



**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
FEBRUARY 27, 2017**

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

I. ROLL CALL

PRESENT

ABSENT

Commissioner Wendy Geckeler
Commissioner Merrell Hansen
Commissioner Allison Harris
Commissioner Laura Lueking
Commissioner John Marino
Commissioner Debbie Midgley
Commissioner James Rosenauer
Commissioner Steven Wuennenberg
Chair Stanley Proctor

Mayor Bob Nation
Councilmember Dan Hurt, Council Liaison
Mr. Christopher Graville, City Attorney
Mr. Justin Wyse, Director of Planning & Development Services
Ms. Jessica Henry, Senior Planner
Ms. Cecilia Hernandez, Project Planner
Ms. Mary Ann Madden, Recording Secretary

Chair Proctor acknowledged the attendance of Mayor Bob Nation; Councilmember Dan Hurt, Council Liaison; Councilmember Guy Tilman, Ward II; and Councilmember Nathan Roach, Ward IV. He then welcomed new Planning Commissioner James Rosenauer.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS – Commissioner Wuennenberg read the “Opening Comments” for the Public Hearings.

- A. P.Z. 17-2016 Grand Reserve (Hardesty Development, LLC):** A request for a zoning map amendment from the “NU” Non-Urban District and the “R-3” Residence District to a “R-4” Residence District for a 12.605 acre tract of located on the south side of Olive Boulevard, approximately 2,200’ east of the intersection of Olive Boulevard and Chesterfield Parkway (18S620427, 18S620812, 18S620823, 18S640184, 18S620087, 18S620834, & 18S640205).

STAFF PRESENTATION:

Senior Planner Jessica 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 Information

The site is comprised of seven different parcels, or portions of parcels. The only structures within the area to be rezoned are three single-family homes. The Petitioner has indicated their intent to construct 35 single-family, detached homes on the 12.605 acre site.

Comprehensive Land Use Plan

The City’s Comprehensive Land Use Plan designates the subject site as *Residential, Single Family*. The requested “R-4” Residence District is a single-family residential zoning making it consistent with the City’s Comprehensive Plan Land Use designation.

“R-4” Residence District Regulations

Because the “R-4” Residence District is a conventional zoning district vs. a planned zoning district, there will be no Preliminary Plan or site-specific ordinance prepared in conjunction with this request. If approved, the development would be required to adhere to the “R-4” district regulations and all applicable regulations of the City’s Unified Development Code.

Some of the “R-4” district regulations for single-family dwelling structures are listed in the table below:

Minimum Lot Size	7,500 square feet
Setbacks	20 foot front yard setback 6 foot side yard setback 15 foot rear yard setback
Maximum Height	3 stories/45 feet

Property Survey

The Petitioner has submitted a Property Survey showing all existing improvements on the site. An outboundary description of the property has also been provided, as required by City Code.

Tree Stand Delineation

A Tree Stand Delineation has been submitted in accordance with the City’s Unified Development Code requirements.

Discussion

Commission members asked for a comparison between “R-4” and “R-3” district design criteria, which will be provided in the next Staff Report.

Commissioner Wuennenberg expressed concern that the required 20-foot landscape buffer between the subject site and the two adjacent “R-3” developments may not be large enough.

PETITIONER'S PRESENTATION:

The following individuals were present representing the Petitioner:

1. Mr. Brett Hardesty, Managing Member of Hardesty Development Company, LLC, 232 Chesterfield Industrial Blvd., Chesterfield, MO.
2. Mr. Dan Manning, Doster, Ullom, Boyle, 16090 Swingley Ridge Road, Ste. 620, Chesterfield, MO was available for questions.
3. Ms. Kate Stock, Stock & Associates Consulting Engineers, 257 Chesterfield Business Parkway, Chesterfield, MO was available for questions regarding the Alta Survey and Tree Stand Delineation.

