

U.A.

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
March 22, 1999**



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

I. PRESENT

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

ABSENT

Mr. Allen Yaffe

II. INVOCATION: Commissioner Eifler

III. PLEDGE OF ALLEGIANCE: All

Chairman Grant recognized the attendance of Council Liaison Mary Brown (Ward IV).

IV. PUBLIC HEARINGS: None

V. APPROVAL OF MEETING MINUTES

A motion to **approve** the February 11, 1999 Special Work Session Minutes was made by Commissioner Sherman and seconded by Commissioner Right. The motion **passes by a voice vote of 8 to 0**.

A motion to **approve** the March 8, 1999 Meeting was made by Commissioner Layton and seconded by Commissioner Broemmer. The motion **passes by a voice vote of 8 to 0**.

VI. PUBLIC COMMENT: None

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 presented a letter from the petitioner to the Planning Commission that they wish to have P.Z. 03-1999 Labels Direct held without prejudice so that they may wait until the Comprehensive Plan addresses the area in question.

City Attorney Beach stated that it could be held for a reasonable amount of time. When the petition is once again presented to the Planning Commission, a decision will be made whether or not the time was reasonable.

Commissioner Layton made a motion **to hold P.Z. 03-1999 Labels Direct**. The motion was seconded by Commissioner Broemmer and passes by a voice vote of 8 to 0.

- B. **P.Z. 05-1999 Long Road Crossing**: A request for a change in zoning from “M-3” Planned Industrial District to “PC” Planned Commercial District for a 23.0 acre tract of land located at the corner of Long Road and Chesterfield Airport Road.
Proposed Uses:
- Animal hospitals, veterinary clinics, and kennels;
 - Associated work and storage areas required by a business, firm, or service to carry on business operations;
 - Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly;
 - Automatic vending facilities for:
 - (i) Ice and solid carbon dioxide (dry ice);
 - (ii) Beverages;
 - (iii) Confections;

- Barber shops and beauty parlors;
- Bookstores;
- Broadcasting studios for radio and television;
- Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications;
- Cafeterias for employees and guests only;
- Child care centers, nursery schools, and day nurseries;
- Colleges and universities;
- Dry cleaning drop-off and pick-up stations;
- Filling stations, including emergency towing and repair services, provided that no automobile, truck, or other vehicle may be parked or stored in the open on the premises for longer than twenty-four (24) hours.
- Film drop-off and pick-up stations;
- Fishing tackle and bait shops. Open storage and display are prohibited;
- Financial institutions;
- Hospitals;
- Hotels and motels;
- Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
 - (i) Adequately screened with landscaping, fencing or walls, or any combination thereof; or
 - (ii) Placed underground; or
 - (iii) Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted to the Department of Planning for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning;
- Medical and dental offices;
- Mortuaries;
- Offices or office buildings;
- Outpatient substance abuse treatment facilities;
- Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours;
- Permitted signs (See Section 1003.168 'Sign Regulations');
- Police, fire, and postal stations;
- Public utility facilities;
- Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practice driving ranges, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters;
- Research facilities, professional and scientific laboratories, including

- photographic processing laboratories used in conjunction therewith;
- Restaurants, fast food;
- Restaurants, sit down;
- Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles;
- Sales, servicing, repairing, cleaning, renting, leasing, and necessary outdoor storage of equipment and vehicles used by business, industry, and agriculture;
- Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training;
- Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craft-persons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises;
- Souvenir shops and stands, not including any zoological displays, or permanent open storage and display of manufacturing goods;
- Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises;
- Vehicle repair facilities for automobiles;
- Vehicle service centers for automobiles;
- Vehicle washing facilities for automobiles;
- or other uses which may be sought under the Chesterfield Zoning Ordinance.

Planner I Angela McCormick presented the following issues to the Planning Commission: access and traffic generation, storm water detention and retention, the number of uses, amount of green space and landscaping, State and County road improvements, sidewalks and pedestrian circulation, traffic circulation, traffic study, height of proposed buildings, Comprehensive Plan and the Valley Master Plan, sanitary sewer, the turning radii for emergency vehicles and the floodplain. Staff requests that this petition be held until the next Planning Commission meeting.

Commissioner Layton stated that the Architectural Review Board made a recommendation that he wants included with the issues. The ARB recommendation was as follows: “A motion to see the entire plan, which is at one of the major entrances to the Valley, softened and to have much better articulation and integration between the lakes, buildings and the landscape elements to form a cohesive master plan in a campus-style setting. The plan depicts a hard-engineered subdivision of lots and then filled in with proposed tenant spaces. We like the wet lake with soft edges and encourage the use of more landscaping to compliment the development. The plan should be softened with complimentary materials and an aesthetic design master plan since this is a major entrance to the Valley.”

Ms. McCormick stated that the County is recommending only one access which would be lined up with the GHH project across the street. The County makes the final decision on the number of curb cuts since Chesterfield Airport Road is a County road.

Chairman Grant questioned why approval must be sought from the Spirit of St. Louis Airport if the 2.686 acre reservoir is designed as a lake.

City Attorney Beach stated that approval is necessary due to the waterfowl that congregate near airports.

Commissioner Eifler questioned why uses are listed that do not have relevance to the petition being made. He asked what could be done about this situation.

City Attorney Beach stated that the purpose was to list all possibilities so that a petitioner would not have to come back to the Planning Commission to request additional ones.

Director of Planning Teresa Price stated that the issue is when you have a multi-commercial development, the developer doesn't want to limit themselves as to what uses could be in the development. To later add additional uses, the ordinance would need to be amended and a public hearing held.

