PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
August 9, 1999

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

I. **PRESENT** **ABSENT**

Mr. David Banks
Mr. Fred Broemmer
Mr. Charles Eifler
Ms. Stephanie Macaluso
Mr. John Nations
Ms. Rachel Nolen
Mr. Jerry Right
Ms. Victoria Sherman
Chairman Dan Layton, Jr.
Mayor Nancy Greenwood
Mr. Doug Beach, City Attorney
Councilmember Mike Casey, Council Liaison
Ms. Teresa Price, Director of Planning
Ms. Laura Griggs-McElhanon, Assistant Director of Planning
Mr. Todd Streiler, Planner II
Ms. Annissa McCaskill, Planner I
Ms. Angela McCormick, Planner I
Ms. Jennifer Samson, Planner I
Ms. Kathy Lone, Executive Secretary/Planning Assistant
Mr. Brian Horton, Planning Intern

II. **INVOCATION**: Commissioner Broemmer

III. **PLEDGE OF ALLEGIANCE**: All

Chairman Layton recognized the attendance of Mayor Nancy Greenwood, Councilmember Jane Durrell (Ward I), Councilmember Larry Grosser (Ward II), Councilmember Mike Casey (Ward III).

IV. **PUBLIC HEARINGS:**

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

A. **P.Z. 23-1999 T.K. Properties**: A request for a change in zoning from "NU" Non-Urban District to "PC" Planned Commercial District for a 0.5 acre tract of land located on Chesterfield Airport Road, 400 feet east of the Baxter Road Extension. Locator Number: 17T22-0036.
Proposed Use:
- Office or other uses which may be sought under the Chesterfield Zoning Ordinance after future public hearings.

and

B. **P.Z. 24-1999 T.K. Properties**: A request for a Landmark and Preservation Area (LPA) Procedure in the "PC" Planned Commercial District for a 0.5 acre tract of land located on Chesterfield Airport Road, 400 feet east of the Baxter Road Extension. Locator Number: 17T22-0036.

Assistant Planning Director Laura Griggs-McElhanon gave a slide presentation of the subject site and surrounding area.

Ms. Karen Byrne, PO Box 4303, Chesterfield, MO 63006, petitioner, speaking in favor of P.Z. 23-1999 and P.Z. 24-1999 T.K. Properties;

- Speaker is co-owner of T.K. Properties, custom home builder in West County and St. Charles;
- Speaker owns home that is being rezoned;
- Property address is 16660 Chesterfield Airport Road;
- Home is used for office for administrative purposes. There will not be any commercial vehicles, construction vehicles or construction equipment on the property;
- Speaker would like to maintain home, landscaping and parking, as is;
- Speaker stated there would be approximately six (6) office employees;
- Home was built in the early 1900's. Speaker wants to retain that look with a Landmark and Preservation Area (LPA) designation;
- Speaker stated that there currently is parking for seven (7) vehicles but would like to add two (2) more;
- Speaker wants to extend the parking area for more room to turn around in drive;
- Speaker will possibly pave the drive.

SPEAKERS IN FAVOR -

1. Mr. Dan Rothwell, 15720 Callender Court, Chesterfield, MO 63017, member of the Chesterfield Historical Commission, speaking in favor of P.Z. 23-1999 and P.Z. 24-1999 T.K. Properties;

- Speaker is author of A Guide to Chesterfield's Architectural Treasures;
- Speaker stated that the home on the property was built in 1919 on Lot 11 of Burkhardt Place;
- Speaker stated that this is about the only area left of the old Chesterfield which was built around Drew Station;
- It is the opinion of the speaker that this property meets the necessary criteria for a Landmark and Preservation Area (LPA) designation.

SPEAKERS - NEUTRAL -

1. Mr. Phil Catanzaro, 16666 Chesterfield Airport Road, Chesterfield, MO 63017, speaking neutral to P.Z. 23-1999 and P.Z. 24-1999 T.K. Properties;

- Speaker owns two (2) adjacent properties (16662 and 16666 Chesterfield Airport Road);
- Speaker's only concern is whether the buildings can be altered or do they have to remain as is;
- Speaker feels that the Strutman-Busch building (16655 Chesterfield Airport Road) has more historical value.

