

PLANNING COMMISSION  
OF THE CITY OF CHESTERFIELD  
AT CHESTERFIELD CITY HALL  
April 9, 2001

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

I. PRESENT

Mr. David Banks

Sherman

Mr. Mike Kodner

Mr. Dan Layton, Jr.

Ms. Stephanie Macaluso

Ms. Rachel Nolen

Mr. Jerry Right

Mr. B. G. Wardlaw

Chairman Fred Broemmer

Mr. Doug Beach, City Attorney

Mr. John Nations, Council Liaison

Ms. Barbara Weigel, Senior Planner

Mr. Matt Brandmeyer, Project Planner

Mr. Paul DeLuca, Project Planner

Mr. Mike Hurlbert, Project Planner

Mr. John Wagner, Project Planner

Ms. Kathy Lone, Executive Secretary/Planning Assistant

ABSENT

Ms. Victoria

II. INVOCATION: Commissioner Right

III. PLEDGE OF ALLEGIANCE: All

Chairman Broemmer recognized the attendance of Mayor Nancy Greenwood, Councilmember Dan Hurt (Ward III), Councilmember Mary Brown (Ward IV), Councilmember Charlie Scheidt (Ward IV) and Council Liaison John Nations (Ward II).

IV. PUBLIC HEARINGS:

A. P.Z. 8-2001 Thomas Development; a request for a change of zoning from an "NU" Non-Urban District and FPNU Flood Plain Non-Urban District to an "E-3" one-half acre Residence District for 11.06 acres of land located behind the Full Gospel Church of St. Louis on the south side of Wildhorse Creek Road, east of Wildhorse Parkway. (Locator Number 18V-33-0013). Proposed Use:

## Single-Family Homes

AND

B. P.Z. 9-2001 Thomas Development; a request for a Planned Environment Unit (PEU) in an "E-3" one-half acre Residence District for 11.06 acres of land located behind the Full Gospel Church of St. Louis on the south side of Wildhorse Creek Road, east of Wildhorse Parkway. (Locator Number 18V-33-0013).

Proposed Use:

Single-Family Homes

Chairman Broemmer stated that P.Z. 8-2001 Thomas Development and P.Z. 9-2001 Thomas Development would be postponed at the request of the petitioner.

Commissioner Nolen read the first portion of the "Opening Comments."

C. P.Z. 15-2001 THF Chesterfield Two Development; a request for a change of zoning from a "M-3" Planned Industrial District to a "PC" Planned Commercial District for 3.7 acres of land located south of Chesterfield Airport Road, west of Baxter Road, and east of THF Boulevard. (Locator Number 17T23-0079).

Permitted Uses:

(e) Associated work and storage areas required by a business, firm, or service to carry on business operations.

(h) Barber shops and beauty parlors.

(i) Bookstores.

(l) Cafeterias for employees and guests only.

(n) Colleges and universities.

(q) Film drop-off and pick-up stations.

(s) Financial institutions.

(v) Hotels and motels.

(w) 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.

(x) Medical and dental offices.

(z) Offices or office buildings.

(ee) Public utility facilities.

- (hh) Restaurants, fast food
- (ii) Restaurants, sit down
- (mm) Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training.
- (nn) 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. Goods and services associated with these uses may be sold or provided directly to the public on the premises.
- (pp) Permitted signs (See Section 1003.168 'Sign Regulations').
- (rr) 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.

Project Planner Matt Brandmeyer gave a slide presentation of the subject site and surrounding area.

1. Ms. Angela Kelley, 16476 Chesterfield Airport Road, Chesterfield, MO 63017, attorney for P.Z. 15-2001 THF Chesterfield Two Development;

- Petitioner is THF Realty;
- Subject site is 3.7 acres;
- Rezoning from M-3 to 'PC' Planned Commercial;
- Parcel has frontage on Chesterfield Airport Road;
- Lighting and hours of operation will comply with the same restrictions and conditions that were placed on the Chesterfield Valley Plaza development;
- Requested uses are from the permitted use list for 'PC' Planned Commercial Districts;
- Petitioner is asking for a fast-food restaurant with a drive-thru;
- There is no storm water detention on this parcel. A new storm water plan to accommodate subject site and the Chesterfield Valley Plaza development has been submitted to the Department of Public Works for approval.

