

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
February 10, 1997



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

PRESENT

Mr. Rick Bly - Acting Chairman
Mr. Fred Broemmer
Mr. Dave Dalton
Mr. Charles Eifler
Mr. Dan Layton, Jr.
Ms. Linda McCarthy
Mr. Allen Yaffe
Mr. Douglas R. Beach, City Attorney
Councilmember Linda Tilley (Ward IV) - Council Liaison
Mr. Jerry Kelley, Director of Planning
Ms. Laura Griggs-McElhanon, Assistant Director of Planning
Mr. Paul Mann, Planner II
Ms. Sandra Lohman, Executive Secretary

ABSENT

Chairman Michael Casey
Mr. Robert Grant

INVOCATION - Commissioner Charles Eifler

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS:

The first portion of the "Opening Comments" was read by **Commissioner Yaffe**.

Acting Chairman Bly recognized Councilmember Barry Streeter (Ward II); Councilmember Larry Grosser (Ward II); and Councilmember Linda Tilley (Ward IV) - Council Liaison.

- A. **P.Z. 1-97 Valley Village L.L.C./Chesterfield Ramada**; a request for a change in zoning from "M-3" Planned Industrial District to "C-8" Planned Commercial District for a 10.0 acre tract of land located on the north side of Chesterfield Airport Road, 800 feet west of Spirit of St. Louis Boulevard. (Locator Number 17W62-0093) Proposed Uses: Motel, Restaurant, Bar, Retail, Office and Bank.

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

Mr. Nelson Grumney noted he represents the local ownership group and introduced Mr. G. Dirk Ellis, Architect for the project.

1. Mr. Dirk Ellis gave an overview of the proposed site plan and Phase I, noting the following:
 - the main emphasis is on the proposed hotel, and adjacent restaurant;
 - the traffic circulation proposed for the site is to allow flexibility for future development of a branch bank, retail space, and office building;
 - the office building would be a two (2) story structure;
 - the hotel would be a two (2) story, 100 unit structure, with future plans for a 50 room expansion;
 - all other structures would be single story;
 - the entire site would be raised three (3) feet to meet the floodplain requirements;
 - sanitary and water service would be extended to the proposed site; and
 - the proposed character of the development would be "Colonial" style.

COMMENTS/DISCUSSION BY COMMISSION

- The entire frontage of the proposed development along Chesterfield Airport Road is two-way traffic.
- Access to the proposed site from westbound Highway 40 would be via the Long Road exit.

Mr. Grumney introduced Mr. Steve Danner, a member of the ownership, who will also manage the proposed hotel.

2. Mr. Danner provided background information regarding Quality Lodging Construction and Management.

Mr. Grumney introduced Mr. Richard George, Regional Vice-President with HFS, and the franchisor for Ramada Limited.

3. Mr. Richard George noted HFS is the parent company to Ramada, and presented various marketing aspects of the proposed project. He noted the project would be of high quality, with quality ownership, service oriented, and would appeal to the upper mid-market clientele.

COMMENTS/DISCUSSION BY COMMISSION:

- The exteriors of the proposed buildings would be Colonial in nature, and construction will be masonry with a non-combustible roof (pitch not flat).
- All hotel access is from the interior.
- The average room rate would be from the high \$50's to low \$60's.
- The "Traffic Study" requested by St. Louis County Department of Highways and Traffic will be provided by the petitioner.
- The Ramada Limited proposed would be family oriented, (i.e., include a pool, play area and the right price mix of room rates).

Mr. Tom McLaughlin and Mr. Mark O. Carter noted they signed speaker cards for the purpose of answering questions. They both waived their opportunity to address the Commission.

SPEAKERS IN FAVOR:

1. Mr. Bill Kirchner, General Manager of the U.S. Ice Sports Complex, 1844 Cabinwood Court, Chesterfield, MO 63017, noted the following:
 - the Complex has several extremely large events coming to Chesterfield, and additional hotel/motel accommodations will be required; and
 - as an employer, he welcomes another business in the Valley to share in paying taxes.
2. Mr. Michael McGrath, co-owner of "The Wedge" in Chesterfield Valley, 933 Orville Wood, Chesterfield, MO 63005, noted the following:
 - he is in favor of the proposed development, however, he would like the City to look closely at the drainage across Chesterfield Airport Road resulting from the proposed development;
 - where and how will the sewer and water be brought in for the proposed development; and
 - traffic flow needs to be addressed - he doesn't want access to "The Wedge" blocked/limited.
3. Mr. Saunders Schultz, 27 Covington Road, Olivette, MO 63032, spoke as an individual noting, as a long-time business owner in the Valley, he believes the proposed hotel is a great idea for the Valley.

