



**PLANNING COMMISSION  
OF THE CITY OF CHESTERFIELD  
JUNE 22, 2020**

**VIRTUAL MEETING**

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

**I. ROLL CALL**

**PRESENT**

Commissioner Allison Harris  
Commissioner John Marino  
Commissioner Debbie Midgley  
Commissioner Gene Schenberg  
Commissioner Jane Staniforth  
Commissioner Guy Tilman  
Commissioner Steven Wuennenberg  
Chair Merrell Hansen

**ABSENT**

Councilmember Dan Hurt, Council Liaison  
Mr. Michael Lindgren, representing City Attorney Christopher Graville  
Mr. Justin Wyse, Director of Planning  
Mr. Mike Knight, Assistant City Planner  
Mr. Chris Dietz, Planner  
Ms. Annisa Kumerow, Planner  
Ms. Mary Ann Madden, Recording Secretary

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

Chair Hansen also noted that James Rosenauer has completed serving his term on the Planning Commission and acknowledged his “dedication and heartfelt effort” to all that he did noting that his “voice made a positive difference for the Commission and the community”.

**II. PLEDGE OF ALLEGIANCE**

**III. SILENT PRAYER**

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

- A. **P.Z. 04-2020 234 Chesterfield Industrial Boulevard (Success Promotions)**: A request for a zoning map amendment from the “M3” Planned Industrial District to the “PI” Planned Industrial District for a tract of land totaling 1.212 acres located on the east side of Chesterfield Industrial Boulevard, south of its intersection with Edison Avenue (18U430158).

**STAFF PRESENTATION:**

Planner Chris Dietz gave a PowerPoint presentation showing photographs of the site and surrounding area. Mr. Dietz then provided the following information about the subject site:

**Request**

The Applicant is requesting to re-zone from “M-3” to “PI” in order to secure the *office* use. Under the current “M3” Planned Industrial District zoning, the *office* use is only allowed as an accessory use for up to 50% of the total building floor space. Rezoning to “PI” Planned Industrial District would allow office uses (*general, medical, dental*) to be fully permitted uses.

The Applicant is requesting a total of 35 permitted uses, of which 18 are new uses.

**Permitted Uses to Remain:**

- |  |  |
|--|--|
| 1. Postal Stations   | 11. Manufacturing, Fabrication Assembly, Processing, or Packing, Except Explosives or Flammable Gases or Liquids |
| 2. Gymnasium   | 12. Research Laboratory and Facility   |
| 3. Public Building Facilities Owned or Leased by the City of Chesterfield                      | 13. Warehouse, General   |
| 4. Public Safety Facility  | 14. Yard for Storage of Contractors' Equipment, Materials and Supplies   |
| 5. Plumbing, Electrical, Air Conditioning, and Heating Equipment Sales, Warehousing and Repair | 15. Vocational School  |
| 6. Broadcasting Studio   | 16. Vocational School with Outdoor Training  |
| 7. Commercial Service Facility   | 17. Public Utility Facility  |
| 8. Industrial Sales, Service, and Storage  |  |
| 9. Laboratory-Professional, Scientific   |  |
| 10. Mail Order Sales Warehouse   |  |

**New Uses Requested**

- |   |   |
|---|---|
| 1. Administrative Offices for Educational or Religious Institutions             | 9. Automotive Retail Supply                     |
| 2. Church or Other Place of Worship   | 10. Animal Grooming Service                     |
| 3. Sales Yard Operated by a Church, School or Other Not-for-Profit Organization | 11. Day-Care Center                             |
| 4. Union Halls and Hiring Halls   | 12. Financial institution, No Drive-Through     |
| 5. Office-Dental  | 13. Kennel, Boarding                            |
| 6. Office-General   | 14. Kennel, Private                             |
| 7. Office-Medical   | 15. Professional and Technical Service Facility |
| 8. Bakery   | 16. Self-Storage Facility                       |
|   | 17. Veterinary Clinic                           |
|   | 18. Specialized Private School                  |

**Uses Removed from the Existing Uses**

1. Incinerator
2. Railroad Switching Yard
3. Terminals for Trucks, Buses, Rail and Watercraft
4. Towed Vehicle Storage Yards
5. Welding Shops

Mr. Dietz pointed out that the *Commercial Service Facility* use was inadvertently omitted from the list of Permitted Uses in the draft Attachment A. If the Planning Commission chooses to include this use, it should be specified in a motion to approve.

