

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
APRIL 11, 2005**

The meeting was called to order at 7:10 p.m.

I. PRESENT

ABSENT

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

City Attorney Doug Beach
Ms. Teresa Price, Director of Planning
Ms. Annissa McCaskill-Clay, Senior Planner
Mr. Kyle Dubbert, Project Planner
Mr. Nick Hoover, Project Planner
Ms. Aimee Nassif, Project Planner
Ms. Christine Smith Ross, Project Planner
Ms. Mary Ann Madden, Planning Assistant

II. INVOCATION: Commissioner Macaluso

III. PLEDGE OF ALLEGIANCE

Chairman Sherman acknowledged the attendance of Councilmember Mike Casey, Council Liaison, and Councilmember Connie Fults, Ward IV.

IV. PUBLIC HEARINGS – Commissioner O'Connor read the “Opening Comments” for the Public Hearings.

- A. P.Z. 06-2005 Wild Horse Creek Investors (18217 Wild Horse Creek Road):** A request for a change of zoning from “NU” Non-Urban District to “E-2” Estate Residence District for 25.1 acre tracts of land located north of Wild Horse Creek Road, east of Eatherton. (19W540025, 18W210024)

And

- B. P.Z. 07-2005 Wild Horse Creek Investors (18217 Wild Horse Creek Road):** A request for a Planned Environment Unit (PEU) Procedure within an “E-2” Estate Residence District for 25.1 acre tracts of land located north of Wild Horse Creek Road, east of Eatherton. (19W540025, 18W210024)

Project Planner Aimee Nassif gave a PowerPoint Presentation showing pictures of the subject sites and surrounding area. Ms. Nassif stated that the Public Hearing Notice was posted on March 25, 2005 at three different locations.

Ms. Nassif noted the following Department of Planning issues:

- The Land Use Plan for the subject site designates the area as being “*residential, single-family attached or detached homes with two-acre lots*”. The petition being presented shows 12 lots ranging from 1.01-acre to 8.06-acre lots.
- On April 4, 2005, the Department of Planning received comments from the Spirit of St. Louis Airport stating: “*As a result of said FAA Part 150 Study, we are objecting to the zoning change due to this proposed use not being compatible with the recommended land uses as shown in the FAA Part 150 Study.*”

Responding to questions from the Commission, Ms. Nassif clarified the following:

- It is not known whether the objection from Spirit of St. Louis Airport pertains to DNL – the comment stated above is the only information given to the Department of Planning.

PETITIONER’S PRESENTATION:

1. Mr. George M. Stock, Stock & Associates, Consulting Engineers, 257 Chesterfield Business Parkway, Chesterfield, MO gave a PowerPoint presentation showing pictures of the subject site. He then stated the following:
 - He was present on behalf of Fischer and Frichtel, the owners under contract for the subject property.
 - The proposed project involves two parcels.
 - All properties abutting the site are zoned “Non-Urban”, including the subject property.
 - The property currently has one single-family residence located in the center of the site.
 - The site is approximately 1900 ft. in length in the north/south direction from the railroad to Wild Horse Creek Road. There is approximately 855 ft. of frontage along Wild Horse Creek Road; along the railroad and the east/west direction, there is 515 ft.
 - The petition is to rezone from Non-Urban to E-2 Estate with the Planned Environment Unit overlay.
 - The property has topographical challenges. The high point on the site has an elevation of 680 and slopes to the north to an elevation of 470. There are 210 ft. of vertical relief through the site.

