

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
February 8, 1999**



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

I. PRESENT

ABSENT

Mr. Fred Broemmer
Mr. Charles Eifler
Mr. Dan Layton, Jr.
Ms. Stephanie Macaluso
Ms. Rachel Nolen
Mr. Jerry Right
Ms. Victoria Sherman
Mr. Allen Yaffe
Chairman Robert Grant
Mr. Douglas R. Beach, City Attorney
Ms. Mary Brown, Council Liaison
Ms. Teresa Price, Director of Planning
Ms. Laura Griggs-McElhanon, Assistant Director of Planning
Ms. Reveena Shook, Planner II
Mr. Todd Streiler, Planner II
Ms. Angela McCormick, Planner I
Ms. Molly Butler-Dunham, Planner I
Ms. Kathy Lone, Executive Secretary, Planning Assistant

II. INVOCATION: Commissioner Layton

III. PLEDGE OF ALLEGIANCE: All

Chairman Grant recognized the attendance of Councilmember Barry Streeter (Ward II), Councilmember Mike Casey (Ward III), and Council Liaison Mary Brown (Ward IV).

IV. PUBLIC HEARINGS – None

V. APPROVAL OF MEETING MINUTES

A motion **to approve** the January 25, 1999 Meeting was made by Commissioner Broemmer and seconded by Commissioner Right. The motion **passes by a voice vote of 9 to 0**.

VI. PUBLIC COMMENT

1. Ms. Mollie Wells, 1917 Lone Trail Ln., Chesterfield, MO 63017, President, Board of Trustees, Old Clarkson Forest Subdivision, speaking neutral on P.Z. 01-1999 and P.Z. 02-1999 – Sunrise Assisted Living;

- Speaker is concerned about the visual impact from the surrounding subdivisions. She is concerned that, once completed, the proposed structure will be approximately 60 feet in height;
- There is to be an escrow for an eight-foot wide shoulder improvement along Old Clarkson Road, in addition to a one-foot widening of the road. There is a preservation of tree and speaker hopes that road widening and shoulder improvement won't effect this.
- The Architectural Review Board stated that there should be minimal use of retaining walls and that is a concern to the residents that the walls not be anything less than minimal to prevent erosion.
- Sunrise has been presented as a first class structure but plans call for only a minimal finish on the back of the structure which would have the most negative visual impact to the residents of Old Clarkson Forest.

Chairman Grant stated that the petitioner is going to request that the structure be 47 feet instead of 42 feet high. Chairman Grant will be asking the petitioner for an explanation.

2. Mr. Alfred S. Kumar, 2151 White Lane Dr., Chesterfield, MO 63017, speaking neutral on Brookhaven Subdivision;

- Speaker's home, on lot 51, is concerned about water drainage if Brookhaven Subdivision is approved. Speaker is concerned about how the grading will be done because he presently has water in his yard. His yard is a hazard in the winter due to the water freezing.

City Attorney Doug Beach stated that the speaker's comments would be passed on the the Public Works Department.

3. Mr. T. H. (Ted) Allison, 2126 Chesterfield Place, Chesterfield, MO 63017; speaking neutral on P.Z. 01-1999 and P.Z. 02-1999 – Sunrise Assisted Living;

- Speak doesn't care for Sunrise Assisted Living to use property but doesn't know what would be better there;
- Speaker feels the building is too high;
- Speaker opposes the dedication of an additional 10 feet of right of way and widening of the road;
- Drainage is to go to the northwest, which is fine, but should be graded so as not to go onto Old Clarkson Road;
- Speaker recommends three tie walls, five feet high each, with landscaping between them. Speaker feels this would be more attractive;

4. Mr. Lonnie Lange, 2114 Chesterfield Place, Chesterfield, MO 63017, speaking neutral on P.Z. 01-1999 and P.Z. 02-1999 – Sunrise Assisted Living;

- Speaker does not agree with the Architectural Review Board comment #1. Speaker feels that it does fit the architectural style;
- Speaker agrees with items #2 and #3. Speakers feels that all four sides should be harmonious and consistent. Speakers also stated that he agrees that more durable materials should be considered instead of vinyl siding;
- Speaker agrees with the staff report that there should be a single curb cut on Clarkson Road and no access on Leiman Drive;
- Speaker would like to see a layout of the 10 foot wide median on Clarkson Road would work;
- Speakers stated that if there is an entrance on Old Clarkson Road and it changes the character of the neighborhood, he would be opposed to it.

