

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
September 8, 2003**

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

I. PRESENT

Mr. David Banks
Mr. Fred Broemmer
Mr. Dan Layton, Jr.
Dr. Lynn O'Connor
Ms. Lu Perantoni
Mr. B. G. Wardlaw
Chairman Victoria Sherman
Mr. Doug Beach, City Attorney
Mayor John Nations
Ms. Mary Brown, Council Liaison
Ms. Teresa Price, Director of Planning
Ms. Annissa McCaskill, Senior Planner
Mr. Mike Hurlbert, Project Planner
Ms. Christine Smith Ross, Project Planner
Ms. Kathy Lone, Planning Assistant

ABSENT

Dr. Maurice L. Hirsch, Jr.
Ms. Stephanie Macaluso

II. INVOCATION: Commissioner Broemmer

III. PLEDGE OF ALLEGIANCE:

Chairman Sherman recognized the attendance of Mayor John Nations and Council Liaison Mary Brown (Ward IV).

IV. PUBLIC HEARINGS:

Commissioner Layton read the first portion of the 'Opening Comments.'

- A. **P.Z. 17-2003 Rausch Tract:** A request for a change of zoning from a “NU” Non-Urban District to an “R-3” Residence District for a 1.17 acre tract located west of the intersection of Kehrs Mill Road and Wendimill at 2759 Kehrs Mill Road in a subdivision called “Kissling Acres” (Locator number 21T 62 0044).

Project Planner Christine Smith Ross gave a power point presentation showing the subject site and surrounding area.

1. Mr. James Hall, Hall & Halsey Associates, Inc., 424 South Clay Avenue, St. Louis, MO 63122, architect for **P.Z. 17-2003 Rausch Tract;**
 - Site is located on the south and west side of Kehrs Mill Road, directly opposite of Wendimill Drive;
 - Subject site is 1.17 acres;
 - Currently a single-family detached ranch home with a septic system is on the site;
 - If approved, current home would be demolished and the site would have 3 detached, single-family dwellings hooked up to existing sewers;
 - Proposed lot sizes would range from a minimum of 12,750 square feet to over 23,000 square feet;
 - Two (2) lots would front onto Kehrs Mill Road and the third would be a flag lot with a 40-foot access;
 - Surrounding area is zoned residential;
 - Petitioners currently live in the existing home;
 - There would be a joint access agreement on the front portion of the property and all three (3) lots would be accessed off the joint access agreement. The joint access agreement would be contained in the Indentures. This would eliminate three (3) separate curb cuts;
 - The two (2) front lots would have side entry garages and no cars would have to back out onto Kehrs Mill Road;
 - Petitioner does not yet have a builder for these homes;
 - Homes would be 2-story with brick and masonry and starting price would be approximately \$400,000.
2. Mr. and Mrs. Christopher Rausch, 2759 Kehrs Mill Road, Chesterfield, MO 63017, petitioners for **P.Z. 17-2003 Rausch Tract;**
 - Stated that they were present to answer questions.

COMMENT/DISCUSSION

Commissioner O'Connor asked if there was enough room for garbage truck and fire truck access.

Mr. Hall stated that fire trucks would have to drive directly into the site and back out onto Kehrs Mill Road.

Mr. Hall stated that the driveway would be private and that the Indentures would state information concerning maintenance.

Chairman Sherman stated that an issue would be concerning side setback amounts and how close the proposed homes would be to the existing homes.

Mr. Hall stated that Mrs. Rausch, a petitioner, has spoken with several neighboring residents and a concern is water run-off which will be addressed.

SPEAKERS IN FAVOR - None

SPEAKERS IN OPPOSITION – None

SPEAKERS – NEUTRAL – None

REBUTTAL – None

Ms. Smith Ross stated that the following issues would be reviewed and addressed:

- Stormwater collection;
- Yard setbacks as they relate to the surrounding areas;
- Emergency vehicle access;
- Cross access easement/Subdivision Indentures for the shared drive;
- Trees.

Commissioner Layton read the next portion of the “Opening Comments.”

- B. P.Z. 18-2003 City of Chesterfield (Deferred Parking):** A request to amend Section 1003.165 (Off-street parking and loading requirements-General) of the City of Chesterfield Zoning Ordinance to establish a criteria for deferral of parking construction for the purpose of providing the appearance of more green space.

Senior Planner Annissa McCaskill gave an overview and power point presentation of the criteria for deferral of parking construction for the purpose of providing the appearance of more green space for **P.Z. 18-2003 City of Chesterfield (Deferred Parking)**. Ms.

McCaskill stated that a ‘parking deferral’ means that some of the required parking spaces would not be provided at the time of construction but that an ample area of the site would be reserved for the future development, should they be needed.

General discussion followed concerning the City requiring the build-out versus written notice to the owner, who would be responsible for requiring the construction (Planning Commission or Staff), written acknowledgement from the applicant that the number required by the Zoning Ordinance is appropriate and that they agree to put it in at any time as requested by the City, not having the language too general, enforceability, allowing unlimited reduction of parking versus limited reduction of parking, and including wording that the parking reserve will count as green space reserve.

