PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
July 26, 1999

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

I. PRESENT

Mr. David Banks
Mr. Fred Broemmer
Mr. Charles Eifler
Ms. Stephanie Macaluso
Mr. John Nations
Ms. Rachel Nolen
Mr. Jerry Right
Chairman Dan Layton, Jr.
Mayor Nancy Greenwood
Mr. Rob Heggie, Acting City Attorney
Councilmember Mary Brown, Council Liaison
Ms. Teresa Price, Director of Planning
Ms. Laura Griggs-McElhanon, Assistant Director of Planning
Ms. Reveena Shook, Planner II
Mr. Todd Streiler, Planner II
Ms. Annissa McCaskill, Planner I
Ms. Angela McCormick, Planner I
Ms. Kathy Lone, Executive Secretary/Planning Assistant
Mr. Brian Horton, Planning Intern

ABSENT

Ms. Victoria Sherman

II. INVOCATION: Commissioner Macaluso

III. PLEDGE OF ALLEGIANCE: All

Chairman Layton recognized the attendance of Mayor Nancy Greenwood, Councilmember Larry Grosser (Ward II), Councilmember Mike Casey (Ward III) and Councilmember Mary Brown (Ward IV).

IV. PUBLIC HEARINGS:

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

A. **P.Z 19-1999 Chesterfield Village**: a request for a change of zoning from "NU" Non-Urban District to "PC" Planned Commercial District for three parcels located on Chesterfield Parkway East, 325 feet east of Elbridge Payne Road and south of Clarkson Road. Total area to be rezoned: 9.096 acres. (Locator numbers 18S210028, 18S210062, and 19S531801)

Proposed uses:

- Offices or office buildings;
- Cafeterias for employees and guests only;
- 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;
- Or other uses which may be sought under the Chesterfield Zoning Ordinance after future public hearings.

Planner I Annissa McCaskill gave a slide presentation of the subject site and surrounding area.

1. Mr. Steve Koslovsky, 231 S. Bemiston, 8th Floor, St. Louis, MO 63105, attorney for petitioner, in favor of P.Z. 19-1999 Chesterfield Village;

- Site is 9.1 acres on southeast quadrant of intersection of Highway 40 and Olive/Clarkson Road;
- Subject area is surrounded by C-8 zoning;
- Petitioner is proposing 3 office buildings on site:
  Building A – 6-story building, 112,000 sq. ft.; 3 level parking deck – 481 spaces;
  Building B – 6-story building, 90,000 sq. ft.; 3 level parking deck – 372 spaces;
  Building C – 4-story building, 92,000 sq. ft.; 2 level parking deck – 367 spaces;
  Total – 294,500 sq. ft.; parking – 1,220 spaces
- Percentage of green space:
  Building A – 31%
  Building B – 29%
  Building C – 32%
- No direct traffic access from development to Chesterfield Parkway;
- Storm water will be piped off-site to a common proposed detention area on property to the east (which is now vacant and Speaker is not aware of any future development for this property);
- Buildings already approved on two (2) adjacent properties include: Dierbergs Trust Property (7-stories) and the St. Louis Industrial Tract (8-stories);

- Setbacks for parking garage are 5 feet but are being increased to 20 feet;
- Mr. Jerry Duepner, petitioner's representative, has met with residents of Brandywine Condominiums to discuss concerns and issues which were traffic and building height;
- Speaker feels the rezoning is appropriate and that the proposed office is consistent with the uses (existing and planned);
- Speaker asks Commission for favorable recommendation.

Commissioner Eifler asked how traffic would get south on Clarkson Road from site.

Mr. Koslovsky stated that the only way would be to exit to the Parkway, go under Clarkson Road, then southbound onto Clarkson Road.

Commissioner Eifler asked speaker about plans for the parking garage next to the Parkway.

Mr. Koslovsky stated that there would be a solid landscaped wall along the south line of the Parkway. The upper deck would have 3 feet of wall fence barrier and 7 feet of wall for the lower deck. There would be landscaping in front. Part of the first floor would be below ground. Petitioner would be working with Staff for year-round landscaping in the 20-foot setback.

Commissioner Eifler stated that he would like to see architectural features, in addition to the landscape screening, to enhance the visual appearance of the parking garage by the Parkway.

