PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
MAY 9, 2005

The meeting was called to order at 7:05 p.m.

I. PRESENT

Mr. David G. Asmus
Mr. David Banks
Mr. Fred Broemmer
Dr. Maurice L. Hirsch, Jr.
Ms. Stephanie Macaluso
Dr. Lynn O'Connor
Ms. Lu Perantoni
Mr. Thomas Sandifer
Chairman Victoria Sherman

Assistant City Attorney Rob Heggie
Ms. Teresa Price, Director of Planning
Ms. Annissa McCaskill-Clay, Senior Planner
Ms. Christine Smith Ross, Project Planner
Ms. Mary Ann Madden, Planning Assistant

II. INVOCATION: Commissioner Sandifer

III. PLEDGE OF ALLEGIANCE

Chairman Sherman acknowledged the attendance of Past-Mayor Nancy Greenwood; Councilmember Mike Casey, Council Liaison; Councilmember Jane Durrell, Ward I; Councilmember Bruce Geiger, Ward II; and Councilmember Connie Fults, Ward IV.

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

A. P.Z. 8-2005 St. Luke's Episcopal Presbyterian Hospitals: A request for a change of zoning from "NU" Non-Urban District to "MU" Medical Use District for five (5) parcels of land located at the intersection of Woods Mill Road and Conway Road. Total area to be rezoned: 78.6 acres. (Locator Numbers: 18Q240306, 18Q230185, 18Q210211, 18Q140260, 18Q140251) The request contains the following permitted uses:

(a) Educational services to the public related to health care;
(b) Health services; including clinics of doctors and dentists;
(c) Hospitals and medical centers;
(d) Laboratories;
(e) Medical care facilities;

(f) Research facilities;
(g) Residential care and treatment facilities;
(h) Schools for the handicapped;

The following ancillary uses are also being requested:

(i) Assisted Living;
(j) Cafeterias for use by employees and guests of primary uses;
(k) Day Care, including adult day care;
(l) Dormitories;
(m) Duplicating, mailing, stenographic and office services;
(n) Dwellings, multiple family;
(o) Financial institutions with no drive-throughs;
(p) Florists;
(q) Gift shops;
(r) Group Housing;
(s) Heliport;
(t) Hospitality houses;
(u) Orthopedic stores;
(v) Parking structures, public or private;
(w) Pharmacies;
(x) Places of worship;
(y) Restaurants, under 2,000 square feet in gross floor area without drive-throughs or drive-ins;
(z) Schools and training facilities related to the medical professions including but not limited to schools for nursing;
(aa) Social services;
(bb) Substance Abuse Treatment Facility, Outpatient;
(cc) Substance Abuse Treatment Facility, Residential;
(dd) Terminals for buses and other public mass transit vehicles.

Ms. Annissa McCaskill-Clay, Assistant Director of Planning, gave a PowerPoint presentation stating the following:

- The project has been divided into three parcels: Parcel A – the current St. Luke's Hospital Campus; Parcel B – located off of Old Woods Mill Road across from Brookings Park; Parcel C – located at the intersection of Old Woods Mill and Highway 141.
- The petitioner is requesting an "MU" Medical Use District zoning designation.
- The minimum lot area is 3 acres.
- The maximum height permitted in an "MU" District is 8 stories.
- The minimum front setback in an "MU" District is 50 ft. from any roadway right-of-way line.
- The minimum side and rear setbacks are 25 ft. Property lines adjacent to "NU", "PS", "R" or "E" Districts can be no closer than 25 ft. plus 1 ft. for each two feet of building height.
- Additional requirements above these minimums (i.e., parking area setbacks, internal drives, loading, etc.) are established in the governing ordinance.

