



**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
August 23, 1999**

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

I. PRESENT

Mr. David Banks
Mr. Fred Broemmer
Mr. Charles Eifler
Ms. Rachel Nolen
Mr. Jerry Right
Ms. Victoria Sherman
Chairman Dan Layton, Jr.
Mr. Doug Beach, City Attorney
Councilmember Mary Brown, Council Liaison
Ms. Teresa Price, Director of Planning
Ms. Laura Griggs-McElhanon, Assistant Director of Planning
Mr. Todd Streiler, Planner II
Ms. Reveena Shook, Planner II
Ms. Annissa McCaskill, Planner I
Ms. Jennifer Samson, Planner I
Ms. Kathy Lone, Executive Secretary/Planning Assistant

ABSENT

Ms. Stephanie Macaluso
Mr. John Nations

II. INVOCATION: Commissioner Right

III. PLEDGE OF ALLEGIANCE: All

Chairman Layton recognized the attendance of Councilmember Larry Grosser (Ward II).

Chairman Layton thanked Mayor Nancy Greenwood and the City Council for the beautiful choice of property for the new City Hall.

IV. PUBLIC HEARINGS:

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

- A. **P.Z. 20-1999 U.S. Ice Sports Complex**; a request for a change of zoning from "NU" Non-Urban District with a Conditional Use Permit (CUP) to "PC" Planned Commercial District for two parcels located on the north side of North Outer Forty, approximately 3,700 feet east of the intersection of intersection of Boones Crossing and North Outer Forty. Total area to be rezoned: 14.5 acres. (Locator numbers 17T510029 and 17T520039).

Proposed Uses:

- arenas and stadiums;
- associated work and storage areas required by a business, firm or service to carry on business operations;
- auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly
- medical and dental offices;
- outdoor advertising signs (additional to provisions of Section 1003.168); permitted signs (see section 1003.168 "sign regulations");
- 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 any other uses permitted by the Zoning Ordinance after further public hearing.
- 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; stores, shops, markets, service facilities, and automatic bending 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.

Planner I Jennifer Samson gave a slide presentation of the subject site and surrounding area.

1. Mr. Tony Taylor, 168 North Meramec, 4th Floor, Clayton, MO 63106, attorney for petitioner of P.Z. 20-1999 U.S. Ice Sports Complex;

- Petitioner owns the U.S. Ice Sports Complex;
- U.S. Ice Sports Complex is on 14.5 acre tract;
- Rezoning from "NU" Non-Urban with a Conditional Use Permit to a "PC" Planned Commercial;
- Add additional use – physical therapy and conditioning;
- Gold Medal Rehabilitation and Fitness, Inc. leases 5,527 square feet for physical therapy, conditioning and offices;
- Physical facility, landscaping and parking would remain the same;
- One parking space for every four (4) seats is provided;
- The complex has 2,006 seats (24 inches of bench per seat) which require 502 parking spaces.

No vehicles are used or stored at this location;

- In the rehabilitation facilities, the Code states four (4) spaces for each doctor or professional plus one (1) space for each assistant or four (4) spaces for each 1,000 square feet. There is one (1) professional trainer and three (3) assistants which would add 25 spaces. Total parking spaces for the arena and rehabilitation center would require 527 spaces. There are 653 actual parking spaces;
- There are four (4) loading spaces which is sufficient under the Code for a building this size.

Commissioner Eifler questioned the listed use of ‘medical and dental offices.’

Mr. Taylor stated that the use for the physical therapy and conditioning portion of the Ice Sports Complex is being added under ‘medical and dental offices.’

Chairman Layton stated that P.Z. 20-1999 U.S. Ice Sports Complex will not be required to go before the Architectural Review Board (ARB).

SPEAKERS IN FAVOR – None

SPEAKERS IN OPPOSITION – None

REBUTTAL - Waived

Commissioner Nolen read the middle portion of the “Opening Comments.”

- B. P.Z. 21-1999 Chesterfield Real Estate Investors L.L.C.:** A request for a change in zoning from “M-3” Planned Industrial District to “PC” Planned Commercial District for a 28.8 acre tract of land located on Chesterfield Airport Road, eighty (80) feet west of Boones Crossing.