City Attorney Beach stated that the new storm water plan that has been submitted for approval by the Department of Public Works would be in compliance with the Master Storm Water Drainage Plan.

2. Mr. Dean Burns, THF Realty, 2127 Innerbelt Business Center Drive, St. Louis, MO 63114, petitioner for P.Z. 15-2001 THF Chesterfield Two Development;

- Speaker stated that the subject site is an addition to Chesterfield Valley Plaza to complete the shopping center. Both sites will share a drive and access. Requested uses are the same uses permitted for Chesterfield Valley Plaza;

· Speaker stated that he would review the list of requested uses to see if any can be deleted.

SPEAKERS IN FAVOR – None

SPEAKERS IN OPPOSITION –

1. Mr. Daniel P. Gaffney, 16823 Chesterfield Bluffs Circle, Chesterfield, MO 63005, speaking in opposition to P.Z. 15-2001 THF Chesterfield Two Development;

· Speaker stated that he is opposed to the utility tower and to a fast-food drive-thru restaurant.

SPEAKERS – NEUTRAL – None

REBUTTAL –

Ms. Kelley stated that a utility tower is not being proposed for the site. Ms. Kelley stated that the list of requested uses would be reviewed and that the petitioner will meet with neighboring residents.

Mr. Brandmeyer stated that the following issues would be reviewed and addressed:

- Ø The fast-food drive-thru restaurant use;
- Ø Utility tower;
- Ø Meeting with the neighboring residents of the Chesterfield Bluffs Subdivision;
- Ø Lighting;
- Ø The reflective roof material per the original Chesterfield Commons ordinance.

Chairman Broemmer stated that P.Z. 15-2001 THF Chesterfield Two Development would not go to the Architectural Review Board (ARB) at this time.

Commissioner Nolen read the closing portion of the Opening Comments.

## V. APPROVAL OF MEETING MINUTES

Commissioner Kodner made a motion to approve the March 26, 2001 Meeting Minutes. The motion was seconded by Commissioner Wardlaw and passes by a voice vote of 8 to 0.

## VI. PUBLIC COMMENT

1. Ms. Wendy Wells, St. Luke's Hospital, 232 South Woods Mill Road, Chesterfield, MO 63017, speaking in favor of St. Luke's Hospital Outpatient Center and Parking Garage;

- Speaker stated that she was present to answer questions.

2. Mr. John Young, 168 North Meramec, Ste. 400, Clayton, MO 63015, attorney for neighboring residents in the Pointe Conway Subdivision, speaking in opposition to St. Luke's Hospital Outpatient Center and Parking Garage;

- Speaker stated that the neighboring residents oppose the site plan as the Architectural Review Board (ARB) has modified the berm on the eastern side;
- Speaker asked the Planning Commission to go back to the original proposal and not the ARB recommendation.

3. Mr. Bob Boland, 27 Chesterton Lane, Chesterfield, MO 63017, architect for St. Luke's Hospital Outpatient Center and Parking Garage;

- Speaker stated that the garage will be brick and concrete to match the other building;
- Speaker stated that St. Luke's would abide by either decision but asked the Planning Commission to make a decision this evening so that St. Luke's could move forward with their plan.

4. Mr. Stuart Vogelsmeier, 714 Locust, St. Louis, MO 63101, attorney for St. Luke's Hospital Outpatient Center and Parking Garage;

- Speaker stated that he would like the Planning Commission to vote on this project this evening with either option.

5. Mr. Jim Halpern, 325 Conway Hill Road, Town and Country, MO, resident of Pointe Conway Subdivision, speaking in opposition to St. Luke's Hospital Outpatient Center and Parking Garage;

- Speaker stated that the neighboring residents have reached a compromise with St. Luke's Hospital and hopes that the Planning Commission follows the compromised plan.

6. Ms. Lynne Strasser, 14615 Adgers Wharf Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 44-2000 Stoneridge Development;

- Speaker stated she and her neighbors think that the most dense zoning that would be appropriate for this proposed site would be R-3;
- Speaker stated that she does not understand why more fast-food drive-thru restaurants are not permitted in the Valley.