Commissioner Layton read the next portion of the “Opening Comments.”

- C. **P.Z. 19-2003 City of Chesterfield (Construction in Existing Residential)**: A request to amend the City of Chesterfield Zoning Ordinance to establish Section 1003.126 providing performance standards for new construction in established residential areas.

Senior Planner Annis McCaskill gave an overview and power point presentation of **P.Z. 19-2003 City of Chesterfield (Construction in Existing Residential)** which would provide density and dimensional regulations for new constructions in established districts.

General discussion followed concerning inquiries received by Staff for construction of new homes in existing older residential neighborhoods after the demolition of the older homes, the issue of new construction not being compatible with the older homes, minimum yard requirements and height and dimensional regulations, architectural review for area, if a new dwelling is not in a subdivision then language that would require reviewing the prevailing pattern of residential structures near the proposed home to establish the setbacks, language for having a consistent line with what is already existing in the area, and reviewing the procedure for other municipalities with regards to architectural review.

V. APPROVAL OF MEETING MINUTES

Commissioner Banks made a motion to approve the August 25, 2003 Meeting Minutes. The motion was seconded by Commissioner O’Connor and **passes** by a voice vote of 7 to 0.

VI. PUBLIC COMMENT - None

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

- A. **Chesterfield Business Park, Lot 4 Record Plat:** A Record Plat for a .89 Acre tract of land zoned "PI" Planned Industrial, located on the west side of Chesterfield Business Parkway, north of Edison Road.

Commissioner Wardlaw, on behalf of the Site Plan Committee, made a motion to approve the Record Plat for **Chesterfield Business Park, Lot 4**, as presented. The motion was seconded by Commissioner Banks and **passes** by a voice vote of 7 to 0.

- B. **Chesterfield Commons, Outlot 9 – Commerce Bank ATM:** A request for an amendment to the Sign Package for the Chesterfield Commons development, zoned "C-8" Planned Commercial District, and located south of Chesterfield Airport Road and west of JW Drive.

Commissioner Wardlaw, on behalf of the Site Plan Committee, made a motion to approve the amendment to the Sign Package for **Chesterfield Commons, Outlot 9 – Commerce Bank ATM**, as presented. The motion was seconded by Commissioner Perantoni and **passes** by a voice vote of 7 to 0.

- C. **Chesterfield Commons, Outlot 9 – Commerce Bank ATM:** a Site Development Section Plan, Landscape Plan, and Architectural Elevations for a multiple ATM drive-through facility as part of the Chesterfield Commons development, zoned "C-8" Planned Commercial District located south of Chesterfield Airport Road and west of JW Drive.

Commissioner Wardlaw, on behalf of the Site Plan Committee, made a motion to approve the Site Development Section Plan, Landscape Plan and Architectural Elevations for **Chesterfield Commons, Outlot 9 – Commerce Bank ATM**, as presented with the stipulation that down lighting under the canopy shall be at a level no higher than the Bluestone development and the lighting plan will be submitted to Staff for final approval. The motion was seconded by Commissioner Banks.

Commissioner Broemmer stated that the Bluestone development had different levels of lighting and the motion needs to be more specific.

Commissioner Wardlaw amended his motion to approve the Site Development Section Plan, Landscape Plan and Architectural Elevations for **Chesterfield Commons, Outlot 9 – Commerce Bank ATM**, as presented with the stipulation that down lighting under the canopy shall be at a level no higher than the Bluestone development **down lighting** and the lighting plan will be submitted to Staff for final approval. The amended motion was accepted by Commissioner Banks and **passes** by a voice vote of 7 to 0.

Mayor Nations asked that the motion be amended later with the exact measurement of the lighting.

- D. **Towne Centre**: A request to amend the Sign Package for the Towne Centre development, zoned "PC" Planned Commercial District, and located west of Long Road and south of Edison Avenue.

Commissioner Wardlaw, on behalf of the Site Plan Committee, made a motion to approve the Amended Sign Package for **Towne Center**, as presented. The motion was seconded by Commissioner Broemmer and **passes by a voice vote of 7 to 0.**

VIII. OLD BUSINESS -

- A. **Requested Information for Chesterfield Hollow**

Chairman Sherman stated that the Commission had been given a report in their packet from the Staff concerning the removal of trees from the Chesterfield Hollow development. Chairman Sherman stated that the new owners of this development must concur with the ordinance.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS:

- A. **Committee of the Whole**
- B. **Ordinance Review Committee**

Chairman Sherman stated that there would be an Ordinance Review Committee meeting at City Hall on Wednesday, September 10, 2003.

- C. **Architectural Review Committee**
- D. **Landscape Committee**

Chairman Sherman stated that there would be an Ordinance Review Committee meeting at City Hall on Wednesday, September 10, 2003.

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

Commissioner Layton made a motion to adjourn the meeting. The motion was seconded by Commissioner Banks and, **with a voice vote of 7 to 0**, the meeting adjourned at 8:07 p.m.

B. G. Wardlaw, Secretary