Proposed Uses:

- Associated work and storage areas required by a business, firm, or service to carry on business operations;
- Barber shops and beauty parlors;
- Bookstores;
- Cafeterias for employees and guests only;
- Colleges and universities;
- Dry cleaning drop-off and pick-up stations;
- 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.

- Film drop-off and pick-up stations;
- Financial institutions;
- Hotels and motels;
- 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;

- Medical and dental offices;
- Offices or office buildings;
- Public utility facilities;
- Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith;
- Restaurants, fast food;
- Restaurants, sit down;
- Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training;
- 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;
- Permitted signs (See Section 1003.168 'Sign Regulations');
- 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;
- Vehicle repair facilities for automobiles;
- Vehicle service centers for automobiles;
- Vehicle washing facilities for automobiles;
- Other uses which may be sought under the Chesterfield Zoning Ordinance after future public hearings.

AND

- C. **P.Z. 22-1999 Chesterfield Real Estate Investors L.L.C.**: A request for a change in zoning from “M-3” Planned Industrial District to “PI” Planned Industrial District for a 17.226 acre tract of land located on Chesterfield Airport Road, eighty (80) feet west of Boones Crossing. Proposed Uses:
- Animal hospitals, veterinary clinics and kennels;
 - Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly
 - Automatic vending facilities for:
 - (i) Ice and solid carbon dioxide (dry ice);
 - (ii) Beverages;
 - (iii) Confections.
 - Broadcasting studios for radio and television;
 - Business, professional, and technical training schools;
 - Business service establishments;
 - Cafeterias for employees and guests only;
 - Child care centers, nursery schools, and day nurseries;
 - Churches shall be allowed on tracts of land of at least one acre in area;
 - Financial institutions;
 - Fishing tackle and bait shops. Open storage and display are prohibited;
 - Filling stations, including emergency towing and repair services;
 - Hotels and motels;
 - Laundries and dry cleaning plans, not including personal and individual drop-off and pick-up service.
 - 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.
 - Mail order sale warehouses;
 - 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.
 - Medical and dental offices;

- Office or office buildings;
- Outpatient substance abuse treatment facilities;
- 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;
- Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities;
- Police, fire and postal stations;
- Printing and duplicating services;
- Public utility facilities;
- Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practice driving ranges, tennis courts, and gymnasiums, and indoor theatres, including drive-in theaters;
- Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith;
- Restaurants, fast food;
- Restaurants, sit down;
- 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;
- Sales, servicing, repairing, cleaning, renting, leasing, and necessary outdoor storage of equipment and vehicles used by business, industry, and agriculture;
- Sales yard operated for a charitable purpose by a church, school, or other not-for-profit organization;
- Schools for business, professional, or technical training requiring outdoor areas for driving or heavy equipment training;
- Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craftperson, 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 premises;
- Permitted signs (see Section 1003.168 'Sign Regulations');
- 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;
- Union halls and hiring halls;
- Vehicle repair facilities;
- Vehicle service centers;
- Vehicle washing facilities;
- Warehousing, storage, or wholesaling of manufactured commodities, live animals, explosives or flammable gases and liquids;

- Welding, sheet metal and blacksmith shops;
- Other uses which may be sought under the Chesterfield Zoning Ordinance after future public hearings.

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

1. Mr. Mike Doster, 16476 Chesterfield Airport Road, Chesterfield, MO 63017, attorney for petitioner for P.Z. 21-1999 Chesterfield Real Estate Investors L.L.C. and P.Z. 22-1999 Chesterfield Real Estate Investors L.L.C. stated:

- Developer is Valley Real Estate Investors L.L.C.;
- Development is separated from Chesterfield Commons by RHL Drive;
- The uses comply with the Valley Master Plan;
- Total site is 46 acres:
PC – 28.8 acres
PI – 17.2 acres
- Proposing two (2) anchor buildings and 4 out parcels;
- Building A - 113,969 square feet
Building B - 137,500 square feet
Total – 251,469 square feet
- Four (4) out parcels range in size from 1.4 to 1.5 acres;
- Parking is 5.5/1000; 1,383 spaces required but 1,350 will be provided; petitioner will be seeking a parking reduction;
- PC access: Two (2) access points at Chesterfield Airport Road; major access would lead to a fountain which is signalized and directly across from the entrance to Wehrenberg Theatre; access to the west is not signalized. The site can be accessed from RHL Drive.
PI access: The only access would be from Edison Avenue;
- PI parcel – proposal is for four (4) office/warehouse buildings (labeled C,D,E,F on plan)
Building C has 52,900 square feet, Building D has 52,900 square feet; Building E has 44,792 square feet, and Building F has 50,400 square feet;
- PI Parking – 380 parking spaces are required, 436 will be provided;
- No cross access to the PC is planned at this time;
- Sanitary will be on RHL Drive;
- Storm water – there is a conveyance ditch from north to south along the western edge of RHL Drive. Storm water will be collected from the sites (PI and PC) and sent to the ditch, collected at the southern end and sent over into the storage lake which is behind the Chesterfield Commons development;
- Petitioner will comply with the storm water plan in the Valley or its functional equivalent.