Ms. McCormick stated that the petitioner has not yet responded to deleting some of the uses.

Chairman Grant stated that the Planning Commission has the authority to bring up the elimination of any particular uses that they find inappropriate. Chairman Grant asked the Planning Commission to give some thought before the next meeting, to what, if any, uses they think are no longer appropriate for this site.

Commissioner Sherman stated that the issue she would like raised is the appearance of the back of the buildings in the retail strips, especially the one closest to the intersection and how it will look to motorists exiting the highway.

Commissioner Sherman made a motion **to hold P.Z. 05-1999 Long Road Crossing.**
Commissioner Eifler seconded the motion **and passes by a voice vote of 8 to 0.**

- C. P.Z. 06-1999 Gateway Academy**; a request for a change of zoning for two parcels of land located on Wild Horse Creek Road, West of Long Road. Parcel A containing one (1) acre to be rezoned from "R-1" Residential District to "LLR" Large Lot Residential District (Locator Number 18V130099). Parcel B containing 30.9 acres to be rezoned from "NU" Non-Urban District to "LLR" Large Lot Residential District (Locator Number 18V140098). Total area to be rezoned: 31.9 acres.

Proposed uses:

- Private school or other uses which may be sought under the Chesterfield Zoning Ordinance.

Planner I Annessa McCaskill presented the following issues to the Planning Commission: access, noise abatement, detention, drainage and traffic. Staff requests that this petition be held until the next meeting.

Councilmember Brown stated that a recommendation from MoDOT was that the petitioner provide a traffic study to determine if a left turn lane is warranted as Gateway Academy expands.

Ms. McCaskill stated that the petitioner has not done a traffic study and she has not heard if they plan to do one since this was a recommendation.

Commissioner Broemmer made a motion **to hold P.Z. 06-1999 Gateway Academy.** Chairman Grant seconded the motion **and passes by a voice vote of 8 to 0.**

VIII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

- A. **JETCORP at Spirit of St. Louis Airport:** a Site Development Plan for a "M-3" Planned Industrial District located at the north east corner of North Bell Avenue and Edison Avenue. The project consists of a 30,000 square foot metal Hanger and a two- (2) story 42,870 square foot Office/Shop area. A Site Development Plan, Landscape Plan and Elevations will be reviewed. (Governing Ordinance Number 1430)

Commissioner Layton, on behalf of the Site Plan Committee, recommends **approval** of a Site Development Plan, Landscape Plan and Elevations as presented for JETCORP at Spirit of St. Louis Airport. The motion was seconded by Commissioner Sherman **and passes by a voice vote of 8 to 0.**

- B. **P.C. 86-80 - Spirit 40 Park Lots 8 and 9:** "M-3" Planned Industrial District Site Section Development Plan, Architectural Elevations and Landscape Plan for a 2.53 acre tract of land located on the north side of the intersection of Chesterfield Airport Road and Spirit 40 Park.

Commissioner Layton, on behalf of the Site Plan Committee, recommends **approval** of the Site Section Development Plan, Architectural Elevations and Landscape Plan as presented for P.C. 86-

80 – Spirit 40 Park Lots 8 and 9. The motion was seconded by Chairman Grant and passes by a voice vote of 8 to 0.

- C. **P.Z. 13-97 Kelly Homes, Inc.- Waverly Place:** A Planned Environment Unit (PEU) Special Procedure in the "R-4" 7,500 S.F. Residence District for a 4.5 acre tract of land located on the west side of Baxter Road, south of the intersection of Clayton Road.

Commissioner Layton, on behalf of the Site Plan Committee, recommends **approval** of the Planned Environment Unit (PEU) Special Procedure in the "R-4" District for P.Z. 13-97 Kelly Homes, Inc. – Waverly Place. The motion was seconded by Commissioner Broemmer and passes by a voice vote of 8 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

Chairman Grant stated that there is a Special Planning Commission Traffic Study Work Session concerning P.Z. 30-98 Sachs Properties, Inc. and P.Z. 32-98 Conway Land Company (Chesterfield Corporate Campus) on Thursday, March 25, 1999 at 6:00 PM in the Council Chambers.

Director of Planning Teresa Price stated that there is money in the budget for the Planning Commissioners to attend a workshop on May 26, 1999. The Planning Commissioners should contact the Planning Department if they wish to attend.

Commissioner Sherman stated that the recommendations made by the Moratorium Transportation Committee on the traffic study were very good and the Planning Commission should continue working on the recommendations of the Transportation Committee.

Chairman Grant agreed that the Committee report contained good recommendations.

City Attorney Beach directed Staff to give a program or diagram on how to go forward and implement what is in the report.

Director of Planning Teresa Price stated that a resolution was passed by the City Council. The

report was reviewed for feasibility by Public Works Director Michael Geisel concerning public works.

City Attorney Beach stated that Staff should pick it up at that point and keep it on the agenda until there is an action plan moving forward.

City Attorney Beach stated that he, by directive of the City Council, is trying to ascertain whether or not the City could require, when so deemed necessary by the Planning Commission or City Council, that a developer reimburse the City for the cost of a traffic study that is conducted by a consultant chosen by the City.

City Attorney Beach stated that he would assist Staff.

A motion to adjourn was made by Commissioner Eifler and seconded by Chairman Grant. The motion passes by a voice vote of 8 to 0.

The meeting adjourned at 7:39 p.m.


Fred Broemmer, Secretary