Chairman Layton suggested that Mr. Catanzaro meet with Director of Planning Teresa Price to discuss these petitions.

Chairman Layton directed P.Z. 23-1999 and P.Z. 24-1999 T.K. Properties be sent to the Architectural Review Board (ARB) to discuss parking and the Landmark and Preservation Area (LPA) designation.

SPEAKERS IN OPPOSITION - None

REBUTTAL - None

Commission Eifler read the middle portion of the "Opening Comments."

C. **P.Z. 26-1999 Solomon Consulting;** a request for a change of zoning from "NU" Non-Urban District to "PC" Planned Commercial for three parcel located north of North Outer Forty Road, east of the intersection of Chesterfield Parkway East, south of Conway Road. Total area to be rezoned: 7.3 acres. (Locator numbers 18R210032, 18R210021, 19R530254)
Proposed uses:

- Associated work and storage areas required by a business, firm, or service to carry on business operations;
- Cafeterias for employees and guests only;
- Colleges and universities;
- Financial institutions;
- Offices or office buildings;
- Parking areas including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged an immobilized automotive vehicles for a period in excess of seventy-two (72) hours;
- Permitted signs (see section 1003.168 "Sign Regulations");
- Schools for business, professional or technical training, but not including outdoor areas for driving or heavy equipment training;
- Vehicle washing facilities for automobiles;
- Or any other uses permitted by the Zoning Ordinance after further public hearing.

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

Mayor Nancy Greenwood thanked the petitioner for providing boards for the audience to view during the presentation to the Planning Commission.

1. Mr. Mike Doster, 16476 Chesterfield Airport Road, Suite 200, Chesterfield, MO 63017, attorney for petitioner, speaking in favor of P.Z. 26-1999 Solomon Consulting;

- Speaker stated that there are three (3) parcels contained in this project. The largest parcel is owned by The Missouri Conference of the Seventh Day Adventists, a residence is located on the second parcel and the third parcel is vacant; total area is 7.3 acres;
- Primary use will be offices with 150,000 square feet;
- Petitioner has met with residents of the area to discuss issues;
- Project does not propose access to Conway Road;
- Buffer would be expanded to 120 feet on the west of the property to 160 feet on the east, as measured from the right-of-way;
- Feedback from the residents appears that they prefer natural or junglized landscaping;
- The North Outer 40 setback has been expanded well beyond what is presently at Solomon I;
- Five (5)-story building; 645 feet of building plus 10 feet of mechanical screening for a total height of 655 feet is being proposed;
- Parking structure in the rear has three (3) levels, 601 feet including a rail on the north; (for comparison, Solomon I is 655 feet which includes the mechanical screening);
- Floor-area ratio is .47; (Solomon I is .66);
- Green space is 49.86% (Solomon I is 43.4%);
- Landscaping will help buffer the lights and also help block the site line from Conway Road to Solomon I. Petitioner is investigating turning off some of the lights but must take security into consideration. Turning off lights on the upper deck is a possibility;

- On-site storm water is not an issue. Petitioner will abide by all of MSD's requirements, including new ones. Detention will be underground;
- The Comprehensive Plan is not an issue as it calls for the use being proposed for this area;
- Total number of parking spaces proposed is 638 (519 in garage and 119 for surface parking); parking ratio is 4.25/1000;
- The traffic consultant will be The Larkin Group, the City's traffic consultant. A letter to Mr. Doster from The Larkin Group states that the existing improvements would accommodate traffic from this development;
- This project allows for a connector road from the eastern boundary of Solomon I through Solomon II connecting to the Kraus property. When the Kraus property is developed, this road could service, as a means of egress and ingress, to Solomon I and II and the Kraus property development.

