

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
February 24, 1997



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

PRESENT

Mr. Rick Bly
Mr. Fred Broemmer
Mr. Dave Dalton
Mr. Charles Eifler
Mr. Robert Grant
Mr. Dan Layton, Jr.
Ms. Linda McCarthy
Chairman Michael Casey
Mayor Jack Leonard
Mr. Douglas R. Beach, City Attorney
Councilmember Barry Streeter (Ward II) - Council Liaison
Mr. Jerry Kelley, Director of Planning
Ms. Laura Griggs-McElhanon, Assistant Director of Planning
Ms. Patricia Detch, Planner I
Mike Walker, Planning Technician
Tim Reed, Planning Technician
Ms. Sandra Lohman, Executive Secretary

ABSENT

Mr. Allen Yaffe

INVOCATION - Chairman Michael Casey

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS:

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

Chairman Casey recognized Mayor Jack Leonard; Councilmember Barry Streeter (Ward II) - Council Liaison; and Councilmember Larry Grosser (Ward I).

- A. **P.Z. 3-97 Lenette Realty and Investment Company (Clayton Baxter Center)**; a request for a change in zoning from "C-2" Shopping District, "C-8" Planned Commercial District and "R-2" 15,000 square foot Residence District to "C-8" Planned Commercial District for a 4.2 acre tract of land located on the southwest corner of Clayton Road and Baxter Road (Locator Numbers 21R13-0855 and 21R41-1033). Proposed Uses: Retail shopping and pharmacy as permitted under the "C-3" Shopping District; drive-up double automatic teller machine.

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

Mr. Steven Graham, Attorney for the petitioner, noted the following:

- the existing zoning and uses of the proposed site and surrounding area;
- the current plan is much better than the proposal seven (7) years ago (i.e., smaller buildings, larger setbacks, no alcohol served, 2 curb cuts instead of 4);
- hours of operation would be 8 a.m. to 10 p.m. - Monday through Saturday, 9:00 a.m. to 8:00 p.m. - Sunday; and loading (deliveries) would be between 8:00 a.m. and 4:30 p.m. - Monday through Friday;

Mr. Tom Roof, Architect for the project, noted the following:

- parking setbacks would be fifteen (15) feet from Clayton Road;
- there would be thirty (30) feet of greenspace on the western portion of the site;
- there would be twenty (20) feet of greenspace on the southern portion of the site;
- Boatmen's will remain as a tenant;
- the Walgreen's drive-up store would be a twenty-seven (27) foot [29 feet to peak of parapet] high building, approximately 15,120 square feet in size;
- the retail building would be approximately 14,800 square feet in size;
- two (2) ATM's are proposed; and
- buildings would be brick on all four (4) sides, with accents.

COMMENTS/DISCUSSION BY COMMISSION

- There will be no sale of liquor.
- Sixteen (16) foot high metal halogen lights are proposed to be directed downward and away from residential development and adjacent roadways.
- All rooftop mechanical equipment will be centered and screened.
- There will be no telecommunication tower/antennae on this site.
- Developer has met with five (5) or six (6) neighbors.

- Proposed signage would be on elevations, with interior illumination.
- One (1) pylon/monument sign is proposed at the intersection of Clayton/Baxter Roads, and various directional signs are proposed on site.
- Large trees along the perimeter of the site would be retained. Those located in the center of the subject site would be taken down.
- The proposed number of parking spaces is 172 (7 spaces over current ordinance requirements).
- The existing sight proof fence on the west side of the proposed site would be reconstructed, if necessary, and supplemented by new trees six (6) to seven (7) feet in height, and be two (2) to two and one-half (2½) inches in caliper. The petitioner would provide a sight proof fence on the south side of the proposed development, if required.
- The petitioner is awaiting comments (second review) from the Metropolitan Sewer District on drainage plans submitted last December.
- All water, as proposed, would be collected and directed to the existing detention basin. Underground water pipes could be utilized to control water inward, and the pipes realigned to direct outfall to natural area.
- The proposed detention is for a fifteen (15) year storm.

SPEAKERS IN FAVOR: - None

SPEAKERS IN OPPOSITION:

1. Mr. Louis Fabre, 15041 A Baxter Village Drive, Chesterfield, MO 63017, spoke on behalf of Baxter Village Condos Association noting the following concerns:
 - the existing traffic pattern at the intersection of Clayton and Baxter Roads is already very confusing to drivers (i.e., existing traffic islands are not being observed);
 - due to increased traffic at this intersection, an updated, comprehensive traffic study needs to be done for the proposed site;
 - many elderly residents depend upon home delivery of medications by the existing drug store, and are concerned that a large chain store might drive this smaller business out of the City; and
 - residents would like the site to be considered for a restaurant, park or green space, thereby saving more of the existing trees.