Mr. Hardesty gave background information on the Hardesty Company noting that he has been in business for 35 years building over 700 homes in the region. Mr. Hardesty explained that the high-style homes proposed for the Grand Reserve, at the base level, range in size from 1,800-2,300 square feet and are priced from the low-\$500,000s to the mid-\$600,000s. It is anticipated that some homes will be much higher-priced because of added custom options. The homes are smaller, but well-appointed, and designed for empty-nesters. All the homes will be single-family, detached villas and will be maintained by the owner. The Homeowners Association will maintain the entrance monuments, street lights, common ground, and landscaping.

Some of the design elements include two-foot brick returns on the side of the home, Dutch-hipped roofs, carriage-style garage doors, low-maintenance exteriors, architectural-grade roof shingles, and exposed aggregate drives, porches, and walks. They also offer three pre-planned exterior color palettes for a harmonious look; landscaping packages with irrigation systems, and mailboxes to maintain continuity.

Mr. Hardesty stated that they have met with the residents surrounding the subject site, and he feels the project was well-received.

Discussion

Commissioner Geckeler asked whether the four monarch trees and one pecan tree on the site will be preserved. Mr. Hardesty replied that they are working on preliminary engineering at this time and will be in compliance with the Unified Development Code. There is a lot of grading to be done on the site but they do try to save as many trees as possible.

Commissioner Lueking asked for confirmation that all the proposed homes are detached structures. Mr. Hardesty confirmed that they are.

Commissioner Wuennenberg restated his concern about the buffering between the subject site and the "R-3" subdivisions of White Plains and Chesterfield Plantation. Mr. Hardesty indicated that trees will be placed in the back yards of all the homes as they make the sites easier to sell. He added that there will not be any development up against the White Plains subdivision as that piece of property will remain as-is.

SPEAKERS IN FAVOR:

1. Mr. Ken Ruff, 14608 Laketrails Court, Chesterfield, MO passed on speaking.

2. Mr. Dean Goldenstein, Presiding President of the Church Council, St. John's United Church of Christ, 14845 Pheasant Hill Court, Chesterfield, MO.

Mr. Goldenstein stated that the Church Council of 12 members had many meetings on this proposal, along with 4 informational meetings with the church's congregation. A congregational vote resulted in 105 votes for the proposal, 11 against, and 1 abstention. Mr. Goldenstein stated that St. John's supports both the project and Mr. Hardesty, noting that he is a local developer with a good reputation.

SPEAKERS IN OPPOSITION:

1. Mr. Kevin Peters, Chesterfield Plantation subdivision, 15588 Hitchcock, Chesterfield, MO.

Mr. Peters noted his concerns as follows:

- Proposed Zoning: He disagrees with the proposed "R-4" zoning and thinks the site could be developed just as easily under the "R-3" zoning designation. He noted that under "R-3" the required side yard setback is 8 feet compared to 6 feet under "R-4". Having a larger side yard setback is important to him given the fact that the sides of the proposed houses will be visible from his property.
- Bio-Retention Areas: Because of the grade change, there will be bio-retention areas and a large retaining wall very close to the back of their "R-3" subdivision.
- Removal of Trees: He has concerns about the tree stand being removed and replaced with younger trees instead of mature trees.
- Grading and Impermeable Surfaces: The grading and addition of impermeable surfaces puts a great taxation on the stormwater and sewer systems, all of which will be impactful on the Chesterfield Plantation subdivision, which sits 60 feet below the subject site.
- Screening: During construction, he feels that the area abutting their subdivision will be "rough looking" and they will have to wait for the screening to come in. It is his hope that appropriate screening will be provided for the long-term.

Discussion

Councilmember Hurt asked Mr. Peters if there is currently a water problem in the Chesterfield Plantation subdivision. Mr. Peters replied that there is not but he has concerns about the location and concentration of water above his property. Councilmember Hurt explained that the City has developed design criteria so that when developers put in detention basins, the outflow must be 25% less than the current outflow. While this doesn't mean there will be less water, it does let the water out more slowly. Since the water flow will be slower, Mr. Peters expressed concern that the area will remain wet for a longer period of time which could result in bug problems.

