



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

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

I. ROLL CALL

PRESENT

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

ABSENT

Chair Stanley Proctor

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. Cassandra Harashe, Project Planner
Mr. Mike Knight, Project Planner
Ms. Mary Ann Madden, Recording Secretary

Acting Chair Hansen acknowledged the attendance of Councilmember Dan Hurt, Council Liaison; Councilmember Barbara McGuinness, Ward I; Councilmember Guy Tilman, Ward II; and Councilmember Nathan Roach, Ward IV.

Mr. Justin Wyse, Planning & Development Services Director, introduced the Department's two new Project Planners - Mike Knight and Cassie Harashe, who were welcomed by the Planning Commissioners.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

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

- A. **P.Z. 06-2017 City of Chesterfield (Unified Development Code-Article 3 and 4)**: An ordinance amending the Use Table for Residential Districts found in Article 3 of the Unified Development Code and amending Article 4-01 Architectural Review Design Standards of the Unified Development Code.

STAFF PRESENTATION:

Senior Planner Jessica Henry stated that the Unified Development Code was adopted by the City Council in June, 2014. The purpose of the subject Public Hearing is to amend portions of this code.

Article 3

The first set of necessary amendments are located within Article 03-06 “Residential Use Table” of the UDC. The revisions to Article 3 will clarify a small number of permitted and conditional uses in the Use Table for Residential Districts. The following revisions are necessary due to unintentional changes that occurred to the “LLR” Large Lot Residential District, “R-4” Residential District, and the “R-5” Residential District:

- The current Use Table for Residential Districts shows that *Livestock and Stables* are permitted in the “LLR” District; however, this use should be classified as a **Conditional Use** only.
- The current Use Table for Residential Districts shows that *Multi-Family* and *Single-Family Attached Homes* are permitted in the “R-4” District; however, these uses are **not permitted** in the “R-4” District.
- The current Use Table for Residential Districts shows that *Multi-Family* is permitted in the “R-5” District; however, this use is **not permitted** in the “R-5” District.

These revisions will restore the Unified Development Code’s Residential Use Table to its originally-intended form.

Article 4

This amendment pertains to Article 04-01 “Architectural Review Design Standards” of the Unified Development Code. Staff has been directed by the Planning and Public Works Committee to place new restrictions on residential architecture. Specifically, the Committee has expressed a desire to minimize the amount of concrete foundation that is exposed on residential construction. The proposed language approved by the Planning and Public Works Committee pertains to exterior elements for both residential and multi-family architecture as shown below:

- Primary building material shall be extended and installed so that no more than twelve (12) inches of concrete foundation wall is exposed.

Ms. Henry stated that the Public Hearing is the first step in this process. Once the Planning Commission has made a recommendation regarding these proposed amendments, the revisions will be presented to the Planning and Public Works Committee. They will then be forwarded to City Council for two separate readings before being adopted into the Unified Development Code.

Discussion

Non-Urban Properties

Questions were raised as to how properties currently zoned “NU” Non-Urban would be categorized and reviewed. Ms. Henry replied that the “NU” District is a stand-alone district, and while not currently active, it is a valid zoning district for existing properties. Generally, newly-created lots over three acres in size and zoned “NU” are allowed to have one-single family home. If the site is larger than three acres, it would be allowed to sub-divide down into three-acre lots through the subdivision process. Any new construction or additions to the site would be reviewed against the UDC requirements. Ms. Henry added that the “NU” District is a valid zoning category which has specific criteria. Any new construction or additions on an “NU” property would be reviewed by Staff through the Municipal Zoning Approval process and would be reviewed against all code criteria.

Exposed Concrete Foundation Walls

Ms. Henry confirmed that the current Code does not require developers to do anything to exposed concrete foundation walls. The proposed language addressing foundation walls would not require painted concrete; it requires that the primary building material be extended so that no more than 12 inches of concrete foundation wall would be exposed.

Facades Visible from Streets

Discussion was held regarding the current language within Article 04-01 of the UDC regarding “External Elements” with Commissioner Lueking recommending that the language be revised as follows (change shown in **bold**):

*Use architectural elements and materials matching the front façade on the sides and rear of the structure where the **front** façade is visible from streets external to the subdivision.*

Ms. Henry pointed out that the Public Hearing for Article 04 of the UDC has been advertised according to State statute and is open for amendments at this time. She explained that the intent of the above language is to require a mix of building materials from the front façade to be utilized on the sides and rear of any home that is visible from an external street. She added that the above recommendation would provide clarification for Staff.

Mr. Justin Wyse, Director of Planning and Development Services stated that when this petition is brought forward for vote later in the meeting, it would be appropriate for the Commission to consider a motion clarifying this section of the code.

SPEAKERS IN FAVOR:

Councilmember Barbara McGuinness, 95 Riverbend Drive, Chesterfield, MO.

Ms. McGuinness noted her support of the recommended amendment to Article 04-01 of the UDC requiring siding to grade so that no more than 12 inches of concrete foundation wall is exposed.

Councilmember Hurt then recognized Councilmember McGuinness as being the first Chair of the Planning Commission and acknowledged her many contributions to the City.

Commissioner Wuennenberg read the Closing Comments for the Public Hearing.