- They recognize that the Comprehensive Plan calls for two-acre zoning. The developer has interpreted this as a two-acre density with 25.1 acres of ground yielding 12 single-family homes.
- The plan shows a single point of access, which is centered on Wild Horse Creek Road.
- They are petitioning to vacate Old Wild Horse Creek Road – eliminating its access to Wild Horse Creek Road and terminating at the east property line. They would come in with a landscaped boulevard and a two cul-de-sac street. The street follows the ridge.
- They intend to minimize the amount of land disturbance, preserve the topographical feature, and maintain as many trees as possible. The only way to do this is through a PEU process whereby no lots are smaller than 50% of the minimum required, as long as the average is no less than two acres.
- The proposal shows 12 home sites – 4 of the homes back up to Wild Horse Creek Road. A berm will be built along Wild Horse Creek Road to buffer the back of the houses.
- Currently 63% of the site shows non-disturbance. Many trees are on the site – one is a 72” oak tree, located in the center of the site behind the existing residence. It is intended to preserve this tree as it is several hundred years old and in excellent condition.
- Currently, the site has no water or sewer. The proposal intends to extend the water main, which is approximately 2,000 ft. east of the property, westward on Wild Horse Creek Road to serve the development. They also intend to put in a sanitary lift station; have gravity sewers to all the home sites and a force main that runs back out to Wild Horse Creek Road and ties into the Pine Tree Subdivision. The developer has conceptual approvals for this from the Metropolitan St. Louis Sewer District.
- The Conceptual Plan shows the preservation of the trees, representing 63%.
- The proposed homes to be constructed on the site range in size from 3,000-5,000 sq. ft with prices starting at \$800,000.
- To date, the developer has not received any comments from the Airport but will review the issue brought up regarding the Part 150 Study.
- The developer has met with the Missouri Department of Transportation and has their concurrence of the elimination of Old Wild Horse Creek Road and the new access location.
- Contact has been made with the adjoining property owners.

During Mr. Stock’s presentation, Project Planner Nassif stated that Staff did more research and is correcting its previously-stated issue regarding two-acre lots. The Land Use Plan for the subject site designates the area as being “*density of two acres*”.

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

- Nine lots are 1 acre; one lot is 1½ acres; one lot is 4.11 acres; and one lot is 8.06 acres.
- There is approximately 120-150’ between the two houses that straddle the entrance road.

- The developer attempted a plan that had two-acre lots, which resulted in a longer street and more trees and land being disturbed. It was determined that smaller lots would result in less disturbance.

SPEAKERS IN FAVOR:

1. Ms. Judy McLain, 18211 Old Wild Horse Creek Road, Chesterfield, MO stated the following:
 - She and her husband have no objection to the re-zoning and like how the developer intends to preserve trees.
 - She felt the drawing presented by the Petitioner was incorrect with respect to the location of Fick Farm Road and Old Wild Horse Creek Road.
 - They would like to have the balance of Old Wild Horse Creek Road vacated by the City to where it intersects with Fick Farm Road. They would like the developer to handle all the necessary paperwork for this to be accomplished.
 - They would like any area that is disturbed along the eastern side of the property planted to protect their property.
 - They would like to have all electric lines buried to their existing termination on Old Wild Horse Creek Road.
 - They would like to have a utility easement from their property between the proposed lots 4 and 5 so as to have access to the sewer and water.

Responding to questions from the Commission, Ms. McLain clarified the following:

- Her current water and sewer services are well and septic.
2. Mr. John Wunderlich, 172 Fick Farm Road, Chesterfield, MO stated the following:
 - He and his wife are in favor of the proposed project.
 - He noted that the topography of the site is difficult and felt it would be economically unfeasible to develop it any other way than as it is being presented.
 - He hopes that he will be able to tap into the water and sewer lines being brought into the proposed development.
 3. Mr. Kevin McCann, 18124 Wild Horse Creek Road, Chesterfield, MO stated the following:
 - His property already has damage from water run-off and erosion and he has concerns about additional water run-off and erosion from the proposed development. (Mr. McCann will submit pictures of the erosion problem to the Department of Planning.)
 - He has concern that there may be a request to widen Wild Horse Creek Road. If the road is widened, his property would be vulnerable.
 - If the entrance to the proposed site must be moved, he would prefer that it not be directly in front of his home at Fick Farm and Wild Horse Creek Road.

(Councilmember Casey left the meeting at 7:45 p.m.)

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

REBUTTAL: None

(Councilmember Casey returned to the meeting at 7:47 p.m.)

ISSUES:

- How far apart is the development from the existing homes?
- The Preliminary Plan should be resubmitted to adequately reflect Fick Farm Road and access to the existing homes.
- The possible vacation of Old Wild Horse Creek Road where it intersects with Fick Farm Road.
- Buffering to be done for any areas that are disturbed landscaping-wise.
- Burial of electrical.
- The possible utility easement to Lots 4 and 5 with the property at 18211 Old Wild Horse Creek Road.
- The future widening of Wild Horse Creek Road.
- Address the drainage and erosion problems with the property across the street from Wild Horse Creek Road.
- The possible relocation of the proposed entrance to the development and how it would impact the neighbors across the street.
- Research the language regarding the sound easement done for the Airport for Tara to see if it would apply in this situation.
- How far is the subject site from the proposed Office Campus on Wild Horse Creek Road?
- Feedback on the Airport's comments regarding the Part 150 Study to determine what they are objecting to.
- What is the approximate DNL level for the subject property where the homes would be built compared to the bowtie area and Tara?
- Note that the Attachment A and Mylar should reflect that the 4-acre and 8-acre lots not be allowed to be sub-divided in the future.

