PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
JULY 11, 2011

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

I. ROLL CALL

PRESENT	**ABSENT**
Ms. Wendy Geckeler	Mr. Bruce DeGroot
Ms. Laura Lueking	Mr. Robert Puyear
Ms. Debbie Midgley	
Mr. Stanley Proctor	
Mr. Michael Watson	
Mr. Steven Wuennenberg	
Acting Chair Amy Nolan	

Councilmember Connie Fults, Council Liaison
City Attorney Rob Heggie
Ms. Aimee Nassif, Planning & Development Services Director
Ms. Mara Perry, Senior Planner
Ms. Mary Ann Madden, Recording Secretary

II. PLEDGE OF ALLEGIANCE – All

III. SILENT PRAYER

Acting Chair Nolan acknowledged the attendance of Councilmember Connie Fults, Council Liaison.

IV. PUBLIC HEARINGS – Commissioner Watson read the "Opening Comments" for the Public Hearing.

A. P.Z. 05-2011 Drury Plaza Hotel (Drury Development Corporation): A request for an amendment to City of Chesterfield Ordinance 2281 to modify the Permitted Use Requirements and the Landscape Plan Requirements for a 4.851 acre tract of land zoned "PC" Planned Commercial District located adjacent to Chesterfield Mall at the intersection of Clarkson Road and U.S. Highway 40/Interstate 64. (18S230433 and 18S210172)

STAFF PRESENTATION:

Senior Planner Mara Perry gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. Perry stated the following:

- The site was posted per State statute and City of Chesterfield requirements.
- There are two existing buildings on the site – the Stoney River Legendary Steaks restaurant and the Drury Plaza Hotel.
- History of the Site:
  - Prior to 2002, the site included three parcels zoned with an old "C8" District, which did not include a hotel use. The site also included a portion of land left over from when the roadway was constructed.
  - In 2002, the site was zoned "PC" Planned Commercial District.
  - In 2005, an Ordinance Amendment was approved for three changes: (1) the number of seats in the restaurant was increased; (2) a change to the structure setback for the very rear of the restaurant; and (3) a change to the approved parking reduction.
  - In 2006, an Ordinance Amendment was approved to allow for disguised communications antennae.

Ms. Perry compared the language in the current governing ordinance to the proposed amendment as follows:

Governing Ordinances 2173 & 2281 Current Text	**Proposed Text Amendment**
C. Such uses shall be limited to the following structures: 1. One 11-story hotel with 289 rooms 2. One 9-story hotel with 140 rooms	1. The above uses in the "PC" Planned Commercial District shall be restricted as follows: a. The number of hotel rooms in this development shall not exceed 429 rooms.
7. Landscape Plan d. The Landscape Plan shall be reviewed by the City of Chesterfield Beautification Committee prior to Site Development plan approval.	E. Landscape and Tree Requirements 1. The developer shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.

Ms. Perry noted that the **proposed Amendment**:

- Will repeal Ordinances 2173 and 2281;
- Will still include the 11-story and 9-story height requirements;
- Will include the same number of initially approved density of hotel rooms; and
- Will require that Staff review the Landscape Plan against the Tree Preservation and Landscape Requirements for items such as buffering requirements; all requirements related to parking and where the trees are required to go; and the mix of landscape requirements with respect to the ratio of evergreen trees to deciduous trees. The Architectural Review

Board, along with the Planning Commission, will also review the Landscape Plan at the Site Plan stage.

Ms. Perry continued as follows:

- The zoning for all surrounding properties is "C8" Planned Commercial District.
- The Comprehensive Land Use Plan designates the site as *Urban Core*, which allows for a mix of different types of uses.
- Staff has no issues regarding this petition.

DISCUSSION

During discussion, Ms. Perry clarified the following points:

- The existing structure is 11 stories; the proposed structure is 9 stories.
- The existing structure includes 275 rooms; the proposed structure is requesting 145 rooms.

PETITIONER'S PRESENTATION:

Mr. Enrico J. Bertucci, 257 Chesterfield Business Parkway, Chesterfield, MO stated that they are going forward with the third phase of their Master Plan development with the first phase being the Drury Hotel; the second phase being the Stoney River restaurant; and the third phase being the second tower of the hotel. They are requesting the following amendments:

- A text amendment that would combine the maximum allowable number of rooms rather than have them separated for each hotel; and
- Removal of the requirement that the Landscape Plan be reviewed by the Beautification Committee based on the existing review process by the City of Chesterfield.

Mr. Bertucci noted that Mr. Larry Hasselfeld of Drury Development Corporation was available for any questions.

Responding to a question from Commissioner Watson, Mr. Bertucci stated that there is a tunnel between the two hotels.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

ISSUES: None

Commissioner Watson read the Closing Comments for the Public Hearings.

V. APPROVAL OF MEETING MINUTES

Commissioner Geckeler made a motion to approve the minutes of the May 23, 2011 Planning Commission Meeting. The motion was seconded by Commissioner Wuennenberg and **passed by a voice vote of 5 to 0 with 2 abstentions from Commissioners Nolan and Lueking.**

VI. PUBLIC COMMENT - None

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS - None

VIII. OLD BUSINESS

A. P.Z. 05-2011 Drury Plaza Hotel (Drury Development Corporation): A request for an amendment to City of Chesterfield Ordinance 2281 to modify the Permitted Use Requirements and the Landscape Plan Requirements for a 4.851 acre tract of land zoned "PC" Planned Commercial District located adjacent to Chesterfield Mall at the intersection of Clarkson Road and U.S. Highway 40/Interstate 64. (18S230433 and 18S210172)

Commissioner Watson made a motion to approve P.Z. 05-2011 Drury Plaza Hotel (Drury Development Corporation). The motion was seconded by Commissioner Lueking.

Upon roll call, the vote was as follows:

Aye: Commissioner Proctor, Commissioner Watson, Commissioner Wuennenberg, Commissioner Geckeler, Commissioner Lueking, Commissioner Midgley, Acting Chair Nolan

Nay: None

The motion passed by a vote of 7 to 0.

IX. NEW BUSINESS

A. Report from the Nominating Committee and Election of Officers

On behalf of the Nominating Committee, Commissioner Watson presented the following slate of nominations for the 2011-2012 offices:

Chair:	Amy Nolan
Vice-Chair:	Bruce DeGroot
Secretary:	Michael Watson

Commissioner Proctor made a motion to approve by acclamation the recommendation of the Nominating Committee. The motion was seconded by Commissioner Lueking and **passed by a voice vote of 7 to 0**.

B. Committee Assignments

The Committee Assignments for 2011-2012 were previously distributed to the members of the Commission.

Ms. Nassif stated that rotating Planning Commission liaisons to the Architectural Review Board (ARB) are needed for the upcoming year. An e-mail of the meeting dates will be sent to the Commission so that liaisons can be determined for each ARB meeting.

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:20 p.m.

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Michael Watson, Secretary