

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
June 24, 2002**

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

I. PRESENT

ABSENT

Mr. David Banks
Mr. Fred Broemmer
Mr. Mike Kodner
Mr. Dan Layton, Jr.
Ms. Stephanie Macaluso
Ms. Rachel Nolen
Mr. Jerry Right
Mr. B. G. Wardlaw
Chairman Victoria Sherman
Mr. Doug Beach, City Attorney
Mayor John Nations
Mr. Barry Streeter, Council Liaison
Ms. Teresa Price, Director of Planning
Ms. Barbara Weigel, Senior Planner
Mr. David Bookless, Project Planner
Mr. Paul DeLuca, Project Planner
Mr. Mike Hurlbert, Project Planner
Mr. John Wagner, Project Planner
Ms. Kathy Lone, Planning Assistant

II. INVOCATION: Commissioner Nolen

III. PLEDGE OF ALLEGIANCE:

Chairman Sherman recognized the attendance of Mayor John Nations, Councilmember Bruce Geiger (Ward II), Councilmember Connie Fults (Ward IV) and Council Liaison Barry Streeter (Ward II).

IV. PUBLIC HEARINGS:

Commissioner Banks read the first portion of the Opening Comments.

- A. P.Z. 12-2002 TDG Acquisitions (Junior Achievement):** A request for a change of zoning from an "NU" Non-Urban District and a "FPNU" Floodplain Non-Urban District to a "PI" Planned Industrial District for 5.3 acres of land located north of Outer Forty Road, west of Boone's Crossing. (Locator Numbers 17U 61 0085 & 17U 63 0061).

Permitted Uses:

- (f) Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.
- (j) Business, professional, and technical training schools.
- (k) Business service establishments.
- (q) Financial institutions.
- (v) Gymnasiums, indoor swimming pools, indoor handball and racquetball courts (public or private), and indoor and unlighted outdoor tennis courts (public or private).
- (y) Hotels and motels.
- (dd) Mail order sale warehouses.
- (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.
- (ii) Offices or office buildings.
- (kk) Outpatient substance abuse treatment facilities.
- (mm) Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities.
- (nn) Police, fire, and postal stations.
- (oo) Printing and duplicating services.
- (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.
- (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.
- (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.
- (bbb) Schools for business, professional, or technical training requiring outdoor areas for driving or heavy equipment training.
- (eee) Permitted signs (See Section 1003.168 'Sign Regulations').
- (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.

- (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.

Project Planner Mike Hurlbert gave a power point presentation of the subject site and surrounding area.

1. Mr. Bob Brinkmann, 16650 Chesterfield Grove, Chesterfield, MO 63005, petitioner for **P.Z. 12-2002 TDG Acquisitions (Junior Achievement)**, stated the following:

- The purpose of Junior Achievement is to teach children the free enterprise system and the relevancy of their education;
- This facility will house the Junior Achievement offices for this region which ranges from Hannibal to central Missouri and into Illinois;
- The facility would be 2 stories and 38,000 square feet;
- Offices would be on second floor and teaching villages would be located on the first floor;
- Parking spaces – 72 are required and 74 would be provided;
- Green space percentage is 66%. Building will be built on the under seepage berm and the seepage berm comes just to the north edge of the building project where the parking is located;
- Lighting would be mostly up-lighting in the front of the project to accent the building and parking lot lighting in the back which is part of the lighting ordinance;
- Landscaping will include mostly wild grasses and perennials;
- Between 120 to 150 fifth and eighth graders will be brought to the building everyday by bus (approximately 150 days per year) for instruction;
- Naming rights for the different villages will help pay for the facility;
- Mechanical equipment will be located inside the building;
- Brick will be used on the exterior and interior;
- Junior Achievement sign will be on top of the building;
- Petitioner presented a hand-out on Junior Achievement.

SPEAKERS IN FAVOR – None

SPEAKERS IN OPPOSITION – None

SPEAKERS – NEUTRAL – None

DISCUSSION/COMMENTS –

Commissioner Nolen expressed concern with the sign on the roof of the building and the long list of permitted uses.