7. Mr. Mike Doster, Doster, Robinson, James, Hutchinson & Ullom, 16476 Chesterfield Airport Road, Chesterfield, MO 63017, attorney for P.Z. 27-2000 Lou Fusz;

- Speaker asked the Planning Commission to vote on this petition this evening.

8. Mr. Brad Johnson, 11477 Olde Cabin Road, Ste. 100, Creve Coeur, MO 63141, architect for P.Z. 27-2000 Lou Fusz;

- Speaker stated that changes made to the plan included: planting areas, overhead doors on the west side of building would be white with a vision-light panel in it and a clear aluminum store front system on the north side of the building to allow light into one of the drive-through lanes.

## VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

A. St. Luke's Hospital Outpatient Center and Parking Garage: Site Development Plan, Architectural Elevations, and Landscape Plan for a Women's Outpatient Cancer Center and 3-level Parking Garage.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Site Plan, Architectural Elevations and Landscape Plan for St. Luke's Hospital Outpatient Center and Parking Garage with the recommendation of the Architectural Review Board (ARB).

Commissioner Macaluso made a motion for further discussion of St. Luke's Hospital Outpatient Center and Parking Garage. The motion was seconded by Commissioner Layton and passes by a voice vote of 8 to 0.

General discussion followed concerning the two (2) plans.

Commissioner Nolen made a motion to amend the motion to approve the plan recommended by the neighbors that includes all brick and the retaining wall with the landscaping. The amended motion was seconded by Commissioner Layton.

Commissioner Macaluso and Commissioner Layton accepted the amendment to their motion.

Upon a roll call the vote was as follows: Commissioner Banks, yes; Commissioner Kodner, yes; Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Wardlaw, no; Chairman Broemmer, yes.

The motion was approved by a vote of 7 to 1.

B. Lot 62B, Sycamore Manor: a Record Plat for a resubdivision of an 1.27 acre tract in the "R-1A" Residence District, located on Schoettler Road, southeast of the intersection of Grantley Drive and Schoettler Road.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Record Plat for Lot 62B, Sycamore Manor. The motion was seconded by Commissioner Kodner and passes by a voice vote of 8 to 0.

C. Red Lobster, Chesterfield Commons, Outlot #10: a Site Development Section Plan and Landscape Plan for a restaurant building on a 1.72 acre tract of land, zoned "C-8" Planned Commercial District located south of Chesterfield Airport Road and west of JW Boulevard.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Site Development Section Plan, Architectural Elevations and Landscape Plan for Red Lobster, Chesterfield Commons, Outlot #10. The motion was seconded by Commissioner Right and passes by a voice vote of 8 to 0.

## VIII. OLD BUSINESS

A. P.Z. 27-2000 Lou Fusz: A request for a change in zoning from a "C-8" Planned Commercial District, "NU" Non-Urban District, and "M-3" Planned Industrial District to a "PC" Planned Commercial District for a 6.497 acre tract of land located on Chesterfield Airport Road, south of Highway 40 and east of Long Road.

Proposed Uses:

(e) Associated work and storage areas required by a business, firm, or service to carry on business operations.

(l) Cafeterias for employees and guest only.

(p) 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.

(s) Financial institutions.

(z) Offices or office buildings.

(kk) 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.

(ll) Sales, servicing, repairing, cleaning, renting, leasing, and necessary outdoor storage of equipment and vehicles used by business, industry, and agriculture.

(pp) Permitted signs (See Section 1003.168 'Sign Regulations').

(rr) 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.

(uu) Vehicle repair facilities for automobiles.

(vv) Vehicle service centers for automobiles.

(ww) Vehicle washing facilities for automobiles.

Project Planner Mike Hurlbert gave an overview of P.Z. 27-2000 Lou Fusz and stated that all issues and agency comments had been reviewed and addressed.

Commissioner Nolen made a motion to approve P.Z. 27-2000 Lou Fusz. The motion was seconded by Commissioner Right.

Upon a roll call the vote was as follows: Commissioner Banks, yes; Commissioner Kodner, yes; Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Wardlaw, yes; Chairman Broemmer, yes.

The motion was approved by a vote of 8 to 0.

