

**PLANNING COMMISSION  
OF THE CITY OF CHESTERFIELD  
MEETING SUMMARY  
MAY 22, 2023**

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

**I. ROLL CALL**

**PRESENT**

Commissioner Gail Choate  
Commissioner Khalid Chohan  
Commissioner John Marino  
Commissioner Debbie Midgley  
Commissioner Nathan Roach  
Commissioner Jane Staniforth  
Acting Chair Steven Wuennenberg

**ABSENT**

Chair Guy Tilman  
Commissioner Allison Harris

Mayor Bob Nation  
Councilmember Merrell Hansen, Council Liaison  
Mr. Nathan Bruns, representing City Attorney Christopher Graville  
Mr. Justin Wyse, Director of Planning  
Ms. Petree Powell, Assistant City Planner  
Ms. Alyssa Ahner, Planner  
Ms. Shilpi Bharti, Planner  
Ms. Mary Ann Madden, Recording Secretary

Acting Chair Wuennenberg acknowledged the attendance of Mayor Bob Nation; Councilmember Merrell Hansen, Council Liaison; Councilmember Mary Monachella; Ward I; Councilmember Dan Hurt; Ward III; Councilmember Michael Moore; Ward III and Councilmember Gary Budoor, Ward IV.

**II. PLEDGE OF ALLEGIANCE - All**

**III. SILENT PRAYER - All**

Commissioner Marino made a motion to move the Public Hearing on P.Z. 06-2023 Chesterfield Village to after *Unfinished Business*. The motion was seconded by Commissioner Midgley and **passed by a voice vote of 7 to 0.**

**V. APPROVAL OF MEETING SUMMARY**

Commissioner Marino made a motion to approve the Meeting Summary of the May 8, 2023 Planning Commission Meeting. The motion was seconded by Commissioner Midgley and **passed by a voice vote of 7 to 0.**

**VI. PUBLIC COMMENT**

- Jeannie Aumiller, 1127 Patchwork Fields, Chesterfield, MO representing the Petitioner for **Tara Ridge Site Development Plan** – available for questions
- Vern Remlger, Remiger Design, Architect, 2921 Olive Street, St. Louis, MO representing the Petitioner for **Damien Kroenung Estate** – available for questions
- George Stock, Stock & Associates, 257 Chesterfield Business Parkway, Chesterfield, MO representing the Petitioner for **P.Z. 05-2023 Wings Corporate Estates, Lot 5** – available for questions

**VII. SITE PLANS, BUILDING ELEVATIONS, PLATS, AND SIGNS**

- A. **Tara Ridge (SDP)**: A Site Development Plan, Landscape Plan, Tree Preservation Plan and Tree Stand Delineation for a 35.0 acre tract of land zoned “PUD” Planned Unit Development District located on the north side of Wild Horse Creek Road and across from Savonne Court

**Commissioner Staniforth**, representing the Site Plan Committee, made a motion recommending approval of the Site Development Plan, Landscape Plan, Tree Preservation Plan, and Tree Stand Delineation for **Tara Ridge**. The motion was seconded by Commissioner Marino and **passed by a voice vote of 7 to 0**.

**VIII. UNFINISHED BUSINESS**

- A. **P.Z. 04-2023 Damian Kroenung Estate**: A request for an ordinance amendment to the existing “PI” Planned Industrial District to a new “PI” Planned Industrial District for 7.1 acres located on the south side of Edison Avenue (17V310081).

Planner Shilpi Bharti gave the following information.

**Request**

The applicant is requesting the following changes to the Development Standards compared to the existing ordinance:

<b>Development Standards</b>	<b>Existing Ordinance 2124</b>	<b>Applicant Request</b>
Maximum square feet of building	84,008 square feet	100,000 square feet
Maximum height of structure	24 feet	40 feet
Setback from west boundary	88 feet	70 feet
Parking setback from east	15 feet	10 feet
Access from Edison Ave.	One street approach and one entrance	Two full access entrances

### **Preliminary Development Plan**

- Two accesses from Edison
- One gated access
- One building

The Public Hearing was held on April 24, 2023 at which time there were no issues raised. Planning Commission discussed the three accesses proposed for the site, which allows the site to meet the 2018 International Fire Code requirement and Driveway access location and design standards.

**Commissioner Marino made a motion to approve P.Z. 04-2023 Damian Kroenung Estate.** The motion was seconded by Commissioner Staniforth.

It was noted that Chair Tilman had expressed concern about the following requested uses: *Broadcast Studio; Car Wash; Car Wash, industrial; Car wash, self-service; Film processing plants; and Golf course.*

Vern Remlger of Remiger Design stated that they have no opposition to removing those uses.