2. Mr. Bob Boland, 1716 Hidden Creek Court, St. Louis, MO 63131, architect and project planner, speaking in favor of P.Z. 26-1999 Solomon Consulting;

- Project is a sister building to Solomon I. They are compatible in design and aesthetics;
- There are 'green front doors' to the Conway Road buffer and the Outer Road of the highway. Setbacks from the Outer Road for Solomon I to the pavement are 45 feet to 70 feet. Solomon II is 115 feet on the west to 140 feet on the east. Developer wanted to set buildings back so they could off-set structure and make buildings look compatible;
- Building falls north to south by 50 feet; developer has the ability to bury garage to the north. The view from Conway Road will be similar to Solomon I. The difference will be to complete buffering all the way across the back, and there will not be a gap in the buffering area. Supplemental landscaping with evergreen and deciduous trees will compliment, enhance, and intensify the view of landscaping from Conway Road to the south;
- Same building materials and family of colors will be used for Solomon II as in Solomon I;
- The garage on Solomon I is 8 feet higher than the garage will be on Solomon II;
- The drives from Solomon I and Solomon II will be inter-connected;
- The massive plan calls for an inter-connection of the Solomon project through to the Timberlake development. When the Kraus property is developed, that will also be connected;
- The setbacks from the paved surface of the Outer Road for Solomon I are 45 feet west and 70 feet east; to the right-of-way on Solomon I, it is 30 feet on the west and 45 feet on the east; Solomon II is 115 feet to the pavement on the west and 140 feet on the east to the edge of the pavement on the Outer Road; the setback to the right-of-way is approximately 85 feet.

Commissioner Eifler asked if the access road to the parking garage on the east was necessary if you do not tie into another access road on the property to the east.

Mr. Boland stated the developer wants good accessibility. It would be easier to exit the Outer Road at the first opportunity, which would be at the eastern edge of the development. This would be the ideal place to enter the site.

Mr. Boland stated that the closest point to the right-of-way line of Conway Road is 120 feet (western corner.) The eastern corner from the right-of-way is 162 feet. The western edge to the pavement is 145 feet and to the eastern edge of the pavement is 185 feet.

Mr. Boland stated that a suggestion was made to let the undergrowth of vegetation go natural, intensifying the area as opposed to manicuring it.

Mr. Boland stated that there is one (1) curb cut for Solomon I and two (2) curb cuts for Solomon II with one (1) curb cut for both developments.

Mr. Boland stated that of the 7.25 acres, 3.61 acres would remain green space. All of the buffering area will remain undisturbed other then demolishing the two (2) existing residences and all of the trees will be retained. There is a program promised the neighbors that any moveable trees in the development area will be moved to the northern buffer to replace the torn down buildings.

Commissioner Eifler questioned the use for 'vehicle washing facilities for automobiles.'

Mr. Doster stated that Mr. Solomon has considered a small washing station for tenants use only in the garage.

Mr. Boland stated that the developer wishes to remain flexible to any connection at any point along the western drive since it is unknown how the Kraus property will be developed. The connection between Solomon I and Solomon II occurs internally in the parking area.

Mr. Doster stated that there have been a few complaints by residents concerning the lighting for Solomon I. The developer thinks that the lighting on Solomon II will be aided by the buffering on Solomon II because of the gaps that exist at the northeast corner of the garage by Conway Road. There will be landscaping to buffer the lights. Hours of the lights may also be changed but some need to remain on for security purposes.

Commissioner Eifler stated that, with all of the connections for vehicles, there is an area of concern for pedestrian safety.

Mr. Boland stated that there would be a specially paved walk-way from the garage to the main entrance of the building. There may also be a boulevard stop to aid crossing. There will be multiple locations to get in and out of the development.

Chairman Layton stated that he has seen cars cutting through the Bonhomme Presbyterian Church parking lot between 4:30 p.m. and 5:30 p.m. and exiting there.

Commissioner Nolen asked if there had been a consideration given to a covered walkway for pedestrians.

