

**PLANNING COMMISSION  
OF THE CITY OF CHESTERFIELD  
MEETING SUMMARY  
APRIL 8, 2024**

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

**I. ROLL CALL**

**PRESENT**

Commissioner Gail Choate  
Commissioner John Marino  
Commissioner Debbie Midgley  
Commissioner Jane Staniforth  
Commissioner Steven Wuennenberg  
Chair Guy Tilman

**ABSENT**

Commissioner Walter Bilgram  
Commissioner Khalid Chohan  
Commissioner Allision Harris

Councilmember Merrell Hansen, Council Liaison  
Mr. Nathan Bruns, representing City Attorney Christopher Graville  
Mr. Justin Wyse, Director of Planning  
Ms. Alyssa Ahner, Senior Planner  
Mr. Isaak Simmers, Planner  
Ms. Erica Blesener, Recording Secretary

Chair Tilman acknowledged the attendance of Councilmember Merrell Hansen, Council Liaison; Councilmember Mary Monachella, Ward I; Councilmember Mary Ann Mastorakos, Ward II; and Councilmember Dan Hurt, Ward III.

**II. PLEDGE OF ALLEGIANCE**

**III. SILENT PRAYER**

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

- A. P.Z. 03-2024 Chesterfield Village Mall:** An ordinance amendment to add an additional 16.679-acre tract of land zoned “C-8” Planned Commercial to an existing 96.017-acre tract of land zoned “PC&R” Planned Commercial and Residential District located on the south side of Interstate 64, east of Chesterfield Parkway (Ward 2).

**STAFF PRESENTATION:**

Alyssa Ahner, Senior Planner gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. Ahner then provided the following information about the subject site:

## Request Summary

A request to add an additional 16-acres of land zoned “C-8” Planned Commercial to an existing 96-acres of land zoned “PC&R” Planned Commercial and Residential District. The existing “PC&R” district was established in 2023 and is governed under Ordinance 3255. The proposed amendment would incorporate a connecting parcel into the District. Consent has been received from all applicable parties.

## Site History

The existing “PC&R” district encompasses roughly 96-acres of land and was established in 2023. The approximate boundaries of this district may be seen in Figure 2. The 16-acres proposed to be incorporated into this district may be seen in Figure 3.



Figure 3: Existing “PC&R” district



Figure 2: 16-acres to be added to “PC&R” district

The existing district was broken down into “Area 1”, “Area 2” and “Area 3”. The areas were then further broken down into conceptual parcels in order to allocate permitted uses and density. The proposed 16-acre parcel of land would be incorporated as “Area 4”. These areas may be seen in the attached packet on Sheet C1.0. The permitted residential units for the existing district have already been allocated between the existing conceptual parcels thus the permitted uses for proposed “Area 4” would be limited to commercial development. The density of the commercial development for “Area 4”, as written in the Attachment A, is a maximum of 280,000 square feet which is the square footage of the existing building. The modifications made to the Attachment A for this ordinance amendment have been depicted in red font.

The primary purpose of including the additional land into the ordinance is to resolve zoning issues that have been identified during settlement discussions between the City of Chesterfield, Dillard’s, and TSG. Through this process, the preliminary settlement has included a minor land swap between TSG and Dillard’s. The zoning amendment would prevent zoning issues that would arise from parcels with multiple zoning districts. As such, the proposed amendment has been drafted to allow similar development criteria (e.g. commercial uses only) for Area 4 (Dillard’s parcel) as exists today but under the PC&R District instead of the C-8 District.

**DISCUSSION:**

Commissioner Wuennenberg asked if a new Preliminary Development Plan was submitted with the request and if the parking lot would stay the same. Ms. Ahner explained the plan is in the packet. The entirety of the new survey outlining area four (4) is located on page one (1) and the legal descriptions are located on page two (2). Justin Wyse, Planning Director confirmed nothing on the prior Preliminary Development Plan that was approved for the Chesterfield Mall site minus Dillard’s has changed. The line work that was greyed out showing existing conditions has been removed and will remain as is. The parking lot will also stay the same as the approved Preliminary Development Plan.