### **Discussion**

There was general discussion regarding the following three uses in terms of the definitions of the uses and whether they are appropriate for the site:

1. Commercial Service Facility
2. Sales Yard Operated by a Church, School or Other Not-for-Profit Organization
3. Yard for Storage of Contractors' Equipment, Materials and Supplies

In reference to these three uses, Mr. Justin Wyse, Director of Planning, pointed out that the ordinance requires that the location of any outdoor storage and display areas must be shown on a Site Plan and then approved with any required screening.

### **PETITIONER'S PRESENTATION:**

1. Mr. George Stock, Stock & Associates Consulting Engineers, 257 Chesterfield Business Parkway, Chesterfield, MO.

Mr. Stock stated that they are requesting a rezoning from "M3" Planned Industrial District to "PI" Planned Industrial District in order to allow a higher percentage of office space for the site. He explained that Success Promotions is a 20-year-old marketing company specializing in game-day giveaways for Major League Baseball, the National Basketball Association, the National Hockey League, and universities, and provides branded merchandise for corporations, nightclubs, and casinos throughout the country. They are currently located in the City of Town and Country, and would like to establish as a business within the City of Chesterfield.

The owners' intent is to purchase the existing building at 234 Chesterfield Industrial Boulevard, which would be left in place and retrofitted internally to accommodate 84% office space and 16% warehouse.

Regarding the Commission's discussion on uses, Mr. Stock indicated that the Petitioners are not opposed to eliminating the following uses:

1. Commercial Service Facility
  2. Sales Yard Operated by a Church, School or Other Not-for-Profit Organization
  3. Yard for Storage of Contractors' Equipment, Materials and Supplies
2. Mr. Chad Everett, Success Promotions, 14376 S. Outer Forty Road, Chesterfield, MO.

Mr. Everett explained that their business currently employs 30 people and they see the subject site as an opportunity to continue their growth in the industry.

3. Ms. Diana Everett, Success Promotions, 14376 S. Outer Forty Road, Chesterfield, MO.

Ms. Everett stated that she welcomes the opportunity to be able to move their business to Chesterfield Valley.

**SPEAKERS IN FAVOR: None**

**SPEAKERS IN OPPOSITION: None**

**SPEAKERS – NEUTRAL: None**

- B. **P.Z. 05-2020 City of Chesterfield (Unified Development Code-Article 4):**  
An ordinance amending Article 4 of the Unified Development Code to revise regulations pertaining to lighting standards.

**STAFF PRESENTATION:**

Planner Annisa Kumerow provided the following information about the subject site:

**Proposal Summary**

In May, 2020, the Planning and Public Works Committee directed Staff to pursue updates to Article 4 of the Unified Development Code by revising *Section 04-03 Lighting Standards*. The purpose of the proposed revisions is to allow for current lighting methods and to organize existing regulations. Due to the repetitive and cumbersome nature of the existing Lighting Standards, a number of consolidations are necessary.

**Applicability**

The **Existing Lighting Code** breaks out several sections of applicability while the **Proposed Lighting Code** shall apply to all outdoor lighting, except as provided elsewhere in specific subsections. (See table below)

Existing Lighting Code	Proposed Lighting Code
Applicability 1. These regulations shall apply to all outdoor lighting, but not limited to lighting for: a) Buildings and structures b) Recreation areas c) Parking lot lighting d) Landscape lighting e) Other outdoor lighting	Applicability 1. These regulations shall apply to all outdoor lighting including residential and all jurisdictions, including public, private, and municipal, except as provided elsewhere in this Article.
2. All required lighting installations must be regularly maintained (cleaned, repaired, etc.) such that they always provide acceptable luminance levels and glare control.	2. Single-family residential lots shall be exempted from this section of code; however, nothing in this section shall be construed to exempt single-family lots from complying with Chapter 20: Nuisances.
	3. All required lighting installations must be regularly maintained (cleaned, repaired, etc.) such that they always provide acceptable luminance levels and glare control.

### **Light Fixtures**

The **current lighting code** contains specific fixture lamp types, along with shielding and enclosure requirements. The current code lists many fixture lamp types which are now obsolete, and does not include current lighting methods, such as solar lighting.

The **proposed lighting standards** contains language specifying that all exterior site lighting shall be fully-shielded, flat-lensed, and enclosed.

### **Site Lighting**

Staff proposes that the sub-section for Parking Area lighting be revised to be applicable to all site lighting. Staff also recommends that the foot-candle standards be removed, as the existing illumination standards are sufficient. While the average maintained foot-candles and uniformity ratio are valid lighting regulations, these are addressed by qualified lighting professionals in their lighting submittals. From a regulatory standpoint, Staff is primarily concerned with minimum and maximum foot-candles .

It was noted that the proposed lighting code contains specific language to address light pollution, glare, and spillover.