Mr. Boland stated that a covered walkway would be quite expensive.

Commissioner Broemmer stated that he prefers a 3-story building.

Mr. Boland stated that this development would be most improved over Solomon I with regards to less density and increased landscaping.

Chairman Layton stated that since Mr. Boland is a volunteer member of the Architectural Review Board (ARB), he would abstain from voting on this project.

3. Mr. George Stock, 425 N. New Ballas Road, Suite 165, St. Louis, MO 63141, engineer for P.Z. 26-1999 Solomon Consulting;

- Stated he is present to answer questions.

SPEAKERS IN FAVOR -

4. Mr. Tom Sackmann, 477 Hunters Hill Drive, Chesterfield, MO 63017, speaking in favor of P.Z. 26-1999 Solomon Consulting;

- Speaker stated that Solomon I is a nice looking building and the Highway 40 Corridor is being developed properly to keep Chesterfield a nice place to live and a good place to have a business.

5. Mr. Brian Clark, 118 Ambleside Lane, Creve Coeur, MO 63141, representing the West County Seventh Day Adventist Church, speaking in favor of P.Z. 26-1999 Solomon Consulting;

- Speaker stated that this parcel is best suited for office along the Highway 40 Corridor. The church is developing on another site in Chesterfield to allow office and commercial to develop along the Highway 40 Corridor.

SPEAKERS IN OPPOSITION -

6. Mr. Jim Walsh, 14850 Conway Road, Chesterfield, MO 63017, speaking in opposition of P.Z. 26-1999 Solomon Consulting;

- Speaker feels that citizens should have a say in government;
- Speaker likes the rural feel of Conway Road;
- Traffic has been cutting through to Conway Road via Bonhomme Presbyterian Church;
- Speaker stated that if the development is approved, he would like to see a smaller building;

- Chesterfield should increase, not decrease, the quality of life;
- Speaker stated that more security is needed in the office buildings at night.

7. Ms. Debbie Himmelsbach, 14829 Conway Road, Chesterfield, MO 63017, speaking in opposition of P.Z. 26-1999 Solomon Consulting;

- Speaker stated that the Comprehensive Plan states that south of Conway Road should remain residential but, if offices are developed, there should be substantial landscaping on the south side and low-rise office buildings;
- Speaker stated that traffic should not have access to Conway Road now or in the future;
- Speak feels Conway Road is a community asset.

8. Mr. Lee Wall, 14759 Plumas Drive, Chesterfield, MO 63017, speaking in opposition of P.Z. 26-1999 Solomon Consulting;

- Speaker wanted clarification from Mr. Doster because he understood that underground water detention is not legal;
- Speaker stated there would be too much traffic.

9. Mr. Hefty Hoffman, Conway Meadows Court, Chesterfield, MO 63017, trustee for Conway Meadows Condominiums, speaking in opposition of P.Z. 26-1999 Solomon Consulting;

- Speaker stated that Plaza Frontenac looks very residential. Developers do not have any imagination. They just use concrete and glass. Developers need to design projects that enhance;
- Speaker stated that residents do not want the traffic;
- Speaker asked the Commission to listen to the residents.

10. Mr. Elliott Alper, 1243 Luray, Chesterfield, MO 63017, speaking in opposition of P.Z. 26-1999 Solomon Consulting;

- Speaker stated that residents do not want additional traffic on Conway Road;
- Speaker asked the Commission to vote no on this project.

11. Ms. Jan Misuraca, 1414 Sycamore Manor, Chesterfield, MO 63017, speaking in opposition of P.Z. 26-1999 Solomon Consulting;

- Speaker stated that there has been one development after another. The Commission is not looking at the whole picture but individual developments;
- Speaker stated that a 6-story building is too high;
- Speaker stated that the Outer Road once was a two-way road and MoDOT should look at changing it back to that.

12. Mr. Barry Newmark, 1169 Reelfoot Lake Drive, Chesterfield, MO 63017, speaking in opposition of P.Z. 26-1999 Solomon Consulting;

- Did not speak.

