PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
FEBRUARY 10, 2014

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

I. ROLL CALL

PRESENT	**ABSENT**
Ms. Merrell Hansen	Ms. Wendy Geckeler
Ms. Laura Lueking	Mr. Stanley Proctor
Ms. Debbie Midgley	
Ms. Amy Nolan	
Mr. Robert Puyear	
Mr. Steven Wuennenberg	
Chair Michael Watson	

Councilmember Connie Fults, Council Liaison
City Attorney Rob Heggie
Ms. Aimee Nassif, Planning & Development Services Director
Ms. Jessica Henry, Project Planner
Mr. Jonathan Raiche, Senior Planner
Ms. Mary Ann Madden, Recording Secretary

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

Chair Watson acknowledged the attendance of Councilmember Connie Fults, Council Liaison and Councilmember Bruce DeGroot, Ward IV.

IV. PUBLIC HEARINGS –

Commissioner Puyear read the "Opening Comments" for the Public Hearing.

A. P.Z. 22-2013 Beckmann Properties (16625 & 16635 Old Chesterfield Rd): A request for an amendment to City of Chesterfield Ordinance 2295 to add "Gymnasium" as a permitted use within an existing "PI" Planned Industrial District (LPA Overlay) for a 1.95 acre tract of land located at 16625 and 16635 Old Chesterfield Road. (17T310379)

STAFF PRESENTATION:

Project Planner Jessica Henry gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. Henry stated the following:

- All State and local Public Hearing notification requirements have been met.
- No changes, such as an increase in floor area or the addition of new buildings, are being proposed at this time; the request is only for the ordinance amendment.
- Across from the subject site on Old Chesterfield Road is a row of historic bungalow houses, many of which now house small commercial offices.
- The subject site has five existing buildings, including the primary building at the front of the site and a metal warehouse building at the rear.

Site History

- The subject site is part of the original 21-acre tract of land which was platted in 1877 by Chesterfield founder, Christian Burkhardt. Several of the existing buildings date to the earliest development on the site and were used in conjunction with the railroad line.
- In 1965, the site was zoned "C-7" General Extensive Commercial District by St. Louis County prior to the incorporation of the City of Chesterfield.
- In 1999, a change of zoning to the "PI" Planned Industrial District was granted by the City of Chesterfield via Ordinance 1556.
- In 2006, Ordinance 1556 was amended by Ordinance 2295 to allow for additional uses on the site and to establish the Landmark and Preservation Area (LPA) Overlay for the site.

LPA Overlay

- As this area has historic significance to the City, the LPA Overlay was created to provide flexibility in development requirements and performance standards to encourage preservation of these structures and preservation of the character of the area.
- Many of the properties along Old Chesterfield Road have taken advantage of the LPA Overlay's flexibility to establish uses in the existing buildings that would not otherwise meet the City Code.
- By encouraging a wide variety of uses, the LPA Overlay makes way for the adaptive re-use of buildings such as those found on the subject site.
- It was with this specific goal that the LPA Overlay ordinance was written by the Staff Liaison to the Chesterfield Historic and Landmarks Preservation Committee with assistance from the Committee.
- The subject request was reviewed by the Chesterfield Historic and Landmarks Preservation Committee and was found to be compliant with the intent of the LPA Overlay district. A letter of support from the Chair was included in the Public Hearing packet.

Existing Permitted Uses

- Business, professional, and technical training schools;
- Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, excluding indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises;
- Business service establishments;

- Cafeterias for employees and guests only;
- Laundries and dry cleaning plants, which include dry cleaning drop-off and pickup stations;
- Offices or office buildings;
- Plumbing, electrical, air conditioning and heating equipment sales, warehousing and repair facilities;
- Restaurants, sit down;
- Sales, servicing, repairing, cleaning, renting, leasing and necessary outdoor storage of equipment and vehicles used by business, industry and agriculture;
- Service facilities, studios or work areas for antique salespersons, artists, candy makers, craftpersons, dressmakers, tailors, music teachers, dance teachers, typists and stenographers, including cabinet makers, film processors, fishing tackle and bait shops and souvenir sales. Good and services associated with these uses may be sold or provided directly to the public on premises;
- Warehousing, storage or wholesaling of manufactured commodities;
- Or other uses which may be sought under the Chesterfield Zoning Ordinance after future public hearings**.**