Mr. Doster stated that he hopes Edison Avenue will be completed to Long Road.

Commissioner Nolen stated that she would like the following issues raised by the Architectural Review Board (ARB) studied:

1. The consideration of burying the utilities along Chesterfield Airport Road,
2. Sidewalks,
3. Strict control over how the out buildings will relate to the anchor stores in terms of color, material and uniformity of look.

Commissioner Nolen stated that if the tenants will be using carts, then storage needs to be provided for them.

Commissioner Nolen stated that, if the Commission gives a parking reduction, with 20% of the parking spaces behind the building and adding cart storage, if needed, wants to make sure there are not traffic problems and congestion.

2. Mr. Tom Roof, TRI Architects, 8251 Maryland Avenue, Suite 300, St. Louis, MO 63105, architect for the petitioner for P.Z. 21-1999 Chesterfield Real Estate Investors L.L.C. and P.Z. 22-1999 Chesterfield Real Estate Investors L.L.C.;

- Speaker stated that the out-lots would be designed in consistency and conjunction with the architectural guidelines that allow the ARB to review the drawings for compatibility with the existing development;
- Speaker stated that the developer would need approximately a 2% decrease in the required number of parking spaces. Parking is approximately 2% below the 5.5/1000 that is required by the ordinance;
- Speaker stated that it is not yet known who the tenants will be. If carts are an issue, the parking count will be adjusted accordingly;
- Speaker stated employees would park in the rear. There are no customer entrances in the rear.

Commissioner Eifler stated that a cursory examination of the drawings indicates that the petitioner will not be complying with the guidelines that requires all parking spaces to be within 50 feet of a tree.

Mr. Roof stated that a similar landscape concept that was approved for Chesterfield Commons is being proposed which involves a north/south linear spine approximately 200 feet apart with a large fountain opposite the main entrance and signal off Chesterfield Airport Road.

Commissioner Eifler asked Mr. Roof that, if the spines are 200 feet apart, some of the parking spaces would be 100 feet from a tree thus against the guidelines.

Mr. Roof stated they are not in conformance.

Mr. Roof stated that a pattern has not been established in the Valley to bury power lines but that the petitioner would take this into consideration.

Commissioner Eifler questioned the use of 'colleges and universities', 'filling stations', and 'hotels and motels.'

Mr. Doster stated that some of the uses might be eliminated.

City Attorney Beach stated that he did not see any access to the out-lots and asked if there was a concept being developed that would have one access for each out-lot so there were not too many curb cuts on the interior road?

Mr. Doster stated that each out parcel will come through with its own section plan. Currently, there are not any buildings or developments being proposed on the out lots, only that the property is being reserved for out parcel usage. As parcels are approved, cross access between the parcels and access to the interior road will be addressed. Mr. Doster stated that there is nothing in the ordinance that requires joint access for the out parcels. The petitioner prefers that each out parcel would have its own access to the interior road.

Mr. Doster stated that, with respect to the Planned Commercial (PC) portion of the out-lots, the hours of operation would be the same as the Commons.

Mr. Doster stated that the petitioner prefers that each out parcel would have its own access to the interior drive. The cross access involves pedestrian or automobile traffic being able to cross from one parcel to another in the interior. Petitioner wants some flexibility so that each out parcel does not have access in the same place but accepts the concept that there needs to be cross access between the parcels but wants separate access from each parcel onto the interior drive. There would be no curb cuts on Chesterfield Airport Road. The only access to the development would be the main entrance which is signalized and the west entrance which is not signalized.