### **Street Lighting**

Staff proposes removing the tables referencing *Illumination Standards for Residential and Non-Residential*, noting that the height for light standards would be specified separately in code.

The proposed lighting standards will specify that lumen output and illumination level shall adhere to standards contained within the ANSI/IESNA Roadway Lighting manual, and that the proposed lighting source may be electric, gas, or solar.

Ms. Kumerow pointed out that the Street Lighting subsection was drafted in close coordination with the Department of Public Works.

### **Miscellaneous Subsections**

The current lighting code contains several subsections that are proposed to be removed or consolidated because they are either duplicative or refer to separate processes in code.

### **Summary**

Staff is pursuing updates to the Lighting Standards at the direction of the Planning & Public Works Committee. The primary purpose of the revisions is to allow for solar lighting. All other changes are intended to organize the lighting code and eliminate redundancy.

**SPEAKERS IN FAVOR: None**

**SPEAKERS IN OPPOSITION: None**

**SPEAKERS – NEUTRAL: None**

Commissioner Schenberg read the Closing Comments for the Public Hearings.

## V. APPROVAL OF MEETING SUMMARY

**Commissioner Schenberg** made a motion to approve the Meeting Summary of the May 27, 2020 Planning Commission Meeting. The motion was seconded by Commissioner Midgley.

Upon roll call, the vote was as follows:

**Aye:** Commissioner Schenberg, Commissioner Staniforth, Commissioner Tilman, Commissioner Wuennenberg, Commissioner Harris, Commissioner Marino, Commissioner Midgley, Chair Hansen

**Nay:** None

The motion passed by a vote of 8 to 0.

## VI. PUBLIC COMMENT

### A. 13559 Olive Blvd. (McDonald's) ASDP

#### **Petitioner:**

1. Mr. Justin Hodde, Farnsworth Group, 20 Allen Avenue, St. Louis, MO – available for questions.
2. Mr. Jeff Brocco, Farnsworth Group, 20 Allen Avenue, St. Louis, MO – available for questions.

### B. P.Z. 03-2020 Downtown Chesterfield (Wildhorse Village LP.)

#### **Petitioner:**

1. Mr. George Stock, Stock & Associates Consulting Engineers, 257 Chesterfield Business Parkway, Chesterfield, MO. – available for questions.
2. Mr. Jeff Tegethoff, CRG, 2199 Innerbelt Business Center Drive, St. Louis, MO – available for questions.

#### **Speakers – Neutral**

1. Mr. Dave Cissell, Citizens for Developing Downtown Chesterfield, 2 Upper Conway Lane, Chesterfield, MO.

Mr. Cissell stated that the *Citizens for Developing Downtown Chesterfield* is a group of 170 members formed to support the responsible development of the areas known as Downtown Chesterfield and the Mall. They support the developer's narrative describing what they intend to develop in Wildhorse Village, and specifically support the following items outlined in the developer's response to the Planning Commission Issues letter:

1. Public amenities being proposed around the lake, such as the Lakefront Park's picnic area, the pocket park, the stepped amphitheater, the boathouse, the walking trails, the trail rest station, the inclusion of bike lanes, and the public art displays. *They would like to see more public space and public amenities incorporated into the development, similar to what was imagined during the master planning process, and would like all the public amenities to be specifically included in the ordinance to avoid any later misunderstandings.*
2. The City exploring the feasibility of having the park assets dedicated to the City with a negotiated maintenance agreement.
3. The inclusion of pedestrian and bike accommodations throughout the development.
4. The amount and variety of housing proposed for Wildhorse Village - specifically Lots 1, 5d, and 6 having housing that is owner occupied; single family housing on lot 6; and the developer's stated commitment to the quality of these residential housing projects.
5. The fact that parking structures and below-grade parking are included throughout the project; that the parking structures will be blended in with the architecture of Lakefront Street; and retail being included on the first floor of the parking structures.
6. The view corridors of the lake from Wild Horse Creek Road. *They would also like to see a view corridor of the lake included along Chesterfield Parkway.*

Mr. Cissell also thanked the developer for being open to input from the community, and for the substantial amount of time spent working with them.

