PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
JULY 11, 2005

The meeting was called to order at 7:05 p.m.

I. PRESENT **ABSENT**

Mr. David G. Asmus
Mr. David Banks
Mr. Fred Broemmer
Dr. Maurice L. Hirsch, Jr.
Dr. Lynn O'Connor
Ms. Lu Perantoni
Mr. Thomas Sandifer
Ms. Victoria Sherman
Chairman Stephanie Macaluso

Councilmember Bruce Geiger, Council Liaison
City Attorney Doug Beach
Ms. Teresa Price, Director of Planning
Ms. Annissa McCaskill-Clay, Assistant Director of Planning
Ms. Aimee Nassif, Project Planner
Ms. Christine Smith Ross, Project Planner
Ms. Mary Ann Madden, Planning Assistant

II. INVOCATION: Commissioner Hirsch

III. PLEDGE OF ALLEGIANCE

Chair Macaluso acknowledged the attendance of Councilmember Connie Fults, Ward IV.

IV. PUBLIC HEARINGS – Commissioner Sherman read the "Opening Comments" for the Public Hearing.

A. P.Z. 13-2005 Stallone's Formal Wear (Phillip & Candace Stallone): A request for rezoning from "R-3" Residence District to "PC" Planned Commercial district for a .42-acre parcel located on the south side of Conway Road, 700 feet west of its intersection with Chesterfield Parkway East (LOCATOR NUMBER 18S22-0050)

Project Planner Christine Smith Ross gave a PowerPoint presentation showing photographs of the subject site and surrounding area. Ms. Smith Ross stated that the proposed uses for the site are:

(nn) Service facilities, studios, or work areas for dressmakers and tailors. Goods and services associated with these uses may be sold or provided directly to the public on the premises.

(rr) Stores, shops, markets, service facilities, open to the general public on the premises.

The Comprehensive Plan for the subject area shows "Urban Core". Urban core will contain the highest density development in Chesterfield and should serve as physical and visual focus for the City. This refers to areas within and adjacent to the Parkway.

PETITIONER'S PRESENTATION:

1. Mr. John King, Attorney representing the Petitioner, 168 North Meramec Avenue, Louis, MO gave a PowerPoint presentation and stated the following:
   - A small home of approximately 1000 sq. ft. is located on the site and is adjacent to a second home owned by the Spinrays.
   - When visiting the site, he noted the noise generated by Highway 40 and felt that the site would not be suitable for residential.
   - The garage on the site will be taken down.
   - Both the exterior and interior of the house will be renovated for the formal wear store.
   - The basement of the house will be used for storage only.
   - The site will have seven parking spaces.
   - There will be one curb cut off of Conway Road located at the far west end of the site, which is the present drive.
   - The trees along the northern boundary line will remain. The landscape will be cleaned up. If additional landscaping is requested, they are agreeable to providing it.
   - Landscaping on the south side of the property will be cleaned up and retained as much as possible.
   - The formal wear store will be opened Monday-Friday from 10 am to 8 pm and on Saturday from 9 am to 5 pm.
   - They have entered into an easement agreement with the adjacent property owners and now have the proper easement to locate a sanitary sewer to connect with the sanitary sewers within the area.

Responding to questions from the Commission, Mr. King stated the following:

- Of the two signs on the building, one sign will face Highway 40 and will meet the City's ordinance.
- The Stallone's Formal Wear store on Clarkson will be closed.

2. Mr. Brandon A. Harp, PE., representing the Petitioner, 11402 Gravois Road, St. Louis, MO stated he was available for questions.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

REBUTTAL: None

ISSUES:

1. Signage for the project. Clarify what streets this project has frontage on that would allow signage.
2. If the site is zoned "PC", will it be fire-protected inside with a sprinkler system?
3. Make sure the square footage and the parking are in compliance.
4. Make sure the landscaping adheres to the City's landscape guidelines.

Commissioner Sherman read the Closing Comments for Public Hearing **P.Z. 13-2005 Stallone's Formal Wear (Phillip & Candace Stallone)** noting that the earliest possible date the Planning Commission could vote on the subject petition would be August 8, 2005.