2. Mr. Joe Bradley, 502 Hatteras Drive, Ballwin, MO 63011, spoke on behalf of Mercer Manor Subdivision noting the following:

- Planning Commissioners and Staff should look at the 1990 reports regarding the recommendations of that Planning Commission and Director of Planning regarding the subject site, particularly the requirements in Attachment "A" of the report;
- the current plan eliminates the bank building, but actually increases the amount of retail space by 4,000 square feet, and adds four (4) parking spaces;
- would like to see the plan downsized to provide a more transitional effect from the commercial area east of Baxter Road to the residential area west of Baxter Road;
- would like traffic study from St. Louis County to determine the ability to handle additional traffic generated by proposed drive-thrus and, perhaps, restrictions relative to a left turn off Clayton Road;
- an article in the Post Dispatch Newspaper had referred to the intersection of Clayton/Baxter as one of the worst in the County with regard to traffic accidents;
- approval of this request could set a precedent throughout the City for development of this nature being allowed closer to residential properties;
- the drive-thru for the pharmacy is too close to residences and would create noise, impact the air quality, and cause car headlight intrusion into residential areas;
- a food service (carry-out or inside dining) use could present rodent problems;
- would like prevention of traffic such as skate boarding and/or roller blading and general vagrancy;
- the existing wooden fence is always in disrepair, and residents would like to see it replaced with a eight (8) or nine (9) foot high brick wall, with landscaping; and
- drainage on the site should be directed towards Baxter and Clayton Roads, away from residential property, as the current plan would damage residential property.

SPEAKERS - NEUTRAL:

1. Mr. John Aumiller, 17 Chesterton Lane, Chesterfield, MO 63017, spoke on behalf of Chesterton Lane Trustees noting the following:

- concerned about traffic at intersection of Clayton and Baxter Roads (i.e., median would restrict left turns from proposed development, bottleneck already exists); and

- the traffic volume is already too heavy/dangerous at this intersection.

REBUTTAL:

Mr. Steven Graham noted the following:

- both Baxter and Clayton Roads have been widened/improved since 1990;
- the Comprehensive Plan recommends commercial/retail use for this site;
- lighting is geared away from residential development;
- the proposed drive-thru is directed to the south of the property, away from residential property; and
- the 1990 proposal was for over 31,000 square feet of building(s), and the current proposal is for less than 30,000 square feet.

COMMENTS/DISCUSSION BY COMMISSION

- No traffic study has been performed, to date, for the subject site.
 - The traffic for the drive-thru is directed toward the south (rear) of the proposed store, and would exit to the east.
 - The west property line would be seventy-eight (78) feet from the edge of the buildings, and the two (2) ATM drive-thru lanes would be sixty (60) feet from the edge of the western property line.
 - The developer would have to do a cost estimate for replacing the existing fence with a brick wall.
- B. P.Z. 4-97 Captain's Capital, L.L.C.; a request for a change in zoning from "R-2" 15,000 square foot Residence District to "C-8" Planned Commercial District for a 1.0 acre tract of land located on the north side of Olive Boulevard, east of Hog Hollow Road (Locator Number 16R34-0207). Proposed Uses: General office.**

Chairman Casey noted P.Z. 4-97 Captain's Capital, L.L.C. is postponed, at the request of the petitioner, until the March 24, 1997 Planning Commission Meeting.

The final portion of the "Opening Comments" was read by Commissioner Broemmer.

APPROVAL OF THE MINUTES:

A motion to approve the minutes of February 10, 1997, was made by Commissioner Grant, seconded by Commissioner Eifler and passes by a voice vote of 8 to 0.

Commissioner Bly left the meeting at this time.

PUBLIC COMMENT - No Speakers

NEW BUSINESS:

A. **P.Z. 26-96 The Nooning 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 Nooning 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 that an amendment to the Traffic Study for White Road was sent to St. Louis County Department of Highways and Traffic on February 10, 1997, and the Department is still awaiting receipt of these comments. She further noted the Department hopes these comments are received in a timely manner so Staff may submit its report to the Commission at the meeting on March 10, 1997. She further noted the Department recommends P.Z. 26 & P.Z. 27-96 be held.

COMMENTS/DISCUSSION BY COMMISSION:

- A new traffic study was received and forwarded on to St. Louis County Department of Highways and Traffic on February 10, 1997.
- Ms. Griggs-McElhanon spoke with the St. Louis County Department of Highways and Traffic last week, and they had not completed their review.

A motion to hold these petitions pending receipt of the traffic study comments from St. Louis County Department of Highways and Traffic was made by Commissioner Grant, seconded by Commissioner McCarthy and passes by a voice vote of 7 to 0.

- C. **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

- D. **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 has not received review comments from either the Fire Protection District nor Metropolitan St. Louis Sewer District on the plan handed out to the Planning Commission at the last meeting. She further noted that the Department recommends these petitions be held in hopes that a report can be submitted to the Commission at its next meeting.