<u>Proposed Permitted Uses</u>

- All existing permitted uses with the addition of ***Gymnasium.***

- Many uses are currently permitted on the site; however, the use of a *canine-oriented fitness center*, currently under consideration by the property owner, does not fit within the definition of any of these permitted uses.
- It is Staff's opinion that the addition of the *gymnasium* use would be consistent with the uses currently permitted.
- It was noted that the last existing permitted use is: *Other uses which may be sought under the Chesterfield Zoning Ordinance after future public hearings*. The inclusion of this use in the governing ordinance indicates the degree of intended flexibility in amending the ordinance to allow additional uses as they become feasible.
- In order to ensure that the LPA objective of adaptive re-use of older, non-traditional buildings is preserved, three of the existing uses on the subject property are restricted by Ordinance 2295 to be permitted only in "conjunction with the buildings which were in existence at the time of passage of this ordinance". This restriction protects the property from developers who may wish to tear down the existing buildings and redevelop the site.

<u>Zoning</u>

- There are several different commercial zoning districts in this area. Over time, the row of historic bungalows south of Old Chesterfield Road has been largely transformed into commercial districts to allow for small, low-intensity commercial uses. Many of these properties have benefitted from the flexibility in uses provided by the LPA Overlay and the structures on these sites have been able to remain in use.
- The northern side of Old Chesterfield Road has not proven as easily transformable via adaptive re-use as the south side. Currently, the large corner parcel is vacant and void of buildings, and the intensive Breckenridge Materials is currently a concrete batch plant.
- The Comprehensive Land Use Plan designates the subject site as *Urban Core* and states the following:

The Urban Core should be developed to contain the highest density of mixed-use development in the City of Chesterfield; and
Historic structures, districts, and sites should be preserved and protected and the City's historical heritage should be promoted where appropriate.

- The request conforms to the Comprehensive Plan's designation for this area.

Staff Recommendations

- Restrict the requested *gymnasium* use to existing buildings on the site.
- Place a square footage limitation on the use.
- Restrict the hours of operation in order to provide additional protection against any future development of large-scale fitness facilities with extended hours.

DISCUSSION

Commissioner Nolan asked for information about the existing buildings and parking. Ms. Henry replied that there are currently five buildings on the site that range in size from 150-10,000 sq. ft. The 6,000 sq. ft. building located at the front of the site is the building currently being considered for the *gymnasium* use. This use would be parked at a rate of 3.3 spaces/1,000 sq. ft. – requiring approximately 20 parking spaces; the site currently has 28 parking spaces available.

Commissioner Nolan asked how security would be handled for the dogs considering the close proximity of the building to Old Chesterfield Road. Ms. Aimee Nassif, Planning & Development Services Director, stated that the Applicant would be the proper authority to address this concern. Further, the zoning request is for *gymnasium* use which does not necessarily include dogs.

City Attorney Heggie asked for information about the Urban Core designation and how it got applied to the properties in this area. Ms. Henry replied that the Urban Core designation is meant to be the highest density focal point of the City, and would have a combination of uses including commercial and residential uses of varying density. This area of the Urban Core should be walkable and have a heavy emphasis on historical preservation.

City Attorney Heggie stated that if, at some point, the Commission decided to re-examine the Comprehensive Plan, this area could be considered for a modification. He noted that the bungalows across the street from the site appear to be fairly different than the properties that are nearer the Mall. Ms. Nassif pointed out that the Comp Plan has a planned policy for this particular area of the Urban Core, which states that special attention should be paid to historic areas or areas of historic significance.

