

**PLANNING COMMISSION  
OF THE CITY OF CHESTERFIELD  
MEETING SUMMARY  
JUNE 26, 2023**

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

**I. ROLL CALL**

**PRESENT**

Commissioner Gail Choate  
Commissioner Khalid Chohan  
Commissioner Allison Harris  
Commissioner John Marino  
Commissioner Debbie Midgley  
Commissioner Jane Staniforth  
Commissioner Steven Wuennenberg  
Chair Guy Tilman

**ABSENT**

Commissioner Nathan Roach

Councilmember Merrell Hansen, Council Liaison  
Mr. Nathan Bruns, representing City Attorney Christopher Graville  
Ms. Petree Powell, Assistant City Planner  
Mr. Isaak Simmers, Planner  
Ms. Erica Blesener, Recording Secretary

Chair Tilman acknowledged the attendance of Councilmember Mary Ann Mastorakos, Ward II; Councilmember Merrell Hansen, Council Liaison; and Mayor Bob Nation.

**II. PLEDGE OF ALLEGIANCE**

**III. SILENT PRAYER**

**IV. PUBLIC HEARINGS - None**

**V. APPROVAL OF MEETING SUMMARY**

Commissioner Marino made a motion to approve the Meeting Summary of the May 22, 2023 Planning Commission Meeting with an amendment to correct the spelling of Vern Reminger on page 3. The motion was seconded by Commissioner

Choate and **passed** by a voice vote of 6 to 0 (Commissioner Harris and Chair Tilman abstained).

## VI. PUBLIC COMMENT

### PETITIONER:

Mr. Mike Doster, 16839 Chesterfield Bluffs Circle, Chesterfield, MO

Mr. Doster, land use council of the Steinberg Group development team for **Chesterfield Village Mall (TSG Downtown Chesterfield Redevelopment, LLC)**, made himself available for questions. He stated that the requested changes made by City Staff have been addressed.

Mr. George M. Stock, Stock & Associates, 257 Chesterfield Business Parkway, Chesterfield, MO, representing Steinberg Group development team for **Chesterfield Village Mall (TSG Downtown Chesterfield Redevelopment LLC)**, made himself available for questions.

### SPEAKERS:

Mr. Dave Cissell, 2 Upper Conway Lane, Chesterfield, MO

Mr. Cissell stated he was speaking on behalf of the Citizens for Developing Downtown Chesterfield. Mr. Cissell reminded the Planning Commission that he spoke last month regarding five concerns:

- Density of the multi-family residences
- Location and allocations of the mix uses
- Traffic impact
- Lack of definition, and how the site will be connected to the surrounding area
- The establishment of minimum standards of architecture

He provided the Commission with documents showing the recent development of residences within approximately one mile of what will be downtown Chesterfield. He shared his concerns about the continued development and the addition of 2880 residential units and the possibility of 6000 more people and 6000 more cars to the area. The calculation is assuming 1.5 persons per unit and 1.5 vehicles per unit.

Mr. Rob Kilo, 16734 Benton Taylor Drive, Chesterfield, MO

While Mr. Kilo expressed his belief that this development will be an asset to the City, he shared concerns that there is a lack of connectivity to the broader community, as well as density issues- suggesting walking trails, or bike paths to address both concerns. He stated his concerns about traffic and suggested that a traffic study be performed.

## VII. SITE PLANS, BUILDING ELEVATIONS, PLATS, AND SIGNS – None

## VIII. UNFINISHED BUSINESS

- A. **P.Z. 06-2023 Chesterfield Village Mall (TSG Downtown Chesterfield Redevelopment, LLC)**: A request for a change in zoning from a “C-8” Planned Commercial District to a “PC&R” Planned Commercial and Residential District for a 96.017-acre area of land located on the south side of Interstate 64, east of Chesterfield Parkway.

Assistant City Planner Petree Powell provided the following report.

Ms. Powell stated that the application of TSG Downtown Chesterfield Redevelopment, LLC to rezone 96.017 acres located south of I-64, east and north of Chesterfield Parkway and west of Clarkson Rd from C-8 Planned Commercial District to a PC&R, Planned Commercial and Residential District. She intended to review: 1) the process and where we are; 2) what the Comprehensive Plan mandates; 3) how the PC&R designation provides performance measures; 4) those performance measures the Ordinance (and Attachment A) does detail; and 5) will address concerns raised at the public hearing.

Ms. Powell stated that the Comprehensive Plan provides the vision for downtown Chesterfield and the rezone lays out broad framework to provide that “downtown concept”. She reiterated that we are at the early stages of a long process that will be flushed out at the Side Development Concept Plan and Section Plan phases. The TIF links are this together to finance the infrastructure, which contain estimates on residential density, parking and commercial square footages.

Ms. Powell went through the vision and mandate in the Comprehensive Plan for what a downtown should look and feel like, including being the physical and visual focus of the city, that the streets are of a urban and walkable character, that there be a pedestrian connection to Wildhorse Village, that there be high residential density, that the development is intended to have a live-work-play-shop vibe and that civic spaces be the anchors for the development. Ms. Powell then went through how the PC&R District will achieve the downtown concept. She used setbacks as an example and how it differs in the PC&R District than in traditional zoning. She also emphasized that the ordinance would permit variation.

Ms. Powell went through the performance measures that are in the Attachment A: density for commercial at a FAR cumulatively at 1.0; residential at 30 units per acre cumulatively; and hotels at a maximum of 300 rooms and a maximum of 350,000 square feet. She spoke about the height limitations at 300 feet and that no setbacks are prescribed.