2. Mr. David Rosen, Chesterfield Plantation subdivision, 15593 Hitchcock Road, Chesterfield, MO.

Mr. Rosen noted his concerns as follows:

- Retention Pond: They were told by the builder that the retention pond will be a "mud pit" for about two years.
- Retaining Wall: Speaker then provided a photo of the present view from his house up towards the hill, which at times includes deer, owls, and hawks. He also provided a photo of a retaining wall that he believes will be his view if the

site is developed since the builder has indicated that a retaining wall will be installed, with some areas of it being 12-feet high. He stated that the houses facing the retaining wall in the photo went down in sales value by \$200,000 compared to identical houses on the other side of the street.

- Water Run-off: They presently have semi-regular floods of fecal matter because the Villas at Chesterfield Pointe back up the sewer system and it flows into the fresh water system. After these occurrences, MSD has to come out and bleach the entire area; and there are concerns that the proposed development will exacerbate the situation.
- Loss of Value: Concern that they will lose both enjoyment and value of their homes.

Mr. Rosen stated that he has no objection to the developer building to the top of the last ridge because then a 12-foot high retaining wall would not be required. Consequently, he asked that the Commission not rezone the last portion of the site that would allow building down to the street level. If this area is rezoned, Mr. Rosen recommended that the builder be required to provide an escrow of \$1 million to recompense the five homeowners in Chesterfield Plantation who will experience a loss in home value.

Discussion

Councilmember Hurt stated that it would be very difficult to set up an escrow related to market values. Mr. Rosen responded by asking that development not be allowed past the crest of the last hill to prevent the requirement of a 12-foot retaining wall.

SPEAKERS – NEUTRAL:

1. Mr. Norman Handshear, Villas at Chesterfield Point, 938 Chesterfield Villas Circle, Chesterfield, MO.

Mr. Handshear stated that he lives in villas on the east side of the site. Because of the elevation of the property, he has concerns that water will come downhill right towards his property. He requested more information on how that elevation will be handled and how the water run-off up against his property will be addressed. He noted that in the past there were water issues where the water settled at the low point of the lower level of the units, but this has been resolved.

Mr. Handshear also inquired as to whether there will be any connectivity to the Villas' property or whether the only entrance will be off of Olive Street.

Discussion

Councilmember Hurt assured Mr. Handshear that the City's design criteria addresses run-off issues. He then suggested that Mr. Handshear view the Schoettler Grove site now under construction at Schoettler and Clayton Roads as this whole area was a very difficult water shed. Stock & Associates provided the engineering work at this site and the City is now seeing an end to the water issues in that area.

Mr. Handshear pointed out that the existing tree line is effective in screening the subject site, but he noted that it appears the trees will be removed. As a result, he has concerns about both the aesthetics and water run-off.

ISSUES:

Ms. Henry thanked the Commission and the public for the discussion. She stated that the issues raised would be addressed during future phases of the development but noted that they are not relevant to the zoning. Consequently, the petition to rezone will be placed on a future Planning Commission agenda for vote.

Discussion

Question was raised as to whether the area located at the end of the cul-de-sac on Hitchcock Road is part of the rezoning process. Ms. Henry clarified that these two lots were platted as Lots A and B of the Chesterfield Plantation subdivision and confirmed that they are part of the rezoning request. City Attorney Chris Graville asked whether there are any subdivision restrictions related to this area. Mr. Manning of Doster, Ullom, Boyle replied that they are working with a title company regarding this matter, but they do not anticipate it will be an issue with respect to the ability to build on the property.

Responding to Commissioner Geckeler's request for a comparison between "R-3" and "R-4" design criteria, it was agreed that such information would be provided in the next Staff Report.

Commissioner Lueking asked if the referenced 12-foot retaining wall would be located in the area of the two Chesterfield Plantation lots near the Hitchcock Road cul-de-sac. Mr. Hardesty replied that there will be a berm from Hitchcock's cul-de-sac which will be buffered with landscaping. He explained that the retention basin goes in the ground, not a retaining wall holding it up, so not much will be seen. What will be seen from the Hitchcock cul-de-sac area will be a hill with trees and then a six-foot retaining wall that goes down into the ground - not up out of the ground.