Chair Tilman stated a letter was provided to the Planning Commission from Chris B. Johnson, Senior Vice President, Principal Financial Officer for Dillard’s recommending approval to move forward with the rezoning application.

**V. APPROVAL OF MEETING SUMMARY**

Commissioner Choate made a motion to approve the Meeting Summary of the **March 25, 2024 Planning Commission Meeting**. The motion was seconded by Commissioner Marino and **passed by a voice vote of 6 to 0**.

**VI. PUBLIC COMMENT**

Joe Markus, Black & Veatch, 204 Mattina Court St. Peters, MO representing the petitioner for **Chesterfield Blue Valley, Lot 2 (St. Louis Premium Outlets)** – available for questions

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

- A. Chesterfield Blue Valley, Lot 2 (St. Louis Premium Outlets):** An Amended Site Development Section Plan, Landscape Plan, and Lighting Plan for Lot 2A of Chesterfield Blue Valley Plat One located on a 31.73-acre tract of land just north of Outlet Boulevard and south of US 40/61 EB Chesterfield Airport Road (Ward 4).

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Site Development Plan, Landscape Plan, and Lighting Plan for **Chesterfield Blue Valley, Lot 2 (St. Louis Premium Outlets)**. The motion was seconded by Commissioner Marino and **passed by a voice vote of 6 to 0**.

- B. Estates at Conway:** A Record Plat for a 2.14-acre tract of land being part of Lot 5 of Highland on Conway, Plat 1 for a subdivision zoned “R3” Residential Zoning District located approximately 0.7 miles southeast from the intersection of Conway Road and Chesterfield Parkway East and north of Interstate 64 (Ward 2).

**Commissioner Wuennenberg**, representing the Site Plan Committee, made a motion recommending approval of the Record Plat for **Estates at Conway**. The motion was seconded by **Commissioner Marino** and **passed by a voice vote of 6 to 0**.

- C. **Spirit of St. Louis Airpark, Lot 19 (AVMATS Hangar)**: An Amended Site Development Section Plan, Landscape Plan, and Lighting Plan for a 4.93-acre leasehold area within a 9.45-acre tract of land zoned “M-3” Planned Industrial District located north of Edison Avenue just east of its intersection with N Bell Avenue and approximately 700 feet west of its intersection with Spirit of St. Louis Boulevard (Ward 4).

**Commissioner Wuennenberg**, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Section Plan, Landscape Plan, and Lighting Plan for **Spirit of St. Louis Airpark, Lot 19 (AVMATS Hangar)**. The motion was seconded by **Commissioner Midgley** and **passed by a voice vote of 6 to 0**.

#### VIII. UNFINISHED BUSINESS

- A. **P.Z. 03-2024 Chesterfield Village Mall**: An ordinance amendment to add an additional 16.679-acre tract of land zoned “C-8” Planned Commercial to an existing 96.017-acre tract of land zoned “PC&R” Planned Commercial and Residential District located on the south side of Interstate 64, east of Chesterfield Parkway (Ward 2).

**Commissioner Marino** made a motion to approve **P.Z. 03-2024 Chesterfield Village Mall**. The motion was seconded by **Commissioner Choate**.

#### DISCUSSION:

**Commissioner Wuennenberg** commented on the Attachment A for Area 4 and how it is limited to non-residential uses only. He also confirmed that there is no change in the allowable square footage from what it is on-site today.

Upon roll call, the vote was as follows:

**Aye: Commissioner Choate, Commissioner Marino,  
Commissioner Midgley, Commissioner Staniforth,  
Commissioner Wuennenberg, Chair Tilman**

**Nay: None**

The motion **passed** by a vote of 6 to 0.

#### IX. NEW BUSINESS - None

**X. COMMITTEE REPORTS - None**

**XI. ADJOURNMENT**

The meeting adjourned at 7:14 p.m.

---

Jane Staniforth, Secretary