Commissioner O'Connor read the Closing Comments for Public Hearings P.Z. 06-2005 and P.Z. 07-2005 noting that the earliest possible date that the Planning Commission could vote on the subject petition would be May 9, 2005.

V. APPROVAL OF MEETING MINUTES

Commissioner Broemmer made a motion to approve the minutes of the March 28, 2005 Planning Commission Meeting. The motion was seconded by Commissioner Sandifer and **passed by a voice vote of 9 to 0.**

VI. PUBLIC COMMENT

1. Mr. Jeffrey P. Kaiser, Chesterfield Airport Road, Chesterfield, MO speaking **for the petitioner** for **National City Bank (Chesterfield Commons Six, Outlot 2)** stated he would make his presentation during the Site Plan portion of the meeting.
2. Mr. Dean Burns, THF Realty, Chesterfield, MO speaking **for the petitioner** for **National City Bank (Chesterfield Commons Six, Outlot 2)** stated he would make his presentation during the Site Plan portion of the meeting.
3. Mr. Brian Hagemeyer, 520 South Main Street, Akron, OH speaking **for the petitioner** for **National City Bank (Chesterfield Commons Six, Outlot 2)** stated he would make his presentation during the Site Plan portion of the meeting.
4. Mr. Terry Dawdy, Dawdy & Associates, Architects, 1850 Craigshire Road, Suite 105, St. Louis, MO speaking **for the petitioner** for **Clarkson Square PETCO** stated he was available for any questions from the Commission.
5. Mr. Marty Henson, 11920 Westline Industrial, St. Louis, MO speaking **for the petitioner** for **Clarkson Square PETCO** stated he was available for any questions from the Commission.
6. Mr. Pat Cunningham, 11850 Studt Avenue, St. Louis, speaking **for the petitioner** for **Clarkson Square PETCO** stated he was available for any questions from the Commission.
7. Mr. Steve Quigley, 11920 Westline Industrial Drive, St. Louis, MO speaking **for the petitioner** for **Mobil on the Run (Clarkson Road)** stated he was available for any questions from the Commission.

Referring to the site plan previously approved for an addition, Commissioner Banks asked for clarification as to whether all the facades of the old building were to be improved or whether the north façade was to be left untouched. Mr. Quigley replied that all four sides of the building were to be new – the front façade was to be totally redone and two-thirds of the north façade was to be refaced with both block and brick. It was noted that each of the elevations had been reviewed and approved by the Architectural Review Board.

8. Mr. Mark Jordan, Wallis Companies, 106 East Washington, Cuba, MO speaking **for the petitioner** for **Mobil on the Run (Clarkson Road)** stated he was available for any questions from the Commission.
9. Mr. Dan Barnard, Greater Missouri Builders, 1551 Wall Street, Ste. 200, St. Charles, MO speaking **for the petitioner** for **Brunhaven (formerly Chesterfield Hollow) Ordinance Amendment** stated the following:
 - They are the owners under contract for the subject property.
 - The site had originally been approved for 20 individual buildings – a combination of single-family homes and duplexes.

- The current proposal duplicates the project at Chesterfield Pointe.
- The site has been re-configured from 20 lots to 26 lots primarily for duplexes and three 3-unit buildings.
- They have not received any objections from any of the utility providers.
- They have met with the Trustees of the Monterra Subdivision and they have indicated they are in favor of the proposed project.
- The values of the homes would range from \$400,000-\$500,000.

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

- **Regarding the infrastructure** – The street will remain in place; the electric service has not been fully installed; the sewers have been installed. It was noted that the infrastructure, which is now in place, is based on the original 20 lots but the developer will be able to make modifications without a lot of problems.
- **Regarding the addition of six more units on the site** – This is based on financial feasibility. What had originally been designed would have to retail today at \$800,000.
- This will be a gated community.
- **Regarding concerns about drainage problems from the swale that runs at the base of the retaining area at Olive Street Road towards Units 10 & 11** – The plan has been shared with MSD and they do not believe the proposed plan would pose any drainage problems for any of the proposed homes in the referred-to area.
- **Regarding the retention basin being able to handle the addition of 6 more houses** – MSD has reviewed this and they do not believe it will be a problem. The square footage of the 26 proposed homes is not any larger than the square footage of the previously-proposed 20 homes.