**Commissioner Midgley made a motion to amend the motion so that the above six uses are removed from the Attachment A.** The motion was seconded by Commissioner Staniforth.

Commissioner Marino expressed concern about removing the *Broadcast Studio* use given the changing definition of what consists of a broadcast studio with online, YouTube, TicToc, and publications that don't necessitate a huge broadcast tower.

**Commissioner Marino then made a motion to amend the amended motion to put Broadcast Studio back into the permitted uses.** The motion was seconded by Commissioner Choate and **passed by a voice vote of 7 to 0.**

**A voice vote on eliminating the other five uses passed 7 to 0.**

**Upon roll call, the vote to approve, as amended with 5 uses being removed, was as follows:**

**Aye: Commissioner Chohan, Commissioner Marino,  
Commissioner Midgley, Commissioner Roach,  
Commissioner Staniforth, Commissioner Choate,  
Acting Chair Wuennenberg**

**Nay: None**

**The motion passed by a vote of 7 to 0.**

- B. **P.Z. 05-2023 Wings Corporate Estates, Lot 5 (Wings & Wheels of Chesterfield LLC)**: A request to rezone an existing "PI" Planned Industrial District to a new "PI" Planned Industrial District for a 1.3-acre tract of land located northeast of the intersection of Wings Corporate Drive and Buzz Westfall Drive (17W120087).

Planner Alyssa Ahner gave the following information:

### **Request Summary**

- Request to rezone Lot 5 from a Planned Industrial District to a new Planned Industrial District in order to allow the sale of new and pre-owned golfcarts and vehicles.
- Existing site is built and would be utilized as-is.
- Requesting the same building criteria of the current governing Ordinance 2237 with the addition of some uses.
- The requested uses generally match the uses approved for the site to the southwest in 2021.

### **Requested Uses**

The uses shown in black are generally consistent with the existing zoning; the uses have been updated because the use terms have changed since 2005 when this was originally approved. The uses shown in red are the uses that differ.

- |   |  |
|---|--|
| <ul style="list-style-type: none"><li>• Postal Station</li><li>• Public Safety Facility</li><li>• Golf Course</li><li>• Gymnasium</li><li>• Union Halls &amp; Hiring Halls</li><li>• Office – Dental</li><li>• Office – General</li><li>• Office – Medical</li><li>• Automobile Dealership</li><li>• Motorcycle, ATV, and similar Vehicles Dealership</li><li>• Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facility</li><li>• Automobile Storage</li><li>• Dry Cleaning Plant</li><li>• Financial institution, no drive thru</li></ul> | <ul style="list-style-type: none"><li>• Mail order sales warehouse</li><li>• Manufacturing, fabrication, assembly, processing, or packing, except explosives or flammable gases or liquids</li><li>• Motorcycle, ATV, and similar motor vehicle storage</li><li>• Parking area (stand-alone), including garages, for automobiles. Not including the sales or storage of damaged vehicles for more than 72 hours</li><li>• Research laboratory and facility</li><li>• Transit storage yard</li><li>• Vehicle repair and service facility</li><li>• Veterinary clinic</li><li>• Warehouse, general</li><li>• Yard for storage of contractors' equipment, materials, and supplies</li></ul> |
|---|--|

### **Proposed Building Criteria**

All the same building criteria is being kept with the exception of open space, which is currently 30%.

**\*The open space requirement for a Planned Industrial District is 35%. "Said modification shall require a two-thirds (2/3) vote of the Planning Commission" per Section 405.03.040.**

A public hearing was held on April 10, 2023. At that time, the Planning Commission had a few questions about the proposal. The applicant has since revised their submittal:

- Removed the "Film Processing Plant" use
- Depicted storage/display areas on their Preliminary Development Plan
- Revised the narrative statement to elaborate on items raised during the public hearing

**Commissioner Marino made a motion to approve P.Z. 05-2023 Wings Corporate Estates, Lot 5 (Wings & Wheels of Chesterfield LLC). The motion was seconded by Commissioner Midgley.**

**Commissioner Staniforth made a motion to amend the open space to 35% from 30%. The motion was seconded by Commissioner Marino.**

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

**Aye: Commissioner Marino, Commissioner Midgley,  
Commissioner Roach, Commissioner Staniforth,  
Commissioner Choate, Commissioner Chohan,  
Acting Chair Wuennenberg**