2. Ms. Kelli Unnerstall, Citizens for Developing Downtown Chesterfield, 14649 Summer Blossom Lane, Chesterfield, MO.

Ms. Unnerstall stated that while they are supportive of many aspects of the development proposal, they have the following concerns:

1. The visual depiction of the ground floor activity of the development shows retail, grocery, private amenity, and an office lobby, but still leaves most of the ground floor activity of the buildings greyed out. *They ask for clarification as to what will go in the ground floor areas marked in grey.*
2. They are not in favor of ground floor apartments in the development, as they feel they aren't consistent with a Main Street.
3. If the balance of the grey areas in the visual depiction of the ground floor activity is office space, they are concerned that this development could begin to feel like an office park - especially around the lake where it appears that there will be four office buildings with very limited retail.
4. They do not support the developer's request to delete the requirement that there be retail commercial on the ground floor along Lakefront Street.
5. They are concerned about the view of the development from Chesterfield Parkway as it appears that a grocery store, surface parking lot, an undetermined building, and two parking structures will front Chesterfield Parkway. *They would like something nicer envisioned for this important thoroughfare.*
6. They are concerned about the preservation of trees on Lots 1 and 6, especially the grove of trees on Lot 6 facing Central Park.
7. They are not in favor of surface lots, except for the small surface lot by the grocery store.

8. They are concerned about the traffic generated from this development, especially about how traffic gets to and from Highway 40 and the development.
  9. They are concerned about how deliveries will be made to the development.
  10. They believe the development is too dense and would like to see more green space in the way of plazas and parklike amenities.
3. Mr. Ray Bosenbecker, Citizens for Developing Downtown Chesterfield, 1920 Lanchester Court, Chesterfield, MO

Mr. Bosenbecker stated that *Citizens for Developing Downtown Chesterfield* is committed to ensuring that a Main Street be developed around the lake. He noted that retail is a crucial component to ensure a main street feel, but retail is also crucial to ensuring the long-term financial stability of the city. Downtown Chesterfield offers a prime opportunity to increase retail revenue for the city, and a Main Street centered around a lake and next to a park will be more attractive to consumers than an enclosed retail mall.

Mr. Bosenbecker stated that during a recent meeting with the developer, a comment was made that most of the retailers are waiting to see what will happen at the Chesterfield mall property. *Citizens for Developing Downtown Chesterfield* suggests that steps be implemented to ensure an integrated plan for the mall and the area around the lake, and to ensure that the development more closely matches what exists in the ordinance and what was envisioned during the master planning process.

They also asked that the Planning Commission address these issues before voting upon this petition.

## VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. **13559 Olive Blvd. (McDonald's) ASDP**: Amended Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architectural Statement of Design for a 0.86-acre tract of land zoned "PC" - Planned Commercial District, located north of Olive Blvd. west of its intersection with North Woods Mill Road.

Planner Chris Dietz provided the following information:

### **Request**

The request is to update the existing building at 13559 Olive Boulevard as part of a national rebranding effort of the parent company, which includes the addition of a second drive-thru lane, relocation of the trash enclosure, and minor parking reconfiguration.

### **Site Plan**

The proposed Site Plan shows the addition of a double drive-thru with some of the existing parking removed to accommodate the second drive-thru lane. Additional parking is proposed on the west side of the site to help offset some of the lost parking. The trash enclosure will be relocated 20 feet to the north.



The number of parking spaces will remain at 31, which was in compliance at the time of development under St. Louis County ordinance. However, the existing code now requires a minimum of 40 parking spaces. Subsequently, the Applicant is requesting a 22.5% parking reduction to allow parking to remain at 31 spaces, which requires Planning Commission approval. A parking demand study has also been provided for the Commission's review.

It was noted that the existing building will maintain the same footprint at 2,682 sq. ft. and that the current pole sign will be removed in accordance with ordinance requirements. In addition, a short connection of sidewalk will connect the McDonald's site to the shopping center to the east, and MoDOT has confirmed that they have improvements budgeted for 2021 which include a sidewalk along Olive Street Road in front of the restaurant. A vehicular cross-access easement has also been provided to the adjacent commercial development to the east per ordinance requirements.

Mr. Dietz then provided detailed information on landscape buffers, fencing, lighting, and elevation changes.

#### **Architectural Review Board Recommendation**

The Architectural Review Board reviewed the project on May 14, 2020, where it was forwarded to the Planning Commission with a recommendation for approval **with the condition that *additional landscaping be provided along the north end of the site.*** The applicant has since fulfilled this condition with the inclusion of three fast-growing evergreen tree plantings within the north landscape buffer.

**Commissioner Schenberg made a motion to approve the Amended Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architectural Statement of Design for 13559 Olive Blvd. (McDonald's).** The motion was seconded by Commissioner Tilman.

#### **Discussion**

It was confirmed that the existing patio in front of the restaurant will be removed and replaced with vegetation.