SPEAKERS IN OPPOSITION: - None

SPEAKERS - NEUTRAL: - None

REBUTTAL:

Mr. Grumney noted that Volz Engineering is looking at the Booker Plan and will review and respond back to the Commission. He noted they will also keep Mr. McGrath advised of their findings.

The next portion of the "Opening Comments" was read by Commissioner Yaffe.

- B. **P.Z. 2-97 Chesterfield Village (Parcel C-121)**; a request for a change in zoning from "R-6A" 4,500 square foot Residence District to "C-8" Planned Commercial District for a 6.3 acre tract of land located on the southwest corner of Burkhardt Place and Chesterfield Parkway South (Locator Number 18T34-0168). Proposed Uses: All permitted uses in "C-1" Neighborhood Business District, "C-2" Shopping District, "C-3" Shopping District, "C-4" Highway Service Commercial District, and "C-6" Office and Research Service District.

Planner II Paul Mann gave a slide presentation of the subject site and surrounding area.

Mr. Steven W. Koslovsky, Attorney for the petitioner, noted the following:

- current zoning and uses of proposed site and surrounding area;
- Burkhardt Place will, in the future, be extended to tie into Baxter Road as part of the overall road system within Chesterfield Village;
- the nearest residential property is approximately 2,000 feet south of the proposed development (Chesterfield Parkway and Justice Post Road);
- all proposed development will front Burkhardt Place;
- uses requested are those permitted in the "C-1" through "C-6" Commercial Districts;
- two (2), three (3) story office buildings are currently being proposed;
- the building closer to Burkhardt is approximately 70,000 square feet in size, and a second building located further to the south of Burkhardt is approximately 41,000 square feet in size;

- two (2) entrances are proposed to this property - the main entrance is closer to Chesterfield Parkway, and is a divided, parkway-type entrance, with landscaping leading into a circular internal drive - a second entrance is further to the west, close to where the property abuts the YMCA development;
- the development will include both surface and structured parking;
- total number of parking spaces required for this development would be 370 spaces, however, the developer is showing 372 parking spaces on the concept plan, including a generous amount of landscaping;
- the buildings would be developed similar in quality and appearance to other Sachs office developments within Chesterfield Village;
- stormwater is to be disposed of off the property in the direction of the YMCA, and into the existing detention lake located behind the proposed development;
- zero (0) setbacks are being requested along the southern property line in order to allow maximum flexibility for future development of both this parcel and the existing "C-8" parcel to the south; and
- the petitioner has met with representatives of the YMCA, and has not received any objections to the proposed development.

COMMENTS/DISCUSSION BY COMMISSION:

- The petitioner is requesting the "C-1" through "C-6" zoning in order to provide flexibility for some minor, associated retail uses in the future.
- A five (5) foot wide sidewalk would be provided along this project, adjacent to Chesterfield Parkway.
- The turning radius, traffic flow and emergency access requirements will be as required by the Chesterfield Fire Protection District.
- The plan presented tonight is preliminary in nature. There are no immediate plans to begin construction; however, the developer intends to commence building in the relatively near future, and does not anticipate having a problem attracting tenants to occupy these buildings.

SPEAKERS IN FAVOR: - None

SPEAKERS IN OPPOSITION: - None

SPEAKERS - NEUTRAL: - None

REBUTTAL: - Waived

The final portion of the “Opening Comments” was read by Commissioner Yaffe.

APPROVAL OF THE MINUTES:

A motion to approve the minutes of January 29, 1997, was made by Commissioner McCarthy, seconded by Commissioner Yaffe and passes by a voice vote of 7 to 0.

Commissioner Dalton left the meeting at this time.

PUBLIC COMMENT

1. Gary Feder, 231 South Bemiston, Clayton, MO 63105, spoke in favor of P.Z. 30-96 McDonald's. He gave a handout to the Commission from the applicant, summarizing the proposed amendments to “Attachment A” Sections 2.c., 2.f., 4.e., 4.g., and 4.r.
2. Norman Roden, 772 Penny Court, Ballwin, MO 63011, spoke in favor of P.Z. 30-96 McDonald's, and commented regarding the median requirements of St. Louis County Department of Highways and Traffic, noting the applicant would request the existing median be extended to a length of approximately two hundred fifty (250) feet.

COMMENTS/DISCUSSION BY COMMISSION:

- The developer would pay for the widening of Long Road to accommodate the extra lane.
 - St. Louis County Department of Highways and Traffic has a plan to develop Long Road as a five (5) lane cross-section - two (2) lanes in each direction, with a middle lane for left turns. The center lane would be available from both directions. In addition, the St. Louis County Department of Highways and Traffic would like the existing median along Chesterfield Airport Road extended five hundred (500) feet further east (it is already three hundred (300) feet long).
 - The City could approve the plan and let the developer work out the median situation with St. Louis County Department of Highways and Traffic at a later date.
3. Mr. Bob Polk, 144 W. Lockwood, St. Louis, MO 63119, spoke regarding the signage concepts for the proposed development, asking for some flexibility.