COMMENTS/DISCUSSION BY COMMISSION

- The effect that stormwater will have on the downward flow to the area in the Valley where it connects, and utilization of restrictions with respect to the bridge.
- The developer is required to submit a Flood Plain Study, in conjunction with submittal of Improvement Plans, to address issues such as the restrictions, as well as the work related to the Creek. If the developer performs work which affects the Creek, which is in the floodway, they have to submit plans to the Corps of Engineers, MSD and the Chesterfield Public Works Department for review and approval.
- Concern was expressed that the lots of the proposed development would be too small, and would not be compatible with surrounding residential development (i.e., Chesterfield Estates, Walnut Hill Farm, and Chesterfield Lakes). There was concern about setting a precedent for the land behind the proposed development.
- The Department is looking at access to this land (i.e., a fifty (50) foot easement or a stub street).
- It was suggested that Staff should have conversations with the developer regarding developing larger lots than those proposed.
- Staff believes this petition is in keeping with the Comprehensive Plan and West Area Study.
- Concern was expressed about lots as small as 15,000 square feet being allowed. There is only one (1) row of “R-1A” immediately to the west of the proposed development, the remainder of the site is straight “R-1” Zoning.

- The Department will provide a comparison of lot sizes between these two (2) subdivisions in the staff report.

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

- E. **P.Z. 1-97 Valley Village L.L.C./Chesterfield Ramada**; "M-3" Planned Industrial District to "C-8" Planned Commercial District; north side of Chesterfield Airport Road, 800 feet west of Spirit of St. Louis Boulevard.

Assistant Director Griggs-McElhanon read the issues being evaluated by the Department, and the Department's recommendation this petition be held until such time as comments have been received from the St. Louis County Department of Highways and Traffic. She further noted that the County Highway Department has indicated these comments will not be forthcoming until they have reviewed a traffic study. She noted the petitioner indicated today that they have given a traffic study to St. Louis County Department of Highways and Traffic, and she anticipates receiving these comments on Friday, which should allow the Department to present its report at the next Commission meeting.

No issues were added.

A motion to hold this matter until comments are received by St. Louis County Department of Highways and Traffic was made by Commissioner McCarthy, seconded by Commissioner Grant and **passes by a voice vote of 7 to 0.**

- F. **P.Z. 2-97 Chesterfield Village (Parcel C-121)**; "R-6A" 4,500 square foot Residence District to "C-8" Planned Commercial District; southwest corner of Burkhardt Place and Chesterfield Parkway South.

Director Kelley noted the memo contains seven (7) issues to be reviewed by the Staff. He further noted item #5 is the one Staff is most concerned about, as it relates to the uses in the "C-4" Highway Services Commercial District being appropriate to this location and in the "C-8" District.

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

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. **P.C. 5-79 Holthaus Realty (Chesterfield Industrial Park Lot 2B (Reliv, Inc.))**; "M-3" Planned Industrial District Amended Site Development Plan, Landscape Plan and Architectural Elevations; east side of Goddard Avenue, south of Edison Avenue extension.

Commissioner Dalton, on behalf of the Site Plan Committee, made a motion to approve this recommendation. The motion was seconded by Commissioner Layton and **passes by a voice vote of 7 to 0.**

- B. **D.L. 2-49 Spirit of St. Louis Airport (Crown Industrial Park - Plat 7)**; "M-3" Planned Industrial District Site Development Section Plan, Landscape Plan and Architectural Elevations; west side of Crown Industrial Boulevard, south of Chesterfield Airport Road.

Commissioner Dalton, on behalf of the Site Plan Committee, made a motion to approve this recommendation. The motion was seconded by Commissioner Layton and passes by a **voice vote of 7 to 0.**

- C. **P.Z. 26 & 27-95 and P.Z. 10 & 11-96 L.A.C. Corporation and Wild Horse Summit Development Corporation (Greystone)**; Planned Environment Unit (PEU) Procedure in the "R-1" One Acre Residence District and "FPR-1" Flood Plain "R-1" One Acre Residence District Site Development Section Plan, Phase 2; south side of Wild Horse Creek Road, west of Wildhorse Parkway.

Commissioner Dalton, on behalf of the Site Plan Committee, made a motion to approve P.Z. 26 & 27-95 and P.Z. 10 & 11-96. The motion was seconded by Commissioner Layton and passes by a **voice vote of 7 to 0.**

IX. **COMMITTEE REPORTS:**

A. **Ordinance Review Committee**

Chairman Casey noted a meeting has been scheduled for March 10, 1997, thirty (30) minutes before the Site Plan Committee Meeting.

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

Committee Chair Grant noted there will be a meeting of the Comprehensive Plan Committee on Saturday, March 8, 1997, at 10:00 a.m., in the Council Conference Room.

- E. **Procedures and Planning Committee** - No report.

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

The meeting adjourned at 8:11 p.m.



Robert Grant, Secretary

[MIN2-24.097]