- **Parcel A:**
    - To the north is Ladue Farm Estates; to the south and east are the boundaries of the City of Town and Country; to the west are Highway 141 and the Conwood Subdivision.
    - Parcel A is the current location of St. Luke's Hospital comprising 57.779 acres.
    - Classified on the Comprehensive Land Use Plan as "Hospital".
- **Parcel B:**
    - To the north is a single family residence; to the south is Brookings Park; to the east is Old Woods Mill and Highway 141; to the west is Lake on White Road Subdivision.
    - Parcel B is composed of two parcels comprising 21.757 acres.
    - Classified on the Comprehensive Land Use Plan as "Residential Single Family – attached/detached".
    - Issues**:**
        - Compliance with the Comprehensive Plan.
        - Compliance with the requirements of Ordinance 2095 regarding building setbacks.
        - Approval by the Monarch Fire Protection District.
- **Parcel C:**
    - Located in the Conwood Subdivision. To the north is the intersection of Brookings Park, Old Woods Mill and Highway 141; to the south are single family residences, which are part of the Conwood Subdivision; to the east is Highway 141 and St. Luke's campus; to the west is the Brookings Park retirement community.
    - Comprises 2.034 acres.
    - Classified on the Comprehensive Land Use Plan as "Residential Single Family – attached/detached".
    - Issues**:**
        - Compliance with the Comprehensive Plan.
        - Compliance with the requirements of Ordinance 2095 regarding building setbacks.
        - Approval by the Monarch Fire Protection District.

Ms. McCaskill-Clay stated that she has received comments from the Fire Protection District saying they cannot approve Parcels B and C as shown on the Preliminary Plan.

PETITIONER'S PRESENTATION:

1. Mr. Gary Olsen, President of St. Luke's Hospital, 232 South Woods Mill Road, Chesterfield, MO stated the following:
    - The proposal is for a long-range plan at the Chesterfield Campus and their physicians, Board, and employees have been involved in the planning process.
    - The plan would be phased in over the next 15-20 years.
    - The plan is designed to meet the changes and challenges in the health care industry.
    - The proposal would bring value to their current and future patient care.

- It is foreseen that adjustments will be needed over time to meet unanticipated changes.
- They believe the new "Medical Use" District zoning is an excellent fit for their proposed plan. Since this is a new use, their development team is willing to assist and cooperate in the development of the District for the mutual benefit of the hospital and the community.
- They believe this development is crucial to the future success of St. Luke's Hospital.

2. Mr. Mike Doster, Attorney for the Petitioner, 17107 Chesterfield Airport Road, Chesterfield, MO stated the following:
   - Currently, St. Luke's is operating under a Conditional Use Permit. A Master Plan has been developed, which is a 15-20 year vision of an expanded medical campus.
   - St. Luke's owns all of the property of the subject petition divided into three parcels: Parcel A is zoned "NU" and "FPNU" with a Conditional Use Permit; Parcel B is zoned "NU" and "FPNU"; Parcel C is zoned "E-2". The three parcels comprise approximately 78 acres total.
   - St. Luke's is seeking to re-zone the entire campus, as expanded, to the new "Medical Use District" and is asking for all of the permitted and ancillary uses under this district. These uses would provide the flexibility necessary to implement the Master Plan over the next 15-20 years and best serve the future health needs of the community.
   - There are two specific issues which they feel require attention:
     1. The uses, for the most part, in the Medical Use District enabling ordinance are not defined in the City's code. Their development team is in the process of working on some definitions, which they will submit for the City's consideration.
     2. They view the Medical Use District as a Planned District and it is the only Planned District that codifies a specific minimum setback of 50 ft. All the other Planned Districts' setbacks are in the terms and conditions of the site-specific ordinance. They do not feel the minimum setback is appropriate in all circumstances. They request that the minimum setback requirement be changed to what is currently provided in other Planned District ordinances.
   - They have met with representatives of Brookings Park, Maryville University, Ladue Farm Estates, and Point Conway in Town & Country to present the Master Plan. No major issues or concerns were identified at the meetings. They are in receipt of a letter dated May 5, 2005 from John Gleason, Trustee of Ladue Farm Estates, identifying two concerns, to which they will respond as soon as possible.
   - They will also respond to the comments raised by the Fire District.