B. P.Z. 41-2000 Howard Bend Tract; a request for a change of zoning from a "NU" Non Urban District to a "R-3" Residential District for 39.18 acres of land located on Olive Blvd, across from the intersection of Ladue Road and Olive Blvd. (Locator Number 17R42-0043).

And

C. P.Z. 42-2000 Howard Bend Tract; a request for a change of zoning from a "R-3" Residential District to a "PEU" Planned Environment District for 39.18 acres of land located on Olive Blvd, across from the intersection of Ladue Road and Olive Blvd. (Locator Number 17R42-0043).

Proposed Uses:

Dwellings Single Family, Attached

Existing Communication Tower  
Existing Cemetery

Project Planner Matt Brandmeyer gave an overview of this petition. Mr. Brandmeyer stated that the petitioner submitted a memorandum to Staff on April 3, 2001. Mr. Brandmeyer stated that he did not have time to respond to the memorandum before the meeting and would answer questions for the Commission at this time.

Chairman Broemmer asked the Commission if they had any questions for Mr. Brandmeyer. The Planning Commission would like the following issues reviewed and addressed:

- Ø Density calculations;
- Ø For safety concerns and traffic flow, lining up access with Ladue Road;
- Ø Three (3) towers on the site;
  
- Ø The safety issue with the proximity of the residents to the towers and the signals emitted;
- Ø One (1) car garages and parking;
- Ø Size, pricing and quality of the development.

Mr. Brandmeyer stated that two (2) of the towers belong to St. Louis County for emergency operations.

Chairman Broemmer stated that P.Z. 41-2000 Howard Bend Tract and P.Z. 42-2000 Howard Bend Tract would be held until all issues are reviewed and addressed.

D. P.Z. 43-2000 Burgundy Arrow; a request for a change in zoning from a "M-3" Planned Industrial District to a "PI" Planned Industrial District for 7 acres of land located at the southwest corner of Public Works Drive and Chesterfield Airport Road.

Permitted uses:

- (b) Animal hospitals, veterinary clinics, and kennels.
- (c) Apartment dwelling units in buildings primarily designated for occupancy by one or more of the permitted commercial uses, wherein occupancy of the dwelling unit shall be
- (d) limited to the owner, manager, or employee of the permitted use or uses and their respective families. A minimum of eight hundred (800) square feet of contiguous open space for the dwelling unit, protectively screened from commercial activities and directly accessible to the dwelling unit, shall be provided on the premises for the exclusive use of the occupants of such apartment.
- (e) Arenas and stadiums.
- (f) Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.

- (h) Broadcasting studios for radio and television.
- (i) Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications.

Such facilities shall be no greater in height than that which would penetrate the Federal Air Regulations Part 77 Surfaces of the Spirit of St. Louis Airport as directed by the Spirit of St. Louis Airport.

- (j) Business, professional, and technical training schools.
- (k) Business service establishments.
- (n) Churches shall be allowed on tracts of land of at least one acre in area.
- (p) Dwelling or lodging units, only for watchmen, caretakers, or other personnel whose residence on the premises is essential to the operation of a permitted use or uses.
- (q) Financial institutions.

- (s) Extraction of raw materials from the earth and processing thereof.
- (u) Filling stations, including emergency towing and repair services.
  - (v) Gymnasiums, indoor swimming pools, indoor handball and racquetball courts (public or private), and indoor and unlighted outdoor tennis courts (public or private).
- (w) Harbors, marinas, and docks for water-borne vehicles, including storage and charter of boats, on land or in the water, repair facilities for boats, and sale of fuel and other supplies for marine use.

(y) Hotels and motels.

- (aa) Junk yards and salvage yards. A ten-foot high sight-proof fence shall be provided along all limits of the property.
- (bb) Laundries and dry cleaning plants, which include dry cleaning drop-off and pick-up stations (excluding dry cleaning plants).
- (cc) 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.