Mr. Hardesty then addressed concerns about the mud pit stating that both the City and MSD have a requirement that no sediment can leave the site. The basin is designed to be a sedimentation basin but because it will be in the ground, it won't be seen unless one walks up to it. There will be a 6-8 foot wall associated with the basin but the area will be landscaped so not much of it will be visible. The sediment will be collected and hauled off site. In addition, they are required to improve the existing water quality and the existing discharge rate.

Commissioner Geckeler asked whether any portion of Woodland B, shown on the Tree Stand Delineation in the area backing up to Hitchcock, would be left intact. Mr. Hardesty replied that this area is shown as mostly detention on their preliminary designs which will require extensive grading; consequently those trees will not be saved. He did point out that most of the vegetation in Woodland C would be remaining.

Ms. Henry then summarized that Staff will prepare a Vote Report which includes a comparison between the "R-3" and "R-4" districts.

- B. P.Z. 18-2016 17511 Chesterfield Airport Road (Palio Partners):** A request for a zoning map amendment from an "NU" Non-Urban District to a "PC" Planned Commercial District for a 13 acre tract located north of Chesterfield Airport Road, east of Long Road, west of Arnage Blvd, and south of Interstate 64/US 40 (17U510084).

STAFF PRESENTATION:

Senior Planner Jessica 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 Information

The site is comprised of a single parcel that is 13 acres in size and was zoned “NU” by St. Louis County prior to the City’s incorporation. The site is currently vacant.

Zoning

The requested “PC” Planned Commercial zoning is compatible with the surrounding land use patterns.

Comprehensive Land Use Plan

The Comprehensive Land Use Plan designates the subject site as *Mixed Commercial*. The site is also located within the Chesterfield Valley planned area. If the zoning is approved, any future site development plans would be required to adhere to all applicable Chesterfield Valley design policies.

Requested Uses

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| 1. Church and other places of worship | 25. Restaurant – Take Out |
| 2. Community Center | 26. Retail Sales Establishment – Community |
| 3. Arena and Stadium | 27. Retail Sales Establishment – Neighborhood |
| 4. Art Gallery | 28. Retail Sales Establishment – Regional |
| 5. Art Studio | 29. Animal Grooming Service |
| 6. Auditorium | 30. Barber or Beauty Shop |
| 7. Banquet Facility | 31. Check Cashing Facility |
| 8. Recreation Facility | 32. Drug Store and Pharmacy |
| 9. Office-dental | 33. Drug Store and Pharmacy, with Drive Thru |
| 10. Office-general | 34. Dry Cleaning Establishment |
| 11. Office-medical | 35. Dry Cleaning Establishment, with Drive Thru |
| 12. Automobile dealership | 36. Financial Institution, No Drive Thru |
| 13. Automotive retail supply | 37. Financial Institution, Drive Thru |
| 14. Bakery | 38. Hotel and Motel |
| 15. Bar | 39. Hotel and Motel - Extended Stay |
| 16. Brewpub | 40. Laundromat |
| 17. Coffee Shop | 41. Oil Change Facility |
| 18. Coffee Shop, drive thru | 42. Theatre, Indoor |
| 19. Filling Station and Convenience Store
with Pump Stations | 43. College/University |
| 20. Grocery-community | 44. Specialized Private School |
| 21. Grocery-neighborhood | 45. Vocational School |
| 22. Grocery-Supercenter | 46. Hospital |
| 23. Restaurant – Sit Down | 47. Day Care Center |
| 24. Restaurant – Fast Food | 48. Vehicle Repair and Service Facility |

Preliminary Plan

The Preliminary Plan shows five lots for development, each containing a single building. Primary access to the development is a single-access point off of Chesterfield Airport Road. This access point will be utilized by the AutoZone development currently under construction and will be enlarged to serve the entire development. The development will also be served in an east-west manner by the extension of Arnage Boulevard.