3. Mr. Robert Boland, Architect/Planner representing St. Luke's, 16839 Chesterfield Bluff Circle, Chesterfield, MO stated the following:
   - The proposed plan will integrate all the services of the hospital with the core hospital operations being on the existing campus (Parcel A). Diagnostic and outpatient services would be located on the west campus (Parcels B and C). All utilities are available and they are aware that traffic is a concern.

- The individual residence immediately to the north of Parcel B will remain. Immediately to the north of the residence is another parcel owned by St. Luke's. They have anticipated the possibility of expanding Parcel B further north; but it is not part of the present proposal.
- **Parcel A – Existing Campus:**
    - They are requesting an additional 125,700 sq. ft. to the existing campus, which would take place over a long period of time.
    - They have anticipated adding surface parking to the north.
    - They have anticipated completing a loop road around the outside to have the ability to circulate internally in the campus on the north side, the south side and through the middle. They have straightened out the leg at the northeast corner so that circulation is effective on the property.
    - They have respected all the setbacks of their prior petitions; they are not deviating from any of the established setbacks.
    - The heliport will be moved slightly south to make a clearer approach; the move will not be any closer to any residences.
- **Parcel B:**
    - Comprised of 2 five-story buildings. The heights have been split into multiple stories.
    - The parcel encompasses 340,000 sq. ft. and parking in accordance with the City's requirements for outpatient and diagnostic services.
    - They have worked with Brookings Park to develop a plan that addresses their concerns.
    - Access to the parcel is by Brookings Park Drive, which is the entrance directly off of Woods Mill Road. The entrance would be moved back to a 400 ft. dimension, which is the recommendation from their Traffic Engineers. Access to the northern parcels off of Old Woods Mill would remain the same; access to all of the parcels on Old Woods Mill going south would remain the same.
    - This parcel would be comprised of diagnostic and ambulatory care services.
- **Parcel C:**
    - Comprised of slightly more than two acres.
    - A two-story building is proposed – one story to the south; two stories to the north because of the long, narrow topographic.
    - Because of the topography, a 50-foot setback from both sides, as well as the entranceway, would render the parcel unusable.
    - The north/south drive is being moved back 400', which raises another issue with the setback.
- A lot of time will be spent on design and traffic concerns.
- St. Luke's is proud to be part of Chesterfield and they are asking for approval of the proposed improvements.

In response to questions from the Commission, Mr. Boland clarified the following:

- **Regarding issues with the 50' setbacks**: They are maintaining a 30' setback from the proposed right-of-way that they anticipate MoDot would like. They are concerned with a 50' setback considering the topography of the area and the significant road improvements proposed. Because of the long, narrow topography

of Parcel C, if a 50' setback is required on all three sides, there is no room to develop.

- The current outer road is being moved about twice the distance away from Woods Mill so that there is ample stacking room and ample turning lanes when one approaches the St. Luke's/Brookings Park's light. A full traffic assessment has been done, which will be submitted to the City in the near future. They will be including a dedicated left-turn lane and a dedicated thru-lane as part of the design of this intersection.

SPEAKERS IN FAVOR:

1. Dr. Paul Mennes, 13595 Featherstone Drive, St. Louis, MO stated the following:
   - He is a physician and has been with St. Luke's Hospital since 1977. He is currently serving as the Chairman of the Medical Executive Committee and practices nephrology.
   - He has served on the Strategic Planning Committee of the hospital and supports the proposal.
   - In the last ten years, St. Luke's has been named one of the top 100 hospitals on five separate occasions and named one of the top 100 hospitals for cardio-vascular disease on five separate occasions. St. Luke's is the only hospital in the State of Missouri to receive this award.
   - The volume of patients who come to St. Luke's has increased significantly over the past 20 years and the hospital is now facing growth pains at its present location.
   - They propose moving the diagnostic services across the street, which would free up space in the hospital to provide better quality services for the hospital patients. Specifically, the services would include: a cardio-vascular institute for outpatients where diagnostic cardio-vascular procedures would be performed; an ambulatory care center where diagnostic radiology procedures would be done that wouldn't interfere with the emergency patients and in-patients of the hospital; and rehab services for cardiac and pulmonary outpatients.
   - The future of the hospital depends on the ability to move some of their services across the street; to streamline their services; and to make their services more accessible to the public.

