

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
January 26, 1998



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

PRESENT

Mr. Fred Broemmer
Mr. Michael Casey
Mr. Dave Dalton
Mr. Charles Eifler
Mr. Dan Layton, Jr.
Mr. Robert Grant, Acting Chairman
Mayor Nancy Greenwood
Mr. Douglas R. Beach, City Attorney
Councilmember Mary Brown, Council Liaison
Ms. Teresa J. Price, Director of Planning
Ms. Laura Griggs-McElhanon, Assistant Director of Planning
Ms. Patricia Detch, Planner II
Mr. Jeremy Lochirco, Planning Technician
Ms. Sandra Lohman, Executive Secretary

ABSENT

Chairman Rick Bly
Ms. Linda McCarthy
Mr. Allen Yaffe

INVOCATION: Commissioner Michael Casey

PLEDGE OF ALLEGIANCE - All

Acting Chairman Grant recognized Mayor Nancy Greenwood, Councilmember Larry Grosser, and Councilmember Mary Brown.

PUBLIC HEARINGS:

Commissioner Dalton read the first portion of the "Opening Comments."

- A. **P.Z. 6-98 Consolidated Health Care Resources Fund I, L.P.**; a request for a change in zoning from "R-1A" 22,000 square foot Residence District to "R-2" 15,000 square foot Residence District for a 16.174 acre tract of land located on the east side of White Road, 1,000 feet south of Olive Boulevard. (Locator Number: 17R23-0471)

And

- B. P.Z. 7-98 Consolidated Health Care Resources Fund I, L.P.**; a request for a Conditional Use Permit (CUP) in the "R-2" 15,000 square foot Residence District for a 9.116 acre tract of land located on the east side of White Road, 1,000 feet south of Olive Boulevard (Locator Number: 17R23-0471) and an amendment to an existing Conditional Use Permit (CUP), established by St. Louis County, P.C. 60-80, in the "R-2" 15,000 square foot Residence District for a 7.058 acre tract of land located on the east side of White Road, 1,000 feet south of Olive Boulevard (Locator Number: 17R23-0471). The total acreage encompassing this Conditional Use Permit request is 16.174 acres. Proposed Amendment: Expansion of existing Conditional Use Permit to allow the construction of an independent living facility and an adult/child day care.

Assistant Director Griggs-McElhanon gave a slide presentation of the subject site and surrounding area.

Mr. John Munch, Executive Director of the Westchester House, spoke in favor of the petition noting the following:

- gave some background information on the twenty (20) year old skilled nursing facility;
- the petitioner would like to combine two (2) parcels of land;
- the existing facility would be upgraded to include an independent care unit, and thereby become a continuing care retirement community;
- a wing (approximately 20,000 square feet in size) would be added to the back of the existing facility (39,000 square feet);
- the capacity would remain the same – 159 licensed beds;

Mr. Richard Feldman, spoke on behalf of the petitioner noting the following:

- described the subject site and surrounding area;
- the current facility would be increased in size from 39,000 square feet to between 60,000 and 65,000 square feet – no new beds;
- the building will be modernized (i.e., fire safety conditions, increased therapy room size; etc.);
- the continuum care facility would include sixty (60) units – people who want to be in a retirement community, but can still do things for themselves;

- he presented a colored rendering of the proposed sixty (60) unit facility – (no more than two (2) stories high facing White Road);
- the impact on the surrounding area is minimal (i.e., the landscaping, trees are in-keeping with the environment, residential feel);
- a four (4) acre greenspace (of the total nine (9) acre tract) will remain undisturbed in the project;
- Mr. Munch talked with City officials and called the subdivisions to invite people to meet with him; however, he did not get much response;
- prior to tonight's meeting, he was unaware of the concerns noted in the letter from The Gallery Subdivision;
- he presented a letter to the Commission from Crawford-Bunte-Brammeier stating traffic information and traffic generators for the proposed site;
- the proposed development does not have a large traffic impact on White Road;
- the proposal would upgrade the current facility which is 39,000 square feet to up to 60,000 or 65,000 square feet, with no increase in the number of beds; and
- provide a continuum of care facility with the independent living units;