Items under Review by Staff

- Requested Uses
- Location/configuration of access & internal drive
- Preliminary Plan revisions
- Agency Comments

PETITIONER'S PRESENTATION:

1. Mr. Eric Kirchner, Cochran Engineering – representing Save Gasoline and Palio Partners, 8 East Main Street, Wentzville, MO.

Mr. Kirchner stated that the subject parcel is one parcel known as Lot 2 of the 84 Lumber plat. The project adjoins the AutoZone development currently being constructed. The Petitioner is requesting a mixed-use type of development with retail, restaurant, hotel, and general service uses. The Preliminary Plan shows a 55-foot setback along 64/40; a 30-foot setback along Chesterfield Airport Road; and 10-foot interior setbacks for the front, rear, and sides. A 30-foot landscape buffer is also required along Chesterfield Airport Road. The access off of Chesterfield Airport Road will be widened and connected to the western extension of Arnage Road.

Mr. Kirchner noted that the Petitioner is working on obtaining tenants for the site, but at this time he was not aware of any firm commitments.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

ISSUES:

Commissioner Marino asked for a summary of the comparable properties as it relates to auto dealerships and any restrictions placed upon them in this area.

Commissioner Wuennenberg read the Closing Comments for the Public Hearings.

V. APPROVAL OF MEETING SUMMARY

Commissioner Hansen made a motion to approve the Meeting Summary of the February 13, 2017 Planning Commission Meeting. The motion was seconded by Commissioner Midgley and **passed by a voice vote of 8 to 0 with 1 abstention from Commissioner Harris.**

VI. PUBLIC COMMENT

1. Mr. Ed Crader, Monsanto, 800 North Lindbergh Boulevard, St. Louis, MO, representing the Petitioner, stated he was available for any questions regarding **Monsanto Chesterfield Campus, Light Fixture Request.**

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. **16825 N Outer 40 Rd (Chesterfield Valley Nursery) Sign Package:** A request for a Sign Package to establish sign criteria for the Chesterfield Valley Nursery for a 76.7 acre tract of land located north of I-64/US 40, and east of Boone's Crossing.

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Sign Package for 16825 N Outer 40 Rd (Chesterfield Valley Nursery). The motion was seconded by Commissioner Marino and **passed** by a voice vote of 9 to 0.

- B. **Highland on Conway (Delmar Gardens III), Sign Package:** A request for a Sign Package to establish sign criteria for the Highland on Conway development located north of I-64, south of Conway Road, east of Chesterfield Parkway, west of Timberlake Manor Parkway.

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Sign Package for Highland on Conway (Delmar Gardens III) with 2 wall signs as presented in the Sign Package, 1 monument sign, and up to 4 directional signs. The motion was seconded by Commissioner Midgley and **passed** by a voice vote of 9 to 0.

- C. **Hilltown Village Center (AAE):** Amended Architectural Elevations and Architect's Statement of Design for a 13.0 acre tract of land zoned "C-8" Planned Commercial District located at the northeast corner of the intersection of Olive Boulevard and Chesterfield Parkway (18S521108 & 18S630327).

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Amended Architectural Elevations and Architect's Statement of Design for Hilltown Village Center. The motion was seconded by Commissioner Lueking and **passed** by a voice vote of 9 to 0.

- D. **Monsanto Chesterfield Campus, Light Fixture Request:** A request for a decorative light fixture for a 200.51 acre tract of land zoned "UC" Urban Core District located on the north side of Chesterfield Pkwy West, approximately 2,000 feet east of City Center Dr.

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Light Fixture Request for Monsanto Chesterfield Campus. The motion was seconded by Commissioner Geckeler and **passed** by a voice vote of 8 to 0 with 1 abstention. *(Chair Proctor noted that he abstained from voting because of his past and present relationship with Monsanto.)*

VIII. UNFINISHED BUSINESS - None

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 8:17 p.m.

Steve Wuennenberg, Secretary