2. Ms. Mary Alice Ryan, President of St. Andrews Resources for Seniors, 307 South Woods Mill Road, Chesterfield, MO stated the following:
   - St. Andrews Resources for Seniors owns Brookings Park and is next door to the proposed project.
   - She complimented St. Luke's on the time and effort they have spent with her staff to help them realize the effects of the project. They are aware that the proposed road changes will have an effect on them and are making adjustments for it.
   - Her Board has reviewed the project and feels that it will be complementary to Brookings Park.
   - They feel having additional outpatient services nearby will benefit their residents.

3. Dr. Carlton Pearse, 1505 Schoettler Road, Chesterfield, MO stated the following:
    - He has been employed by St. Luke's since 1978 and is in favor of the proposal.
    - As the hospital looks to the future, they have to find ways to modernize, streamline, and bring new services to the hospital.
    - Without access to the new land, they will be unable to complete necessary renovations to the hospital.

4. Mr. Thomas M. Tebbetts, 14064 Woods Mill Cove Drive, Chesterfield, MO stated the following:
    - He is a citizen of Chesterfield, a retired architect, a retired farmer from Herman, MO and he moved to Chesterfield specifically to be closer to the hospital facilities.
    - Reviewing the plan from a professional point of view, it appears very competent and he urges support of it.

SPEAKERS IN OPPOSITION:

1. Nancy Greenwood, former Mayor of Chesterfield, 14441 Corallin, Chesterfield, MO 63017 stated the following:
    - She agrees that St. Luke's is a wonderful asset to the community.
    - Regarding the history of St. Luke's, she noted the following:
        - It was proposed as a 3-story hospital; it then became 5 stories and is currently 9 stories.
        - In 2000-2001, a child care center was proposed on the parcel that is between Old Woods Mills Road and Woods Mill. The neighbors were opposed to changing the area from residential to a child care facility and the petition was turned down.
    - The neighboring residents are concerned with traffic issues and she asks that the Commission look at the impact this proposal would have on the current residents and their quality of life.
    - She encouraged the Commission to request a three-dimensional layout of the proposal and review it from the perspective of the residents.
    - If the proposal does move forward, she requested that there not be an 8-story building adjacent to residential tracts.

2. Ms. Shu Simon, Attorney, 230 South Bemiston, Clayton, MO stated the following:
    - She represents Terry and Patti Cowee, the property owners immediately to the north of Parcel B, who are long-time residents of Chesterfield.
    - The Cowees purchased the 3.5 acre parcel on Woods Mill Road and built their dream home on it.
    - The City's Comprehensive Plan designates the subject area as "Single-Family Residential – Detached/Attached."