Mr. John Munch noted the following:

- described the type of clientele that the proposed upgrade of Westchester House would serve (i.e., individuals desiring lifestyle with more amenities);
- an intergenerational day care program would be added to this project (i.e., grandparents and grandchildren for persons living at the Westchester House, and Westchester House employees);
- the day care facility would not be available now, or in the future, to the general public;
- a small pond is proposed (ducks, geese, trails); and
- this addition would be the final one - the petitioner will not come back to the City requesting additional buildings.

COMMENTS/DISCUSSION

- There would be no more than twenty-five (25) participants in the adult/child daycare program. The program would be specifically for employees and family members of residents of the two (2) facilities – no public.
- The four (4) acres to be set aside as a greenspace area would be noted in the Ordinance.
- Construction would begin in early Spring on the independent living units; and the remodeling and addition of the proposed wing would begin late Summer. They expect to start one project and once this is underway, begin the other.

Mr. Rhein Dabler noted the following:

- pointed out the location of the existing and future sidewalk (along the entire frontage of the property) on the rendering, as required by St. Louis County Department of Highways and Traffic.

COMMENTS/DISCUSSION

- There was discussion about the possibility of repositioning the sixty (60) units so they are not so close to White Road.
- There is a large retaining wall along the back side of the subject site. The petitioner is trying to make use of the natural ravine that draws from the curve in the road to the northwestern end of the pond, which is part of the Village of Green Trails Subdivision.
- Topographically speaking, from the ravine to White Road is approximately fifty (50) to sixty (60) feet of stormwater relief.
- If the building would be moved further back into the ravine area, the wall would need to be taller.
- Various locations for the proposed buildings were discussed.
- Proposed topographic lines on the plan go slightly beyond the parking area itself; the entire front area would be graded, walled, landscaped; the ravine area in the back would be preserved by construction of a reinforced, concrete wall.
- In keeping with the new MSD requirements, trees within the detention basin area would be removed and replaced with grass/lawn-type ground cover.

- There is an eight (8) foot high wall located in the rear of the site in order to preserve the tree buffer area located immediately to the northeast.
- The four (4) acres to be preserved were pointed out on the rendering (i.e., includes the existing large tree mass depicted on the site, and areas up to the northern property line, and area downstream of the stormwater detention basin).
- They are proposing to double the parking for the existing facility, as expanded, and also provide parking required for the sixty (60) bed structure. There is some under building parking provided.
- There would be a fifty (50) foot setback from White Road to the proposed building addition.
- There is a twenty-five (25) foot building line across all of White Road; and eighteen (18) foot wide driveway; and an eight (8) foot greenspace area before you get to the northwestern projection of the building.
- A four (4) to six (6) foot high wall would be provided along the driveway and parking area facing White Road. This wall would not be visible from White Road.

Mr. John Munch noted he talked to Mr. Livingston (Windemere Subdivision); Mr. Jeff Dalin (The Gallery); and left a message on the recorder for Mr. Goldenberg to return his call, but never connected. He further noted that he explained the project to them and asked if they would like to meet with him. They declined to take him up on his offer. He noted most of the conversation with Mr. Dalin was regarding traffic on White Road and Mr. Dalin's concern about proposals other than The Westchester House.

Mr. Feldman noted the concern expressed was not the amount of traffic generated from the subject development, but the general concern about traffic on White Road. If the petitioner had known about the concern regarding this specific development, they would have gone to Crawford-Bunte and Brammeier earlier and forwarded the information to the Commission in a more timely manner.

- The area from the wall to the White Road right-of-way is twenty-five (25) feet, as shown on the drawing.