13. Ms. Pam Copeland, 15128 Amherst Green Court, Chesterfield, MO 63017, speaking in opposition of P.Z. 26-1999 Solomon Consulting;

- Speaker asked the Commission to leave Conway Road residential.

14. Mr. Mark Tulper, 14024 Conway Road, Chesterfield, MO 63017, speaking in opposition of P.Z. 26-1999 Solomon Consulting;

- Speaker liked that the presentation was directed to the audience;
- Speaker is concerned about traffic density;
- Speaker stated that the structure would be too tall;
- Speaker heard that the County has plans for Conway Road; suggested having the City take over this road.

15. Mr. Fred Byrne, 14308 Conway Meadows Court, Chesterfield, MO 63017, trustee for Conway Meadows Condominiums, speaking in opposition of P.Z. 26-1999 Solomon Consulting;

- Speaker stated that five (5) parking spaces per 1,000 square footage of office would be a better ratio;
- Timberlake access already has queuing in the morning. Speaker stated that this should be part of the traffic study.

16. Ms. Laura Lueking, 15021 Conway Road, Chesterfield, MO 63017, speaking in opposition of P.Z. 26-1999 Solomon Consulting;

- Speaker presented a hand-out to the Commission;
- Speaker stated that there are no direct accesses from this property to Highway 40, either eastbound or westbound;
- Speaker stated that the Outer Road system needs to be utilized in either direction;
- Speaker urged the Commission to deny this petition.

17. Mr. Harvey Present, 1073 Appalachian Trail, Chesterfield, MO 63017, trustee of Shenandoah Subdivision, speaking in opposition of P.Z. 26-1999 Solomon Consulting;

- Speaker stated that any further commercial construction on North Outer 40, without proper due diligence, including a complete traffic impact study on the total immediate area, would send a message that the Commission has failed in discharging its fiduciary responsibilities. The perfect solution would be to vote against all further commercial development and go back to the Comprehensive Plan.

Chairman Layton stated that a quotation attributed to him was correct but he was adding information, not expressing approval. Someone had talked about MoDOT requirements but left off the MoDOT requirement about moving the access road 500 feet or yards. Chairman Layton added that statement to make sure that the record included that as a MoDOT deal. Chairman Layton did not mean to imply that he thought that this would solve the problem.

SPEAKERS - NEUTRAL - None

REBUTTAL -

Mr. Doster stated the following:

- Petitioner has given materials to Bonhomme Presbyterian Church to block their drive from the office traffic if they choose to do so but they have not yet done so;
- This development complies with height and density for location;
- The connector road idea surfaced during the Vitt project and was endorsed by the City's traffic consultant, The Larkin Group. The Larkin Group expressed concern that there needed to be appropriate controls on the connector road in order to provide for pedestrian and vehicular safety;
- The City ordinance requires 500 parking spaces but 638 spaces will be provided.

Mr. Doster stated that The Larkin Group was chosen as traffic consultant after they received permission from the City. Mr. Doster stated that any conflict of interest issues were cleared up before the developer contracted with The Larkin Group.

Mr. George Stock, engineer for the petitioner, stated that he was not aware that underground detention was illegal. New regulations were implemented in 1997 by MSD and adopted by the City for requirements that detention being a 100-year, 24-hour storm event. That has been provided for. The City has more stringent requirements for underground detention on the construction of the facilities and the developer intends to conform with them.

Mr. Doster stated that this project will not generate enough traffic to warrant improvements to North Outer 40 or the Chesterfield Parkway intersection by itself. The reason that they indicated the future connection through the property is in recognition that when there is future development along the corridor, that, in part, will be a good solution.

City Attorney Beach stated that the City Council passed a resolution, pending adoption of a formal ordinance, that in regard to future commercial developments, the City will employ a traffic specialist and payment will be made by the developer. City Attorney Beach stated that the Solomon Development came before the resolution was passed. City Attorney Beach stated that a trust fund, in regard to engineering, public works and traffic, will be set up to pay for required infrastructure. All of the developments will participate in the cost.