Commissioner Perantoni stated she would like to see the elevation for the three-unit buildings.

Commissioner Banks expressed concern about the access out on to Olive Street Road and the restricted visibility. He noted that the site had been approved for 20 lots and he did not feel that the Commission is responsible for the economic viability of proposals that are presented.

Commissioner Hirsch stated that the exit lane out of the subdivision is just past the end of a median on Olive, which makes for a very difficult left turn.

Commissioner Broemmer has concerns about the proposed density of the site. He questioned whether the addition of the six buildings would warrant a Public Hearing. City Attorney Beach stated that the issue of a Public Hearing was discussed with Staff. Because the site was advertised for 26 units and because there were very few speakers opposed to the original project, it was decided that the change did not warrant a Public Hearing.

10. Mr. Tom Helmkamp, 9338 Olive Boulevard, St. Louis, MO speaking **for the petitioner** for **Chesterfield Valley Square** stated that since the earlier Site Plan

Committee Meeting, they have re-evaluated their submittal and propose the following amendments:

- Requesting two monument signs not to exceed 50 sq. ft. or 6 ft. in height, in lieu of the pylon sign and two monument signs originally requested.
- Requesting two “Golf Discount” signs as follows:
 - **East elevation facing Chesterfield Airport Road:**
Current proposal is 163 sq. ft. based on the petitioner’s calculation of 5% of the elevation
Staff’s calculation would allow a sign of 81 sq. ft.
Petitioner is proposing a sign that is approximately 125 sq. ft.
 - **North Elevation:**
Current proposal is 97.5 sq. ft. based on the petitioner’s calculation of 5% of the elevation
Staff’s calculation would allow a sign of 40 sq. ft.
Petitioner is proposing a sign that is approximately 75 sq. ft.
- The other signs for the building would remain as originally presented.

(Councilmember Casey left the meeting at 8:15 p.m.)

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

- The monument signs would be placed as follows:
 - One sign would be placed where the pylon sign is currently shown on the plans facing Chesterfield Airport Road.
 - One sign would be placed at the second entrance – the farthest south entrance to the property
 - It was noted that the middle sign, currently shown on the plans, would be eliminated.
- Compared to the height of the letters on the other stores in the development, the height of the letters on the Golf Discount signage is within a few inches of them.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

It was agreed that the agenda order would be changed to first allow the vote on those items that were approved in the Site Plan Committee Meeting.

- A. **Amini's Galleria (Chesterfield Commons Six, Outparcel Six):** An Amended Landscape Plan for a 4.64 acre parcel of land within a C-8 Commercial district, located on Chesterfield Airport Road, west of Boone's Crossing.

Commissioner Macaluso, representing the Site Plan Committee, made a motion to approve the Amended Landscape Plan with the recommendation that the Department of Public Works accept the Petitioner’s offer of the value of 15 planted trees and that the funds be deposited in the Tree Preservation Fund. The motion was seconded by Commissioner Banks and **passed by a voice vote of 9 to 0.**

- C. **Chesterfield Valley - Sam's Club Addition:** Amended Site Development Section Plan, Architectural Elevations, Landscape Plan, and Lighting Plan for a 98.18 acre parcel located south of Chesterfield Airport Road, between RHL Drive and Chesterfield Commons Drive.

Commissioner Macaluso, representing the Site Plan Committee, made a motion to approve the Amended Site Development Section Plan, Architectural Elevations, Landscape Plan, and Lighting Plan with the condition that the front roadway be extended to the easternmost entrance; and with the condition that there be pedestrian markings and sidewalks with the Department of Planning giving final approval. The motion was seconded by Commissioner Banks and **passed by a voice vote of 9 to 0.**

- B. **Chesterfield Valley Square:** A request for approval of a Sign Package for an approximately 6 acre tract of land, zoned "PI" Planned Industrial, and located on the west of Public Works Drive at Chesterfield Airport Road.

Commissioner Hirsch made a motion to accept the Sign Package, as presented in the April 11, 2005 Planning Commission Meeting, with two monument signs, instead of two monument signs and a pylon sign; with the monument signs in the places as stated by the Petitioner, noting that the monument signs will be no greater than 50 sq. ft. nor higher than 6 ft; and with the reduction in size of the two "Golf Discount" signs – 125 sq. ft. for the east face and 75 sq. ft. for the north face; as well as the original submission of the other wall signs as presented by the Petitioner. The motion was seconded by Commissioner Broemmer.