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

**Aye: Commissioner Staniforth, Commissioner Tilman,  
Commissioner Wuennenberg, Commissioner Harris,  
Commissioner Marino, Commissioner Midgley,  
Commissioner Schenberg, Chair Hansen**

**Nay: None**

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

**B. Steve W Wallace, Lot 1 (McDonald's) AAE: Amended Architectural Elevations and Architectural Statement of Design for a 2.26-acre tract of land zoned "PC" - Planned Commercial District, located southeast of the intersection of Long Road and Chesterfield Airport Road.**

Planner Chris Dietz provided the following information:

**Request**

The request is to update the existing fast food/convenience store at Long Road and Chesterfield Airport Road as part of a national rebranding effort of the parent company.

**Site Plan**

The proposed Site Plan includes updates to the existing building, restriping the ADA parking spaces, and updating the drive-thru ordering canopies. It was noted that the existing building will maintain the same footprint of 4,659 sq. ft.

Mr. Dietz then provided detailed information on lighting and elevation changes.

**Architectural Review Board Recommendation**

The Architectural Review Board reviewed the project on May 14, 2020, where it was forwarded to the Planning Commission with a recommendation for approval

**Commissioner Schenberg made a motion to approve the Amended Architectural Elevations and Architectural Statement of Design for Steve W Wallace, Lot 1 (McDonald's). The motion was seconded by Commissioner Midgley.**

**Upon roll call, the vote was as follows:**

**Aye: Commissioner Tilman, Commissioner Wuennenberg, Commissioner Harris, Commissioner Marino, Commissioner Midgley, Commissioner Schenberg, Commissioner Staniforth, Chair Hansen**

**Nay: None**

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

**VIII. UNFINISHED BUSINESS**

- A. P.Z. 03-2020 Downtown Chesterfield (Wildhorse Village LP.): An ordinance amending City of Chesterfield Ordinance 3023 to amend the legal description and development criteria for an existing PC&R Planned Commercial and Residence District for a 99.6 acre tract of land located west and southwest of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West (18T620185, 18T620206, 18T620053, 18T630272, 18T630195, 18T640248, 18T640260, 18T640271, 18T620174, 18T640183, 18S410240, 18S410206, 18S430259, 18S430282, 18T640336, 17T320158, 18T640237, 18T640259, 18T620064, 17T320169).**

Mr. Mike Knight, Assistant City Planner, provided the following information.

**Request**

The request includes two main objectives:

1. To incorporate and re-zone a 0.6 acre tract of land from “C-8” to “PC&R”; and
2. To amend the development criteria of the governing ordinance.

## Public Hearing

The Public Hearing for this petition was held on April 27, 2020 at which time both the Planning Commission and general public raised several issues. The Applicant has since formally responded and has provided an updated proposal for the Commission's consideration

## Issues

**Vehicular and pedestrian connectivity:** Desire to have a less auto-centric request for this zoning petition with an increased focus on creative parking design and pedestrian connectivity. Provide additional information on how all modes of transportation will interact with the site internally and externally.

**Response:** Wildhorse Village provides a well-connected pedestrian sidewalk and trail system within the development. This system connects with "all public walks and trails around the perimeter of the site. In addition, vehicular parking, while provided along Lakefront Street, is provided within centralized and convenient parking structures"

**Retail Integration:** While it was acknowledged that there would not be first-floor retail in all buildings, the Planning Commission expressed a desire to see retail remain on the first floor of some buildings. Applicant was asked to establish a retail threshold that could be used to understand how much retail would be integrated into the buildings.

**Response:** The intent is to provide retail within both Category A and B, which front Wild Horse Creek Road, Chesterfield Parkway, Lakefront Street, and along Lakefront Walk. An exhibit provided by the Applicant shows a grocery at the corner of Chesterfield Parkway and Burkhardt Place; a retail environment focused along the area near the grocery; and additional retail activity along Lakefront Street including both private amenities and office.

**Spacing of buildings along Main Street:** Residents indicated they would be supportive of the request to delete the requirement of 6-15 feet between detached buildings except for along Lakefront Street. Provide additional information on the spacing of buildings along Lakefront Street and the necessity to have the spacing requirement removed.

**Response:** In order to accommodate substantial topographical challenges within the site and to allow view corridors from Wild Horse Creek Road, Chesterfield Parkway, and Lakefront Street, spacing in center areas needs to be increased to 125 feet.

**First floor pedestrian activity along Main Street:** There was concern from residents on removing the requirement for retail commercial on the first floor along Lakefront Street. Provide information on how first-floor pedestrian activities and architectural design will remain along Lakefront Street with or without retail.

**Response:** A *Ground Floor Activity Exhibit* was provided showing retail, grocery, private amenities, and office lobbies at the first-floor level along Lakefront Street.