Commissioner Macaluso stated that the building is too high.

Mr. Doster stated the Solomon II property is approximately twice the size of Solomon I. The total square footage of the new development is only 40,000 square feet larger so the developer has attempted to decrease density.

Chairman Layton thanked the audience for their attention.

Commissioner Eifler read the closing portion of the "Opening Comments."

Chairman Layton directed that P.Z. 26-1999 Solomon Consulting be sent to the Architectural Review Board (ARB) for complete review of the Architectural Guidelines with a notation that any traffic concerns are purely internal traffic concerns that the ARB is to pay attention to.

Chairman Layton called a recess at 9:21 p.m. and reconvened the meeting at 9:35 p.m.

V. APPROVAL OF MEETING MINUTES

A motion to **approve** the July 26, 1999 Meeting Minutes was made by Commissioner Broemmer and seconded by Chairman Layton. The motion **passes by a voice vote of 9 to 0.**

VI. PUBLIC COMMENT:

1. Ms. Jade Gardner Bute, 15593 Bedford Forge, Unit 11, Chesterfield, MO 63017, speaking neutral to P.Z. 19-1999 Chesterfield Village;

- Speaker has concerns about the density of proposed developments. Traffic and density need to be considered at the same time because there is such a significant impact on the quality of life;
- Speaker stated that some concerns of the residents are density, landscape, noise and air pollution;
- Speaker asked the Commission to consider this petition carefully. Speaker asked the Commission to think about this development in conjunction with other projects previously approved either by the County or the City, as well as proposed developments and the impact they will have as a whole on Chesterfield.

2. Mr. Chuck Meredith, 1523 Yarmouth Point Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 18-1999 TriStar Business Communities;

- Speaker stated that they are not against development but how it is developed;
- Speaker asked the Commission to stay with the Comprehensive Plan;
- Speaker stated that property values would decrease.

3. Mr. Alan Rutledge, 1589 Yarmouth Point Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 18-1999 TriStar Business Communities;

- Speaker expressed concern about the traffic and the limited vision;
- Speaker showed a video showing "For Lease" signs at surrounding buildings and also showed limited vision areas and distances to access points.

4. Ms. Denise Koessel, 1530 Candish Lane, Chesterfield, MO 63017, speaking in opposition to P.Z. 18-1999 TriStar Business Communities;

- Elected to pass.

5. Mr. Ray Lamb, 14367 Cedar Springs Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 18-1999 TriStar Business Communities;

- Speaker presented petition from his condominium association;
- Speaker stated that property should be developed as single-family dwellings.

Commissioner Nolen stated that she would like Staff to contact a school bus company to obtain rates on school bus acceleration.

VII. NEW BUSINESS

A. **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 asked the Commission if they had any questions concerning this petition.

Chairman Layton stated that the Board of Adjustment has the authority to raise Planning Commission guidelines by 50 %.

Director of Planning Price stated that this has seldom happened.

Commissioner Eifler stated that under '1003.168G Sign Regulations – Real Estate Signs' sections (a) and (b) mention removing signs within fourteen (14) days prior and after occupancy. Commissioner Eifler asked when this fourteen (14) day time period begins.

Director of Planning Price stated that the fourteen (14) day time period could begin with the issuance of occupancy.

Commissioner Eifler asked for clarification of Section 1003.168C. Sign Regulations – Permanent Signs – 2.(1) under subsection (2)(a) paragraph 1, concerning freestanding business signs.

Director of Planning Price stated that this section would be clarified.

Councilmember Casey stated that '1003.168G. Sign Regulations – Real Estate (1) should add a statement that "such signs shall be prohibited from being located on temporary structures."

City Attorney Beach stated that 1003.168G would not pertain to single-family residences.