**Nay: None**

**The motion passed by a vote of 7 to 0.**

**Upon roll call, the original motion to approve, as amended, was as follows:**

**Aye: Commissioner Choate, Commissioner Chohan,  
Commissioner Marino, Commissioner Midgley,  
Commissioner Roach, Commissioner Staniforth,  
Acting Chair Wuennenberg**

**Nay: None**

**The motion passed by a vote of 7 to 0.**

**IV. PUBLIC HEARINGS - Commissioner Staniforth read the "Opening Comments" for the Public Hearing P.Z. 06-2023 Chesterfield Village Mall (TSG Downtown Chesterfield Redevelopment, LLC).**

**STAFF PRESENTATION:**

**Ms. Petree Powell, Assistant City Planner, gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. Powell then provided the following information about the subject site:**

**The Subject Site**

- Bounded by South Outer 40 Road to the North, Clarkson/State 340 to the East and Chesterfield Parkway to the West and South.
- Includes Chesterfield Mall and Land to west of the Mall along Chesterfield Parkway and South Outer Forty Rd.
- Includes Jared, El Salto, Red Chili's and Edge Wild Restaurants
- Excludes Dillard's, Twist Enterprises, Chesterfield Office Suites, the Drury and Hyatt Hotels, and Midwest Banking Center

## **Overview: Redevelopment of Chesterfield Mall to Downtown Chesterfield**

1. Envision, Chesterfield Comprehensive Plan, 2020 provided the Vision
2. Re-zoning to "PC&R" the Maps provide the street layout (and known amenities) and public infrastructure plans. The ordinance will provide initial performance standards (uses, density, height, parking) allowing maximum flexibility when individual projects come in
3. Site Development Concept Plan will flush out more specific performance standards including street scape, lighting, public art, wayfaring signage, landscaping, and other design standards.
4. Developer and TIF will finance the public infrastructure and spaces
5. Site Development Section Plan will provide the specific performance standards when individual projects come in with architectural and signage proposals.

## **Site History**

- Subject Site is within the area known as Chesterfield Village, which was comprised of land assembled by Louis Sachs in 1967-1971 and who envisioned a future metropolitan center of activity.
- It is located in the Southwest Quadrant which also includes Wildhorse Village, Offices, Multi-family housing, restaurants, and the Civic Areas, Central Park, Amphitheatre, YMCA, Library, Lakes 1-3 outside the Mall site.
- In 1981 St Louis County zoned the entire SW Quadrant as Planned Commercial Development under St. Louis County Ordinance 10,241 as Regional Shopping Center. The property was then rezoned by the City of Chesterfield in 1991 to "C-8" Planned Commercial District.

## **Chesterfield Mall**

- Central to the proposed CF Village community was a regional shopping center close to the new highway interchange and near multi-family dwellings and attached single family homes.
- The Mall opened in 1976 with more than one million sq. feet of retail space with 3 anchor tenants and 150 other stores. It was highly successful through the 1980s when a fourth anchor tenant was added.
- The mall changed owners several times in the early 2000s, when a paradigm shift started in the retail industry and a great decline occurred to malls all across the US, including the CF Mall.
- Foreclosure on the mall occurred in 2017 and TSG Downtown CF Redevelopment began acquiring portions of the mall and surrounding properties. The petition today includes areas owned or under contract by TSG.
- Once valued at \$286 million in 2006, the Mall, including Dillard's, is now valued at less than \$23 million. The mall is now occupied by numerous entities, non-profits and other non-retail commercial tenants who pay little in rent.

## **Comprehensive Plan**

Envision Chesterfield, Comprehensive Plan 2020 lays out and fully intends that development of the City Center includes a new Downtown where you live, work, play and shop:

- Downtown to serve as the physical and visual focus for the City with a mix of uses, open space, residential and /retail commercial development, cultural, entertainment and pedestrian amenities for residents.
- The thoroughfare character should be urban and very walkable. Parking is satisfied with on-street, structured and shared rear lot parking.

- There should be a pedestrian connection that unites the two urban areas of City Center and downtown should connect to surrounding neighborhoods by bikeway and sidewalks.
- Downtown to have the highest density in the city.
- Live-work-play can create alternate travel pattern and use of personal vehicles can be minimized.
- Civic spaces to provide anchors to stabilize all the parts of the downtown including Central Park, the Amphitheatre, the YMCA and the Library.
- Open and Green space is to be an amenity and integrated into the development pattern.

The Comprehensive Plan lays out a means to connect the upper “Downtown” to the remaining part of Chesterfield Village—the civic spaces and Wild Horse Village.