**Minimize surface parking and garage parking that is cohesive architectural design:** Residents requested keeping the language in the ordinance regarding the ground floor retail requirement on parking structures along street frontages. There would be support to remove this requirement on roads if the ordinance contains language that surface parking lots in front of buildings are not permitted and that parking structures were placed behind buildings or that they are designed in such a way that they blend in with the architecture of the area. Provide a response in regards to the utilization of garages and their appearance and function.

**Response:** Applicant is proposing to revise the parking structure building function in both Categories A and B to read “Permitted – Ground floor retail commercial, office commercial, or an architectural design that blends into the surrounding area required along street frontage”. The Applicant has provided an exhibit showing where and what type of parking is planned – surface parking is shown adjacent to the retail area on Wild Horse Creek Road and adjacent to the grocery on Chesterfield Parkway, along with on-street parking on Lakefront Street

**Concern of large build-to lines allowing surface parking:** Residents concerned that the build-to line going out to 125 feet on Burkhardt Place and 200 feet on Wild Horse Creek Road & Chesterfield Parkway could lead to a development pattern that has surface parking lots facing Burkhardt Place, Wildhorse Creek Road, and Chesterfield Parkway. While acknowledging that there are topography issues, there is a desire for the ordinance to be written in such a way that surface parking in front of buildings is prohibited or restricted. Address the concern of surface parking within Downtown Chesterfield.

**Response:** The Applicant has revised the build-to lines as follows:

- Chesterfield Parkway 0-30 feet, Wild Horse Creek Road 0-30 feet, with an extension to 100 feet to allow for a 60-foot bay of parking to support retail
- Burkhardt Place 0-30 feet with the build-to line not applicable across from the YMCA continuing west to Wild Horse Creek Road due to topographical constraints, and
- Connector Streets 0-200 feet to allow for view corridors.

**Amenities to be provided:** Request by residents to have specific amenities written into the ordinance.

**Response:** Applicant will include the following amenities, which have been included on the Preliminary Development Plan and in the ordinance:

Cultural Features: Performance Terrace, Viewing Terraces, Floating Stages & Gardens, and Public Art.

Recreational Features: Boathouse, Cycling Trail Rest Station, Trail Overlook, Picnic Lawns, and Pocket Parks.

**Minimize buildings on lake side of Main Street:** There was concern from residents about having buildings on both sides of Lakefront Street. Provide a further explanation on the interaction of development between Lakefront Street and the lake.

**Response:** The office/mixed use areas will incorporate buildings on both sides of Urban Main Street or “Lakefront Street” with engagement to the lake front trail that encourages pedestrian interaction with the water and amenities being constructed as part of the public realm.

**The Commission requested the following:**

- A drawing that indicates the locations/designated areas of Categories A and B.
- Drawings or photos depicting what typical types of buildings may look like - both the single-use and mixed-use.
- Further description of possible single-use residential buildings being proposed.
- View of what the internal streets will look like – such as width, areas of parking, location of pedestrian connections including sidewalks and trails.

**Response:** The Preliminary Plan identifies Urban Main Street, Urban Mixed Use Streets, Connector Streets and the Burkhardt Place Extension. In addition, Categories A and B are identified on the Preliminary Plan. The supplementary information from the

Lamar Johnson Collaborative demonstrates Wildhorse Village as a “Main Street” development and includes renderings and examples of streetscapes and architecture similar to what will be utilized throughout the development.

### **Request 1 – Rezone**

The first request is a minor zoning map amendment to incorporate a 0.6 acre tract of land zoned Planned Commercial District into the Planned Commercial and Residence District. The area is located just south of Wild Horse Creek Road, east of Old Chesterfield Road and west of the I-64 off ramp.

### **Request 2 - Amend the Development Criteria**

There are a number of changes to the development criteria of Categories A and B, all of which are reflected in the draft Attachment A. Categories A and B are now quite similar with two main differences:

1. The distance requirement for the spacing between buildings whereby:
  - Category A allows 6-125 feet (*to allow for view corridors*)
  - Category B allows 6-20 feet (*primarily for residential properties*)
2. The projecting façade elements whereby:
  - Category A prohibits stoops, and
  - Category B permits stoops.

