

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
August 26, 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. Jerry Right
Mr. B. G. Wardlaw
Chairman Victoria Sherman
Mr. Doug Beach, City Attorney
Ms. Jane Durrell, Council Liaison
Ms. Teresa Price, Director of Planning
Ms. Barbara Weigel, Senior Planner
Mr. David Bookless, Project Planner
Ms. Annissa McCaskill, Project Planner
Ms. Kathy Lone, Planning Assistant

II. INVOCATION: Commissioner Nolen

III. PLEDGE OF ALLEGIANCE:

Chairman Sherman recognized the attendance of Councilmember Bruce Geiger (Ward II), Councilmember Connie Fults (Ward IV) and Council Liaison Jane Durrell (Ward I).

IV. PUBLIC HEARINGS:

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

A. P.Z. 19-2002 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). Said amendments are to include the following:

§ Removal of the standard procedure option for development.

§ Elimination of the 10-acre requirement for a Planned Environment Unit (PEU) procedure.

§ Requiring the number of homes allowable to correlate to the number of acres.

§ Requiring the minimum lot size of the District to be placed along the collector or arterial roadways.

Project Planner Anniaa McCaskill gave an overview of this petition. Ms. McCaskill stated that with the way that the current Zoning Ordinance is written, there are three (3) ways that a site can be developed under the “E” Estate Districts: 1. The standard procedure, like a straight zoning, as long as requirements are met as listed in the Zoning Ordinance; 2. Planned Environment Unit (PEU) procedures in which a developer could go smaller in the density which is allowed in the District and an ordinance is written; and 3. Through the performance procedure in which there is a greater allowance of clustering for the development and the site is enhanced to allow more attractive featuring throughout the development (similar to the PEU but with more clustering.)

Ms. McCaskill stated that the first amendment removes the standard procedure and eliminates the 10-acre requirement of the PEU procedure. Currently, if there is a 10-acre requirement of the PEU procedure, that is the only way in which the Planning Commission and City Council can be involved in the development, how large a density and how the houses are clustered together. By removing the standard procedure option, it gives the Planning Commission and City Council more of an opportunity to be involved in the development to ensure that it is more like the City of Chesterfield would want. Ms. McCaskill stated that the third requirement concerning requiring the number of homes allowable to correlate to the number of acres does not mean that there has to be the same number of lots as there are acres but ensures that there will be no more houses than the number of acres in a development. Ms. McCaskill stated that the fourth amendment ensures that, if the underlying district to which an area is being zoned requires a certain acreage, for example, 1-acre lots, then that lot size (1-acre or more) would be required along a collector or arterial roadway but the developer could have smaller lots in density farther back in the development.

Commissioner Layton expressed concern with the wording of the amendment for requiring the minimum lot size of the District to be placed along the collector or arterial roadways.

Chairman Sherman asked that the definitions of ‘collector’ and ‘arterial’ roadways be clarified.

SPEAKERS IN FAVOR – None

SPEAKERS IN OPPOSITION – None

SPEAKERS – NEUTRAL –

1. Ms. Caitlyn Peel, Home Builders Association (HBA), 10104 Old Olive Street Road, St. Louis, MO 63141, speaking neutral to P.Z. 19-2002 City of Chesterfield;

- Speaker presented a hand-out to the Commission stating the position of the Home Builders Association (HBA);

- Speaker stated that if the standard procedure option is eliminated that only leaves the PEU’s and performance layouts and the other public hearing items do not add enough flexibility to make this a viable option;

- Speaker asked the Commission to use the HBA proposal as a guideline to draft the language for the changes to the 'E' District;

- Speaker stated that the HBA would be available to work with Staff and the Commission to draft ordinance language pertaining to the PEU's and performance districts.

2. Mr. Brett Hardesty, 232 Chesterfield Industrial Boulevard, Chesterfield, MO 63005, speaking neutral to P.Z. 19-2002 City of Chesterfield;

- Speaker stated that it is better to have both the standard procedure option and PEU's for flexibility.

REBUTTAL – None

Commissioner Right read the closing portion of the 'Opening Comments.'

V. APPROVAL OF MEETING MINUTES

Commissioner Nolen made a motion to approve the August 12, 2002 Meeting Minutes, as corrected. The motion was seconded by Commissioner Wardlaw and passes by a voice vote of 9 to 0.

VI. PUBLIC COMMENT -

1. Mr. Vern Watts, 151 Liberty Crossing, O'Fallon, IL 62269, speaking in favor of Spiro's Restaurant;

- Speaker stated that he wanted to state the correct square footage for Spiro's Restaurant: Existing restaurant is 5,476 square feet and with the addition the square footage will be 5,884 which is under the 6,550 square footage allowed for this site.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

A. Spiro's Restaurant: Amended Site Development Plan and Architectural Elevations for a restaurant building on a 1.42-acre tract of land, zoned "C-8" Planned Commercial District, located on the east side of Woods Mill Road, south of Olive Boulevard.

Commissioner Nolen, on behalf of the Site Plan Committee, made a motion to approve the Amended Site Development Plan and Architectural Elevations for Spiro's Restaurant. The motion was seconded by Commissioner Broemmer.

Commissioner Wardlaw expressed concern with the exterior elevation of the addition where the petitioner has changed the roofline. Commissioner Wardlaw suggested that in order to maintain the uniform look around the perimeter of the building, the petitioner should install a small parapet instead of the gutter and install scuppers to drain the roof.

Commissioner Wardlaw made an amendment to the motion that the petitioner install a small parapet instead of the gutter and install scuppers to drain the roof so the roofline will be consistent all around the building. The amendment to the motion was seconded by Commissioner Banks.

Upon a roll call the vote was as follows: Commissioner Banks, yes; Commissioner Broemmer, yes; Commissioner Kodner, no; Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Wardlaw, yes; Chairman Sherman, yes.

The amendment to the motion was approved by a vote of 8 to 1.

The motion, as amended, was voted upon:

Upon a roll call the vote was as follows: Commissioner Broemmer, yes; Commissioner Kodner, no; Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Wardlaw, yes; Commissioner Banks, yes; Chairman Sherman, yes.

The motion, as amended, was approved by a vote of 8 to 1.

B. Spirit Trade Center Adjust Lot 15 (Ambassador Floor Company) - Site Development Section Plan, Architectural Elevations, and Landscape Plan for a 2-story office building and showroom located at the southeast corner of Chesterfield Airport Road and Trade Center Blvd.

Commissioner Nolen, on behalf of the Site Plan Committee, made a motion to approve the Site Development Section Plan, Architectural Elevations and Landscape Plan for Spirit Trade Center Adjusted Lot 15 (Ambassador Floor Company) with the Architectural Review Board (ARB) recommendations. The motion was seconded by Commissioner Broemmer.

Upon a roll call the vote was as follows: Commissioner Kodner, yes; Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Wardlaw, yes; Commissioner Banks, yes; Commissioner Broemmer, yes; Chairman Sherman, yes.

The motion was approved by a vote of 9 to 0.

VIII. OLD BUSINESS - None

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS:

A. Committee of the Whole
· Comprehensive Plan Update

Chairman Sherman stated that the next meeting for review of the Comprehensive Plan Update would be Wednesday, August 28, 2002 at 6:00 p.m. in the City Council Chambers.

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

The meeting unanimously adjourned at 7:46 p.m.

Jerry Right, Secretary