

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
JUNE 22, 2015**

The meeting was called to order at 7:00 p.m. Stanley Proctor introduced himself as the newly-elected Chair of the Planning Commission. He stated his goal is “to make the Planning Commission an effective servant of the citizens of the City of Chesterfield” and welcomed feedback in the event any citizen feels this goal is not being met.

I. ROLL CALL

PRESENT

ABSENT

Commissioner Wendy Geckeler
Commissioner Merrell Hansen
Commissioner Fay Heidtbrink
Commissioner Laura Lueking
Commissioner Debbie Midgley
Commissioner Amy Nolan
Commissioner Steven Wuennenberg
Chair Stanley Proctor

Councilmember Connie Fults, Council Liaison
Interim City Attorney Harry O’Rourke
Ms. Aimee Nassif, Planning & Development Services Director
Ms. Jessica Henry, Project Planner
Ms. Mary Ann Madden, Recording Secretary

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

Chair Proctor acknowledged the attendance of Councilmember Connie Fults, Council Liaison; and Councilmember Bridget Nations, Ward II.

IV. PUBLIC HEARINGS

Commissioner Wuennenberg read the “Opening Comments” for the Public Hearings.

Project Planner Jessica Henry pointed out that there are two separate petitions being presented which pertain to the same tract of land, and noted that each petition will be presented individually.

- A. **P.Z. 04-2015 Arbors at Wilmas Farm (17508 Wild Horse Creek Road)**: A request for a zoning map amendment from an “NU” Non-Urban District to an “E-1” Estate One-Acre District for 50.5279 acres located on the south side of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Arbor Grove Court (18V330035).

STAFF PRESENTATION:

Ms. Henry gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. Henry then provided the following information about the subject site:

Site History

The site was originally zoned “NU” Non-Urban District by St. Louis County prior to the City’s incorporation and it has been historically used for agricultural purposes. In 2013, two zoning map amendment petitions were filed for the subject site, but were withdrawn prior to any City Council action.

Adjacent Zoning

The adjacent zoning is primarily residential with a Flood Plain Non-Urban designation to the east, which is a continuation of the creek on the subject site.

Land Use

The City’s Comprehensive Land Use Plan designates the site as *Residential* with one-acre density.

Requested Use

The Petitioner is requesting a *Single-family Residential, Detached* use for the site, which complies with the Comprehensive Plan.

Out-Boundary Survey

As required, an Out-Boundary Survey of the site has been provided. Since this request is for a straight zoning district (“E-1” Estate One-Acre District), the Petitioner is required to meet the minimum zoning requirements of the E-1 District and no Attachment A is required.

Staff Review

Staff has determined that the request is in compliance with the Comprehensive Plan, is compatible with surrounding land uses, and meets the minimum one-acre density requirement.

- B. **P.Z. 05-2015 Arbors at Wilmas Farm (17508 Wild Horse Creek Road)**: A request for a zoning map amendment from an “E-1” Estate One-Acre District to a “PUD” Planned Unit Development for 50.5279 acres located on the south side of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Arbor Grove Court (18V330035).

STAFF PRESENTATION:

Ms. Henry continued with the PowerPoint presentation noting that while the two petitions could move through the development process separately, the Petitioner has requested

that they be kept together. She explained that the adjacent zoning and land use requirements are the same as outlined above for P.Z. 04-2015.

Lots Sizes/Setbacks

The Petitioner is proposing 47 lots on 50.5 acres with lots ranging in size from 22,000 sq. ft. to 28,637 sq. ft. with an average lot size of 23,012 sq. ft. The proposed setbacks are 25 ft. front; 25 ft. rear; and 8 ft. side with a minimum of 20 ft. between structures.

Access

Two points of access are proposed with the primary access off Wild Horse Creek Road and a secondary access off Deep Forest Drive, which aligns with Windridge Estates Court to the east. The lots within the development will be served by two cul-de-sacs and two eyebrow configurations.

Buffers

The "PUD" requires a 30-foot landscape buffer around the perimeter of the site. The Petitioner is proposing a 30-foot buffer along the eastern and western perimeters, and a 50-foot buffer along Wild Horse Creek Road. The southern perimeter is within the heavily-forested portion of the site, which will be preserved as common open space so no planted buffer is required in this area. All of the landscape buffers are outside of individual lots.

Existing Conditions

A creek runs through the site, which separates the area proposed for development from the area to be preserved. Much of the southern portion of the site is in floodplain and floodway, which will entail development restrictions.

Open Space

The Petitioner is proposing nearly 40% of the site as common open space, which includes the 8-acre preservation area in the southern portion of the site, an enhanced landscape buffer along the northern perimeter, recreation areas in the west and center portions of the site, and a forested area along the eastern perimeter.

Amenities

The Petitioner is proposing a multi-sports field and a children's playground both within the southern portion of the site. The amenities will be connected by an extensive walking trail meandering through the development and accessible from all of the proposed lots.

Items under Review

Staff is waiting for a few Agency Comments for this petition and is still reviewing the Subdivision Design Standards.

Staff Review

With the exception of a few minor revisions in order to meet the Subdivision Design Standards, Staff finds the application and project are in compliance with City Code. Staff will prepare an Attachment A for this petition to be presented for review at a future meeting.