3. Mr. Richard Shepard, Representing the Cowees, 66 Chesterfield Lakes Road, Chesterfield, MO stated the following: (Mr. Shepard had submitted information to the Planning Commission earlier, which has been made a part of the public record.)
    - He is a Real Estate Consultant, Past Developer, Registered Professional Engineer, and a Licensed Broker in the State of Missouri.
    - Re-zoning cannot be justified unless it is consistent with the City's Comprehensive Plan and the community's long-range goals.
    - The Comprehensive Plan states as its purpose: *"The Plan sets forth policies and recommendations concerning future land use and physical development of the City . . . to be used by the Planning Commission and the Staff for guidance on private and public development issues."*
    - Speaker feels adherence to the Plan is critical and cited from the Plan: *"Through adherence to the Comprehensive Plan, elected officials, appointed officials, and City staff should make decisions and take appropriate actions that over time, will strive to achieve the residents' vision regarding the physical aspects of the City of Chesterfield as laid out in the Plan."*
    - The Plan also refers to the conservation of the existing quality of life and the need to "*preserve and enhance the quality of life in Chesterfield as exemplified by . . . development that now exists."*
    - The re-zoning of Parcels B and C would be inconsistent with and clash with the Comprehensive Plan and the Land Use Plan.
    - The Comprehensive Plan includes, as part of its policies, the location of both high-density and low-density office developments. According to the definitions in the Plan, the subject proposal would be considered a high-density office development – topping out at 79 feet. According to the Plan, high-density office developments are to be located primarily in the urban core or along I-64/US 40.
    - All of the surrounding land around Parcel B – everything located west of 141 and north of Conway Road – is classed as "Residential Single-Family".
    - There is no suggestion in the Plan that any type of office development, whether it be medical or something else, would be considered for Parcel B or the surrounding area.
    - The proposal calls for two medical office buildings - 340,000 sq. ft., 79 ft. in height. Because of the rise, it is 124 ft in height, which is the equivalent of an 8 or 9-story building from South Woods Mill Road.
    - The proposed parking garage is 2,407 spaces, 51 ft. in height – 76 feet above South Woods Mill Road.
    - The first floor of the five-story medical office building next to the Cowee's will be at the same level as their living room.
    - There will be steep, high slopes at the edges of the property. The trees and woodlands to be removed are 343,700 sq. ft. Almost eight acres - 52.9% of the existing trees and woodlands, including 16 Monarch trees, would be removed and replaced with 1-1/2" and 2" caliber trees.
    - Traffic will be greatly increased in the residential area.
    - It is felt that the project would damage the home values in the area.
    - They request denial of the proposal.

4. Mr. James Mettes, 13757 Conway, St. Louis, MO 6314l stated the following:
    - He has concerns about home values being lowered by the proposed development.
    - He has concerns that his property may be acquired by St. Luke's.
    - He expressed concern over the noise currently generated by the heliport and concern that future growth of the hospital would generate more heliport noise.
    - He does not feel that the development should be allowed in the residential area.
    - He has concerns about the design of the future development if it is designed like the current campus. The lights from the parking garage facing 141 pose glaring problems.

SPEAKERS – NEUTRAL:

1. Mr. John Gleason, 13491 Ladue Farm Road, Chesterfield, MO stated the following: (Mr. Gleason submitted a copy of a letter, dated May 5, 2005, to Mr. Gary Olson, President & CEO of St. Luke's Hospital, which has been made a part of the public record.)
    - He is a Trustee of Ladue Farm Estates and is representing the 59 homeowners.
    - Ladue Farm Estates shares the exit and access to Woods Mill Road with the hospital.
    - He thanked St. Luke's for past cooperation regarding the intersection leading from the hospital and Ladue Farm Estates to Woods Mill Road. He noted that St. Luke's has installed signage, a flashing light, and yellow road markings.
    - The residents feel that the intersection needs a new solution if the expansion plan is approved. At the end of the day, residents experience a lot of delay and frustration when trying to enter/exit Ladue Farm Road.
    - They feel the current dangerous situation will be amplified with more cross traffic from the increased working population with respect to 78 re-zoned acres.
    - They request the formation of an Intersection Project Team, composed of representatives from St. Luke's, MoDot and residents of Ladue Farm Road. The Team's mission would be to propose traffic control options to alleviate the present situation.
    - They request an additional buffer along the portion of Ladue Farm Road that runs parallel to Woods Mill Road, along with financial support to acquire and plant trees/greenery in this area.

Responding to questions from the Commission, Mr. Gleason clarified the following:

- **Regarding a separate entrance for Ladue Farm Estates:** Mr. Gleason stated that approximately 18 years ago, there was direct access from the neighborhood to Woods Mill Road. It was then decided to run the neighborhood's exit down to the hospital's exit and to have only one light and entrance shared by the hospital and the neighborhood.
- **Regarding stacking problems during shift changes:** Mr. Gleason stated that during the shift change later in the day, it is difficult to make a left-hand turn from southbound Woods Mill Road into the hospital and then into the neighborhood. Oftentimes the stack will move past the yellow line making it a potentially dangerous situation.