5. Mr. Ed Griesedieck, 1 City Center, St. Louis, MO 63101, attorney for the petitioner, P.Z. 01-1999 and P.Z. 02-1999 – Sunrise Assisted Living;

Has the following comments on the staff report:

- Agrees with the Architectural Review Board comments that the building must be interesting on all four sides;
- Plans are being revised to take away some of the Victorianesk or gingerbread of the buiding. Some brick and stone will be incorporated into the building on all four sides.
- Regarding the request to move the portico, speaker stated that this is the focal point of the building and would like to have it remain on the front of the building;
- Speaker would like the wording on Attachment A, Permitted Uses I. A. second paragraph to have the words “temporary” and “periodic” stricken.

Mr. Griesedieck stated that the reason the petitioner is raising the height of the building is that, looking at the way that the City of Chesterfield defines the height of the building, on the northeast corner there is more exposed foundation (brick) that adds an additional five feet to the northeast corner of the building. Due to the grades of the ground, there is an additional five feet. Looking at the building, the height remains the same.

Mr. Griesedieck handed out new modifications from the engineer on the project. The plans show the entrance 220 feet from the south boundary line. MoDOT has approved the 220 feet plan.

Mr. Griesedieck stated that Sunrise Assisted Living will both own and manage this development.

Chairman Grant stated that the Planning Commission needs time to review the additional information.

Councilmember Brown stated she would like more information from the project engineer on

terracing the retaining walls.

Mr. Griesedieck stated that the petitioner will terracing the tie walls to the fullest extent, depending on where the building is configured.

Commissioner Eifler would like to hear the project engineer's comments on the ARB comment # 6: That the building should be adapted to the existing topography rather than the reverse, and use of retaining walls should be minimized.

Mr. Griesedieck stated that the building would have to be larger to accommodate the 76 units if it was two-story instead of a three-story building.

Mr. Griesedieck stated that it is the petitioner's request to have the curb cut on Clarkson Road and not Leiman Drive.

VII. NEW BUSINESS

- A. **P.Z. 03-1999 Labels Direct**; a request for a change in zoning from "NU" Non-Urban District to "PI" Planned Industrial District for a 3.485 acre tract of land located on Eatherton Road. (Locator Number: 18W14-0011);

Proposed Uses:

- Business service establishment;
- mail order sale warehouses;
- manufacturing, fabrication, assembly, processing or packaging of any commodity *except: facilities producing or processing explosives or flammable gases or liquids, facilities for animal slaughtering, meat packing, or rendering, sulfur plants, rubber reclamation plants, or cement plants, and steel mills, foundries or smelters;*
- office or office buildings;
- printing and duplicating services; indoor sale of motor vehicles to be offered for sale or hire to the general public on the premises;
- warehousing, storage or wholesaling of manufactured commodities.

Planner I Angela McCormick gave an overview of this project. She stated that the issues being reviewed are: use, toxic air, access, the Valley Master Plan, stormwater and sanitary sewer. The ARB has recommended that the site try to eliminate the "boxy" solution to the proposed parking and building. The Department of Planning requests that this matter be held until the February 22, 1999 meeting.

Commissioner Layton made a motion **to hold** this matter until the next meeting. The motion was seconded by Commissioner Eifler **and passes by a voice vote of 9 to 0.**

- B. P.Z. 1-99 Sunrise Assisted Living; A request for a change in zoning from "NU" Non-Urban District to "R-6" Residence District for a 3.21 acre tract of land located at the southeast corner of Leiman Drive and Clarkson Road. (Locator Number: 19S 11 0611) Proposed uses: Nursing homes and group homes for the elderly.

AND

- C. P.Z. 2-99 Sunrise Assisted Living; A request for a conditional use permit in the "R-6" Residence district for a 3.21 acre tract of land located at the southeast corner of Leiman Drive and Clarkson Road. (Locator Number: 19S 11 0611) Proposed uses: Nursing homes and group homes for the elderly.

Planner I Molly Butler-Dunham gave an overview of the project. She stated that the Department of Public Works requests a change to Attachment A, page 6, section e. The entire second paragraph should be deleted as a Record Plat is not needed. Ms. Butler-Dunham stated that the Planning Department requests approval of this petition.

Chairman Grant made a motion **to remove** from Attachment A, page 6, section e, second paragraph. The motion was seconded by Commissioner Broemmer **and passes by a voice vote of 9 to 0.**

Councilmember Brown stated that she would like to see written into the conditions that the trees on Old Clarkson Road be retained. Councilmember Brown stated that construction parking on Leiman Road needs to be addressed and not on Old Clarkson Road.

