

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
FEBRUARY 28, 2022**

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

I. ROLL CALL

PRESENT

Commissioner John Marino
Commissioner Nathan Roach
Commissioner Jane Staniforth
Commissioner Guy Tilman
Commissioner Steven Wuennenberg
Chair Merrell Hansen

ABSENT

Commissioner Caryn Carlie
Commissioner Allison Harris
Commissioner Debbie Midgley

Councilmember Mary Monachella, Council Liaison
Mr. Nathan Bruns, representing City Attorney Christopher Graville
Mr. Justin Wyse, Director of Planning
Ms. Shilpi Bharti, Planner
Ms. Mary Ann Madden, Recording Secretary

Chair Hansen acknowledged the attendance of Councilmember Mary Monachella, Council Liaison; Councilmember Mary Ann Mastorakos, Ward II; Councilmember Dan Hurt, Ward III; and Councilmember Michael Moore, Ward III.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS - None

V. APPROVAL OF MEETING SUMMARY

Commissioner Marino made a motion to approve the Meeting Summary of the February 14, 2022 Planning Commission Meeting. The motion was seconded by Commissioner Tilman and passed by a voice vote of 6 to 0.

VI. PUBLIC COMMENT

A. P.Z. 17-2021 and P.Z. 18-2021 Legends at Schoettler Pointe

Petitioner:

1. Mr. George Stock, Stock & Associates Consulting Engineers, 257 Chesterfield Business Parkway, Chesterfield, MO – representing Lombardo Homes was available for questions.

In Favor:

1. Mr. Ray Bosenbecker, 1920 Lanchester Court, Chesterfield, MO

Mr. Bosenbecker stated that he is a member of the *Preserve Schoettler* group, which represents over 2,000 Chesterfield citizens. He noted his involvement with this group over the past five years and the group's opposition to an earlier petition proposing a multi-family development housing over 250 residents on the subject site. In comparison, the current proposal requests 13 owner-occupied, single-family homes, which has his full support.

2. Mr. John Green, 1810 Baxter Ridge Drive, Chesterfield, MO

Mr. Green stated that the proposed development of 13 single-family homes will be built in a single phase, which will minimize construction traffic along Schoettler Road. He noted that Lombardo Homes is providing frontage along Schoettler Road to accommodate the eventual widening of the road, and will be clearing undergrowth to improve the sight distance in this area of the road. They will also be addressing the significant storm water challenges and preserving the wooded area north of the proposed homes. He also expressed appreciation to Lombardo Homes for their collaborative approach in developing the site by soliciting input from *Preserve Schoettler*.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS - None

VIII. UNFINISHED BUSINESS

- A. **P.Z. 17-2021 Legends at Schoettler Pointe (Stock and Associates):** A request for a zoning map amendment from the "NU" Non-Urban District and "R1" Residential District to an "E-1/2 AC" Estate One-half Acre District for 9 acres located on the south side of Outer 40 Road and east side of Schoettler Road (19S640152 & 19S640657)

Planner Shilpi Bharti provided the following information about the subject petition:

Request

The applicant is requesting to rezone two parcels from "NU" and "R1" to "E-1/2 AC" Estate District to establish the density for a 13-home single-family residential development. The second step in this process is an additional petition for the same subject site - a zoning map amendment to obtain "PUD" Planned Unit Development zoning (P.Z. 18-2021).

E-1/2 AC District Design Standards

Minimum Lot Size	½ acre
Maximum Height	50 feet
Right-of-Way Setback	20 feet
Side Setback (from property line)	15 feet
Between Structures	30 feet
Landscape Buffers	Required

Since the request is for a conventional zoning, a preliminary development plan is not required. A Public Hearing was held on December 13, 2021 during which no issues were raised.

Commissioner Wuennenberg made a motion to approve P.Z. 17-2021 Legends at Schoettler Pointe (Stock and Associates). The motion was seconded by Commissioner Tilman.

Upon roll call, the vote was as follows:

**Aye: Commissioner Tilman, Commissioner Wuennenberg,
Commissioner Marino, Commissioner Roach,
Commissioner Staniforth, Chair Hansen**

Nay: None

The motion **passed** by a vote of 6 to 0.

- B. P.Z. 18-2021 Legends at Schoettler Pointe (Stock and Associates):** A request for a zoning map amendment from an “E-1/2 AC” Estate One-half Acre District to a “PUD” Planned Unit Development for 9 acres located on the south side of Outer 40 Road and east side of Schoettler Road (19S640152 & 19S640657).