To facilitate the Redevelopment of the Mall into a Downtown, the Comprehensive Plan laid out what should be considered in the rezoning of the site:

- Rezone to allow residential, with units above the commercial and office spaces, allow multifamily.
- Facilitate a vertical mixed use at the Downtown Core with commercial (especially retail, dining, lodging and entertainment), office and residential.
- Address maximum height to align with the vision and specify where and how to strike the balance accommodating taller buildings to maximize return on real estate investment while maintaining the appropriate scale.

**“PC&R” Planned Commercial and Residential District UDC Section 405.03.040 (J)**

Purpose: The PC&R District is to provide a development with 70+ acres and is located south of I-64/40, west of Clarkson/State 340. It is intended to create a downtown concept:

- a diverse residential and commercial mixed use environment where such uses are integrated
- a concept that encourages creative and coordinated design, architectural styles, efficient and effective pedestrian circulation, conservation of land resources, efficient and effective vehicular circulation
- Where people can choose to live, work, eat, shop and enjoy cultural amenities
- Where residential and commercial uses are combined in the same building, combined on the same lot in separate buildings or on separate lots.

Performance Standards:

- Performance standards can be created within the planned district ordinance, the Site Development Concept Plan (SDCP) and/or the Site Development Section Plans (SDSP)
- Performance standards contained in the zoning ordinance or Site Development Plans will supersede performance standards that are in other district regulations or UDC
- Performance standards “may” include density, maximum heights for structures, setbacks, open space, parking, signage and architecture.

**P.Z. 06-2023 Chesterfield Village Mall (TSG Downtown Chesterfield  
Redevelopment, LLC**

**Request**

Rezone parcels from “C-8” Planned Commercial District to “PC&R” Planned Commercial and Residential District for 96.017 acres located south of Interstate 64 and west of Clarkson Road.

**Preliminary Development Plan is a street and infrastructure plan**

- A modified grid network of streets to allow dispersion of traffic in, out and within the area
- Roadways are used to create a network of blocks with parking located on the interior of the blocks
- Vertical and horizontal mixed use
- Creation of civic spaces in the core of the development and along the Parkway
- A grand staircase to provide strong pedestrian connection from the Mall site to Central Park

**Key Features**

- A mile wide vehicular loop
- Tree-lined streets laid out in a traditional grid with the ring road
- A central corridor with a centralized park flanked by ground floor commercial (retail, dining, art studios) and two main street corridors
- A pedestrian/bike loop surround the center core between the vehicular ring road and city center
- 25% of the site is dedicated to public plaza, parks, bike trails, pedestrian street and rain gardens
- Connections between Downtown and Wildhorse Village and civic spaces
- Mixed use with anticipated ground floor commercial and dense housing on upper floors in the central corridor
- Stand-alone commercial and office buildings surrounding the central corridor
- Additional housing on the periphery of the Malls site along Chesterfield Parkway and pedestrian access via the Grand Staircase
- Access to the mall site from Clarkson/MO 340, Chesterfield Parkway (at Fontaine and Lydia Hill) and South Outer 40 Road.

**Proposed Uses (permitted under PC&R)**

It's important to know that the PC&R District does not have a table of uses. It's intended that the uses be commercial and residential. The following uses are the uses that the applicant has suggested be contained and allowed within the PC&R district. The proposed list of uses includes two residential uses – *multi-family* and *single-family, attached*. The rest are typically *General Commercial* or *Civic* uses.



- Administrative Offices
- Churches or other places of worship
- Library
- Parks
- Dwelling, multi-family
- Single Family Attached
- Home Occupation
- Art Gallery
- Auditorium
- Banquet Facility
- Club
- Farmer's Market
- Gymnasium
- Museum
- Reading Rooms
- Recreational facility
- Office-Dental
- Office-general
- Office-Medical
- Automobile dealership (storefront only)
- Bakery
- Bar
- Bowling Center
- Brewery
- Brew Pub
- Coffee Shop
- Grocery-community
- Grocery-neighborhood
- Grocery-super center
- Newspaper stands
- Restaurant-sit down
- Restaurant-takeout-neighborhood
- Retail sales establishment-community
- Retail sales establishment-regional
- Animal grooming service
- Barber or Beauty shop
- Broadcasting studio
- Commercial Service Facility
- Day care center
- Drug store and pharmacy
- Dry cleaning establishment
- Financial institution (no-drive thru)
- Hospital
- Hotel and motel
- Hotel and motel extended stay
- Kennel, boarding
- Kennel, private
- Laboratory-professional, scientific
- Laboratory
- Laundromat
- Nursing home
- Parking area (stand alone, including garages for autos, not including sales or storage of damaged vehicles more than 72 hours)
- Professional and Technical service facility
- Theatre, indoor
- Theatre, outdoor
- Veterinary Clinic
- College/University
- Kindergarten or nursery school
- Specialized private school