City Attorney Beach asked for clarification on the escrow for Old Clarkson Road in regards to the widening of the road and repairs and corrections on the drainage.

Commissioner Yaffe expressed concerns about the project being built this summer and, with the early light and the rush hour traffic, how will this be handled.

Commissioner Sherman stated that she would like to see sidewalks and walk-ways added. Aesthetically, having the parking in front does not look as good as the original design was with more of a grassy area.

Commissioner Broemmer stated that he would like to see the lower portion of the building have more stone or masonry.

City Attorney Beach stated that there will be a deed restriction which will be tied to the zoning that is approved by the Planning Commission and City Council. If the use is abandoned, there

will

have to be public hearings and any future developer will have to come before the Planning Commission for a change in use.

Councilmember Linda Tilley (Ward IV) arrived at the meeting.

Commissioner Broemmer stated that he would like to get an idea of the surrounding area to get an elevation to get a relationship to the height.(elevation or conceptual plan that show something in relationship to the surrounding area.)

Director of Planning Teresa Price stated that the finished floor elevation for Sunrise will be 567 and the church is 575. The top of the tower (not the steeple) of the church is 625 and with Sunrise, at the new height of 47 feet, will be 614.

Commissioner Sherman stated that she have another reference point by using buildings from across the street.

Chairman Grant requested a profile from the petitioner.

Commissioner Layton made a motion **to have Staff give consideration to points #2, #3, and #4 of the ARB recommendations and that point #6 be addressed.** The motion was seconded by Commissioner Broemmer **and passes by a voice vote of 9 to 0.**

Commissioner Layton made a motion to hold P.Z. 01-1999 and 02-1999 Sunrise Assisted Living until the next regular meeting of the Planning Commission to give the Planning Department to address the issues presented by the petitioner. The motion was seconded by Commissioner Broemmer and passes by a voice vote of 9 to 0.

- D. Planning Commission of the City of Chesterfield – Update to the City of Chesterfield Comprehensive Plan.** Specifically, the Comprehensive Plan will be updated to include: **Phase 3 of the Chesterfield Valley Master Development Plan and Implementation Strategy**; and, amend the text and maps relative to **The Chesterfield Valley Master Development Plan.**

Assistant Director of Planning Laura Griggs-McElhanon

VIII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

- A. **Brookhaven Subdivision**; Site Development Section Plan for the 7.48 acre "R-1A"--22,000 square feet Residence District in a "PEU" Planned Environment Unit. Formally lot A of Thomas White Estates Site Development Plan. (Ordinance Number 573)

Commissioner Eifler, on behalf of the Site Plan Committee, recommends

- B. **D.L. 2-49 Spirit of St. Louis Airport (Insituform – South of Edison Avenue)**; "M-3"
Planned Industrial District Amended Site Development Plan; east of Goddard Avenue, south of Edison Avenue extension.

AND

- C. **D.L. 2-49 Spirit of St. Louis Airport (Insituform – North of Edison Avenue)**; "M-3" Planned Industrial District Amended Site Development Plan; east of Goddard Avenue, north of Edison Avenue extension.

Commissioner Eifler, on behalf of the Site Plan Committee, recommends "M-3" Planned Industrial District Amended Site Development Plan for the Insituform, both south of Edison and north of Edison **be approved**. The motion was seconded by Chairman Grant and **passes by a voice vote of 9 to 0**.

- D. **Highway Forty Park**; A Record Plat for 10.125 acres in the "PC" Planned Commercial, "M-3" Industrial District and "NU" Non-Urban District; located at the northwest corner of the intersection of Caprice Drive and Chesterfield Airport Road.

E.

Commissioner Eifler, on behalf of the Site Plan Committee, recommends that the Record Plat for 10.125 acres in the Highway Forty Park **be approved**. The motion was seconded by Chairman Grant and **passes by a voice vote of 9 to 0**.

IX. **COMMITTEE REPORTS:**

- A. **Ordinance Review Committee** - No report
- B. **Architectural Review Committee** –

Commissioner Yaffe stated that the Architectural Review Committee had met earlier in the evening and discussed changes to the Architectural Review Board's Design Guidelines. Staff will make changes in the format according to the Committee's suggestions. The changes will be presented at a future meeting.

- C. **Site Plan/Landscape Committee** – No report

- D. **Comprehensive Plan Committee** – No report
- E. **Procedures and Planning Committee** – No report

A motion to adjourn was made by Commissioner Sherman and seconded by Commissioner Broemmer. The motion **passes by a voice vote of 9 to 0.**

The meeting adjourned at 8:40 p.m.

Fred Broemmer, Secretary