SPEAKERS IN FAVOR: - None

SPEAKERS IN OPPOSITION: - None

SPEAKERS – NEUTRAL:

1. Mr. Ken Ruff, Green Trails Park Trustee, 14608 Laketrails Court, Chesterfield, MO 63017, spoke as an individual noting the following concerns:
 - siltation of the lake;
 - depth of lake and ability of fish to live in the lake if it gets too shallow;
 - during construction – how the developer will eliminate dirt from running down into the lake;
 - would like to hear from the Engineer regarding what kind of study was done on the runoff;
 - how big is the pond described, and how much runoff will it handle (i.e., one (1) inch of rainfall in an hour, etc.);
 - describe what will be provided in the living units;
 - size of proposed child care facility, playground information, safety of children; and
 - if the day care center doesn't work-out as planned, the Westchester House could open it up to the public.

Acting-Chairman Grant noted the Commission will ask the petitioner and Staff to address Mr. Ruff's concerns.

REBUTTAL:

Mr. Rhein Dabler noted the following:

- The detention basin for the project will be designed to meet all code requirements of the Chesterfield Department of Public Works and Metropolitan St. Louis Sewer District.
- The size of the lake and volume of water retained in the lake has been studied.
- The Army Corps of Engineer wants the developer to stay away from the area downstream of the proposed lake, as they feel this area falls under the category of a wetland (i.e., not to be disturbed).
- The Chesterfield Public Works Department requires the developer to provide siltation control throughout the project to prevent silt from flowing through the silt fence, and into the lake.

Mr. Dabler noted the day care is part of the facilities depicted on the renderings.

Mr. Munch noted the following:

- there will be emergency services, meals, housekeeping, errands, transportation, etc., available to residents of the sixty (60) unit facility - it is not predominantly there as a health care facility, but will have access to services through the existing nursing facility;
- there are no plans to make the child day care facility available to the general public - it is intended for use by residents, relatives of residents and employees;
- the play yard will be fenced-in for safety; and
- he apologized for not having spoken with Mr. Ruff.

Mr. Feldman noted they would like to offer Mr. Ruff and other Trustees in the Subdivision their business cards, and will set-up a meeting with them to discuss their concerns.

Commissioner Dalton read the final portion of the "Opening Comments."

APPROVAL OF THE MINUTES:

A motion to approve the minutes of January 12, 1998 was made by Commissioner Eifler, seconded by Commissioner Broemmer and **passes by a voice vote of 6 to 0.**

PUBLIC COMMENT: None

NEW BUSINESS:

- A. **P.Z. 1-98 Hennessey Development Inc. (White House Farm)**; "NU" Non-Urban District to "R-2" 15,000 square foot Residence; east side of White Road, 2,500 feet south of Olive Boulevard.

Planner II Pat Detch noted the issues presented in the report, asked if the Commission has issues to add to the list.

ISSUES ADDED:

1. The possibility of preservation of trees by redesigning the road in the development.

2. Ask Department of Public Works to provide a copy of the White Road Traffic Study and address the issue of the level of traffic (i.e., amount of commercial and residential traffic) White Road can handle up to the point where it takes the level of service to an unsatisfactory level at either Olive and/or Clayton Road Intersections.

Planner II Pat Detch noted that, in the event there are no further issues, the Department of Planning requests that this matter be held until the Planning Commission meeting of February 9, 1998

A motion to hold this matter was made by Commissioner Casey, seconded by Commissioner Layton and passes by a voice vote of 6 to 0.

- B. **P.Z. 2-98 Red Lion Beef Corp., dba (Lion's Choice)**; an amendment to an existing "C-8" Planned Commercial District established by City of Chesterfield Ordinance Number 1148 [P.Z. 36-95 Leo B. Pelligreen Jr. and Marilyn A. Henske (Sooner Investment Group)] and a change in zoning designation from "C-8" Planned Commercial District to "PC" Planned Commercial District; south side of Olive Boulevard, approximately two hundred (200) feet west of Chesterfield Parkway North, and on the west side of Chesterfield Parkway North, approximately one hundred and eighty (180) feet south of Olive Boulevard.

Planner II Pat Detch noted the issues presented in the report, asked if the Commission has issues to add to the list.