Planner Shilpi Bharti provided the following information about the subject petition:

Request

The applicant is requesting a PUD designation as the second step of a two-step change of zoning process, which would allow a 13-home single-family residential development with 1/2 acre density.

Applicant’s Proposal

- 30% Open Space
- 32.8% of existing tree canopy to be preserved
- 1 vehicular access point from Schoettler Road
- Amenities:
 1. Entrance Octagon Gazebo and ornamental planting for a sitting/meeting area for walkers along Schoettler Road.
 2. Couple swing near the entrance.
 3. Lookout/pedestrian gathering space with benches, pavers, and ornamental planting near cul-de-sac.
 4. A firepit with benches placed inside the island of the cul-de-sac.

Requested Lot Criteria

Development Standards	Applicant PUD Request
Lot Size	10,000 sq. ft.
Maximum Height of Structure	45 feet
Front Setback from any right-of-way	20 feet
Side Setback from property line	6 feet
Rear Setback from property line	15 feet
Landscape Buffer	30 feet

Issues

Below are the four issues raised during the December 13th Public Hearing, and the Applicant's response:

Issue # 1 - Side setback concerns regarding the ability to get equipment within the setback to maintain the landscape appearance.

The Applicant has increased the side setback from 5 feet to 6 feet.

Issue # 2 - Topography concerns regarding the significant grade change on the west and north side of the subject site.

The Applicant has noted that the proposed grading does not impact adjoining properties and that project disturbance will be contained within the subject property. Site design utilizes retaining walls, varying in height from 1 to 20 feet.

Issue #3 – Proposed amenities

The Applicant has added two additional amenities since the Public Hearing – one near the entrance and one at the cul-de-sac.

Issue #4 – Information was requested about the additional 15-foot landscape buffer along the eastern property line.

The Applicant has stated that the additional 15-foot buffer spans the rear of Lots 1-9, and will be maintained by the Homeowner's Association.

Sight Distance

There will not be any landscaping of trees or shrubs near the sight distance triangle.

Resident Support

After the Public Hearing, Staff received a letter from *Preserve Schoettler* in support of P.Z. 17-2021 and P.Z. 18-2021, which has been included in the meeting packet.

Discussion

Commissioner Wuennenberg made a motion to approve P.Z. 18-2021 Legends at Schoettler Pointe (Stock and Associates). The motion was seconded by **Commissioner Tilman**.

Chair Hansen noted that the proposed development meets the requirements of the Comprehensive Plan.

Retaining Walls

Referring to the retaining wall and steep drop-off, Commissioner Marino asked if anything would be installed on top of the wall. Mr. Stock explained that an anodized black aluminum fence will be installed on top of the retaining wall for protection purposes.

Highcroft and Schoettler Intersection

Mr. Stock explained that there will be a stop condition at both Highcroft and at the access point to the proposed development; Schoettler Road will continue through with a no-stop condition.

Line of Sight

Mr. Stock explained that the line of sight requires a clear view several hundred feet in both directions. This will be accomplished through grading and removal of the existing vegetation.

Amenities

Commissioner Marino expressed his appreciation for the Applicant's proposal to preserve the natural wooded area.

Commissioner Staniforth asked for further information regarding the firepit and gazebo amenities. Mr. Stock stated that the gazebo is tied to the sidewalk along Schoettler Road and will include benches. It is intended as a gathering place for both the subdivision and pedestrians along Schoettler Road. The firepit will be placed on a concrete surface within the cul-de-sac island, which is 32 feet in diameter. Benches will be provided in this area also and it is anticipated that there will be room for about a dozen people.

The overlook area is approximately the same size as the island area with green area, hardscape, and benches. The overlook provides a view of the wooded area and the storm water management basin below, which will be a landscaped rain garden.

Chair Hansen inquired as to whether electricity will be provided in the gathering places. Mr. Stock indicated that they would look into the matter.

Mr. Justin Wyse, Director of Planning, thanked the development team for their efforts in working with MSD in getting the pump station removed from the site. He also thank them for their coordination in meeting with the residents on numerous occasions. Mr. Stock also acknowledged his appreciation for all of the input from the residents throughout this process.

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

**Aye: Commissioner Wuennenberg, Commissioner Marino,
Commissioner Roach, Commissioner Staniforth,
Commissioner Tilman, Chair Hansen**

Nay: None

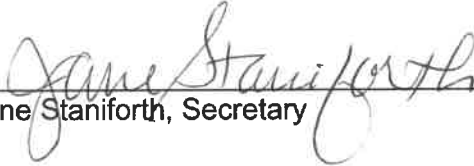
The motion passed by a vote of 6 to 0.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:30 p.m.



Jane Staniforth, Secretary