Commissioner Sherman stated that the out parcels need to be developed so that there could be pedestrian access from the large main buildings to the restaurants, as well as sidewalks on Chesterfield Airport Road so there is an interior-type pedestrian system between all of the different uses.

Mr. Roof stated that as the out-lots are developed, there would be sidewalks internal to the development around the buildings. There would be a main pedestrian circulation spine running north and south that feeds into those areas. There is just the one big center spine that involves a substantial amount of paving with the pedestrian activity area around the fountain that feeds into the out parcels. There is a conveyance ditch that runs along RHL Drive, but there are currently no sidewalks along RHL Drive. This is something that the petitioner would consider as well as sidewalks along Chesterfield Airport Road.

Mr. Roof stated that the Commons development was approved with sidewalks only on the north side Chesterfield Airport Road. Mr. Roof stated that apparently the City's focus has changed and they are looking for sidewalks along both sides of Chesterfield Airport Road.

Commissioner Broemmer stated that he would like the utilities underground, having lighting on the walkways and sidewalks on both sides of Chesterfield Airport Road.

Mr. Roof stated that the drives would be approximately 180-200 feet between the driveways if they were located in the center of the properties, depending on the arrangement of the parcels.

Commissioner Nolen stated that she would like two (2) out-lots to share one (1) drive to cut down on the congestion.

Commissioner Sherman stated that she would like Staff to study pedestrian crossings at the signalized lights.

Commissioner Broemmer expressed concern that he does not like all of the buildings in a row. Commissioner Broemmer stated he would like the buildings in a different arrangement and not in a straight line.

Chairman Layton stated that the Architectural Review Board (ARB) has expressed concerns for the total effect when the sixteen (16) out lots are completed at the Commons. Director of Planning Teresa Price will make that letter available to Commission members.

Commissioner Sherman stated that she feels that these issues also apply to the warehouse areas so that the workers can also use the pedestrian walkways.

REBUTTAL – Waived

Chairman Layton directed that P.Z. 21-1999 Chesterfield Real Estate Investors L.L.C. and P.Z. 22-1999 Chesterfield Real Estate Investors L.L.C. be sent to the Architectural Review Board (ARB) for complete review of the Architectural Guidelines.

Chairman Layton asked Staff to have the following information in the packets for Commission members for the Issues Meeting with respect to Chesterfield Commons:

All ordinances, any special agreements, any site plan requirements or guidelines that were executed for the Commons for such items as signage, building signs, architectural guideline requirements for color, style and any exceptions or changes allowed for trees, parking and tree ordinances. Chairman Layton wants to know just what the Commission did or did not do for the Commons so that the Commission may look at that as to whether or not those would still remain as criteria for this extension.

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

V. APPROVAL OF MEETING MINUTES

A motion to **approve** the August 9, 1999 Meeting Minutes, with a spelling correction, was made by Commissioner Sherman and seconded by Commissioner Broemmer. The motion **passes by a voice vote of 7 to 0**.

VI. PUBLIC COMMENT:

1. Ms. Karen Byrne, P.O. Box 4303, Chesterfield, MO 63017, speaking in favor of P.Z. 24-99 T.K. Properties and P.Z. 25-1999 T.L. Properties;

- Speaker was available to answer questions.

2. Mr. Bob Brinkmann, 16650 Chesterfield Grove Road, Chesterfield, MO 63005, petitioner speaking in favor of P.Z. 38-98 Swingley Ridge Development L.L.C. and P.Z. 11-99 Swingley Ridge Development II L.L.C.;

- Speaker stated that both of the above petitions were rezoned separately but wants to combine the two (2) pieces of property;
- Swingley Ridge I was approved without a parking structure but with two (2) structures on the site. A tenant for the building has an excessive amount of parking requirements and needs a parking garage. Nothing will be above grade;
- Petitioner stated that he is committed to spend \$5,000 on landscape;
- Speaker stated that currently the building is zoned for 65,000 square feet;
- Speaker stated that there is a sidewalk that ties into the Atrium and the Hampton Inn;
- Speaker stated that there will not be a restaurant in the buildings.

Commissioner Broemmer asked the petitioner to make the parapets around the perimeter of the building look nice.

Mr. Brinkmann stated that, at this time, a pre-cast product would be used.