V. APPROVAL OF MEETING MINUTES

Commissioner Sherman made a motion to approve the minutes of the June 27, 2005 Planning Commission Meeting. The motion was seconded by Commissioner Broemmer and **passed by a voice vote of 9 to 0.**

VI. PUBLIC COMMENT

1. Mr. Chris Kemph, 50 South Bemiston, St. Louis, MO speaking **on behalf of the petitioner** for **P.Z. 04-2005 Spirit Energy, LLC (14804 Clayton Road-Shell)** stated the following:
   - Amendments have been made to the Site Plan.
   - They are in compliance with the parking requirements; currently they have more than is required.
   - They do not have 40% green space but have increased it from 16% to 22%. The site has a lot of landscaping which would be irrigated. The current green space is a grassy area behind the existing building. The proposed landscaping will be more attractive than the present landscaping.

Responding to questions from the Commission, Mr. Kemph stated the following:

- Twelve parking spaces are required; at the present time fourteen spaces are provided. If the Commission requires, the extra two spaces can be turned into green space which would increase the green space by about 1%. Mr. Kemph felt it would be better to have the extra parking rather than extra green space to better accommodate the customers.
- Currently there is over 1000 sq. ft. with the cell tower that has not been calculated as green space. With the expiration of the lease, this could be used as green space, which would add 3% more.

2. Mr. Jay Chambers, 50 South Bemiston, St. Louis, MO speaking **on behalf of the petitioner** for **P.Z. 04-2005 Spirit Energy, LLC (14804 Clayton Road-Shell)** stated he was available for any questions.

3. Mr. Donald A. Flowers, 1518 Madison Creek Lane, Wildwood, MO speaking **as the petitioner** for **P.Z. 9-2005 Wilson Creek (Flower Homes, Inc.)** stated the following:
   - Regarding sidewalks along Wild Horse Creek Road and Wilson Road, they propose that the sidewalks be designed and funds put into escrow for the City's use for improvements for the trail system elsewhere. At the present time, it would be very difficult to put in sidewalks along the two road frontages because of grade issues.
   - Regarding landscaping along Wild Horse Creek Road and Wilson Road, they have left a significant amount of mature, large trees as a thick buffer along both of the roads. They do not intend to remove the buffer and request that the City allow it to remain rather than putting landscaping in the buffer.

4. Mr. Jim Hall, Hall & Halsey, 424 South Clay Avenue, St. Louis, MO 63122 speaking **on behalf of the petitioner** for **P.Z. 9-2005 Wilson Creek (Flower Homes, Inc.)** responded to questions from the Commission stating the following:
   - The Preliminary Tree Stand Delineation identified 50 Monarch trees spread out fairly evenly over the entire tract. They plan on retaining at least 30 of the Monarch trees and will try to save as many additional trees as possible.
   - In order to install the City's requirement of a 30' landscaped buffer along Wild Horse Creek Road, the petitioner would have to remove a lot of existing mature trees. The topography in this area is very steep. Rather than pulling out mature trees and putting in smaller, 2 ½" stock, they request that the existing trees be allowed to stay.
   - With the reserve strip requested by Public Works, they would install landscaping at the setback line.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

A. **Bluestone Commons LLC:** An Amended Site Development Section Plan and Amended Architectural Elevations for the 2.6 acre development zoned "C-8" Planned Commercial District located north of Chesterfield Airport Road and east of JW Drive.

Commissioner Hirsch, representing the Site Plan Committee, made a motion to approve the Amended Site Development Section Plan and Amended Architectural Elevations. The motion was seconded by Commissioner Banks and **passed by a voice vote of 9 to 0.**

B. **Taco Bell (Chesterfield Commons, Outlot 15)**: A request for a Monument Sign and Amended Light Plan for a 1.50-acre tract of land, zoned "C-8" Planned Commercial District, located on the south side of Chesterfield Airport Road east of Chesterfield Commons Drive.

Commissioner Hirsch, representing the Site Plan Committee, made a motion to approve the Monument Sign and Amended Light Plan with the condition that all the fixtures be 400-watt; and it was noted that the Light Plan is specifically for six single-head fixtures and two double-head fixtures. The motion was seconded by Commissioner Broemmer and **passed by a voice vote of 9 to 0.**

C. **Westfield Shoppingtown Chesterfield**: Amended Final Development Section Plan Phase III for a regional shopping center in a "C-8" Planned Commercial District located south of Highway 40/Interstate 64.