Mr. Koslovsky stated that the project was going before the Architectural Review Board on July 29th.

Mayor Greenwood stated that the zoning for the 7-story and 8-story buildings was granted by St. Louis County and not the City of Chesterfield.

Mr. Koslovsky stated that the petitioner would like the entrance drive so that it aligns with the cut through between South Outer Road and Clarkson Road.

Commissioner Banks stated that if the petitioner is proposing using the vacant property for the storm water detention, they need to make sure it meets MSD requirements.

Commissioner Broemmer stated that the petitioner should look at what Washington University has done with their parking garages. Commissioner Broemmer stated that he does not favor 6-story office buildings in Chesterfield.

SPEAKERS IN FAVOR – None

SPEAKERS IN OPPOSITION –

1. Mr. John Barrett, 15593 Bedford Forge #13, Chesterfield, MO 63017, resident of Brandywine Condominiums, speaking in opposition of P.Z. 19-1999 Chesterfield Village;

- Speaker stated that density is one of the concerns of the residents of Brandywine Condominiums. There is still a great deal of property in this area to be developed and, if developed with the same density as this proposal, there will be significant traffic problems;
- Speaker suggested that the Commission use the guidelines of the Final Report of the Traffic Issues Advisory Panel, dated August 1997, for future developments to reduce the traffic in the area;
- Speaker stated that the storm water drainage would be significant;
- Speaker is concerned about the landscaping, noise and air pollution.

SPEAKERS - NEUTRAL - None

REBUTTAL -

Mr. Koslovsky stated that he had addressed Mr. Barrett's issues in his presentation. Mr. Koslovsky stated that the petitioner would discuss the landscaping with the Architectural Review Board.

Commissioner Broemmer stated that the height of the building is directly proportional to the density of the traffic so this is a good reason to reduce the building height.

Commission Nations read the closing portion of the "Opening Comments."

V. APPROVAL OF MEETING MINUTES

A motion to **approve** the July 12, 1999 Meeting Minutes was made by Commissioner Broemmer and seconded by Commissioner Eifler. The motion **passes by a voice vote of 8 to 0.**

VI. PUBLIC COMMENT:

1. Ms. Kathy Cook Wyble and Ms. Charlotte Cook Hagemeier, 23598 Pike 301, Bowling Green, MO 63334, sisters and members of the Cook Family, speaking in favor of P.Z. 18-1999 TriStar Business Communities;

- Stated the changes their family has been in this area since their move here in 1965.

2. Mr. Larry Chapman, 13397 Lakefront Drive, St. Louis, MO 63045, petitioner for P.Z. 18-1999 TriStar Business Communities;

- Petitioner is present to answer questions;
- Petitioner stated that there are still outstanding issues that will need further investigation;
- Petitioner stated that westbound traffic would exit from the site, travel east on the South Outer Road, turn left at Old Woods Mill Road, cross over and enter Highway 40 after Timberlake.

3. Mr. Tom Canty, 14577 Ansonborough Court, Chesterfield, MO 63017, speaking in opposition to P.Z. 18-1999 TriStar Business Communities;

- Speaker feels that the State of Missouri and St. Louis County have the philosophy that roadways and infrastructure are going to follow development rather than lead development;
- Speaker stated that residents wanted to incorporate so they could have input on City development.

4. Mr. Phil Strasser, 14615 Adgers Wharf Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 18-1999 TriStar Business Communities;

- Speaker stated residents oppose this development;
- Speaker stated that he hopes that the City of Chesterfield Mission Statement is not just a guideline but the ideals by which the City is governed.

5. Mr. Shawn Furlong, 14509 Debbenham Lane, Chesterfield, MO 63017, Trustee for Chesterfield Hill Subdivision, speaking in opposition to P.Z. 18-1999 Tri-Star Business Communities;

- Speaker stated that residents do not want changes. They want the area left the same as it is now.

6. Dr. M. Ishaq Chishti, 14558 Amstel Court, Chesterfield, MO 63017, speaking in opposition to P.Z. 18-1999 TriStar Business Communities;

- Speaker is concerned about the increase in traffic. Traffic traveling east is dangerous now and will become more dangerous with the increased traffic.

