a voice vote of 8 to 0.**

VI. PUBLIC COMMENT

Mr. Ed Crader, Monsanto Corporation, 800 N. Lindbergh, St. Louis, MO stated he was available for any questions regarding the two Monsanto projects.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. **Monsanto 5th ASDCP:** An Amended Site Development Concept Plan, Tree Stand Delineation and Amended Tree Preservation Plan for a 200.51 acre tract of land zoned "C-8" Planned Commercial District located on the north side of Chesterfield Pkwy West, approximately 2,000 feet east of City Center Dr.

Commissioner Lueking made a motion recommending approval of the Amended Site Development Concept Plan, Tree Stand Delineation and Amended Tree Preservation Plan for Monsanto 5th ASDCP. The motion was seconded by Commissioner Hansen and **passed by a voice vote of 7 to 0 with 1 abstention from Commissioner Proctor.**

- B. **Monsanto 9th ASDSP:** An Amended Site Development Section Plan, Amended Landscape Plan, Tree Stand Delineation, Amended Tree Preservation Plan, Amended Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 200.51 acre tract of land zoned "C-8" Planned Commercial District located on the north side of Chesterfield Pkwy West, approximately 2,000 feet east of City Center Dr.

Commissioner Lueking made a motion recommending approval of the Amended Site Development Section Plan, Amended Landscape Plan, Tree Stand Delineation, Amended Tree Preservation Plan, Amended Lighting Plan, Architectural Elevations and Architect's Statement of Design for **Monsanto 9th ASDSP**. The motion was seconded by Commissioner Geckeler and **passed** by a voice vote of 7 to 0 with 1 abstention from Commissioner Proctor.

VIII. OLD BUSINESS

- A. **P.Z. 06-2014 Four Seasons Plaza, Adjusted Lot 2 and Part of Adjusted Lot 1 (Caplaco Seven Inc. & Dierbergs Four Seasons Inc.):** A request for a zoning map amendment from the "C-2" Shopping District and "PC" Planned Commercial District to create a new "PC" Planned Commercial District and to add an additional use and amend the development criteria within the existing "PC" Planned Commercial District for an 8.29 acre tract of land located on the south side of Olive Boulevard west of its intersection with Woods Mill Road (16Q220719, 16Q210763, and 16Q220690).

Project Planner Jessica Henry stated this petition was last presented to the Commission at its Public Hearing on April 28, 2014. Following the Public Hearing, the Petitioner was provided with a letter outlining all the issues raised in connection with the development. Since that time, the Petitioner has been working on the issues and asked to be placed on tonight's Agenda in order to preserve the Public Hearing as the Unified Development Code requires zoning map amendments to schedule a meeting before the Planning Commission within six months of the Public Hearing.

The purpose of the request is for a drive-thru to accommodate the relocation of an existing restaurant tenant to a new space within the development. The petition involves three components: (1) a zoning map amendment to a new "PC" Planned Commercial District for a portion of Adjusted Lot 1; (2) amendments to development criteria with respect to structure and parking setbacks, modification to certain landscaping requirements, and a revision to the ordinance language to accommodate the existing fence conditions; and (3) request that the *Restaurant, with drive-thru window* use be added as a permitted use.

Outstanding issues include:

1. Clarification regarding the requested parking and building setbacks, including identification of the various structures and setback requirements for them.
2. Submittal of a revised Preliminary Plan with the requested setbacks.
3. Appropriateness of a *drive-thru restaurant* use within the development given the close proximity of the Four Seasons residential subdivision.

No vote is requested on the petition at this time.

DISCUSSION

Chair Watson asked if there were any issues associated with the hours of operation. Ms. Henry replied that this was an issue and has been addressed by the Petitioner in his Narrative Statement proposing that the hours of operation for the drive-thru be restricted to between 6:00 a.m. and 10:00 p.m. Therefore, the Planning Commission could choose to accept the hours of operation as proposed, or choose to re-open this issue.

Commissioner Wuennenberg asked for an update on the legal status of the Highland Park Drive access. Ms. Nassif reported that no information has been found indicating that it was ever platted as right-of-way, so it is considered an internal drive within the development.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 8:25 p.m.

Steve Wuennenberg, Secretary