Commissioner Hirsch, representing the Site Plan Committee, made a motion to approve the Amended Final Development Section Plan Phase III. The motion was seconded by Commissioner Perantoni and **passed by a voice vote of 9 to 0.**

VIII. OLD BUSINESS

A. **P.Z. 04-2005 Spirit Energy, LLC (14804 Clayton Road-Shell):** A request for a change of zoning from a "C-2" Shopping District to a "PC" Planned Commercial District for a .92 acre tract of land located at 14804 Clayton Road, south of Clayton Road and west of Wildwood Parkway. (Locator Number 21R420714). The request contains the following permitted uses:

(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.

(hh) Restaurants, fast food

(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.

(ww) Vehicle washing facilities for automobiles.

ISSUES:

1. Keep item 12 open regarding green space.
2. Provide information as to how much green space would be added if the parking were reduced from 14 to 12.
3. Provide information as to how much green space would be added if the total square footage of the service station were reduced by 50 sq. ft., 100 sq .ft. etc.
4. What is the square footage of the store compared to the car wash?
5. Provide information on the green space of surrounding properties.
6. Clarify the green space percentage – the drawings show 21% green space while the Issues Report states there is 22% green space.
7. Show the location of the cell tower and provide information as to how much space is associated with the cell tower.
8. Provide information as to how much green space would be added if the car wash were removed.
9. If the car wash was removed, would the required number of parking spaces be affected?
10. Provide the green space calculations for the Clarkson Mobil station and for the Mobil station at Baxter and Clayton.

B. **P.Z. 9-2005 Wilson Creek (Flower Homes, Inc.):** A request for a change of zoning from "NU" Non-Urban District/"FPNU" Flood Plain Non-Urban to "E-One Acre" for a 20.6 acre tract of land located on Wild Horse Creek Road, approximately .6 miles west of the intersection of Baxter Road and Wild Horse Creek Road. (18T130035))

The requested use is Detached Single Family Dwellings.

ISSUES:

1. Buffering – What type of landscaping can be put in place to guard against losing the buffering along Wilson Road, when and if improvements are made?
2. Find out from the Fire Protection District why they feel a second access point to the site is not necessary – specifically utilizing Griffith Lane.
3. Provide information on how Trust Funds work. Get clarification on the language – are improvements to the roadways only, excluding such things as traffic lights? Does the Trust Fund include sidewalks?
4. Provide information on how MoDOT determines when improvements are necessary – such as when traffic lights would be installed.
5. Have Public Works provide comments on the possibility of creating a stub street to Griffith Lane for future emergency access.

Commissioner Hirsch noted that the topography along Wild Horse Creek Road and Wilson Road would make it difficult to install sidewalks. He asked if Attachment A is requiring the installation of sidewalks on this project. Ms. McCaskill-Clay, Assistant Director of Planning, replied that Public Works has indicated that they would like a sidewalk in the area. Currently, the Petitioner is reviewing with Public Works the possibility of adding language to the requirement stating that in lieu of sidewalks, an escrow fund could be established for improvements.

IX. NEW BUSINESS

A. **Departmental Update** – Update on Department Projects

Ms. Teresa Price, Director of Planning, gave a PowerPoint presentation updating the Commission on the Department's Projects. She specifically noted the following:

- The Department acts as liaison to the Commission, City Council and several Committees and Boards.
- The Department currently has 53 projects under review.
- The Department is currently working on additional 10 different ordinance amendments to the Zoning Ordinance.
- The Department is working with the City Attorney on re-formatting the Attachment A.
- The Department provides research information for the City Attorney.
- The Department provides information requested under The Sunshine Law.
- The Department provides information on Transportation Model requests.
- The Department is working on the Unified Development Code and updating the Transportation Model.
- The Department is working with the Commission on the Wild Horse Creek Sub Area Study.
- The number of complaints and zoning violations has increased significantly since last year.
- Each Planner works a 4.5 hour shift twice a week as Planner of the Day.

X. COMMITTEE REPORTS:

A. **Committee of the Whole –** The Committee of the Whole will meet on Monday, August 29, 2005.

B. **Ordinance Review Committee**

C. **Architectural Review Committee**

D. Landscape Committee

E. Comprehensive Plan Committee

F. Procedures and Planning Committee

G. Landmarks Preservation Commission

I. Wild Horse Creek Road Sub Area Study – Upcoming Meetings

Land Use Subcommittee	July 12, 2005, 8:00 a.m.
Noise Subcommittee	July 19, 2005, 4:00 p.m.

Traffic Subcommittee has moved forward to the Committee of the Whole.

XI. ADJOURNMENT

The meeting was adjourned at 8:16 p.m.

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Lynn O'Connor, Secretary