Mr. Brinkmann stated that there are not any flat areas on the sides of the building for the sign and the desire to have this building seen from Highway 40.

Commissioner Macaluso expressed concern with having enough room for the parking of the school busses.

Councilmember Streeter asked if there was a cross-access agreement with the Larry Enterprises development.

Mr. Brinkmann stated that he did not see a need for cross access.

Mr. Brinkmann stated that any mechanical on the roof would be screened.

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

- Reduction of the permitted uses list;
- Height of the sign, particularly above the elevation of the roof;
- Parking for the busses;
- Screening of the mechanical equipment on the roof;
- Cross-access with the Larry Enterprises development to the west;
- Placement of the sign on the roof.

Chairman Sherman stated that it was a consensus of the Planning Commission that **P.Z. 12-2002 TDG Acquisitions (Junior Achievement)** be reviewed by the Architectural Review Board (ARB) and that what is proposed by the ARB will become part of Attachment A.

Commissioner Banks read the closing portion of the “Opening Comments.”

V. APPROVAL OF MEETING MINUTES

Commissioner Broemmer made a motion to **approve** the June 10, 2002 Meeting Minutes. The motion was seconded by Commissioner Kodner and **passes by a voice vote of 9 to 0.**

VI. PUBLIC COMMENT - None

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

Chairman Sherman stated that not all of the items on the agenda for the Site Plan Committee Meeting were completed and their review would continue during this portion of the Planning Commission Meeting. Commissioner Nolen continued as Chairman of the Site Plan Committee.

- A. **Chesterfield Commons West Out Lot #4 Emperor's Wok**: Site Development Section Plan, Architectural Elevations and Landscape Plan for Chesterfield Commons West Outlot 4, a 2.07 acre site within the PC "Planned Commercial" Zoning District located south of Chesterfield Airport Road west of RHL Blvd.

Commissioner Macaluso made a motion to approve the Site Development Section Plan, Architectural Elevations and Landscape Plan for **Chesterfield Commons West Out Lot #4 Emperor's Wok** including the Architectural Review Board's (ARB) recommendations that more evergreens be planted at the south elevation and that the roof and the logo be of the same shade of green. The motion was seconded by Commissioner Layton and **passes by a voice vote of 9 to 0.**

- B. **Precision Properties** - Site Development Plan, Architectural Elevations and Landscape Plan for a 1-story commercial office building located on North Outer Forty on the north of Interstate 64, west of Boone's Crossing Golf Center.

Commissioner Wardlaw made a motion to approve the Site Development Plan, Architectural Elevations and Landscape Plan for **Precision Properties** including the Architectural Review Board's (ARB) recommendations that: 1. The landscaping on the traffic island at the south end of the site be of evergreen material; 2. Thirty percent (30%) of the trees be of a mixed evergreen along the front of the site; 3. The trash enclosures be of metal and/or brick and match the building; and 4. The mechanical equipment be screened and the overhead doors be painted to match the color of the building. The motion was seconded by Commissioner Banks and **passes by a voice vote of 9 to 0.**

- C. **Parkway School District Facilities & Transportation Buildings Addition**: Amended Site Plan, Architectural Elevations, and Landscape Plan for facilities and transportation buildings on a 96.6 acre tract of land, zoned "NU" Non-Urban District, located on Woods Mill Road, north of Ladue Road.

Commissioner Macaluso made a motion to approve the Amended Site Plan, Architectural Elevations and Landscape Plan for the **Parkway School District Facilities & Transportation Buildings Addition** contingent upon the Chesterfield Fire Protection District approving the Amended Site Plan. The motion was seconded by Commissioner Broemmer and **passes by a voice vote of 9 to 0.**

- D. **Delmar Gardens**; Site Development Plan, Landscape Plan and Architectural Elevations for an 8.5-acre "PC" Planned Commercial District located on the north side of North Outer Forty Road, south of the Belle Monte Road subdivision, east of Chesterfield Parkway East.