2. Ms. Lynn Strasser, 14615 Adgers Wharf Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 18-1999 TriStar Business Communities;

- Speaker stated that she has not been able to find an instance where the Cook property was listed on the market as residential property;
- Speaker stated that residents feel that the Chesterfield Hill subdivision would raise property values if the Cook property is sold as residential;
- Speaker suggests that the City use the property for a park east of Clarkson Road;
- Speaker stated that commercial developments in the area have space for lease which have not been filled.

3. Mr. Jay Kirschbaum, 1520 Woodroyal East Drive, Chesterfield, MO 63017, trustee for Royalwood Subdivision, speaking in opposition to P.Z. 26-1999 Solomon Consulting;
 - Speaker stated that with summer schedules, it was difficult to get residents to attend the public hearing on this petition but wants the Commission to know that this is not acquiescence of the zoning request by Solomon Brothers;
 - Speaker stated that it is the opinion of the residents that the current Solomon building is the worst example of planning and zoning in the area;
 - Speaker stated that, if rezoning is permitted for this property, it be permitted only if water problems (from heavy spring rains) are taken care of.

6. Mr. Ed Griesedieck, One City Center, 24th Floor, Chesterfield, MO 63101, attorney for the petitioner, speaking in favor of P.Z. 12-1999 International Exchange Company and P.Z. 13-1999 International Exchange Company;
 - Speaker stated that revisions have been made to the plan and the petitioner will resubmit the plans to the City;
 - Speaker stated that the petitioner will be enhancing and increasing the landscape. Petitioner will submit a Landscape Plan if the City requires one;
 - Speaker stated that very little of the site would be visible from 141 (Woods Mill Road);
 - Speaker stated that the traffic flow on the site has eliminated dead ends in the parking area, increased green space, and made the traffic flow work better than before;
 - Speaker stated that the petitioner has been in contact with an attorney concerning private Deed Restrictions;
 - Speaker stated that the Architectural Review Board comments have been reviewed and petitioner will work with the ARB and City to any extent necessary;
 - Speaker stated that the petitioners were in attendance to answer any questions.

Commissioner Broemmer stated that he would prefer that brick be used instead of concrete block.

Mr. Griesedieck stated that a three (3)-tier retaining wall would be located along the south side of the property; a Hercules wall that would be planted with existing rock structures for a natural look.

Councilmember Brown expressed concern about the distance from the day care entrance because certain times of the day the traffic may be very busy.

Mr. Griesedieck stated that he would provide that information on distances.

Commissioner Nolen stated that she would like the addresses of the other day care centers operated by the petitioners. Staff will provide this information.

7. Mr. J. W. Flaig, 290 South Woods Mill Road, Chesterfield, MO 63017, speaking in opposition to P.Z. 12-1999 International Exchange Company and P.Z. 13-1999 International Exchange Company;

- Speaker stated that deeds at the County Courthouse state that there can not be any commercial development within the Conwood subdivision.

8. Mr. Jack C. Lorenz, 14021 Woods Mill Cove Drive, Chesterfield, MO 63017, member of the Public Works Citizen Advisory Committee, speaking in opposition to P.Z. 12-1999 International Exchange Company and P.Z. 13-1999 International Exchange Company;

- Speaker stated that this development would be an eyesore;
- Speaker stated that this corner already has traffic problems without adding more development;
- Speaker would like traffic looked at during peak periods.

9. Mr. Mark A. Maley, Jr., 14228 Woods Mill Cove Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 12-1999 International Exchange Company and P.Z. 13-1999 International Exchange Company;

- Speaker stated that traffic is backed up now during peak hours without adding 200 more cars with this development;
- Speaker stated that egress and ingress would be very difficult during the peak hours.

10. Mr. James Mettes, 13757 Conway Road, Chesterfield, MO 63017, speaking in opposition to P.Z. 12-1999 International Exchange Company and P.Z. 13-1999 International Exchange Company;

- Speaker stated that there would be added noise and traffic with delivery trucks and cleaning crews;
- Speaker stated that lights from a current development are very bothersome at night;
- Speaker stated that approving the development would bring about a 24 hour, 7 day a week nuisance;
- Speaker stated this development would not be an improvement to the area;
- Speaker asked the Commission to deny these petitions.

Commissioner Broemmer stated there is an ordinance for hours of garbage pick-up. Staff will look into this complaint.

Chairman Layton asked Planning Commission members to contact Director of Planning Teresa Price if they would like to arrange a visit to this site.