Ms. Powell noted that the uses proposed have not changed since the public hearing except that single-family detached was added to allow flexibility. The developer does not anticipate having single family detached in the development. She also mentioned that in the definitions of the UDC a grocery super center allows for a grocery of 25,000 square feet which is on the smaller end of a normal grocery store. No Walmart superstore will be proposed.

Ms. Powell then recapped the parking standards and that on-street parking and structured public and private parking (with visual impact minimized by screening) will predominate in the development. Surface parking is to be minimized.

Next, Ms. Powell addressed the four concerns that were raised at the public hearing. First was what some citizens called a lack of specificity and requirements of mixed use. Ms. Powell stated that much of the detail will be coming in the Site Development Concept Plan and that it must conform to the “downtown concept”. An Amazon warehouse, Big Box retail stores or even an entire development of residential is simply not possible under the PC&R District. Those uses would be allowed today and no rezone would be required. Further Attachment A addresses the concerns by prioritizing mixed use and build to line along the primary streets that flank the centralized park. And to further pedestrian safety, no private structured parking access will be permitted in this core area.

Ms. Powell next addressed density. She stated that the planning literature makes clear that to have a thriving downtown there must be critical mass of high density residential within walking distance. Old notions and prejudice about multi-family rentals are antiquated because there are a variety of reasons people rent versus purchasing. She noted that Attachment A requires the developer to provide a distribution of density at the Site Development Concept Plan phase when more is known about incoming projects. Ms. Powell also reminded the audience that the access points to the development handled all the traffic of a fully functioning successful Mall and that the developer does not anticipate more traffic than that.

Ms. Powell also noted that when the Dillards suit is resolved a simple boundary description would be necessary for a rezone because the standards remain the same.

Ms. Powell addressed the concern that there would be too much surface parking. She reiterated that the primary method of parking in the development will be on-street and structured parking. The only surface parking would be for the grocery store and quick in-and-out type businesses likely to be closer to the ring road. The whole idea of a downtown is to promote walking and biking.

Finally, Ms. Powell addressed the last concern that there may be unmarked graves outside the First Baptist Church cemetery at the corner of S Outer 40 Road and Chesterfield Parkway. She stated that TSG contracted with Midwest Testing who performed ground penetrating radar and an electromagnetic survey and found no unmarked grave. She then ended her presentation.

## **Discussion**

Questions were raised regarding how the Dillard’s property would be addressed. Planning Director Justin Wyse explained that the permissible building area is based on the current ordinance which is the cumulative square footage built and dividing by the total square footage of the site to get the floor area ration at 1.0 or below. The same standard will apply and only a boundary adjustment would be required when Dillards came on line and wouldn’t require a rezone for this calculation.

Ms. Powell responded to Commissioner Wuennenberg's inquiry about the calculation for the underground parking structure explaining that there is a provision of 550 public parking spaces. The residential parking will have its own calculation. The Mall has approximately 5000 parking spaces.

Commissioner Choate showed appreciation for the detailed explanation of the performance standards but expressed concerns about the larger amenities. Ms. Powell explained the first Concept Plan is going to be an Infrastructure Plan according to George Stock of Stock and Associates and then the second Concept Plan would detail where buildings that are known will go.

Commissioner Harris expressed her concerns that with the adding 5,000 parking spaces at the Mall site will create further traffic congestion heading towards the Clarkson Valley area. Ms. Powell stated the traffic study has addressed this.

Chair Tilman questioned the timing of the traffic study and how it correlates to the infrastructure development. He shared that he felt that a fair amount of time needs to be spent reviewing all aspects of the traffic study as it is a critically important element for the citizens of Chesterfield. Ms. Powell explained that it will come in conjunction with the Concept Plan. Further discussion ensued regarding the traffic study.

Commissioner Staniforth stated that it was unrealistic to think that all residents in the new development would be living and working in the area and was in agreement with the importance of the traffic study as were the other Commissioners.

Commissioner Chohan asked about the timeline of the traffic study. Ms. Powell explained it is under review by MoDot, St. Louis County, and the City of Chesterfield and will be completed in time for the Site Development Concept Plan.

Commissioner Marino expressed his desire to move forward with the project regardless of road improvement issues with St. Louis County or litigation with third parties (Dillard's).

Planning Director, Justin Wyse explained that the mentioned traffic concerns were an impetus for the TIF District. Regardless of whether this development occurs or not, the traffic at Clarkson and Baxter is a mess and needs to be addressed. The TIF will provide funding to address that intersection in particular.

Discussion continued regarding traffic issues and development in the City of Chesterfield.

**Commissioner Wuennenberg made a motion to approve P.Z. 06-2023 Chesterfield Village Mall (TSG Downtown Chesterfield Redevelopment, LLC).** The motion was seconded by Commissioner Marino.

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

**Aye: Commissioner Choate, Commissioner Chohan,  
Commissioner Harris, Commissioner Marino,  
Commissioner Midgley, Commissioner Staniforth,**

**Commissioner Wuennenberg, Chair Tilman**

**Nay: None**

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

Chair Tilman thanked the residents for their attendance and input.

**IX. NEW BUSINESS - None**

**X. COMMITTEE REPORTS - None**

**XI. ADJOURNMENT**

The meeting adjourned at 7:41 p.m.

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Jane Staniforth, Secretary