### Initial Performance Standards-Proposed

#### Density:

- Commercial Uses: limited to not more than Floor Area Ratio 1.0- (Total Gross Floor Area of all buildings divided by Gross Area of Land, for a max pf 4,183,215 sq.ft.)
- Residential Units: maximum of 30 units per acre- (calculated by Gross Area of Land and NOT calculated on a lot by lot basis, for a max of 2,880 units)
- Hotels and Lodging shall not exceed 300 rooms and maximum square feet is 350,000.

#### Height:

- No building shall exceed 300 feet. (on average one story is approximately 10-15 feet)

#### Building Setbacks and Structure Location:

- No setbacks have been proposed but rather a build-to line approach will be set forth in the SDCP and SDSP.
- No specific development proposal is at issue and therefore no structure placement is officially proposed. (building outlines are contained on the Preliminary Site Plan but are there for illustration)

#### Parking:

- On Street Parking and structured Parking-For Ground Floor Commercial (retail, dining and other pedestrian-oriented uses)
- Other Parking (residential and commercial) Cumulatively for the entire PC&R District: not less than 80% of the calculations below.

**Commissioner Marino made a motion to suspend the rules pertaining to the applicant's time limitations and allow them a total of 30 minutes to present their presentation. Commissioner Choate seconded the motion, which passed by a voice vote of 7 to 0.**

**PETITIONER'S PRESENTATION:**

1. **Tim Lowe**, Senior Vice President of Development for The Staenberg Group, 2127 Innerbelt Business Center, St. Louis, MO – present on behalf of TSG Downtown Chesterfield.

**INITIAL STEP IN THE DEVELOPMENT APPROVAL PROCESS**

- Rezone property to Planned Commercial and Residential "PC&R"
- Phase 1 only (excludes Dillard's and Twist)

**CHESTERFIELD MALL**

- Opened September 1976 with 3 department stores
- Westfield acquired the center in 2002
- The mall was then renovated and the J.C. Penney building was torn down
- Theater addition was built in 2006
- Chesterfield Mall eventually fell on the "Dead Mall" list 2017
- The start of the mall failure occurred when Nordstrom decided to locate in West County mall instead of Chesterfield. This was followed by Chesterfield Commons being built in the Valley.
- TSG then saw an opportunity.

**THE DISTRICT**

- One of the two outlet malls in Chesterfield failed
- Acquired the outlet mall in May 2018
- It was decided to create an Entertainment Destination project
- The following were created - Main Event, The Factory, and The Hub

**DEVELOPMENT PROCESS**

- Acquired Sears 2018
- Acquired Mall properties 2020
- Acquired Macy's 2021
- Acquired various Sachs parcels
- Assembled 96.017 acres

**DEVELOPMENT PROCESS**

- Toured "Best in Class" projects around the country
- Participated in the City's Envision Comprehensive Plan 2020
- Developed a master plan to understand potential and opportunity
- Tax increment financing to support public infrastructure is what made this project happen

**DOWNTOWN CHESTERFIELD**

What is seen for downtown Chesterfield is a high quality urban mixed-use downtown development providing a walkable, safe and sustainable urban core.

## PROPOSED USES

- Retail/Restaurant – Boutique, small, high-end retail stores with a lot of restaurants and café food.
- Urban Grocery
- Department Store
- Hotel – convention-type hotel
- Office
- Residential – this is the most important piece of the plan to create a community

“It takes a minimum of 1,000 housing units to support one block of Main Street retail”

## PUBLIC AMENITIES

- A central park (3.5 acres)
- Pedestrian pathway
- Pocket parks
- Bike path/jogging trail
- Tree-lined streets and sidewalks
- Over 25% of site dedicated to public amenities
- Phased development over 10 years
- Phase 1 Opening 2026/2027
- \$2 billion total investment
- Live, work, eat, shop and enjoy the amenities

2. Mr. Mike Doster, Land Use Counsel on the Development Team for TSG, 16839 Chesterfield Bluffs Circle, Chesterfield, MO

## THE BIGGEST QUESTIONS

- When are we going to have a Downtown?
- When is someone going to do something about the Mall?

