

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
February 25, 2002

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

I. PRESENT

ABSENT

Mr. Fred Broemmer
Mr. Mike Kodner
Mr. Dan Layton, Jr.
Ms. Stephanie Macaluso
Ms. Rachel Nolen
Mr. Jerry Right
Ms. Victoria Sherman
Mr. B. G. Wardlaw
Chairman David Banks
Mr. Doug Beach, City Attorney
Mayor John Nations
Mr. Charlie Scheidt, Council Liaison
Ms. Barbara Weigel, Senior Planner
Mr. David Bookless, Project Planner
Ms. Annissa McCaskill, Project Planner
Mr. John Wagner, Project Planner
Ms. Kathy Lone, Planning Assistant

II. INVOCATION: Commissioner Layton

III. PLEDGE OF ALLEGIANCE: All

Chairman Banks recognized the attendance of Mayor John Nations, Councilmember Bruce Geiger (Ward II) and Council Liaison Charlie Scheidt (Ward IV).

IV. PUBLIC HEARINGS: None

V. APPROVAL OF MEETING MINUTES

Commissioner Nolen made a motion to approve the February 11, 2002 Meeting Minutes. The motion was seconded by Commissioner Broemmer and passes by a voice vote of 9 to 0.

VI. PUBLIC COMMENT -

1. Mr. Eric Morff, 20 Allen Avenue, Suite 200, St. Louis, MO 63119, speaking in favor of Sonic Restaurant;

· Speaker stated that he was present to answer questions.

2. Mr. Jason Kapka, 101 Pack Avenue, Oklahoma City, OK 73102, speaking in favor of Sonic Restaurant;

· Speaker stated that he was present to answer questions.

3. Mr. Jerry Duepner, 16640 Chesterfield Grove Road, Chesterfield, MO 63005, speaking in favor of Villas at Ladue Bluffs (formerly Howard Bend Tract);

· Speaker stated that he was present to answer questions.

4. Mr. Jim Jacobi, Sachs Properties, 400 Chesterfield Center, Chesterfield, MO 63017, speaking in favor of P.Z. 34-2001 Chesterfield Village/Altshuler Tract;

· Speaker stated that he was present to answer questions.

5. Mr. Steve Koslovsky, 168 North Meramec, Clayton, MO 63105, speaking in favor of P.Z. 34-2001 Chesterfield Village/Altshuler Tract;

· Speaker stated that he was present to answer questions.

6. Mr. Andy Sutton, 902 Silverstone Drive, St. Charles, MO 63303, speaking in favor of P.Z. 34-2001 Chesterfield Village/Altshuler Tract;

· Speaker stated that he was present to answer questions.

7. Mr. John Neichter, 2210 Whitney Pointe Drive, Chesterfield, MO 63005, speaking in favor of Long Road Plaza – Ordinance Amendment;

· Speaker stated that he was present to answer questions.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

A. Sonic Restaurant: Site Development Section Plan, Architectural Elevations, and the Architect's Statement of Design for a restaurant on a 1.22 acre tract of land in a "C-8" Planned Commercial District, located on Lot 4 of the Chesterfield Commons located south of Chesterfield Airport Road and west of Boone's Crossing.

Commissioner Nolen, on behalf of the Site Plan Committee, recommends approval of the Site Development Section Plan, Architectural Elevations and the Architect's Statement of Design for Sonic Restaurant with the following conditions: 1. The neon lighting for the canopy on the main building will be limited to neon with an enclosed lexan casing; 2. The two (2) canopies will be painted with the red and yellow bands being 4 inches wide each for a total of 8 inches. The motion was seconded by Commissioner Right and passes by a voice vote of 9 to 0.

B. Lion's Choice: A Site Development Section Plan for a restaurant on a 1.06 acre tract of land in a "C-8" Planned Commercial District, located on Lot 5 of the Chesterfield Commons, south of Chesterfield Airport Road and east of Boone's Crossing Boulevard.

Commissioner Nolen, on behalf of the Site Plan Committee, recommends approval of the Site Development Section Plan, Landscape Plan and Architectural Elevations for Lion's Choice with the Architectural Review Board's (ARB) recommendations which includes the trellis with vegetation and that a portion of the planting bed, which was discussed, be removed to extend the sidewalk. The motion was seconded by Commissioner Broemmer and passes by a voice vote of 9 to 0.

C. First Church of Christ Scientist – Reading Room; an addition to an existing monument sign for the Baxter Bend Shopping Center, a "C2" Shopping District located on the east side of Clayton Road near its intersection with Baxter Road.

Commissioner Nolen, on behalf of the Site Plan Committee, recommends approval of the addition to an existing monument sign at the Baxter Bend Shopping Center for First Church of Christ Scientist – Reading Room. The motion was seconded by Commissioner Kodner and passes by a voice vote of 9 to 0.