Chair Watson asked why the *gymnasium* use is being recommended for the canine fitness center being considered by the Applicant. Ms. Nassif stated that the definition of *gymnasium* is a recreational center where exercise, fitness, or physical activity is permitted. It was noted that the *gymnasium* use could be used for purposes other than the canine fitness center tenant currently being considered by the Applicant. As such, Staff is recommending that the hours of operation and size of the building be restricted. Staff also recommends that the Commission limit which building can be utilized for this specific use. The *gymnasium* use would allow for a small fitness studio where personal

training or small classes could take place; but it would not be appropriate for the redevelopment of a large gym.

Commissioner Wuennenberg asked for information on the age of the buildings. It was noted that the Petitioner would be better prepared to provide this information.

PETITIONER'S PRESENTATION:

1. Bruce Beckmann, Owner of the subject site, 2012 Emerald Crest Court, Chesterfield, MO stated the following:
   - He plans to continue owning the property and leasing it out according to the uses permitted for the site.
   - When he acquired the property in 1960 it was Chesterfield Elevator, which included an eight-story grain elevator and which has since been removed. A warehouse was added to the site behind the 6,000 sq. ft. building.
   - The front building was built in 1950 and the concrete block building at the rear of the site was built in 1920. While rehabbing the building, it was discovered that the concrete block building includes an ice storage area lined with cork.

2. Gene Beckmann, 3740 Fort Knox, Wentzville, MO stated the following:
   - The main reason they are asking for the *gymnasium* use is that over the last year, they have been approached by four different fitness-type companies regarding this site.

DISCUSSION

Chair Watson asked the Petitioners if they have any objections to the restrictions being proposed by Staff. Mr. Bruce Beckmann stated that he does not understand the reasons for the time restrictions – he feels that a lessee of the site may want to have weekend hours. Chair Watson indicated that the restriction of hours of operation dealt with opening and closing times – not necessarily the days of the week.

Commissioner Hansen expressed her appreciation to the Beckmanns for their family's involvement and care of this area. She then asked if there is anything they could do to bring a historical spirit into what they would be developing on the site. Mr. Gene Beckmann replied that they could keep the existing buildings in use. Commissioner Hansen suggested they share some of the stories of the things that they have uncovered. Ms. Nassif stated that if the Beckmanns have any old photos of the site that they are willing to share, she would be interested in making copies of them.

Mr. Bruce Beckmann then pointed out that some of the photos of the buildings may be helpful in exposing some of the uses that the property has gone through over the years. He noted that they were the first irrigation distributor in St. Louis and eastern Missouri in 1963. They conducted educational workshops for contractors on how to design and install irrigation services. He added that the property has experienced a lot of history but "it may not be reflected in photographs – it's more in the people that were involved". He feels that an "historical area reflects the memories of the people that were actively involved in the life process that we all experience, but frequently forget".

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

ISSUES:
Chair Watson summarized the issues as follows:

1. The existing buildings will remain.
2. The *gymnasium* use will be limited to the existing building.
3. Staff will work with the Petitioner on the hours of operation.

Ms. Nassif stated that Staff will include in the Attachment A those items identified earlier by Ms. Henry and any other appropriate restrictions.

Commissioner Puyear read the Closing Comments for the Public Hearing.

V. APPROVAL OF MEETING SUMMARY

Commissioner Wuennenberg made a motion to approve the Meeting Summary of the January 27, 2014 Planning Commission Meeting. The motion was seconded by Commissioner Midgley and **passed by a voice vote of 6 to 0** with 1 abstention from Commissioner Lueking.

VI. PUBLIC COMMENT - None

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS - None

VIII. OLD BUSINESS - None

IX. NEW BUSINESS

Ms. Nassif introduced new Senior Planner Jonathan Raiche, who started with the City on February 3rd. Mr. Raiche comes from the City of Joplin and has many years of experience.

X. COMMITTEE REPORTS

Chair Watson reminded the Commission that the next Commissioner Training Workshop is scheduled for Wednesday, February 19th.

XI. ADJOURNMENT

The meeting adjourned at 7:30 p.m.

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Steve Wuennenberg, Secretary