## MIXED-USE DEVELOPMENT HANDBOOK – THE APPROVAL PROCESS

- Whatever zoning is in place, the approval process for mixed-use projects in many jurisdictions is often difficult and time-consuming, often discouraging rather than encouraging mixed-use development. If public officials wish to change land use planning to favor more mixed-use development, they need not only to create mixed-use zoning districts but also to streamline the process to allow approval of mixed-use developments in a reasonable time period.
- For the developer, the approval process is fraught with uncertainty and is often very time-consuming, resulting in higher risks and costs. Reducing uncertainty and the time it takes to receive approval will go far toward enhancing the feasibility of desirable mixed-use developments.

## ADOPTION OF PC&R DISTRICT

Ordinance 2388 was approved on September 5, 2007 and states: *There has been increased interest in the creation of a mixed-use Zoning District to facilitate the creation of a “downtown” area.*

## **PC&R PURPOSE**

The PC&R District is intended to provide development in the area of the City comprising a minimum of seventy (70) acres in size and located only in the area bounded on the east by State Route 340, on the west by Baxter Road, on the north by State Route 40/I-64, and on the south by Lydia Hill Drive/August Hill Drive.

## **PC&R USES**

Permitted uses shall be established in the site-specific PC&R District ordinance governing a PC&R development and may include commercial uses permitted in the Planned Commercial (PC) District or any of the residential uses in any of the residential districts listed in Table A-1 in Section 405.03.020 of this Article.

## **PC&R PERFORMANCE STANDARDS**

1. Specific performance standards may be provided in the planned district ordinance for the PC&R District or provided on the site development plan, site development concept plan, or site development section plan.
2. Said performance standards may supplement, modify, or alter performance standards provided elsewhere in the UDC.
3. Except where specifically stated otherwise in this Section, performance standards established in the planned district ordinance for the PC&R District or provided on the site development plan, site development concept plan, or site development section plan for a PC&R development shall supersede any performance standards required by any other district regulation or UDC.

## **ULI - ACKNOWLEDGMENTS**

On behalf of the Urban Land Institute, the panel thanks Sachs Properties for convening a panel to explore development opportunities for Downtown Chesterfield. The panel applauds Louis Sachs for his leadership in developing Chesterfield and his vision to create a great heart for the community. The panel thanks Mary Sachs, Mayor John Nations, Kathy Higgins, Richard Ward, Chip Crawford, Mike Doster, Bob Volz, and Jeff Atkins for their work in planning the Downtown Chesterfield developments and their willingness to share insights and ideas with the panel. Everyone with whom the panel interacted demonstrated the civic dedication that will make Downtown Chesterfield a great success.

## **ULI – FOREWORD: THE PANEL’S ASSIGNMENT**

Sachs Properties’ goal for Downtown Chesterfield is to create a dynamic, mixed-use community as a heart for Chesterfield that will succeed economically.

## **ULI – THE PANEL’S ASSIGNMENT AND RECOMMENDATIONS**

- Sachs Properties asked the panel to evaluate the potential for mixed-use development in Downtown Chesterfield and recommend an implementation strategy.
- Sachs Properties should select an experienced town-center developer to purchase and develop the Downtown Chesterfield parcels.

## **REQUESTED PERFORMANCE STANDARDS**

- **Density Limitations**
  1. The cumulative gross floor area for Commercial Uses in this District shall be limited to not more than a Floor Area Ratio (F.A.R.) = 1.0. Floor Area Ratio (F.A.R.) shall be Calculated by Total Gross Floor Area of all buildings divided

by the Gross Area of land within the "PC&R" District. F.A.R. shall not be calculated on a lot-by-lot basis.

2. The maximum number of residential units allowable within this District shall be 30-Units / Acre. Acreage shall be Calculated by the Gross Area of land within the "PC&R" District and shall not be calculated on a lot-by-lot basis.
  3. The maximum number of rooms for hotels and lodging shall be 300 rooms; the maximum number of square feet for hotels and lodging shall be 350,000 square feet.
- **Building and Structure Location**
    1. Location of Buildings and Structures shall be approved on the Site Development Concept Plan or Site Development Section Plan.
    2. Build-to Line location shall be approved on the Site Development Concept Plan or Site Development Section Plan.
    3. Additional space between buildings for walkways and pedestrian paths connecting to parking or open space, shall be approved on the Site Development Concept Plan or Site Development Section Plan.