V. APPROVAL OF MEETING SUMMARY

Commissioner Wuennenberg made a motion to approve the Meeting Summary of the March 13, 2017 Planning Commission Meeting. The motion was seconded by Commissioner Marino and passed by a voice vote of 8 to 0.

VI. PUBLIC COMMENT

The following individuals were present representing the Petitioner for **P.Z. 14-2016 18331, 18333 & 18335 Chesterfield Airport Rd. (LSL I, LLC and LSL II, LLC.)** and indicated they were available for questions:

1. Mr. Steve Randall, Cochran Engineering, 30 Raleigh Court, Wentzville, MO.
2. Mr. Chris Nasrallah, 851 Somerton Ridge Drive, Creve Coeur, MO.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. **MPD Investments, Lot 2 (Beyond Self Storage) Sign Request:** A request for a temporary sign to exceed thirty two (32) square feet outline area for a 2.99 acre tract of land located on the north side of North Outer 40 Rd, west of its intersection with Boone's Crossing (17U520159).

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Sign Request for MPD Investments, Lot 2 (Beyond Self Storage). The motion was seconded by Commissioner Harris and passed by a voice vote of 8 to 0.

- B. **Warwick on White Road Record Plat:** A Record Plat for an 8.31 acre tract of land zoned "R-2" Residence District and located southeast of the intersection of White Road and Greentrails Drive.

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Record Plat for Warwick on White Road. The motion was seconded by Commissioner Lueking and passed by a voice vote of 8 to 0.

VIII. UNFINISHED BUSINESS

- A. **P.Z. 06-2017 City of Chesterfield (Unified Development Code-Article 3 and 4):** An ordinance amending the Use Table for Residential Districts found in Article 3 of the Unified Development Code and amending Article 4-01 Architectural Review Design Standards of the Unified Development Code.

Senior Planner Jessica Henry stated that the Public Hearing for this petition was held earlier this evening. She noted that Staff is ready for a vote if the Planning Commission chooses to do so.

Commissioner Wuennenberg made a motion to approve P.Z. 06-2017 City of Chesterfield (Unified Development Code-Article 3 and 4). The motion was seconded by Commissioner Harris.

Commissioner Lueking then made a motion to amend the motion to revise the language in Article 04-01 of the UDC regarding “External Elements” as shown below (revision shown in bold):

Use architectural elements and materials matching the front façade on the sides and rear of the structure where the ~~front~~ façade is visible from streets external to the subdivision.

The motion was seconded by Commissioner Harris.

Discussion

Councilmember Hurt asked for clarification as to whether the above amendment would refer to streets within an adjacent subdivision. Ms. Henry stated that Staff regularly interprets this requirement as streets that are not platted as a part of the subdivision; with respect to adjacent subdivision streets, it becomes discretionary as to whether or not the lots are visible from a public street within an adjacent subdivision. Staff generally interprets this requirement as referring to sides and rears of structures that front on external, public streets and that are highly visible.

Additional discussion followed as to whether Staff needed further clarification in the language in order to sufficiently interpret its intent. Ms. Henry noted that Staff would be comfortable with the proposed amended language when making a determination in zoning projects or subsequent site development plans.

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

**Aye: Commissioner Harris, Commissioner Lueking,
Commissioner Marino, Commissioner Midgley,
Commissioner Rosenauer, Commissioner Wuennenberg,
Commissioner Geckeler, Acting Chair Hansen**

Nay: None

The motion **passed** by a vote of 8 to 0.

Acting Chair Hansen then called for the vote on the motion to approve P.Z. 06-2017 City of Chesterfield (Unified Development Code-Article 3 and 4), as amended. Upon roll call, the vote was as follows:

**Aye: Commissioner Lueking, Commissioner Marino,
Commissioner Midgley, Commissioner Rosenauer,
Commissioner Wuennenberg, Commissioner Geckeler,
Commissioner Harris, Acting Chair Hansen,**

Nay: None

The motion passed by a vote of 8 to 0.

- B. P.Z. 14-2016 18331, 18333 & 18335 Chesterfield Airport Rd. (LSL I, LLC and LSL II, LLC.):** A request for a zoning map amendment from a “M3” Planned Industrial District to a “PC” Planned Commercial District for a 16.0 acre area of land at 18331, 18333 and 18335 Chesterfield Airport Rd., located at the northwest side of the intersection of Chesterfield Airport Rd. and Spirit of St. Louis Blvd. (17V410060, 17V410026 and 17V410037).

Senior Planner Jessica Henry stated that the Public Hearing for this petition was held on December 12, 2016 at which time Staff identified several issues pertaining to the consistency of the proposed land uses, the appropriateness of placing restrictions on those land uses, and the proposed density. No other issues were identified by the Planning Commission at that time.

In response to the issues, the Petitioner has made several changes to their request, as noted below:

- Eliminated all automotive uses and drive-thru uses;
- Agreed to the prohibition of outdoor sales and storage;
- Limited the hours of operation for retail uses; and
- Reduced the density through a limited Floor Area Ratio and establishing a maximum floor area for individual buildings.

All of these changes have been incorporated into the draft Attachment A prepared for the Planning Commission’s consideration.

Upon receiving no additional comments or issues from the Commission, Ms. Henry stated that the petition will be brought back to the Commission for a vote at a future meeting.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:45 p.m.

Steve Wuennenberg, Secretary