11. Mr. Tim Hall, 16401 Grand Basin Court, St. Louis, MO 63040, speaking in favor to P.Z. 22-98 G.H.H. Investments L.L.C. (Chesterfield Business Park Lot 1);

- Speaker declined to speak.

VII. NEW BUSINESS

- 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 Director of Planning Laura Griggs-McElhanon gave an overview of the issues pertaining to these petitions. Staff asked that these petitions be held until all review comments have been received and evaluated.

Commissioner Eifler asked for clarification concerning the Architectural Review Board's (ARB) comment that the district is recognized as historic while the house is not. The ARB thought that the whole street on the south side could be designated historic instead of piecemeal.

Assistant Director Griggs-McElhanon stated that the Landmark and Preservation Area Procedure (LPA) is an overlay that gets used on a case-by-case basis. Other properties in this area have not filed a petition for an LPA. The Historic Commission, in a letter handed out this evening, talked about preserving the 12 bungalow-style houses. The LPA regulations require the City to get input from the Historical Commission. This house is listed on the County's historic inventory.

Commissioner Eifler asked if it was possible that the house next door to this one could not be governed by the same regulations as this one if the LPA is approved?

Assistant Planning Director Griggs-McElhanon stated the LPA's in this area, starting with the Strutman-Busch Bank building, can not conform to all of the requirements for the PC district, specifically set-backs for parking. If the City tries to require the site to conform to all of the PC regulations, one would essentially be destroying the character of the area.

Commissioner Eifler stated that it is a concern of the Architectural Review Board to maintain the quality of the area.

City Attorney Beach stated that the Historical Commission is in the process stage of drafting a performa ordinance. The ordinance would give the Historical Commission the authority to identify this strip of houses as being a historic district and then the whole area would become a historic district rather than one at a time.

Assistant Director Griggs-McElhanon clarified that the LPA allows for flexibility in the minimum requirements for whatever the zoning district is. The Zoning Ordinance states which areas you can be flexible in and which you cannot.

Commissioner Broemmer stated that since the City has something underway to determine whether the whole area or district is a historic preservation area versus individual properties, the City needs to decide that before moving on with any individual projects.

Assistant Director Griggs-McElhanon stated that the petitioner has applied for a procedure that is currently in the Zoning Ordinance.

Commissioner Sherman, Commissioner Broemmer and Chairman Layton agreed that gravel is appropriate for historical areas.

Commissioner Sherman made a motion to hold P.Z. 23-1999 T.K. Properties and P.Z. 24-1999 T.K. Properties. The motion was seconded by Chairman Layton and **passes by a voice vote of 7 to 0.**

- C. **P.Z. 38-98 Swingley Ridge Development, L.L.C.**; request for an amendment to City of Chesterfield Ordinance Number 1495, the governing "PC" Planned Commercial District Ordinance for Swingley Ridge I; north side of Swingley Ridge Road, west of Olive Boulevard.

AND

- D. **P.Z. 11-99 Swingley Ridge Development II, L.L.C.**; request for an amendment to City of Chesterfield Ordinance Number 1536, the governing "PC" Planned Commercial District Ordinance for Swingley Ridge II; west side of Nardin Drive, north of Swingley Ridge Road.

Assistant Director of Planning Laura Griggs-McElhanon gave an overview of the above two (2) petitions and recommended revisions to the conditions. Ms. Griggs-McElhanon stated that in regard to P.Z. 38-98 Swingley Ridge Development, L.L.C., Staff recommends that the new conditions state that "The development shall not exceed a maximum of two (2) structures, **which could include one (1) parking structure.**"

Commissioner Broemmer made a motion to accept Staff's recommendation to approve P.Z. 38-98 Swingley Ridge Development, L.L.C. and P.Z. 11-99 Swingley Ridge Development II, L.L.C. The motion was seconded by Commissioner Eifler.

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

The motion passes by a vote of 7 to 0.

E. **P.Z. 12-1999 International Exchange Company**; A request for a change of zoning from "NU" Non-Urban District to "R-2" Residence District for three parcels of land located at the intersection of State Highway 141 and Old Woodsmill Road. Parcel A contains 0.853 acres, Parcel B contains 0.221 acres, and Parcel C contains 0.904 acres. Total area to be rezoned is 1.978 acres.

Proposed use:

- Child Day Care Center.