Commissioner Nolen made a motion to approve the Site Development Plan, Landscape Plan and Architectural Elevations for **Delmar Gardens** with the following five (5) recommendations of the Architectural Review Board (ARB): 1. The sidewalks should be stamped and/or textured; 2. The petitioner should be encouraged to add a fountain or art work to the area between buildings; 3. Landscaping for the entire site should be established with the initial construction. Landscaping associated with Phase II shall be planted with completion of this building; 4. Attempt to re-position

the trash enclosure or screen it better from the access drive and try to move the trash enclosure closer to the building per comments by the Fire Marshall; and 5. Additional plantings should be encouraged on top of the berm parallel to North Outer Forty Road and that the pines that are planted be 10 feet to 12 feet tall and, at the time of planting, the landscaper should attempt to get as large a caliper tree as possible with a 3- inch minimum. The motion was seconded by Commissioner Banks **and passes by a voice vote of 9 to 0.**

- E. **Chesterfield West Executive Center**; Site Development Plan, Landscape Plan and Architectural Elevations for a 2.5-acre "PC" Planned Commercial District located on the north side of Olive Boulevard, northeast of the Wellesley Place subdivision and southwest of West Drive.

Mr. Clint Parsons of First Midwest, Inc. gave an overview of **Chesterfield West Executive Center**. Mr. John Gishnock of Applied Ecological Services, Inc. gave a power point presentation describing the native landscaping that would be used for the detention. Mr. Parsons stated that the residents of Wellesley Place Subdivision requested that a vinyl fence be installed along the southwest side separating the two (2) developments.

Commissioner Broemmer made a motion to approve **Chesterfield West Executive Center** with the inclusion of the following Architectural Review Board's comments: 1. The lights mounted on the light pole should be of the 8-foot shoebox type so that light does not spill over onto the neighboring properties; 2. The trash enclosures should be constructed using brick masonry; and 3. The vinyl fence used for the gate of the trash enclosure should match the fence between the site and Wellesley Place. The motion was seconded by Commissioner Kodner **and passes by a voice vote of 9 to 0.**

Commissioner Nolen requested that a copy of the maintenance requirements for the detention be forwarded to Staff.

VIII. OLD BUSINESS -

- A. **P.Z. 09-2000 & P.Z. 10-2000 Mill Valley Estates**: a request for an extension of time to submit a Site Development Plan for a "R-2" Residence District with a PEU, located on the west side of Creve Coeur Mill Road, north of Olive/Mill Valley Estates.

Chairman Sherman stated that the petitioner for **P.Z. 09-2000 & P.Z. 10-2000 Mill Valley Estates** requested that this petition be held until the next Planning Commission Meeting.

Commissioner Nolen made a motion to hold **P.Z. 09-2000 & P.Z. 10-2000 Mill Valley Estates** until the July 8, 2002 Planning Commission Meeting. The motion was seconded by Commissioner Banks **and passes by a voice vote of 9 to 0.**

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS:

- A. Committee of the Whole**
- **Comprehensive Plan Update**

Senior Planner Barbara Weigel stated that next meeting for review of the Comprehensive Plan Update would be Wednesday, July 24, 2002 at 6:00 p.m. in the City Council Chambers.

- B. Ordinance Review Committee**
C. Architectural Review Committee
D. Landscape Committee
E. Comprehensive Plan Committee
F. Procedures and Planning Committee
G. Architectural Review Board Update
H. Landmarks Preservation Commission

Commissioner Nolen stated that since she was absent from the last Planning Commission Meeting for the vote on **P.Z. 7-2002 Chesterfield Parkway, L.L.C.**, she would like the record to show that she favors right-in and right-out only on Chesterfield Parkway for the Walgreen's.

Ms. Price stated that Staff would review with the Fire Department regarding the placement of trash enclosures.

Commissioner Kodner made a motion to adjourn the meeting. The motion was seconded by Commissioner Wardlaw and the meeting adjourned at 8:47 p.m.

Jerry Right, Secretary