Referring to the signage for the other stores, Commissioner Macaluso stated that she would like to see the color toned down – no more bright yellow.

Regarding the size of the signs for the other stores, Project Planner Nick Hoover referred to the exhibits and noted that Tenant C is at 7.9% of the attached wall face while all other signage is at or below 5% of the attached wall.

Commissioner Banks felt that the lettering on all the signs on the other stores should be the same height rather than varying in height. Commissioner Broemmer stated that this would make the assumption that all the frontages and elevations are the same size. In proportion, he would not be in favor of having them all the same size – he would prefer them to be 5% of the elevation. Commissioner Hirsch stated that one would have to take into account stores that use a logo on their signage, which may not fit into a particular height.

Commissioner Macaluso made a motion to amend the original motion so that other than the "Golf Discount" signs, all other signs would be no greater than 5% of the wall as the Department defines "wall". The motion was seconded by Commissioner Banks.

Commissioner Broemmer expressed his disagreement with how the Department defines “wall” and felt that the definition should be reviewed and possibly re-defined.

Upon roll call, the vote on the amendment was as follows:

**Aye: Commissioner Macaluso, Commissioner Perantoni,
Commissioner Sandifer, Commissioner Banks,
Chairman Sherman**

**Nay: Commissioner Broemmer, Commissioner Hirsch,
Commissioner O’Connor, Commissioner Asmus,**

The motion passed by a vote of 5 to 4.

Before the final vote, City Attorney Doug Beach pointed out that the possible violation at this site, referred to in the Site Plan Committee Meeting, ceased to exist.

Upon roll call, the vote on the original motion, as amended, was as follows:

**Aye: Commissioner Hirsch, Commissioner Macaluso,
Commissioner O’Connor, Commissioner Sandifer,
Commissioner Asmus, Commissioner Banks,
Commissioner Broemmer, Chairman Sherman**

Nay: Commissioner Perantoni

The motion passed by a vote of 8 to 1.

- E. Mobil on the Run (Clarkson Road):** Amended Site Development Plan, Architectural Elevations and Landscape Plan for a gas station/convenience store in a "C-8" Planned Commercial District in Clarkson Square Shopping Center located on the west side of Clarkson Road.

Commissioner Macaluso asked if planters would be included on the site. Mr. Steve Quigley, petitioner for Mobil on the Run, stated that he is agreeable with putting in a couple of planters on the sidewalk

Commissioner Asmus made a motion to hold the petition for two weeks until the next Planning Commission Meeting, in light of the questions that were discussed at the previous work session. The motion was seconded by Commissioner Perantoni **and failed by a voice vote of 2 to 7.**

Commissioner Macaluso made a motion to approve the Amended Site Development Plan, Architectural Elevations, and Landscape Plan as presented with the planters. The motion was seconded by Commissioner Banks.

Commissioner Asmus stated that he does not believe the proper process was followed with respect to this petition and would not be in favor of approval at this time. He expressed concern that not following the process puts the City at risk of setting a precedent of “having exception become the rule and rule becoming the exception”.

Commissioner Perantoni expressed agreement with Commissioner Asmus and asked the Commission to encourage the petitioner to treat the project as a brand new building – to start over and send it to the Architectural Review Board, with the suggestion that the ARB review all of the elevations for good design. She noted that if ARB reviewed it as a new building, rather than as an addition, it may have some changes.

Commissioner Banks stated that the Commission should consider how holding the project would affect the surrounding property owners.

Upon roll call, the vote on the motion to approve was as follows:

**Aye: Commissioner Macaluso, Commissioner O’Connor,
Commissioner Sandifer, Commissioner Banks,
Commissioner Broemmer, Commissioner Hirsch
Chairman Sherman**

Nay: Commissioner Perantoni, Commissioner Asmus

The motion passed by a vote of 7 to 2.

- F. National City Bank (Chesterfield Commons Six, Outlot 2):** Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Signage for 1.35 acre tract of land, zoned “C-8” Planned Commercial, located north of Chesterfield Airport Road and east of Public Works Drive.

Commissioner Asmus stated that he was leaving the Council Chambers during the presentation and vote on National City Bank since his law firm, Lashly & Baer, represents National City Bank.