### **Main differences between the current development criteria vs the proposed ordinance (*changes shown in red*)**

#### Building's street facade:

- Construct at least 65% of a street facade to the build-to line.
- Only 50% of a street facade must be constructed to the build-to line if the extra space creates wider public sidewalks or courtyard space.
- **Wild Horse Creek Road, Burkhardt Place, Chesterfield Parkway West, and Connector Streets as identified on the Preliminary Development Plan are excluded from the building street façade requirement.**

#### Building function:

- Retail commercial: **required on first story**; permitted on **upper all** stories
- Office commercial: permitted on **upper all** stories
- Residential: permitted on **upper all** stories
- Civic: permitted
- Lodging: permitted
- Parking Structures: permitted - **ground floor retail commercial required along street frontage** Ground floor retail, office commercial, or architectural design that blends into surrounding are required along street frontage.
- Park & Recreation: permitted

### **Updated Preliminary Development Plan**

The updated Preliminary Development Plan includes a roadway network, amenities around the lake, proposed locations of traffic signals, and specific streetscape for the urban main street, mixed use, Wild Horse Creek Road, Chesterfield Parkway, connector streets, and Burkhardt Place.

### **Public vs Private - Roadways and Amenities**

The Applicant has stated their desire that internal streets (*Main Street, Mixed Use, Connector*), the lake, and surrounding amenities be dedicated to the City as public, along with a willingness to enter into an agreement to perform standard maintenance. After discussing this issue with all City departments, Staff has included language in the Attachment A that the streets and amenities will be privately-owned and maintained unless an alternate agreement is reached and executed between the City and Wildhorse Village, LP whereby the City of Chesterfield accepts the internal streets and/or amenities as public – but the City is under no obligation to enter into any such agreement.

### **Summary**

Staff is requesting a vote on the subject petition. If approved, it will be forwarded to the Planning & Public Works Committee, and then to City Council for two readings.

Subsequent meetings will include review of:

- Site Development Concept Plan for roadways and infrastructure only
- Full Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan and Lighting Fixture Concept Plan
- Site Development Section Plans for each lot

It is anticipated that review of the above plans will involve at least 13 meetings involving the Architectural Review Board, Planning Commission, Planning & Public Works Committee, and City Council before the first section plan will be able to seek a building permit from St. Louis County.

### **Time Schedule**

The Applicant's intent is to commence infrastructure in fall of 2020 and vertical building in 2021.

### **Discussion**

During discussion, additional information was provided for the following:

#### **Traffic Signals**

- The proposed location of the three traffic signals are recommended in the traffic study prepared in association with the Site Development Concept Plan for infrastructure.
- All three signals are fully-signalized and situated on St. Louis County roadways.
- Mr. Stock noted that St. Louis County has approved the fully-signalized vehicular and pedestrian signals.

#### **Dam**

- The portion of the dam in the right-of-way for Burkhardt Place is public, and the remainder of it is private.

- The City has raised concerns about the amount of obligation that would be passed on to the City if the dam was accepted as public property.
- Mr. Stock pointed out that the overflow structure will be turned over to the City per a past agreement with Louis Sachs and the dedication of the right-of-way for Burkhardt Place.

### **Petitioner's Input**

Mr. George Stock provided the following information.

#### **Storm Water**

- The existing lake was constructed assuming that all development tributaries (*approximately 160 acres*) would be 90% impervious.
- BMPs will need to be installed on Lot 1 and Lot 6.
- The lake is regulated by the State, and was designed to accommodate the additional storm water flows.

#### **Internal Streets**

- When this project was undertaken, the developer believed the internal streets would be public based on other development within the City.
- The developer is open to discussions with respect to entering into a public/private partnership with the City for such things as snow plowing due to the fact that these streets may pose a challenge to the City's maintenance crews because of parallel parking and landscaped islands.

#### **Parking Garages**

- Only one vertical parking garage is proposed along Chesterfield Parkway to provide support for all the public amenities.

#### **View Corridors**

- View corridors will be created from Wild Horse Creek Road that do not currently exist.
- They are also evaluating how a view corridor can be created from Chesterfield Parkway.

#### **Retail**

- They are committed to providing retail generally concentrated in the southeast.

Mr. Jeff Tegethoff then provided the following information:

Mr. Tegethoff noted that he is also developing the property across the street from the subject site. That property involves 10,000 sq. ft. of retail, along with the two-story, 12,000 sq. ft. Ruth Chris restaurant.

#### **Retail**

- Lot 5 of Wildhorse Village includes over 20,000 sq. ft. of retail in addition to the proposed grocery store.
- Total retail for the site is approximately 65,000 sq. ft.
- The typical size of a retail establishment is 1,800-1,900 sq. ft.
- High-volume restaurant users are typically at 4,000-5,000 sq. ft.

- They want to maintain the flexibility of providing more retail if the demand is there, but also want to be prudent and understand that “there needs to be a dynamic environment without vacant spaces”.

### **View Corridors**

- They have acknowledged the importance of view corridors – adding a 125-foot view on Wild Horse Creek Road and possibly increasing the view corridors along Chesterfield Parkway.