Commissioner Nations made a motion to approve P.Z. 25-1999 City of Chesterfield with the following change:

> Under 1003.168G. Sign Regulations – Real Estate Signs, subsection (1) Real Estate Signs. Real estate signs advertising the sale, rental or lease of a property **other than single-family residential property** or portion thereof may be erected on the property being offered. **Such signs shall be prohibited from being located on temporary structures.**

The motion was seconded by Commissioner Broemmer.

Commission Eifler made an amendment to add to 1003.168G. Sign Regulations – Real Estate Signs, subsections (1) (a) (ii) and (1) (b) (ii) to change as follows:

> Such signs shall be confined to the property in question and shall be removed within fourteen (14) days after the **closing of the** sale, rental or lease being advertised.

Commissioner Nations and Commissioner Broemmer accepted the amendment to their motion.

Commissioner Eifler asked Director of Planning Price to clarify Item (a) first paragraph, under 1003.168C. Sign Regulations – Permanent Signs - 2.(1) Section 2. Business and Identificiation Signs – Freestanding (2) Specific regulations and exceptions.

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

The amended motion passes by a vote of 9 to 0.

B. 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 an overview of the issues pertaining to this petition.

Chairman Layton stated that in the Architectural Review Board (ARB) Minutes, under Item II, section 2, it was stated that Diane Helen Brown made the motion that the building heights be reduced and be more in scale and character with the surrounding building, the six story buildings specifically; and also that the height of the buildings coming down increasing the footprint would be acceptable. Chairman Layton stated that Diane Helen Brown made the comment during the meeting that no building was to exceed four (4) stories. Chairman Layton asked that the ARB Minutes be corrected.

Commissioner Macaluso asked Planner I McCaskill to show, on the land use map, the zoning for each parcel in this quadrant.

Commissioner Banks stated that he would like this map to also show County zoning that has been approved.

This petition will be held by the Planning Commission.

VIII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

A. **P.Z. 26-98 St. Mary's Institute of O'Fallon, Inc. (Linda Vista School)**: "LLR" Large Lot Residential District Site Development Plan, Architectural Elevations and Landscape Plan for a 10.4 acre tract of land located on Kehrs Mill Road.

Commissioner Nolen, on behalf of the Site Plan Committee, made a motion to approve the "LLR" Large Lot Residential District Site Development Plan, Architectural Elevations and Landscape Plan for **P.Z. 26-98 St. Mary's Institute of O'Fallon, Inc. (Linda Vista School)**. The motion was seconded by Commissioner Nations **and passes by a voice vote of 9 to 0**.

B. **P.C. 6&7-98 Westchester House;** Site Section Plan, Landscape Plan, and Building Elevations for a nursing home addition east of White Road, south of Olive Road.

Commissioner Nolen, on behalf of the Site Plan Committee, made a motion to approve the Site Section Plan, Landscape Plan, and Building Elevations for a nursing home addition for **P.C. 6&7-98 Westchester House**. The motion was seconded by Commissioner Macaluso **and passes by a voice vote of 9 to 0.**

C. **P.C. 141-79 Chesterfield Village Northwest Quadrant- (Ridge Center Tract):** A Minor Subdivision Plat in the "C-8" Planned Commercial District for 15.276 acres located east of Hwy 40/61, south of Chesterfield Parkway West, adjacent to Swingley Ridge Road.

Commissioner Nolen, on behalf of the Site Plan Committee, made a motion to approve the Minor Subdivision Plat for **P.C. 141-79 Chesterfield Village Northwest Quadrant- (Ridge Center Tract)**. The motion was seconded by Commissioner Macaluso **and passes by a voice vote of 9 to 0.**

D. **Courtyard at Kehrs Mill: Subdivision Plat** for four (4) lots on 5.36 acres within the "R-1" Residence District and "FPR-1" Flood Plain Residence District located south of Wildhorse Creek Road on the east side of Kehrs Mill Road.