2. Ms. Jacqueline Pearce, The Terraces, 14237 Woods Mill Cove, Chesterfield, MO 63017 stated the following:
   - She has concerns about the traffic on Woods Mill Road.
   - She has concerns about some of the requested "permitted uses" such as, terminals for busses, public mass transit, heliport, public parking, multiple dwellings, dormitories, etc.
   - She has concern about noise generated from the heliport and ambulances.
   - She has concerns about drainage.
   - She has concerns about turning the area into "non-residential".

(Commissioner Sandifer left the meeting at 8:20 p.m.)

3. Mr. Bert Brady, 11 Conway Springs Drive, Chesterfield, MO 63017 stated the following:
   - He has concerns about traffic – Old Woods Mill Road is a two-lane road.
   - He questioned why the property where the church is located is not used for the medical development.
   - He has concerns about the development being a very high-density proposal for a residential area.

(Commissioner Sandifer rejoined the meeting at 8:22 p.m.)

REBUTTAL:

Mr. Mike Doster stated that he would address the issues during the normal process. Responding to questions from the Commission, Mr. Doster stated the following:

- **Question as to why the Commission should re-zone the property "MU" from "Single-family Residential":** The Comprehensive Plan is viewed as a "living document" and incorporates language that would have the Commission recognize changes of circumstances that occur in a neighborhood. Parcel B is positioned next to Brookings Park – a long way from any residential neighborhood. The only residence near to it is the property owned by the Cowees.

ISSUES:

1. Traffic on Old Woods Mill and Highway 141: the overall long-range impact of the proposed development on traffic in the area. Amount of traffic from both sides of the highway with respect to how many patients and staff are traveling across the highway relative to how many are just entering the complex in general.
2. Pedestrian circulation between the different parts of the proposed campus.
3. "MU" Medical District yard requirements and compatibility of the proposed Preliminary Plan with them.
4. Comprehensive Plan adherence.
5. The effect on Brookings Park – specifically, their setbacks and access.
6. The number of proposed uses and ancillary uses; the definitions of all the uses. Additional information on the ancillary uses – specifically, will financial institutions, florists, gift shops, and pharmacies be free-standing buildings or part of the proposed buildings? Information about any proposed restaurant. Definition of "terminal". Will places of worship be in the form of churches, temples or

chapels – will they be free-standing? It was noted that churches and temples would require more parking than a chapel included in a proposed building.

7. The effect and impact on residents in the area – both pro and con.
8. Request for a 3-D model per Ordinance 1725. Ms. McCaskill-Clay cited the ordinance: *"The Planning Commission may require a 3-D model if one of the following is present: The petition is adjacent to residential development;* ***or*** *the petition site has a grade differential of 3:1 or more;* ***or*** *the proposed development contains multiple buildings;* ***or*** *a 3-D model is necessary to better understand a proposed development."*
9. The height of the buildings on the property.
10. The history of zonings in the area.
11. The density of the development.
12. The intersection at one of the entrances at St. Luke's with Ladue Farm Estates.
13. The possibility of coordination of a Traffic Control Team with representatives from MoDot, St. Luke's, and Ladue Farm Estates.
14. Buffering against residential by the proposed development.
15. Possible separate access for Ladue Farm Estates.
16. Access for all three of the parcels.
17. Possibility of mass transit in the area and the effect it will have on the adjacent neighborhood.
18. Storm water management/drainage on the sites.
19. Location of the building on Parcel C and the possibility of using the Church property, which is not a part of the petition, for some of the development that is being proposed.
20. The noise from heliport landings and the effect on the adjacent residential neighborhood, especially as the development grows.
21. Lighting, in particular, the design of the parking structure and the proposed buildings and how that lighting will affect the adjacent neighbors.
22. Apply the City's T-model to the area.
23. The effects from the extension of 141 as to how it would impact on to the road; location of entrances on and off 141, specifically relating to Ladue Farm Estates.
24. How much traffic will be between the hospital campuses – whether they be patients or doctors? Consider tunnels under the roadway to handle this traffic.
25. Setbacks should be clearly delineated on the plan as to where the petitioner is missing the setbacks required by the ordinance. Commissioner Hirsch noted that when the Medical Use category was designed, setbacks were designed to protect the neighbors and to control the density that could be put on various kinds of property.
26. More information about the multiple family dwellings – what is the need and purpose? Are they connected with assisted living?
27. Review other situations where houses are close to similar projects with respect to property values.
28. Regarding Parcel C, why is the building oriented to the south rather than to the north? Review the terrain as a natural buffer and how the transitioning factor affects this.
29. Review the parcels separately from one another – review the project in three different portions as opposed to one.