3. **Mr. John Nations**, 8 Baxter Lane, Chesterfield, MO

Mr. Nations provided the following information:

- The following planning has gone into this project – comprehensive, financial, infrastructure, community, and construction and planning.
- The very first project that Valley TDD funded was the realignment of Wild Horse Creek Road into the central portion of the city because of what was going on with the traffic.
- We have arrived today at a culmination of years of the best planning and financial advice to launch the future of Chesterfield.
- There will be many meetings on many proposals as all of this develops.
- This project came together with both the public and private sectors working together from the beginning.
- Downtown Chesterfield and the more than \$3 billion in investment in public and private infrastructure and the development of this area of the city will require collaboration, cooperation, and an understanding on a scale the city has never attempted.
- The approval of this application will empower the city and TSG to keep working to solve these significant challenges and to seize the opportunities to bring a quality environment to the coming generations of Chesterfield.
- The pending application is consistent with all the studies and approvals to date.

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

Mr. Stock noted that staff has done an outstanding job bringing the petition before the Planning Commission. He noted that the three planning areas include 96 acres. The elevation of the site is anywhere from 4 to 14 feet above Clarkson, and as you go around to the south side and west side, it goes anywhere from 14 feet to 78 feet above Chesterfield Parkway, and as much as 88 feet to the north.

The street network comprises about 3.5 miles within the 96 acres. The primary streets are 7,700 lineal feet and connect the Clarkson Road corridor along with the Chesterfield Parkway to the south and west. The pedestrian inner ring consists of a 10-foot green island and 15-foot walks on each side. The perimeter loop road is a 3-lane road section and is 4,450 feet. The service alley completes a vehicular pedestrian feet with network and is a total of 2,000 lineal feet.

Another 350,000 cubic yards will need to be moved across the site in order to create this downtown and this vision.

**SPEAKERS IN FAVOR:**

1. **Charlie Foxman**, Chesterfield Village Association, 1533 Walpole Drive, Chesterfield, MO

Mr. Foxman provided the following information:

- He represents 146 homeowners in the subdivisions of Oak, Sycamore, and Justus Point, along with a large area of common ground and small retention pond.
- They have expressed support for the redevelopment of Chesterfield Mall as a town center for downtown Chesterfield.
- It needs to be developed as a mixed use town center in order to survive and flourish.
- They have confidence in The Staenberg Group as the developer, which has a superb track record and they support The Staenberg Group in every way that they can.
- It is their hope that the requested zoning be approved.

**SPEAKERS IN OPPOSITION:**

1. **Kelli Unnerstall**, representing the nearly 600 members of Citizens for Developing Downtown Chesterfield, 14649 Summer Blossom Lane, Chesterfield, MO

Ms. Unnerstall provided the following information:

- Their leaders and members include residents from all four wards.
- The members support the rezoning of the mall to PC&R, but they do not support the application as it stands for several reasons.
- They also support The Staenberg Group, who have been responsive to a number of their concerns.
- The rezoning request will create an ordinance that is independent of who the developer is and the new zoning will govern what can be done now and in the far future.
- Their concerns relate to the multi-family density and they would like to see the ordinance reflect what they have seen in the final master plan.
- As proposed, the ordinance “could lead to what is shown in the final master plan but it could also lead to very different types of developments”.

Their five main concerns are shown below:

- The density of the multi-family permitted is too high. They do not support 2,880 high-density residential units being added to the city.
- The location and allocation of the mix of uses is not defined in the rezoning request.
- They have concerns about the traffic impact given the density of multi-family units combined with the density of other uses.
- There is a lack of definition of how the site will connect with surrounding areas.
- The City of Chesterfield should establish a minimum standard of architectural detail and exterior materials.

They have also noted that the density has increased and many sections have been deleted, which include construction parking, architectural requirements, landscape and light requirements, supplementation, modification, and alteration of standards, and time period for submittal.

2. **Ray Bosenbecker**, 1920 Lanchester Ct., Chesterfield, MO

Mr. Bosenbecker provided the following information as to why the members of Citizens for Developing Downtown Chesterfield do not support the allocation of 2,880 residential units.

- During a poll, it was learned that 90% of their members do not support a density over 1,000 units.
- This large number of high-density multi-family units will change the character of the City - especially complexes with 10 or more units.
- They believe this will lead to existing residents choosing to leave the city.
- They believe that zoning ordinances should better define the mix of uses.
- Both the final master plan submitted by The Staenberg Group and the City's Comprehensive Plan clearly show that this area should include a mix of uses that should include residential, retail, commercial, green space, etc. which is not reflected in the rezone application.
- The Comprehensive Plan clearly defines retail and commercial as occupying a significant portion of the development. The ordinance should reflect this.

3. **Dave Cissell**, 2 Upper Coway Lane, Chesterfield, MO

Mr. Cissell stated that he would like to speak to the three final concerns the Citizens for Developing Downtown Chesterfield have.