AND

F. **P.Z. 13-1999 International Exchange Company**; A request for a conditional use permit in the "R-2" Residence District for three parcels of land located at the intersection of State Highway 141 and Old Woodsmill Road. Parcel A contains 0.853 acres, Parcel B contains 0.221 acres, and Parcel C contains 0.904 acres. Total area to be rezoned is 1.978 acres.

Proposed use:

- Child Day Care Center.

Planner I Annessa McCaskill stated the issues which have been brought to the attention of the Staff. Ms. McCaskill stated that Staff is available to answer any questions the Commission may have.

Planner I McCaskill stated that revisions have been made to the Preliminary Plan but have not as yet been submitted to the City for review.

Commissioner Sherman stated that she would like Staff to let the Commission know how the visual change of land, especially along the bluff on 141, will impact the rest of the neighborhood. Commissioner Sherman would also like to know how this development fits in along the entire corridor, not just of Conwood and further down Conway Road to Ladue Road.

Commissioner Nolen asked Staff to compare lots in the area and to see if the designation should be different.

Commissioner Eifler made a motion to hold P.Z. 12-1999 International Exchange Company and P.Z. 13-1999 International Exchange Company. The motion was seconded by Commissioner Banks and passes by a voice vote of 7 to 0.

G. P.Z. 14-1999 City of Chesterfield: A proposal to amend Section 1003.150 "PI" Planned Industrial District of the City of Chesterfield Zoning Ordinance to allow dry cleaning drop-off and pickup stations and to read as follows:

4. (2)(bb) Laundries and dry cleaning plants, **which include dry cleaning drop-off and pickup stations.** (Additional language has been provided in bold.)

AND

H. P.Z. 15-1999 Beckmann Bros., Inc./Alexander Reed Cleaners: A request for a change in zoning from "C-7" General Extensive Commercial District to "PI" Planned Industrial District for a 2.67 acre tract of land located on Chesterfield Airport Road, 450 feet East of the Baxter Road extension. (Locator Numbers: 17T31-0214 and 17T31-0379)

Proposed Uses:

- Business service establishments;
- Cafeterias for employees and guests only;
- Laundries and dry cleaning plants, which include dry cleaning drop-off and pickup stations;
- Offices or office buildings
- Plumbing, electrical, air conditioning and heating equipment sales, warehousing and repair facilities;
- Restaurants, sit down
- Sales, servicing, repairing, cleaning, renting, leasing and necessary outdoor storage of equipment and vehicles used by business, industry and agriculture;
- 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 premises;
- Warehousing, storage or wholesaling of manufactured commodities;
- Or other uses which may be sought under the Chesterfield Zoning Ordinance after future public hearings.

Planner I Annessa McCaskill presented an overview of these two (2) petitions and stated that Staff recommends approval.

Commissioner Nolen expressed concern that Alexander Reed Cleaners would look too modern if the property across the street becomes a Landmark and Preservation Area (LPA).

Planner I McCaskill stated that page 2 of Attachment A states that, **“The following conditions shall apply to any change of use and/or alteration to the buildings on the subject site.”**

Planner I McCaskill also stated that page 5 of Attachment A, Miscellaneous Conditions ‘p.’ states, “Architectural elevations shall be reviewed by the Architectural Review Board and approved by the Planning Commission. Typical building elevations shall be submitted for approval in accordance with the Architectural Design Guidelines adopted by the Planning Commission as part of the Site Development plan review. Proposed structures will remain in harmony with the existing pastoral surrounding area.”

Planner I McCaskill stated that any buildings on that property would have to come before the Architectural Review Board (ARB) and the Planning Commission for approval of any elevational change.

Director of Planning Teresa Price stated that since there was a change of use, an Attachment A was necessary. The project will need to return to the Architectural Review Board and Planning Commission for Site Development Plan approval.

Planning Director Price clarified that the Commission is not approving the current Preliminary Plan.

Commissioner Banks made a motion to approve P.Z. 14-1999 City of Chesterfield. The motion was seconded by Commissioner Eifler.

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

The motion passes by a vote of 7 to 0.

Commissioner Sherman made a motion to approve P.Z. 15-1999 Beckmann Bros., Inc./Alexander Reed Cleaners with an amendment to Attachment A, under ‘Miscellaneous Conditions, ‘All exterior lighting and signs are to be reviewed by the Architectural Review Board and approved by the Planning Commission.’ The motion with the amendment was seconded by Commissioner Nolen.