7. Mr. Chris Baumgartner, 15939 Manchester Road, Ellisville, MO 63011, co-owner of Mr. Goodcents, speaking in favor of P.Z. 16-96 Wild Horse Summit Development Corporation – Walnut Grove;

- Speaker stated that the traffic will be busiest in the off-peak hours;
- Speaker stated that the hours for the deli probably will be 10:00 a.m. to 8:00 p.m., 7 days a week;
- Speaker stated that there would be one delivery car.

Commissioner Banks expressed concern that if there is present or future competition, the deli business may be restricted if their hours are restricted.

8. Mr. Bill Renken, 16141 Swingley Ridge Road, Chesterfield, MO 63017, speaking in favor of P.Z. 16-96 Wild Horse Summit Development Corporation – Walnut Grove;

- Speaker is businessman in Chesterfield who often has Mr. Goodcents cater business meetings;
- Speaker is impressed with the quality, service and cleanliness of the Manchester restaurant;
- Speaker stated that Mr. Goodcents is a healthier food alternative;
- Speaker feels that there will be less traffic than with Mathews Deli or McDonald's at the intersection of Chesterfield Airport Road and Long Road.

VII. NEW BUSINESS

A. **P.Z. 16-96 Wild Horse Summit Development Corporation – Walnut Grove**; a request for an amendment to City of Chesterfield Ordinance 1332 for a "C-8" Planned Commercial District for a 5.226 acre tract of land located on the East side of Long Road, North of Wild Horse Creek Road. (Locator Numbers: 18U44-0081).
Proposed Change in Use:
- Permitting one fast food restaurant without a drive-thru.

Planner I Angela McCormick gave an overview of the ordinance amendment and stated that Staff recommends approval of P.Z. 16-96 Wild Horse Summit Development Corporation – Walnut Grove.

Commissioner Nolen expressed concern with the internal circulation. Commissioner Nolen showed a picture of the Mr. Goodcents on Manchester Road and expressed concern with the window signage.

Councilmember Brown stated that having the employees park in the rear of the building may be one way of freeing up some of the parking in front.

Mr. Baumgartner stated that there are sign restrictions with the condominium use.

Director of Planning Price stated that, if the Commission has concerns about the window signage, they could amend the ordinance to prevent it.

Commissioner Macaluso asked Staff to compare the Landscape Plans delivered to the meeting with the current landscape plan and what plantings would be required now.

Planning Director Price stated that the commercial landscape guidelines are still in effect today and have not changed since 1996.

Councilmember Brown stated that there were no restrictions for hours of operation placed on the restaurants at Chesterfield Commons.

Commissioner Eifler made a motion to approve the ordinance amendment for P.Z. 16-96 Wild Horse Summit Development Corporation - Walnut Grove. The motion was seconded by Commissioner Right.

Commissioner Nolen made a motion to approve the ordinance amendment for P.Z. 16-96 wild Horse Summit Development Corporation - Walnut Grove with the amendment to prohibit window signage. Commissioner Banks seconded the amendment to the motion.

Commissioner Eifler would not accept the amendment to his motion.

Planning Director Price asked the Commission for clarification whether prohibiting signage would include the entire development and would also include all types of signage.

Commissioner Nolen stated that her amendment is for prohibiting any types of window signage at Mr. Goodcents only.

Planning Director Price clarified that the amendment prohibits all major advertising signage with the exception of the store name, hours of operation, open and close, and stickers required by government agencies.

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

The amendment to the motion fails by a vote of 4 to 4.

The original motion was repeated.

Commissioner Eifler made a motion to approve the ordinance amendment for P.Z. 16-96 Wild Horse Summit Development Corporation - Walnut Grove. The motion was seconded by Commissioner Right.

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

The motion to approve the ordinance amendment passes by a vote of 5 to 3.

B. **P.Z. 25-1999 City of Chesterfield;** to amend Sections 1003.020 Definitions; 1003.140 "PC" Planned Commercial District; 1003.150 "PI" Planned Industrial District; 1003.168 Sign Regulations.

Director of Planning Teresa Price gave an overview of the petition and requests sending the PC and PI Section back to the Ordinance Review Committee.

Director of Planning Price stated that all members of the Commission would be notified of the Ordinance Review Committee meeting.