(Commissioner Asmus left the meeting at 9:00 p.m.)
(Commissioner Banks left the meeting at 9:00 p.m.)

Mr. Jeff Kaiser, TRI Architects, representing the petitioner stated the following:

- The Outlot is located at the northwest corner of the entrance drive to Chesterfield Commons Six off of Chesterfield Airport Road, which is directly across from Emperor's Wok.
- The site is accessed off of Butler Drive, which is the private development drive to the north of the site. It has a counter-clockwise circulation around the site to the drive-thru and cross-access to the Outlot 1 to the west.
- The building is comprised of all of the existing Commons materials. The roof is slate shingle, which matches the Boone's Crossing Building.
- The proposed signage includes two building signs – one on each corner of the main entry to the building, which faces the main intersection; a six-foot monument sign; and some miscellaneous directional signage.

(Commissioner Banks rejoined the meeting at 9:05 p.m.)

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

- The light grey brick is the accent brick used throughout the entire Commons; the dark grey brick is used on some of the junior-anchor buildings at the Commons, as well as some of the outlots – such as Steak N Shake. The parcel will use all of the colors and materials of the Commons, excluding the medium-iron spot brick
- Regarding the landscaping plan, all of the trees and plantings are from the City's Tree and Plantings Lists. They are within the required 50' distance to all the parking spaces. Responding to Commissioner Macaluso's concern about the lack of trees on the site, and the use of White Pines, Mr. Dean Burns, THF Realty, stated that they would be willing to improve the landscape plan. He also pointed out that the revised landscape plan for Amini's island will be seen as you enter the site.

Commissioner Macaluso made a motion to approve the Site Development Section Plan, Lighting Plan, Architectural Elevations and Signage, and to hold the Landscape Plan for re-submittal. The motion was seconded by Commissioner Sandifer and **passed by a voice vote of 8 to 0**. (Commissioner Asmus had excused himself from the vote.)

(Commissioner Asmus rejoined the meeting at 9:10 p.m.)

- G. Spirit West Industrial:** Site Development Plan, Architectural Elevations, Landscape Plan and Lighting Plan for an office/warehouse development on a 6.32 acre tract of land, zoned "M-3" Planned Industrial District, and located on the north side of Edison Avenue, east of Spirit of St. Louis Boulevard.

Mr. Rick Clawson, ACI Boland Architect, 11477 Olde Cabin Road, St. Louis, MO speaking on behalf of the petitioner, Scott Properties, stated the following:

- They are proposing three tilt-up, concrete industrial, multi-tenant buildings.

- The rear building would be 37,000 sq. ft. and would house Crown Manufacturing, currently located in the Valley but would relocate to this site.
- Two multi-tenant buildings would be at the front of the site. Building B would be approximately 14,000 sq. ft. and Building C would be approximately 16,000 sq. ft.
- Parking requirements are 187 spaces; 190 spaces are provided.
- Green space requirements are 30%; the proposal shows 30.7% green space.

(Commissioner Macaluso left the meeting at 9:08 p.m.)

Responding to questions from the Commission, Mr. Clawson stated the following:

- Regarding the west and east elevations, additional evergreen plantings could be provided in that area. Berming would not be possible because of the drainage and swaling in the area.

(Commissioner Macaluso rejoined the meeting at 9:12 p.m.)

Commissioner Perantoni made a motion to accept the Site Development Plan, Architectural Elevations, Landscape Plan and Lighting Plan. The motion was seconded by Commissioner Broemmer and **passed by a voice vote of 9 to 0.**

- F. **National City Bank (Chesterfield Commons Six, Outlot 2):** Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Signage for 1.35 acre tract of land, zoned “C-8” Planned Commercial, located north of Chesterfield Airport Road and east of Public Works Drive.

(Commissioner Asmus left the meeting at 9:15 p.m.)

Commissioner Macaluso made a motion to re-consider the previous motion, which approved the Site Development Section Plan, Lighting Plan, Architectural Elevations and Signage, with the Landscape Plan being held for re-submittal. The motion was seconded by Commissioner O’Connor and **passed by a voice vote of 8 to 0.** (Commissioner Asmus had excused himself from the vote.)

Commissioner Macaluso made a motion to approve the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Signage for National City Bank with the condition that the Landscape Plan be re-submitted to, and approved by, the Department, and to specifically include more 2-1/2” caliber trees and more evergreen trees on the lot. The motion was seconded by Commissioner Hirsch and **passed by a voice vote of 8 to 0.** (Commissioner Asmus had excused himself from the vote.)