Discussion

Commissioner Wuennenberg asked for further information regarding the entrance on Wild Horse Creek Road as the previous proposal only allowed a gated entrance for the fire department along this road. Ms. Henry stated that there are utilities in this area which can cause a restricted access but the Petitioner has been working with the utility companies in order to provide a primary access at this point.

Regarding the proposed sports field, Commissioner Nolan asked if there will be any encroachment on any of the properties to gain access to the field. She also questioned whether the sidewalk will connect with the sidewalks of Windridge Estates. Ms. Aimee Nassif, Planning and Development Services Director stated this would be covered under the Petitioner's Presentation.

PETITIONER'S PRESENTATION:

1. Ms. Jeannie Aumiller, McBride and Son Homes, 16091 Swingley Ridge Road, Chesterfield, MO.

Ms. Aumiller stated that McBride and Son Homes had three primary goals when designing the site:

- Consistency with surrounding land uses
- Preservation of natural resources, and
- A community worthy of a luxurious product

Consistency with Surrounding Land Uses

They researched the area, uses, surrounding residential designations, lot uses, and densities and determined that E-1 AC with a PUD, with all lots in excess of 22,000 square feet, is the most compatible zoning and use for the area.

Preservation of Natural Resources/Open Space

Twenty-five percent (25%) of the site will be left in its natural state, and the existing tree canopy and natural slopes in the southern portion of the site will be preserved. In addition, common open space will be interspersed throughout the project with amenities provided for the residents. The site design also proposes 83% tree preservation, which is 53% in excess of the City's 30% minimum.

Community worthy of a luxurious product

Their goal is to provide a setting of country-estate inspired sites achieved by one-acre density, preservation of natural resources, and features that create a sustainable neighborhood.

E-1AC PUD Zoning

They are requesting 47 lots on 50.5 acres, which is less than one lot per acre and is consistent with surrounding zonings for newer developments in the area.

The PUD zoning is needed in order to preserve the natural resources, and provide enhanced buffers and amenities. All the buffers are off private lots and some exceed the required 30-foot buffer. Without a PUD, all the lots would have to be one-acre in size and would not allow significant tree preservation, green spaces and amenities throughout the site, or buffers not being on private lots.

Access

Primary access is proposed off Wild Horse Creek Road with secondary access off Deep Forest Drive. They are working with the appropriate agencies to have utilities relocated in order to have the Wild Horse Creek Road access.

Site Design and Amenities

A 15-foot-wide road dedication will be provided along Wild Horse Creek Road in an effort to get MoDOT approval for a dedicated left-turn lane into the site. The site will include landscaped buffers, native and adaptive plants, energy-efficient homes, over 20 acres of common open space interspersed throughout the site, water quality features, and an illuminated entrance monument.

Lots 1-6 are the only sites that back to lots – all other lots back to common ground, open space, or buffers.

Amenities include a sports field, playground area, pavilion with picnic area, and trails.

Buffers

There will be a 50-foot buffer along Wild Horse Creek Road and a 30-foot buffer along the eastern and western portions of the site. The buffers will provide more privacy for both subdivisions and will be maintained by the Homeowners Association.

Product Line

They intend to offer a luxurious product line with Hardie Board siding and masonry, along with three-car side entry garages standard on all lots. The proposed homes are also environmentally conscious with energy efficient appliances, upgraded ceiling insulation, low-e windows, low flow toilets and faucets, and high efficiency HVACs.

Discussion

In response to questions from the Commission, Ms. Aumiller provided clarification on the following items:

Garages: Three-car garages will be standard; four-car garages will be offered as an option without violating any side yard setback requirements.

Walking Trail: The walking trails will be asphalt. Responding to concerns about privacy to the homeowners of Lots 20, 21, 25, 26, 42, and 43 where the trail runs between the lots, Ms. Aumiller stated that if the trail is not yet constructed, prospective homeowners will be given a disclosure, as a separate addendum to the contract, that the trail will run alongside these lots.

Maintenance of Sports Field: Maintenance equipment will access the field via the common ground off the southwest cul-de-sac.

Commissioner Wuennenberg then noted his appreciation for the Petitioner “listening” to the Commission’s preferences with respect to providing walking trails, buffers outside of private lots, and amenities within a Planned Unit Development.

2. Mr. Mike Falkner, 5055 New Baumgartner, St. Louis, MO stated he was available for questions

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

ISSUES: None

Commissioner Wuennenberg read the Closing Comments for the Public Hearings.

Ms. Nassif then explained the development process to the audience. Following the Public Hearing, the petitions will come back to the Planning Commission for a vote. The Commission's recommendation will be forwarded to the Planning and Public Works Committee, and then ultimately to City Council for two readings. If the zoning is approved, the Applicant would then submit a Site Development Plan to include a landscape plan, lighting plan, and architectural elevations that would go through the same approval process as the rezoning.

V. APPROVAL OF MEETING SUMMARY

Commissioner Nolan made a motion to approve the Meeting Summary of the June 8, 2015 Planning Commission Meeting. The motion was seconded by Commissioner Midgley and **passed by a voice vote of 8 to 0.**

VI. PUBLIC COMMENT - None

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS - None

VIII. OLD BUSINESS - None

VIII. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:46 p.m.

Steve Wuennenberg, Secretary