Commissioner Banks read the Closing Comments for Public Hearing P.Z. 8-2005 noting that the earliest possible date that the Planning Commission could vote on the subject petition would be June 13, 2005.

The meeting recessed from 8:43 p.m. to 8:50 p.m.

V. APPROVAL OF MEETING MINUTES

Commissioner Broemmer made a motion to approve the minutes of the April 27, 2005 Planning Commission Meeting. The motion was seconded by Commissioner Perantoni **and passed by a voice vote of 9 to 0.**

VI. PUBLIC COMMENT

1. Mr. Eugene DeVore, Director of Engineering for Greater Missouri Builders,1551 Wall Street, Ste. 220, St. Charles, MO speaking **on behalf of the petitioner** for **Brunhaven (formerly Chesterfield Hollow) Ordinance Amendment** stated the following:
   - Brunhaven is an approved development from a site improvement standpoint under the name of Chesterfield Hollow.
   - Under Chesterfield Hollow's improvement plans, the street is approved as a private street. Under the approval process, it was granted that the street had to be constructed to City standards. The entrance was approved in its current configuration. Because of the private street request and the gate, a turn-around was required for any cars that came in and could not gain access into the development.
   - The petitioner wanted to abandon the idea of a gated community and provide a public street. Public Works has advised against this. They have indicated that the configuration of the entrance does not meet the design criteria for a public access. As a result, the petitioner feels the street will need to remain private.
   - Regarding single-family attached units, Clayton Pointe has clusters of two-, three- and four-unit models; Chesterfield Pointe has two- and three-unit models; Paddington Hill has been approved for two- and three-unit models.
   - Brunhaven is proposed with two- and three-unit models.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS - None

VIII. OLD BUSINESS

A. Brunhaven (formerly Chesterfield Hollow) Ordinance Amendment: An amendment to City of Chesterfield Ordinance number 1631 relating to Chesterfield Hollow, an 8.07-acre "R-2" 15,000 sq. ft. residence district located south of Olive Boulevard, west of its intersection with Monterra.

Project Planner Christine Smith-Ross stated the following:

- She received a letter on April 13, 2005 from the Trustees of Monterra Estates, the subdivision directly adjacent to the proposed project, stating that they have been informed about the proposed changes to the plan. They have no objections to the proposed amended Preliminary Plan.
- She has reviewed the minutes and reports for the project when it was originally re-zoned as P.Z. 1-2000. She found that the petitioner's request was for single-family and single-family attached. The first plan, presented at the February 14, 2000 Public Hearing, contained units in one-, two- and three-unit clusters. The second plan, presented at the April 24, 2000 vote meeting, contained 20 units in one- and two-unit clusters. Twenty units were voted on and approved.
- The multi-family and single-family definitions as developed by the Planning Commission in the Comprehensive Plan are: ***Multi-family*** *– A building, or portion thereof, designed for or occupied exclusively by four or more families. Single-family attached and detached* – not defined, but presumably less than four since four is defined for multi-family.

Commissioner Hirsch made a motion to accept the amendment to Ordinance 1631 with the condition that the roads be private. The motion was seconded by Commissioner Macaluso.

Upon roll call, the vote was as follows:

Aye: Commissioner Hirsch, Commissioner Macaluso, Commissioner O'Connor, Commissioner Perantoni, Commissioner Sandifer, Commissioner Asmus Chairman Sherman

Nay: Commissioner Banks, Commissioner Broemmer

The motion passed by a vote of 7 to 2.