- (dd) Mail order sale warehouses.
- (ee) Manufacturing, fabrication and processing of flammable gases, liquids, and explosives.
- (ff) Manufacturing, fabrication, assembly, processing, or packaging of any commodity except:
  - (i) Facilities producing or processing explosives or flammable gases or liquids;
  - (ii) Facilities for animal slaughtering, meat packing, or rendering;

- (iii) Sulphur plants, rubber reclamation plants, or cement plants, and
  - (iv) Steel mills, foundries, or smelters.
  - (gg) Medical and dental offices.
  - (hh) Mortuaries.
  - (ii) Offices or office buildings.
  - (jj) Outdoor advertising sign (additional to provisions of Section 1003.168.).
  - (kk) Outpatient substance abuse treatment facilities.
  - (ll) 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.
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- (mm) Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities.
  - (nn) Police, fire, and postal stations.
  - (oo) Printing and duplicating services.
  - (pp) Public utility facilities.
  - (qq) Radio, television, and communication studios, transmitting or relay towers, antennae, and other such facilities no greater in height than two hundred (200) feet above the average ground elevation at the perimeter of such structure.  
Such facilities shall be no greater in height than that which would penetrate the Federal Air Regulations Part 77 Surfaces of the Spirit of St. Louis Airport as directed by the Spirit of St. Louis Airport.
  - (rr) Radio, television, and communication studios, transmitting or relay towers, antennae, or other such facilities greater in height than two hundred (200) feet above the average finished ground elevation at the perimeter of such structure.
  - (tt) 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 (indoor use only).
  - (uu) Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
  - (ww) Restaurants, sit down.
  - (xx) 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.
  - (yy) Sales, servicing, repairing, cleaning, renting, leasing, and necessary outdoor storage of equipment and vehicles used by business, industry, and agriculture.
  - (zz) Sales yards operated for a charitable purpose by a church, school, or other not-for-profit organization.
  - (bbb) Schools for business, professional, or technical training requiring outdoor areas for driving or heavy equipment training.
  - (ccc) 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. Goods and services associated with these uses may be sold or provided directly to the public on the premises.

(ddd) Sewage treatment facilities, as approved by the appropriate regulatory agency.

(eee) Permitted signs (See Section 1003.168 'Sign Regulations').

(fff) Steel mills, foundries, and smelters.

(ggg) Storage and repair garages for public mass transit vehicles.

(hhh) Storage yards for lumber, coal, and construction materials.

(iii) 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.

(kkk) Terminals for buses and other public mass transit vehicles.

(lll) Terminals for trucks, buses, railroads, and watercraft.

(mmm) Towed vehicle storage yards, wherein no individual vehicle may be stored for a period exceeding ninety (90) days, and involving no auto repair and no salvage or sale of automobile parts. A ten-foot high sight-proof fence shall be provided along all limits of the property.

(nnn) Union halls and hiring halls.

(ooo) Vehicle repair facilities.

(ppp) Vehicle service centers.

(qqq) Vehicle washing facilities.

(rrr) Warehousing, storage, or wholesaling of manufactured commodities, live animals, explosives, or flammable gases and liquids.

(sss) Welding, sheet metal, and blacksmith shops.

(ttt) Yards for storage of contractors' equipment, materials, and supplies, excluding junk yards and salvage yards.

Ancillary Uses:

(g) Automatic vending facilities for:

(i) Ice and solid carbon dioxide (dry ice);

(ii) Beverages;

(iii) Confections.

(l) Cafeterias for employees and guests only.

(m) Child care centers, nursery schools, and day nurseries.

(vv) Restaurants, fast food (shall not be contained as a single use in a free-standing building).

Strikethrough represents uses withdrawn by the petitioner and bold represents uses changed to Ancillary since the Public Hearing advertisement.

Project Planner Matt Brandmeyer gave an overview of this petition.

Commissioner Banks made a motion to approve P.Z. 43-2000 Burgundy Arrow. The motion was seconded by Commissioner Right.

Upon a roll call the vote was as follows: Commissioner Kodner, yes; Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Wardlaw, no; Commissioner Banks, yes; Chairman Broemmer, yes.

The motion was approved by a vote of 7 to 1.

IX. NEW BUSINESS –

X. COMMITTEE REPORTS:

- A. Committee of the Whole –
- B. Ordinance Review Committee –
- C. Architectural Review Committee –
- D. Site Plan -
- E. Landscape Committee –
- F. Procedures and Planning Committee
- G. Architectural Review Board Update

Commissioner Right made a motion to adjourn the meeting. The motion was seconded by Commissioner Macaluso. The meeting adjourned at 8:12 p.m.

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Victoria Sherman, Secretary