Mr. Mike Powers declined to speak.

Commissioner Dalton returned to the meeting at this time.

4. Mr. Jean Magre, Premier Communities Corporation, spoke in favor of P.Z. 2 & 3-96 Premier Homes (Country Lake Estates), noting the petitioner is asking for a compromise regarding Private Valley Drive. The petitioner is requesting approval of the amendment, as stated in the Department's report - "Provide a gated emergency access via Private Valley Drive as directed by the City of Chesterfield and the Chesterfield Fire Protection District. Required widening of the existing Private Valley Drive within this subdivision shall be on the south side of the existing drive and shall be constructed of grass covered paver blocks."

COMMENTS/DISCUSSION BY COMMISSION:

- In the past the Fire Protection District has not been supportive of utilizing paver blocks for emergency access to subdivisions, but it appears to be changing its recommendations to concur with the municipality it services. (City Attorney Doug Beach noted that, in recent court cases between Fire Districts and municipalities, the court voted in favor of the municipalities.)
- The paver blocks themselves are not an issue, as they have previously been approved for the entire length of this roadway.
- The Fire Protection District has been, on a case-by-case basis, approving paver blocks for emergency access.
- The Fire Protection District is in favor of the requested amendment which provides retention of the existing four hundred (400) feet of asphalt, and the remainder consisting of paver blocks.

NEW BUSINESS:

- A. P.Z. 26-96 The Noonng Tree Ltd. Partnership; "NU" Non-Urban District to "R-3" 10,000 square foot Residence District; east side of Olive Boulevard, approximately 1,500 feet south of the intersection of Olive Boulevard and White Road and on the west side of White Road approximately 1,000 feet south of the intersection of Olive Boulevard and White Road.

AND

- B. P.Z. 27-96 The Noonng Tree Ltd. Partnership; a Planned Environment Unit (PEU) Procedure in the "R-3" 10,000 square foot Residence District; east side of Olive Boulevard, approximately 1,500 feet south of the intersection of Olive Boulevard and White Road and on the west side of White Road approximately 1,000 feet south of the intersection of Olive Boulevard and White Road.

Assistant Director Griggs-McElhanon noted the Department has not received comments back regarding the Traffic Study from the Public Works Department, St. Louis County Department of Highways and Traffic or MoDOT. She further noted the Department recommends P.Z. 26 & P.Z. 27-96 be held.

A motion to hold was made by Commissioner Layton, seconded by Commissioner Dalton and passes by a voice vote of 7 to 0.

- C. **P.Z. 30-96 McDonald's Corporation**; "NU" Non-Urban District to "C-8" Planned Commercial District and an amendment to St. Louis County Ordinance 5531 establishing a "C-8" Planned Commercial District; southeast corner of the intersection of Long Road and Chesterfield Airport Road. This request will result in a new "C-8" Planned Commercial District encompassing 2.94 acres.

Planner II Paul Mann summarized the Department's report, noting the following:

- the handout by the petitioner tonight was not presented to the Department prior to tonight's meeting;
- the Department's acceptance of the current plan is based upon the entrance currently proposed on Long Road; and
- the Department recommends approval, subject to conditions in Attachment "A," not including the amendments listed in the handout by the petitioner this evening which the Department wasn't given an opportunity to review.

COMMENTS/DISCUSSION BY COMMISSION:

- The final decision on the median could be worked out at a later date between the developer and St. Louis County Department of Highways and Traffic.
- Approval of the stacking of thirteen (13) cars, as depicted on the current plan, is based on statistics from the journal of the Institute of Transportation Engineers (ITE).
- Mike Powers and Bob Polk answered questions regarding the proposed development.
- The Commission can either approve or hold this petition tonight. In either case, the Department would have to respond to the requests made tonight.
- The Department sent comments to McDonald's representatives last week (including signage), but has not received any indication of the signage requested by the petitioner tonight. Signage has been included in the Department's conditions from the beginning of discussions for this project, but the petitioner has not given any indication until tonight's meeting that they were displeased with the Department's recommendation.
- The Department supports the St. Louis County Department of Highway and Transportation's request of three hundred sixty (360) feet for the median extension.

A motion for approval of P.Z. 30-96, subject to Attachment "A" as recommended by the Planning Department, and inclusion of 4.e. and 4.g. as requested tonight by the petitioner, was made by Commissioner Broemmer, and was seconded by Commissioner McCarthy.

COMMENTS/DISCUSSION BY COMMISSION:

- The approval of the motion on the table would include amendments requested by the petitioner to Conditions 4.e. and 4.g., and Conditions 2.c., 2.f., and 4.r. would be as recommended initially by the Department of Planning.