(Commissioner Asmus rejoined the meeting at 9:17 p.m.)

Chairman Sherman stated that the Commission would vote on Agenda Item VII.D. **Clarkson Square PETCO** after the review of Item IX.B. **Clarkson Square.**

VIII. OLD BUSINESS - None

IX. NEW 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 that the two ordinance amendments requested by the petitioner are defined below:

1. **To increase the number of units from 20 to 26 with a density of 1 unit/11,241 sq. ft.**

The minimum standard for a PEU and R-2 is 1 unit/10,000 sq. ft.

The petitioner meets the minimum requirement of their first amendment request.

2. **To allow three (3) attached units in a couple of areas on the site.**

Their approved PEU ordinance states: "*No building cluster shall contain more than two (2) attached single-family units.*"

The definition of a "*single-family attached dwelling*" states: "*Two (2) or more single-family dwellings sharing common wall areas, each on its own individual lot.*"

A review of the Site Plan shows that there are one-, two- and three-unit clusters each with their own individual lots and setbacks, sharing one and, in some cases, two property lines – both wall and lot.

This proposed amendment meets the minimum standard.

(Commissioner O'Connor left the meeting at 9:21 p.m.)

Staff proposes to update the ordinance for compliance with current City development practices. If any Agency comments are received, they would be incorporated as well. At this time, none of the Agencies have responded. The Department of Public Works has not requested any amendments to the ordinance.

ISSUES:

- Request to see the three-unit elevation.
- Review the drainage with respect to Lots 10 and 11.
- Review the detention basin to make sure it is sized properly and is not too close to the circle.

- B. Clarkson Square:** A request for amendment of City of Chesterfield Ordinance 2020 for Clarkson Square Shopping Center, a “C-8” Planned Commercial District-zoned development and located north of Baxter on the west side of Clarkson Rd.

Senior Planner Annis McCaskill-Clay stated the following:

- The petitioner proposes to remove the theater and add a retail building, which would include a PetCo.
- Upon review of the proposed Amended Site Development Plan, it was determined that there is an issue with the square footage as stated in the governing ordinance.
- To address the issue of square footage, it is proposed that the theater be removed from the square footage calculations. With the removal of the theater, the square footage for Retail could be increased to 108,632 sq. ft.

(Commissioner O'Connor rejoined the meeting at 9:25 p.m.)

Discussion followed regarding the language in the Attachment A which pertained to the height of the proposed PetCo Building. It was determined that the Attachment A would have to be re-worded to show the height specifically for the PetCo Building, as its height would be different than the other buildings on the site.

Commissioner Hirsch made a motion to approve the request for an amendment to Ordinance 2020 with the condition that language would be added to Attachment A that would state *with respect to Lot 1 of Clarkson Square, the height of the building would be measured at 52' on the Baxter Road side and 37.5' on the front of the building facing Clarkson*. The motion was seconded by Commissioner Macaluso.

Discussion followed regarding the wording of the motion. It was determined that once grading begins on the site, problems could result because the language may be too specific. It was agreed that measurement should be from one place instead of two.

Commissioner Hirsch changed his motion to define the measurement as no more than 55' on the south/Baxter Road side of Lot 1. Commissioner Macaluso, as seconder of the motion, accepted the change.

Upon roll call, the vote was as follows:

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

Nay: None

The motion passed by a vote of 9 to 0.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- D. Clarkson Square PETCO:** Site Development Section Plan, Landscape Plan, and Lighting Plan for a retail building in the Clarkson Square development, zoned “C-8” Planned Commercial and located north of Baxter on the west side of Clarkson Rd.

Chairman Sherman made a motion to approve the Site Development Section Plan, Landscape Plan and Lighting Plan subject to the Ordinance amendment being approved by City Council. The motion was seconded by Commissioner Macaluso and **passed** by a **voice vote of 9 to 0.**

X. COMMITTEE REPORTS: - None

- A. Committee of the Whole**
- B. Ordinance Review Committee**
- C. Architectural Review Committee**
- D. Landscape Committee**
- E. Comprehensive Plan Committee**
- F. Procedures and Planning Committee**
- G. Landmarks Preservation Commission**

XI. ADJOURNMENT

The meeting adjourned at 9:45 p.m.

Lynn O'Connor, Secretary