Commissioner Nolen, on behalf of the Site Plan Committee, made a motion to approve the Subdivision Plat for **Courtyard at Kehrs Mill**. The motion was seconded by Commissioner Banks **and passes by a voice vote of 9 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

Commissioner Eifler referenced a study by Ms. Laura Lueking and suggested that the Commission utilize the approach so that the Commission has an idea of the overall density that is acceptable in an area given the existing road infrastructure. In the Highway 40 Corridor study that was adopted by the St. Louis County Planning Commission on January 7, 1995, reference was made about Tract C, which is roughly the same area, and they specifically say that, "the future overall

intensity of development should be approximately 17,000 square feet of office floor space per acre." Commissioner Eifler stated that a 'density per acre' is perhaps a beneficial guideline for the Commission and developers to follow.

Commissioner Eifler made a motion that the Planning Department study the area bounded by Timberlake, Chesterfield Parkway, North Forty Service Road and Conway Road to determine how many square feet of office space can be supported by the current roadway infrastructure and to apportion this to the remaining undeveloped property to arrive at a factor of allowable square feet per undeveloped acre. The motion was seconded by Commissioner Broemmer.

Commissioner Nations asked City Attorney Beach whether or not the City is getting into a permissable area in that type of discussion.

City Attorney Beach stated that the Comprehensive Plan was not specific on density issues. An example, is that, using the above numbers of 17,000 square feet of office floor space per acre, the Solomon II building would be approximately 124,000 square feet or approximately one (1) story shorter than is being proposed. City Attorney Beach stated that, in terms of a study and in terms of the issue of density, he does not have a problem with their proposal. City Attorney Beach stated that the City is employing an outside consultant to help arrive at density-type classifications that are more definitive than what we have now pending the overall review and updating of the Comprehensive Plan.

Chairman Layton stated that the motion is very finite and is not sure if they can be that finite.

Planning Director Price stated the Planning and Zoning Committee has directed the Planning Department to go back and look at the Sachs and Vitt projects. In doing so, Staff is doing an in-depth analysis of the Highway 40 Corridor from the Doubletree Hotel to I-270. Staff has a month to get back to the Planning and Zoning Committee with recommendations on the Sachs and Vitt projects.

Commissioner Eifler stated that a study from the Doubletree Hotel to I-270 is a huge area and there will probably be different densities at different places. Commissioner Eifler stated that he hopes the study will give developers and Staff something to look at and know that it fits in with their plan.

Planning Director Price stated Staff has to have a basis for their opinion for recommendation to Council and that is why the in-depth study is being done. The Urban Core, as defined in the Comprehensive Plan, has a much more dense development so Staff is trying to see if they locate patterns along the Highway 40 Corridor with regard to density, parking ratios, etc.

Planning Director Price stated that the City does have a consultant that has thirty (30) days to look at floor-area ratios, green space, parking calculations, etc. to get some standards to the City on specific items.

Commissioner Eifler feels that, since it could take fifteen (15) months to update the Comprehensive Plan, the Commission needs something on a relatively short-term basis that is definitive.

City Attorney Beach stated that Staff should have something more definitive that will be coming to the Commission for consideration at the end of the month.

Commissioner Macaluso questioned if it is possible to have a square footage for each level.

Chairman Layton stated that might be too finite.

City Attorney Beach stated that the starting determination needs to be made as to what level of service is acceptable. For example, it is alright to be at Level 'C' but how much development before it goes from a 'C' to a 'D.'

Commissioner Eifler accepted the amended motion to read as follows: A motion that the Planning Department study the area bounded by Timberlake, Chesterfield Parkway, North Forty Service Road and Conway Road to determine how many square feet of office space can be supported by the current roadway infrastructure. Commissioner Broemmer also accepted the amended motion. The amended motion **passes by a voice vote of 9 to 0**.

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

X. ADJOURNMENT

A motion to adjourn was made by Chairman Layton and unanimously seconded. The motion **passes by a voice vote of 9 to 0.**

The meeting adjourned at 10:46 P.M.

Charles Eifler, Secretary