Commissioner Nations made a motion to return the PC and PI Uses Section of P.Z. 25-1999 City of Chesterfield back to the Ordinance Review Committee for further review. This motion was seconded by Commissioner Eifler **and passes by a voice vote of 8 to 0**.

Director of Planning Price stated that in the section for "Real Estate" signs, an issue on the proposed amendment is that further definition is needed of a "For Lease" sign in regards to sign, location and length of time sign may be up. The issue would be if the Commission wants them more restrictive. Director of Planning Price stated that the other issue is whether the Commission wants to limit the number of signs that can be utilized by this proposed section.

Councilmember Brown feels that a 32 square foot sign is too large for real estate signs. Councilmember Brown stated that some signs never come down when a shopping center is 100% leased.

Director of Planning Price stated that a possibility is having "For Lease" signs in another category under "Real Estate" signs and have the category more stringent.

Commissioner Nations stated that even though a shopping center is fully leased, some of the leases may expire in the near future.

Chairman Layton expressed concern that the sign is appropriate and not obtrusive.

Commissioner Banks stated concern that the signs are never taken down and do not remain in good condition.

C. **P.Z. 18-1999 TriStar Business Communities;** A request for a change in zoning from "NU" Non-Urban District to "PC" Planned Commercial District for an 8.715 acre tract of land located on South Outer Forty Drive, 500 feet east of Yarmouth Point Drive and west of Woods Mill Road.
Proposed use:
- Offices or office buildings or other uses which may be sought under the Chesterfield Zoning Ordinance after future public hearings.

Assistant Planning Director Laura Griggs-McElhanon gave an overview of this petition and stated that Staff recommends this petition be held until all traffic-related issues are resolved with MoDOT.

Commissioner Eifler stated that the developer mentioned that the Comprehensive Plan stated that the site could be used for attached single-family dwellings. Commissioner Eifler stated that the developer drew a distinction between 'could be' and 'should be.' Commissioner Eifler stated that he would like Staff to address that significance and, if necessary, get legal opinion.

Chairman Layton stated that in their letter of July 22, 1999, MoDOT expressed serious concerns about the traffic situation and also stated they will be working with the developer's traffic consultant (Crawford Bunte Brammeier) to resolve the concerns and to further evaluate the feasibililty of installing a round about or signalize this location. Chairman Layton asked Staff to forward the traffic study to the City's traffic consultant for his review and comment.

Commissioner Nolen made a motion to forward the traffic study to the City's traffic consultant for review. The motion was seconded by Commissioner Nations.

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

The motion to forward the traffic study to the City's traffic consultant for review passes by a vote of 8 to 0.

Commissioner Macaluso stated that she would like Staff to address natural barriers being used for boundaries and show that the City uses them more often than not.

Commissioner Banks stated that he has a serious concern about the weaving pattern from Yarmouth Point Drive to the new access drive to the highway access ramp.

Commissioner Nations made a motion to hold this petition until all traffic-related issues are resolved with MoDOT and a response is received from the City traffic consultant. The motion was seconded by Commissioner Macaluso.

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

The motion to hold this petition until all traffic-related issues are resolved with MoDOT and a response is received from the City traffic consultant passes by a vote of 8 to 0.

VIII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

A. **P.C. 124-78 Cinco Development Company and P.C. 182 & 193-68 Marvin Deutch (Village Green and Village Green Addition)**; Planned Environment Unit (PEU) Procedure in the "R-6" Residence District Amended Site Development Section Plan, Landscape Plan and Architectural Elevations; south of Clayton Road, east of Village Green Parkway. Amended Site Development Section Plan for the construction of two town home buildings, each containing three units.

Commissioner Macaluso, on behalf of the Site Plan Committee, made a motion to approve the Amended Site Development Section Plan, Landscape Plan and Architectural Elevations for P.C. 124-78 Cinco Development Company and P.C. 182 & 193-68 Marvin Deutch (Village Green and Village Green Addition). The motion was seconded by Chairman Layton **and passes by a voice vote of 8 to 0.**

B. **P.Z. 1-99 Sunrise Assisted Living**; Site Development Plan, Landscape Plan, and Architectural Elevations for a new assisting living facility in the "R-6" 2,000 S.F. Residence District governed by a Conditional Use Permit (CUP) for a 3.21 acre tract of land located at the southeast corner of Leiman Drive and Clarkson Road. (Locator Number: 19S 11 0611).