Upon a roll call the vote was as follows: Commissioner Broemmer, yes; Commissioner Dalton, abstain; Commissioner Eifler, yes; Commissioner Layton, no; Commissioner McCarthy, yes; Commissioner Yaffe, yes; Acting-Chairman Bly, yes.

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

- D. **P.Z. 31-96 Sebastian Rucci (Eagle Crest Estates)**; “NU” Non-Urban District and “FPNU” Flood Plain Non-Urban District to “R-1” One Acre Residence District and “FPR-1” Flood Plain One Acre Residence District; south side of Wild Horse Creek Road, approximately 2,500 feet west of the intersection of Wilson Road and Wild Horse Creek Road.

AND

- E. **P.Z. 32-96 Sebastian Rucci (Eagle Crest Estates)**; Planned Environment Unit (PEU) Procedure in the “R-1” One Acre Residence District and “FPR-1” Flood Plain One Acre Residence District; south side of Wild Horse Creek Road, approximately 2,500 feet west of the intersection of Wilson Road and Wild Horse Creek Road.

Assistant Director Griggs-McElhanon noted the Department received a revised plan last Thursday, which did not afford enough time for review; therefore, the Department is recommending the Commission hold these items. She further noted the revised plan has been given to the Fire Protection District, MSD and the City’s Public Works Department, and the Department believes it will be able to return to the Commission with a recommendation at the next meeting.

A motion to hold P.Z. 31-96 and P.Z. 32-96 was made by Commissioner Dalton, seconded by Commissioner Yaffe and **passes by a voice vote of 7 to 0.**

- F. **P.C. 94-81 Breckenridge Hotels Corporation (Doubletree Hotel)**; request for an amendment to “C-8” Planned Commercial District Ordinance Number 11,651 (St. Louis County); at the western terminus of Swingley Ridge.

Planner II Paul Mann noted the Department recommends approval of the amendments to “C-8” Ordinance Number 11,651, as stated in its report.

A motion to approve the Department’s recommendation was made by Commissioner McCarthy and seconded by Commissioner Yaffe.

COMMENTS/DISCUSSION BY COMMISSION:

- There was discussion as to whether or not the City should have an ordinance to address making temporary facilities permanent.
- Concern was expressed that approval of this request might set a precedent with regard to temporary structures (tents) becoming permanent, and possibly encouraging a tent city.
- The subject tent isn't visible from the surrounding area.
- Requests for tents will continue to be reviewed on a case-by-case basis.

City Attorney Doug Beach recommended this matter be referred to the Ordinance Review Committee to review the Zoning Ordinance and return to the Commission with specific criteria/wording to amend the Zoning Ordinance regarding temporary structures (i.e., tents) becoming permanent structures.

Commissioner McCarthy withdrew her motion.

- The petitioner will be allowed to keep the existing temporary structure until the Commission makes a decision. Upon making a decision on this matter, the petitioner will be given ample notice to deal with their structure.

Commissioner Eifler asked for a statement from the petitioner indicating what their long term plans are for the existing tent.

A motion to hold and send this matter to the Ordinance Review Committee for review and recommendation to the Commission was made by Commissioner Dalton. The motion was seconded by Commissioner Layton and **passes by a voice vote of 7 to 0.**

- G. **P.Z. 2 & 3-96 Premier Homes (Country Lake Estates)**; request for an amendment to a Planned Environment Unit (PEU) Procedure in the "R-1" One Acre Residence District and the "FPR-1" Flood Plain "R-1" One Acre Residence District; western terminus of Countryside Manor Parkway.

Planner II Paul Mann noted the request and Department's recommendation of approval, as stated in the report.

A motion to approve the request was made by Commissioner McCarthy and was seconded by Commissioner Yaffe.

Upon a roll call the vote was as follows: Commissioner Broemmer, yes; Commissioner Dalton, yes; Commissioner Eifler, yes; Commissioner Layton, yes; Commissioner McCarthy, yes; Commissioner Yaffe, yes; Acting-Chairman Bly, yes.

The motion passes by a vote of 7 to 0.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. **Ladue Royal Subdivision (formerly Ladue Grove)**; Development in the "R-2" 15,000 square foot Residence District Record Plat; south side of Ladue Road, east of Greentrails Drive.

Commissioner Bly, on behalf of the Site Plan Committee, made a motion to approve the request. The motion was seconded by Commissioner Eifler and **passes by a voice vote of 7 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** - No report.

A motion to adjourn was made by Commissioner Dalton seconded by Commissioner Eifler and **passes by a voice vote of 7 to 0.**

The meeting adjourned at 8:56 p.m.



Robert Grant, Secretary

[MIN2-10.097]