B. P.Z. 01-2005 City of Chesterfield (Adult Entertainment Regulation): An ordinance amending the City of Chesterfield Zoning Code and establishing regulations for Adult Entertainment Businesses. Amendments include, but are not limited to:

1. Definitions.
2. Development criterion to conform to Section 1003.181 Conditional Use Permit Procedure.
3. Special Conditions for establishment of adult establishments or businesses.
4. Establishment of Site Plan Requirements.

Commissioner Macaluso made a motion to approve the ordinance amendment with the changes that were read at the previous Work Session. The motion was seconded by Commissioner Banks.

Commissioner Hirsch requested that the changes be read for the record. Assistant City Attorney Rob Heggie read the changes as follows:

> Section 3.b. – Final paragraph:
> *It is not intended to identify as an Adult Entertainment Facility those buildings, structures or facilities, in which part of any play, drama, ballet, or motion picture in any theater, concert hall, museum of fine arts, school, institution of higher education, or similar establishment which includes nudity as a form of expression or opinion or communication of ideas or information, which is to be differentiated from the promotion or exploitation of nudity for the purpose of advancing the economic welfare of the commercial or business enterprise.*
>
> Section 3.e.
> *. . . that this term shall not include any establishment operated or supervised by a medical or chiropractic practitioner, professional physical therapist or professional massage therapist licensed by the State of Missouri.*
>
> Section 3.f.
> *An establishment or business which provides for a fee or compensation the services of modeling on premises for the purpose of reproducing the human body wholly or partially in the nude by means of photographing, painting, sketching, drawing or otherwise. This does not apply to public or private schools or other not-for-profit organizations in which the persons are enrolled in a class or individual artist or sculptor not engaged in a prohibited specific sexual activity as defined herein.*

Chair Sherman noted that the term "*massage parlor"* was used throughout the draft except in Section 3.g. where it states "*massage shop"*. It was agreed that the motion would be amended to use *"massage parlor"* for consistency.

Upon roll call, the vote was as follows:

> **Aye: Commissioner Broemmer, Commissioner Hirsch, Commissioner Macaluso, Commissioner O'Connor, Commissioner Perantoni, Commissioner Sandifer, Commissioner Asmus, Commissioner Banks Chairman Sherman**
>
> **Nay: None**

The motion passed by a vote of 9 to 0.

IX. NEW BUSINESS

A. St. Luke's Episcopal Presbyterian Hospitals

Commissioner Broemmer made a motion to request that a 3-D model be provided for the St. Luke's project and all the adjacent properties showing the heights of the buildings in relation to the adjoining properties; showing land elevations; and regarding Parcel C, showing the property which extends beyond the triangular section; the model could be done in pieces provided that it can be assembled as one piece; and Staff would work with the petitioner regarding the details of the model and regarding the distance beyond the adjacent properties. The motion was seconded by Commissioner Banks and **passed by a voice vote of 9 to 0.**

Commissioner Broemmer made a motion requesting that the City's T-Model be applied to the St. Luke's project. The motion was seconded by Commissioner Macaluso and **passed by a voice vote of 9 to 0.**

B. Lights on the Parkway

Commissioner Broemmer noted that the lights being installed along the Parkway do not meet the Planning Commission's lighting standards. After discussion, the Department of Planning was directed to prepare a report outlining how the decisions were made for these lights.

C. Appointment of Nominating Committee

Chair Sherman appointed a Nominating Committee of Commissioner Hirsch, Commissioner Banks and Commissioner Macaluso to recommend officers for next year's Planning Commission. The Committee will give its report and recommendations at the June 13th Planning Commission Meeting. Newly-elected officers would take office on June 27, 2005.

X. COMMITTEE REPORTS:

A. Committee of the Whole

B. Ordinance Review Committee

Commissioner Banks will schedule a meeting of the Ordinance Review Committee in the near future.

C. Architectural Review Committee

D. Landscape Committee

Commissioner Macaluso stated that the Landscape Committee is trying to schedule a meeting as soon as possible.

E. Comprehensive Plan Committee

F. Procedures and Planning Committee

G. Landmarks Preservation Commission

XI. ADJOURNMENT

The meeting adjourned at 9:17 p.m.

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Lynn O'Connor, Secretary