- They have concerns about the traffic impact the development will have on surrounding roads – such as Clarkson, Chesterfield Parkway, and surrounding streets. The traffic plan submitted does not appear to reflect the density of the proposed plan. They ask that the Commission consider this if a new traffic study is completed, if necessary.
- Another concern is a connectivity of this development and surrounding areas be addressed prior to the zoning ordinance being approved.
- They would like to see a minimum of standards of architectural detail and exterior materials for the development area.

Ms. Unnerstall then addressed the Commission again noting the following about The Staenberg's Group final master plan:

- Except for the density of multi-family, represents what will be a "tremendous step forward for our community".

- They do support the zoning change to PC&R, however they would like the zoning ordinance to provide more protection to current and future Chesterfield residents.
- They would like the ordinance to be written in such a way that insures that what was envisioned in the Comprehensive Plan and what is being proposed by the developer in the Master Plan they presented, is what gets built and remains an asset to the City for future generations.

## **DISCUSSION**

Responding to questions from the Planning Commission, Ms. Unnerstall provided the following information.

### **Multi-family Density**

The citizens reached the agreement of not supporting a density over 1,000 units. About 1/3 of the group didn't favor any additional multi-family. The number of 1,000 came from a poll, from speaking to their leadership group which is about a dozen members, and speaking to other residents. The options on the poll included 0, 1-1,000, 1,001-2,000, and 2001-3,000.

*The Mayor stated that the City needs density to create a successful development. If the density is not allowed, then the success may not be there. If the density is not achieved, there won't be enough revenue to pay for the infrastructure projects that are identified within downtown and the surrounding area.*

*Commissioner Marino asked for specifics as to why the members of Citizens for Developing Downtown Chesterfield do not want a density of over 1,000 units. Ms. Unnerstall stated that they moved to a community that had a certain density level and they are open to increasing it but not to the proposed level. They would like to see the rendering of what the proposed density would look like.*

*The Mayor asked if the main concern is that the residential units will largely be rentals. Ms. Unnerstall replied that they have been told that the mix will be 60/40 so there is a preference for condos.*

### **Mixed Uses**

They want to see protection with the mixed uses and the quality of the uses. They have concern with the following uses:

- Grocery Supercenter, which could possibly include a Walmart Superstore. *It was noted that Grocery Supercenter pertains to size, which is 25,000 sq. ft.*
- Hospital
- Parking area, stand-alone. They do not have a clear understanding of whether this is parking lots or parking structures. *Staff noted that this could be either use.*

*Both Commissioners Choate and Wuennenberg noted their concerns about what mixed uses could be allowed and how the phasing would relate to them. Mr. Wyse stated that there is not yet an ordinance for this petition. The process is to have a public hearing, the applicant presents their proposal, and the City hears from the public. After that point, Staff will take feedback from the Commission and will start to develop the ordinance.*



**SPEAKERS – NEUTRAL:**

1. **Rob Kilo**, 16734 Benton Taylor Drive, Chesterfield, MO

Mr. Kilo stated that his neighborhood consists of 122 homes and the HOA often talks about traffic. With the addition of nearly 3,000 multi-family units, he has concerns about the traffic. He supports the project but noted the number of new traffic signals that have been added to the area. He then pointed out the items he and his neighbors have concerns about:

- Residential density
- Six traffic signals within a mile on Wild Horse Creek Road
- Adding nearly 3,000 more multi-family units within that proximity

2. **Erin Jasinski Compton**, 1559 Yarmouth Point Drive, Chesterfield, MO

Ms. Compton stated that she is currently the chair of the Historic Preservation & Landmarks Committee. She has concerns about the First Baptist Church of Chesterfield cemetery (*at the corner of Chesterfield Parkway and Wild Horse Creek Road*) that will be surrounded by the new development. She has concerns that not every grave may be inside the cemetery fence. They do not know how many graves are in the cemetery but know there are at least several dozen that do not have stones. She also imagines there are dozens more from the second half of 1800s that cannot currently be seen. She expressed her desire that any land movement, grading and digging around the cemetery be done with caution.

It was noted that there are a few *non-digging* measures that could be done to determine where unmarked bodies could be buried.

**PETITIONER'S RESPONSE:**

Mr. Doster stated that they would prefer to respond to a letter written by Staff.

There was then discussion about how the upcoming ordinance for this development could be expanded to include future developments. There was also discussion about how future development would include architectural consistency and integrity.

**IX NEW BUSINESS - None**

**X. COMMITTEE REPORTS - None**

**XI. ADJOURNMENT**

The meeting adjourned at 9:35 p.m.

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Jane Staniforth, Secretary