COMMENTS/DISCUSSION

- If issues 1. and 2. cannot be dealt with, the Department would probably recommend denial of the petition. It would go on to Council.
- Ms. Detch explained the reason for Issue #2.
- The Department will provide the Commission with a copy of the Traffic Study in their packets for the February 9, 1998 meeting.

Planner II Pat Detch noted that, in the event there are no further issues, the Department of Planning requests that this matter be held until the Planning Commission meeting of February 9, 1998.

A motion to hold this matter was made by Commissioner Casey, seconded by Commissioner Layton and passes by a voice vote of 6 to 0.

- C. **P.Z. 3-98 Hardesty Properties, Inc. (Lot 2 Chesterfield Industrial Park)**; approval of a Site Development Plan in the "M-3" Planned Industrial District and a change in zoning designation from "M-3" Planned Industrial District to "P-I" Planned Industrial District; west side of Chesterfield Industrial Boulevard, at the intersection of Chesterfield Airport Road and Chesterfield Industrial Boulevard.

Assistant Director Griggs-McElhanon noted the issues presented in the report and asked if the Commission has any issues to add at this time.

No issues were added.

Assistant Director Griggs-McElhanon noted the Department of Planning recommends this matter be held until the next meeting of February 9, 1998.

A motion to hold this matter was made by Commissioner Layton, seconded by Commissioner Casey and passes by a voice vote of 6 to 0.

- D. **P.Z. 4-98 Chesterfield Village, Inc.**; "NU" Non-Urban District to "PC" Planned Commercial District; south side of Chesterfield Airport Road, 300 feet east of the intersection of Chesterfield Parkway South.

Assistant Director Griggs-McElhanon noted the issues presented in the report and asked if the Commission has any issues to add at this time.

No issues were added.

Assistant Director Griggs-McElhanon noted the Department of Planning recommends this matter be held until the next meeting of February 9, 1998.

A motion to hold this matter was made by Commissioner Eifler, seconded by Commissioner Layton and passes by a voice vote of 6 to 0.

- E. **P.C. 86-80 Murphy Company Mechanical Contractors and Engineers (Spirit 40 Park)**; request for amendment of "M-3" Planned Industrial District Ordinance Number 2019; north side of Chesterfield Airport Road, west of Goddard Avenue.

Assistant Director Griggs-McElhanon summarized the request and Department's recommendation of approval, as stated in the Staff report.

A motion to approve the Department's recommendation was made by Commissioner Casey and was seconded by Commissioner Layton.

Upon a roll call the vote was as follows: **Commissioner Broemmer, yes; Commissioner Casey, yes; Commissioner Dalton, yes; Commissioner Eifler, yes; Commissioner Layton, yes; Chairman Grant, yes.**

The motion passes by a vote of 6 to 0.

F. P.Z. 6-96 St. Louis County (Spirit Airpark – Anheuser-Busch Hangar); request for amendment of "M-3" Planned Industrial District Ordinance Number 1156; south side of Chesterfield Airport Road, east and west of Spirit of St. Louis Boulevard

Assistant Director Griggs-McElhanon summarized the request and Department's recommendation of approval, subject to conditions stated in the Staff report.

COMMENTS/DISCUSSION

- Concern was expressed regarding the possibility of setting a precedent for other locations in the Valley.
- The Booker Ditch concept was discussed.
- Concern was expressed regarding setting a precedent by allowing zero foot setbacks.
- Ordinance amendments are reviewed on a case-by-case basis, and specific requirements are determined.
- St. Louis County Airpark doesn't have the same landscaping requirements as other areas.
- The usage of the parking lot for airplane turning movements was discussed.
- The use of the adjacent property to the east is another hanger.

A motion to approve P.Z. 6-96, subject to the conditions specified in the Department's report was made by Commissioner Dalton and was seconded by Commissioner Casey.