### **Improvements**

After getting feedback from Staff, Council, and the citizens, they have made a number of changes:

- Projected ninety (90) for-sale townhouses on Lot 1 rather than 300 apartments
- Projected forty-three (43) residences on Lot 6 vs. rental property
- Including a mid-rise condo building to the plan.

### **Amenities**

- Boathouse and boat launch with possible stand-up paddle boarding, kayaking, and remote control sailboats.
- Amphitheater is a stepped terrace area that could be used for picnics. It is called an ‘amphitheater’ because of its appearance; it would not be in competition with the Chesterfield amphitheater.
- The retail amenities are located so as to be easily accessible from the Chesterfield amphitheater and YMCA.
- Bike lanes have been added to both sides of Burkhardt Place.

### **Discussion**

Commissioner Schenberg noted his concern about having first-floor residential among retail. Mr. Tegethoff explained that there is only one specific area on Lot 5 where this is being considered, which faces back towards Burkhardt Place and the YMCA. In this area they are proposing 6,000 sq. ft. of retail with the flexibility of adding 4 or 6 walk-out units to resemble an urban mixed-use street. At this point, it is difficult to predict what the traffic and pedestrian counts will be along Burkhardt Place, which is essential to retailers.

Commissioner Schenberg made a motion to approve P.Z. 03-2020 Downtown Chesterfield (Wildhorse Village LP), as presented. The motion was seconded by Commissioner Wuennenberg.

Upon roll call, the vote was as follows:

**Aye: Commissioner Wuennenberg, Commissioner Harris,  
Commissioner Marino, Commissioner Midgley,  
Commissioner Schenberg, Commissioner Staniforth,  
Commissioner Tilman, Chair Hansen**

**Nay: None**

The motion passed by a vote of 8 to 0.



- B. **P.Z. 04-2020 234 Chesterfield Industrial Boulevard (Success Promotions)**: A request for a zoning map amendment from the “M3” Planned Industrial District to the “PI” Planned Industrial District for a tract of land totaling 1.212 acres located on the east side of Chesterfield Industrial Boulevard, south of its intersection with Edison Avenue (18U430158).

It was noted that the Applicant is in agreement with removing the three uses previously discussed in the Public Hearing portion of the meeting. It was further noted that one of those three uses, *Commercial Service Facility*, had been inadvertently omitted from the Attachment A so it does not need to be specifically called out in a motion to approve.

**Commissioner Wuennenberg** made a motion to approve **P.Z. 04-2020 234 Chesterfield Industrial Boulevard (Success Promotions)** with the condition that the following uses be removed from the list of permitted uses:

- z. Sales yard operated by a church, school, or other not-for-profit organization
- hh. Yard for storage of contractors’ equipment, materials and supplies

The motion was seconded by Commissioner Schenberg.

Upon roll call, the vote was as follows:

**Aye: Commissioner Harris, Commissioner Marino, Commissioner Midgley, Commissioner Schenberg, Commissioner Staniforth, Commissioner Tilman, Commissioner Wuennenberg, Chair Hansen**

**Nay: None**

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

- C. **P.Z. 05-2020 City of Chesterfield (Unified Development Code-Article 4)**: An ordinance amending Article 4 of the Unified Development Code to revise regulations pertaining to lighting standards.

**Commissioner Wuennenberg** made a motion to approve **P.Z. 05-2020 City of Chesterfield (Unified Development Code-Article 4)**. The motion was seconded by Commissioner Schenberg.

Upon roll call, the vote was as follows:

**Aye: Commissioner Marino, Commissioner Midgley, Commissioner Schenberg, Commissioner Staniforth, Commissioner Tilman, Commissioner Wuennenberg, Commissioner Harris, Chair Hansen**

**Nay: None**

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

**IX. NEW BUSINESS**

**A. Election of Officers**

On behalf of the Nominating Committee, Commissioner Tilman made a motion to approve the following slate of officers for 2020-2021:

- **Chair – Merrell Hansen**
- **Vice-Chair – Steve Wuennenberg**
- **Secretary – Gene Schenberg**

The motion was seconded by Commissioner Midgley.

Upon roll call, the vote was as follows:

**Aye: Commissioner Midgley, Commissioner Schenberg,  
Commissioner Staniforth, Commissioner Tilman,  
Commissioner Wuennenberg, Commissioner Harris,  
Commissioner Marino, Chair Hansen**

**Nay: None**

The motion passed by a vote of 8 to 0.

**X. COMMITTEE REPORTS - None**

**XI. ADJOURNMENT**

The meeting adjourned at 9:28 p.m.

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Gene Schenberg, Secretary