D. Villas at Ladue Bluffs (formerly Howard Bend Tract): Site Development Plan, Architectural Elevations, and Landscape Plan for a residential development of single-family attached homes on a 39.18 acre tract of land in the R-3 Residential District with a PEU, located on Olive Boulevard, across from the intersection of Ladue Road and Olive Boulevard.

Commissioner Nolen, on behalf of the Site Plan Committee, recommends approval of the Site Development Plan, Landscape Plan and Architectural Elevations for Villas at Ladue Bluffs (formerly Howard Bend Tract) with the following conditions: 1. That the evergreens along Olive Boulevard be a mixture of White Pine, Norway Spruce and Baldcypress; 2. The Site Development Plan must show a five (5) foot wide sidewalk, maintenance utility and roadway widening easement along both sides of all streets. Specifically, the right-of-way around Bently Circle Court must be symmetrical; and 3. The Site Development Plan must show standard utility easements along all sanitary and storm sewer systems. Specifically, said easement must be shown around the area inlet located off-site, south of unit 54. The motion was seconded by Commissioner Kodner and passes by a voice vote of 9 to 0.

VIII. OLD BUSINESS –

A. P.Z. 34-2001 Chesterfield Village/Altshuler Tract; a request for a change of zoning from "NU" Non-Urban District to "PC" Planned Commercial District for 5.29 acres of land located north of North Outer Forty Road, near the intersection of North Outer Forty Road and Chesterfield Parkway East. (Locator Number: 18R-110020)

Proposed use:

Five story office building.

Project Planner Annissa McCaskill gave an overview of P.Z. 34-2001 Chesterfield Village/Altshuler Tract. Ms. McCaskill stated that Staff is seeking direction from the Planning Commission on the following issues: Setback of the building, tree stand delineation/preservation of existing trees on the site, and traffic.

General discussion followed concerning the setbacks of the proposed building.

Ms. McCaskill stated that the Tree Stand Delineation, submitted by the petitioner, shows that most of the trees on the site will be removed. The petitioner stated that one (1) tree could possibly be preserved but could not guarantee it. After review, Mr. Jim Rocca, City of Chesterfield Tree Consultant, has concerns that the preliminary plan does not show preservation of 30% as opposed to mitigation.

General discussion followed concerning mitigation and tree preservation and traffic.

City Attorney Beach stated that the City has identified who is responsible for coordinating how much money is in the trust fund. He expressed concern that the City is not being proactive in deciding when the improvements should be done. He suggested that the report could provide the status of the trust fund and related issues. He stated that it is his understanding that this building could be the trigger.

Ms. McCaskill stated that One Chesterfield Place, the Vitt building, is the only development that has contributed to the trust fund. Ms. McCaskill stated that the ordinance states that the City administratively can state when the improvements would be done.

Ms. McCaskill stated that the following additional issues would be reviewed and addressed:

1. The Planning Commission would like a drawing showing the setbacks from Highway 40 and to include all buildings in this area. The map will use Highway 40 as the same reference point for all of the buildings;
2. Tree Stand Delineation – Show the Planning Commission options for mitigation. Possibly have the City's tree consultant review whether some of the trees could be maintained and the possibility of working with the developer of August Hill to create a

more substantial buffer between the parking garage and the neighboring residential development;

3. Traffic – status report on improvements and the trust fund. What is the trigger for improvements to the Outer Road and the Parkway.

Chairman Banks stated that P.Z. 34-2001 Chesterfield Village/Altshuler Tract would be held until all issues are reviewed and addressed.

IX. NEW BUSINESS

A. Long Road Plaza – Ordinance Amendment; an amendment to City of Chesterfield Ordinance Number 1417 governing Long Road Plaza, a “C-8” Planned Commercial District located on the west side of Long Road, south of Chesterfield Airport Road. (P.Z. 1-1990)

Project Planner John Wagner gave an overview of the ordinance amendment for Long Road Plaza. Mr. Wagner stated that the petitioner is requesting an ordinance amendment to build a walk-in cooler behind the Domino’s Pizza store.

General discussion followed concerning the MSD easement in the rear and neighboring developments.

Commissioner Layton made a motion to hold Long Road Plaza for comparison of neighboring developments. The motion was seconded by Commissioner Broemmer and passes by a voice vote of 9 to 0.

Commissioner Layton would like review of the ordinance for the plaza with regards to the trash containers.

X. COMMITTEE REPORTS:

- A. Committee of the Whole
- B. Ordinance Review Committee
- C. Architectural Review Committee
- D. Site Plan
- E. Landscape Committee
- F. Comprehensive Plan Committee
- G. Procedures and Planning Committee
- H. Architectural Review Board Update
- I. Landmarks Preservation Commission

Commissioner Sherman would like Staff to review the ordinance for O’Charley’s Restaurant in the Valley because the air conditioning units on the roof are visible.

Commissioner Right made a motion to adjourn the meeting. The motion was seconded by Commissioner Kodner and passes by a voice vote of 9to 0.

The meeting adjourned at 7:38.m.

Victoria Sherman, Secretary