Commissioner Macaluso, on behalf of the Site Plan Committee, made a motion to approve the Site Development Plan, Landscape Plan and Architectural Elevations for **P.Z. 1-99 Sunrise Assisted Living**. The motion was seconded by Commissioner Right **and passes by a voice vote of 8 to 0.**

C. **Stonehill Village Record Plat "A"**; 12.635 acre plat in the Planned Environment Unit Procedure (PEU), "R-5" Residence District, located on the east side of Baxter Road and south of August Hill Road. The purpose of the record plat is to subdivide the property into thirty-seven (37) attached single-family lots. (Governing Ordinance Number 2021)

Commissioner Macaluso, on behalf of the Site Plan Committee, made a motion to approve the Record Plat for **Stonehill Village Record Plat "A"** with all addendums except for the removal of the Covenants addendum. The motion was seconded by Chairman Layton **and passes by a voice vote of 8 to 0.**

D. **Stonehill Village Record Plat "B"**; an 11.402 acre plat in the Planned Environment Unit Procedure (PEU), "R-5" Residence District, located on the east side of Baxter Road and south of August Hill Road. The purpose of the record plat is to subdivide the property into fifty-four (54) attached single-family lots. (Governing Ordinance Number 2021)

Commissioner Macaluso, on behalf of the Site Plan Committee, made a motion to approve the Record Plat for **Stonehill Village Record Plat "B"** with all addendums except for the removal of the Covenants addendum. The motion was seconded by Chairman Layton **and passes by a voice vote of 8 to 0.**

E. **Stonehill Village Record Plat "C"**; a 7.712 acre plat in the Planned Environment Unit Procedure (PEU), "R-5" Residence District, located on the east side of Baxter Road and south of August Hill Road. The purpose of the record plat is to subdivide the property into thirty-six (36) attached single-family lots. (Governing Ordinance Number 2021)

Commissioner Macaluso, on behalf of the Site Plan Committee, made a motion to approve the Record Plat for **Stonehill Village Record Plat "C"** with all addendums except for the removal of the Covenants addendum. The motion was seconded by Commissioner Nations **and passes by a voice vote of 8 to 0.**

F. **Incarnate Word-** Site Development Plan and Architectural Elevations for proposed additions at the existing church and school situated on a 9.91 acre site within the R-3 Zoning District located east of Route 141 on the south side of Route 340.

Commissioner Macaluso, on behalf of the Site Plan Committee, made a motion to approve the Site Development Plan and Architectural Elevations for proposed additions at the existing church and school for **Incarnate Word**. The motion was seconded by Commissioner Broemmer **and passes by a voice vote of 7-0-1. Commissioner Eifler abstained.**

G. **Stonehill Village; Amended Portion of the Amended Site Development Section Plan** for the 31.7 acre Stonehill Village development, a Planned Environment Unit Procedure (PEU), "R-5" Residence District and "R-8" Residence District, located on the east side of Baxter Road and south of August Hill Road. The purpose of the plan is to amend a portion of the prior approved development plan: relative to hedgerows, retaining walls, entrance pilings and the permanent sight distance easement. (Governing Ordinance Number 2021)

Commissioner Macaluso, on behalf of the Site Plan Committee, made a motion to approve the Amended Portion of the Amended Site Development Section Plan for Stonehill Village. The motion was seconded by Chairman Layton **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

Assistant Planning Director Laura Griggs-McElhanon stated that a meeting for the Comprehensive Plan Committee would be scheduled and all members of the Committee would be contacted.

Planning Director Price stated that the City is working with a consultant with regards to office parking standards, floor-area ratio and density standards.

Planning Director Price asked the Commission members to contact the Planning Department if they wish to visit sites since some of them are private property. The City will contact the property owners to arrange on-site visits.

X. ADJOURNMENT

A motion to adjourn was made by Chairman Layton and unanimously seconded. The motion **passes by a voice vote of 8 to 0.**

The meeting adjourned at 8:58 P.M.

Charles Eifler, Secretary