Upon a roll call the vote was as follows: **Commissioner Broemmer, no; Commissioner Casey, yes; Commissioner Dalton, yes; Commissioner Eifler, yes; Commissioner Layton, yes; Chairman Grant, yes.**

The motion fails by a vote of 5 to 1.

COMMENTS/DISCUSSION

- The motion could move forward to Council with a recommendation of denial, the matter could be held, or the Commission could vote to reconsider.

Commissioner Broemmer noted he needs convincing that we should be moving a property setback to zero.

- It was noted that, typically, an airport has one hanger merging into another hanger facility, with tarmac in between used by planes for parking and/or while waiting to go into the hanger. A zero setback in this manner is not the same as that in another industrial park setting or for a structure.

Chairman Grant noted the Commission shares his concerns and all future requests to reduce setbacks of a similar nature will be closely reviewed. He urged Staff, on a case-by-case basis, to make sure the Commission fully understands the reasons for the request(s).

Commissioner Broemmer made a motion for reconsideration of this request. The motion was seconded by Commissioner Dalton and **passes by a voice vote of 6 to 0.**

A motion to approve P.Z. 6-96 St. Louis County (Spirit Airpark – Anheuser Busch Hangar) was made by Commissioner Dalton and seconded by Commissioner Casey.

Upon a roll call the vote was as follows: **Commissioner Broemmer, yes; Commissioner Casey, yes; Commissioner Dalton, yes; Commissioner Eifler, yes; Commissioner Layton, yes; Chairman Grant, yes.**

The motion passes by a vote of 6 to 0.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. P.C. 152-78 Monsanto Company; “C-8” Planned Commercial District Permanent Monument Sign; north of Chesterfield Parkway North, west of Olive Boulevard.

Commissioner Casey, on behalf of the Site Plan Committee, made a motion to approve P.C. 152-78 Monsanto Company Monument Sign. The motion was seconded by Commissioner Layton.

Chairman Grant called for a roll call vote.

Upon a roll call the vote was as follows: **Commissioner Broemmer, abstain; Commissioner Casey, yes; Commissioner Dalton, yes; Commissioner Eifler, yes; Commissioner Layton, yes; Chairman Grant, yes.**

The motion passes by a vote of 5 to 0, with 1 abstention.

- B. P.Z. 29-97 Chesterfield Grove Hotel (Hilton); Architectural Elevations and Landscape Plan; east side of Chesterfield Airport Road and south of Interstate 64, U.S. Highway 40/61.**

Commissioner Casey, on behalf of the Site Plan Committee, made a motion to approve P.Z. 29-97 Chesterfield Grove Hotel (Hilton) Architectural Elevations and Landscape Plan, subject to the Hotel being three (3) stories of brick; one (1) story will be E.I.F. (External Insulated Finished System Facades), with a colored shingle roof similar to the entry pavilion. The motion was seconded by Commissioner Layton.

Chairman Grant called for a roll call vote.

Upon a roll call the vote was as follows: **Commissioner Broemmer, yes; Commissioner Casey, yes; Commissioner Dalton, yes; Commissioner Eifler, yes; Commissioner Layton, yes; Chairman Grant, yes.**

The motion passes by a vote of 6 to 0.

IX. COMMITTEE REPORTS:

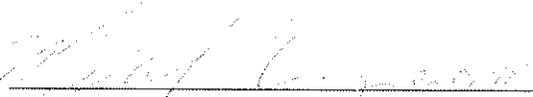
- A. Ordinance Review Committee - No report**
- B. Architectural Review Committee - No report**
- C. Site Plan/Landscape Committee - No report**
- D. Comprehensive Plan Committee - No report**

E. Procedures and Planning Committee

Chairman Grant noted this Committee will meet prior to the next Planning Commission meeting to consider recommendations from the Planning and Zoning Committee of the Council with respect to the Architectural Review Board proposal.

A motion to adjourn was made by Commissioner Casey, seconded by Commissioner Layton, and passes by a voice vote of 6 to 0.

The meeting adjourned at 8:32 p.m.


Michael J. Casey, Secretary

[MIN1-26-98.doc]