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

The amended motion passes by a vote of 7 to 0.

I. **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 Annessa McCaskill gave an overview of the issues and stated that Staff is awaiting information concerning traffic.

Planner I McCaskill stated that there is discussion pertaining to cross access and/or interconnectedness between the original Solomon I building and this new proposed development as well as a possible connector road from the future development down to the Timberlake exchange. A question is whether or not this connector road should be publically or privately maintained.

Commissioner Eifler asked if the traffic study mentioned is the traffic study from Timberlake to Chesterfield Parkway and Conway to the Service Road?

Planner I McCaskill stated that this is the traffic study that is being done for the developers by The Larkin Group.

Commissioner Eifler stated that it is his opinion that the petition should be held until that study is completed. The study would tell them about the density that the existing infrastructure could support.

Chairman Eifler made a motion that the Solomon development vote be held until the Planning Department completes a study, whether it's traffic or otherwise, for the area bounded by Chesterfield Parkway, the service road, Timberlake and Conway Road to determine the development density that can be supported by the existing road infrastructure.

Commissioner Eifler stated that he was not referring to a traffic study but wanted to know what the road infrastructure can support in that area. The motion was seconded by Commissioner Broemmer.

Chairman Layton stated that he wanted the following on the traffic study for this development:

1. The impact of adding this building and parking spaces for both North and South Outer Forty;
2. How the impact of the traffic might change going from the Kraus property to the S.M. Wilson buildings.

Commissioner Sherman stated that she would like Staff to look at the following issues:

1. Queuing in the morning on Timberlake Manor;
2. How to address the cars cutting through the Bonhomme Church property;
3. The relationship of parking spaces to square footage and whether or not this is an appropriate amount;
4. Stormwater issue in regards to the residents on the south side of Highway 40.

Chairman Layton stated that the Architectural Review Board sent this project to the Planning Commission without comments or changes.

Commissioner Broemmer stated that there is a relationship between the density and the parking spaces. Commissioner Broemmer stated that he would like this to be a three-story office building.

City Attorney Beach stated that he wants a relationship made for a comment relative to whether or not it is appropriate for this to be a participant in the Trust Fund for the highway improvements that may be necessary as a result of the traffic increases.

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

The motion passes by a vote of 7 to 0.

VIII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

- A. P.Z. 22-98 G.H.H. Investments L.L.C. (Chesterfield Business Park Lot 1); A Site Development Section Plan, Landscape Plan, and Architectural Elevations within the "PI" Planned Industrial District, located west of Long Road north of the proposed Edison Extension and east of Chesterfield Industrial Blvd.

Commissioner Nolen, on behalf of the Site Plan Committee, made a motion to approve the Site Development Section Plan, Landscape Plan and Architectural Elevations for P.Z. 22-98 G.H.H. Investments L.L.C. (Chesterfield Business Park Lot 1) with the condition that a sidewalk be provided on the west side of Chesterfield Business Parkway and connect to the intersection of Edison Road. The motion was seconded by Commissioner Broemmer and passes by a voice vote of 7 to 0.

- B. Walnut Grove Record Plat; a 5.2 acre subdivision plat in the "C-8" Planned Commercial District and "FPC-8" Flood Plain Planned Commercial District, located on the east side of Long Road, north of Wildhorse Creek Road. The purpose of the record plat is to subdivide the property into Lot A and Lot B.

Commissioner Nolen, on behalf of the Site Plan Committee, made a motion to approve the Walnut Grove Record Plat. The motion was seconded by Commissioner Eifler and passes by a voice vote of 7 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**

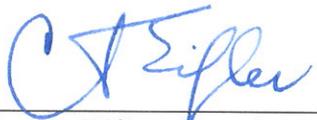
Committee Chairman Broemmer stated that the Comprehensive Plan Committee would meet on Tuesday, August 24, 1999 at 6:00 p.m. at the Chesterfield Government Center.

- E. **Procedures and Planning Committee** – No report

X. ADJOURNMENT

A motion to adjourn was made by Chairman Layton and unanimously seconded. The motion passes by a voice vote of 7 to 0.

The meeting adjourned at 9:56 P.M.



Charles Eifler, Secretary