PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
AUGUST 27, 2007

The meeting was called to order at 7:03 p.m.

I. PRESENT | **ABSENT**

Mr. David Asmus
Mr. Fred Broemmer
Ms. Wendy Geckeler
Mr. G. Elliot Grissom
Ms. Lu Perantoni
Mr. Gene Schenberg
Mr. Michael Watson
Acting Chair Banks

Maurice L. Hirsch, Jr.

Mayor John Nations
Councilmember Connie Fults, Council Liaison
City Attorney Rob Heggie
Mr. Michael Herring, City Administrator
Mr. Mike Geisel, Director of Planning & Public Works
Ms. Annissa McCaskill-Clay, Assistant Director of Planning
Ms. Aimee Nassif, Senior Planner
Mr. Shawn Seymour, Project Planner
Mr. Justin Wyse, Project Planner
Ms. Jennifer Yackley, Project Planner
Ms. Mary Ann Madden, Planning Assistant

II. INVOCATION: Commissioner Geckeler

III. PLEDGE OF ALLEGIANCE – All

Acting Chair Banks acknowledged the attendance of Mayor John Nations; Councilmember Connie Fults, Council Liaison; Councilmember Bruce Geiger, Ward II; and City Administrator Mike Herring.

IV. PUBLIC HEARINGS – Commissioner Grissom read the "Opening Comments" for the Public Hearings.

A. **P.Z. 27-2007 1701 Wilson (Chris Barry)**: A request for a change of zoning from "NU" Non-Urban District to "E-One Acre" Estate District for a 3.0 acre tract of land located on the west side of Wilson Road, directly north of Wilson Bluffs.

STAFF PRESENTATION:

Ms. Annissa McCaskill-Clay, Assistant Director of Planning, gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. McCaskill-Clay stated the following:

- All Public Hearing notifications requirements were met.
- The Comprehensive Plan designation for this area is single family residential. There is no recommendation for density in this area.
- The request is for straight zoning to E-One Acre; therefore, there is no Attachment A for the petition.

PETITIONER'S PRESENTATION:

1. Mr. Chris Barry, Property Owner of 1701 Wilson Avenue, Chesterfield, MO stated the following:
   - The subject site is a three-acre parcel on Wilson Road about one mile from Clarkson Road.
   - The existing zoning is Non-Urban and the request is for E-One Acre zoning.
   - The subject site has a 300' frontage along Wilson Road and is about 410' deep. They propose splitting the property in half lengthwise resulting in two 1.5 acre lots. Each lot would be approximately 150' wide. Two homes would be built on the site.
   - The zoning across the street is "R-1" with a Planned Environmental Unit overriding the zoning category. The City has recently rezoned the parcel to the south from Non-Urban to E-One Acre.
   - All setback and buffer requirements have been met.
   - Home starting prices will be approximately $1.2 million.

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

- **Regarding the existing tree mass:** There is a creek that traverses the property at the extreme rear part of the property. This creek defines where the large tree mass is. They have no intention of disturbing this tree mass.
- **Regarding the homes to the north:** The homes to the north are similar in lot size to the proposed lot sizes.
- **Regarding access to the proposed lots:** There is an existing 50-year-old ranch house on the site, which already has a curb cut. This curb cut will be used. There is another existing asphalt road that goes from the northern property line to some existing owners. They hope to come in off this road with a driveway. No new curb cuts will be introduced.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

REBUTTAL: None

ISSUES:

1. Preservation of the existing tree mass towards the west. Preservation of the existing monarch tree on the site. (It was noted that, without an Attachment A, conditions cannot be specified.)
2. Access for the site and how it will be developed. Commissioner Perantoni indicated that she was satisfied with the Petitioner's earlier response with respect to this issue.
3. Is the road on the northern property a private road? Is there an issue with gaining access to the site off of this road?
4. Is it possible to build three houses on the site and still meet all of the requirements? Ms. McCaskill-Clay replied that there is ten-foot-wide dedication required along Wilson Road, which would not allow the petitioner to meet the one-acre requirement. Only two homes can be constructed on the site with the E-One Acre zoning.

B. P.Z. 38-2007 Edison Crossing (162 Long Road): A request for a change of zoning from a "NU" Non-Urban District to a "PC" Planned Commercial district for an approximately 11.4 acre parcel of land located at 162 Long Road, at the intersection of Long Road and Edison Avenue.

STAFF PRESENTATION:

Project Planner Jennifer Yackley gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. Yackley stated the following:

- This site was previously before the Planning Commission as P.Z. 16-2004 Edison Place. The petition was made inactive in March 2005 as it did not return to the Planning Commission within the required six months of the Public Hearing.
- The current Petitioner is Ed Holthaus Realty.
- The following uses are being requested: (The Petitioner has struck though those uses that they are not requesting.)
  - (b) Animal hospitals, veterinary clinics, ~~and kennels~~.
  - (e) Associated work and storage areas required by a business, firm, or service to carry on business operations.
  - (f) Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.
  - (h) Barber shops and beauty parlors.
  - (i) Bookstores.
  - (k) Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications.
  - (n) Colleges and universities.
  - (o) Dry cleaning drop-off and pick-up stations.

(p) Filling stations, ~~including emergency towing and repair services~~, provided that no automobile, truck, or other vehicle may be parked or stored in the open on the premises for longer than twenty-four (24) hours.
(q) Film drop-off and pick-up stations.
(s) Financial institutions.
(x) Medical and dental offices.
(z) Offices and office buildings.
(dd) ~~Police, fire, and~~ postal stations.
(gg) Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
(hh) Restaurant, fast food.
(ii) Restaurant, sit down.
(kk) Sales, rental, and leasing of new and used vehicles, including automobile, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles.
(mm) Schools for business, professional, or technical training, but not including outdoor area for driving or heavy equipment training.
(nn) 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.
(qq) Souvenir shops and stands, not including any zoological displays, or permanent open storage and display of manufacturing goods.
(vv) Vehicle service centers for automobiles.

Ancillary Uses:
(g) Automatic vending facilities for:
(i) Ice and solid carbon dioxide (dry ice);
(ii) Beverages;
(iii) Confections.
(l) Cafeterias for employees and guests only.

- The site was posted and all Public Hearing notification requirements were met.
- The southern portion of the site is currently a storm water and utility easement. The Petitioner does not intend to, and cannot, build in this particular area. The Petitioner is proposing to build on the northern section of the property which is not within the storm water and utility easement.
- The Comprehensive Land Use Plan indicates the subject site is in the Mixed Use (Retail/Office/Warehouse) designation. The requested uses fall within this Mixed Use designation.

- Items under review by Staff:
    - Access from Long Road – Staff's position is that an access point from Long Road will not be accepted. The Attachment A will include such a restriction.
    - Adherence to the Tree Manual – Staff is requesting that open space calculations be provided for the build-able portion of the site.
    - A Tree Stand Delineation is not required as no trees are on the site.
    - Parking requirements – Clarification is being requested on the parking calculations.

Commissioner Perantoni expressed concern about circulation of the site – specifically around the bank by the trash area and retail building. She also noted that there is a steep drop-off behind the retail building which raises some concerns about loading at the back of the building.

Commissioner Geckeler referred to the trailhead for bicycle parking and asked if there is access to Railroad Park from the subject site. Mr. Mike Geisel, Director of Planning & Public Works, stated that there is no access to Railroad Park from the site. There are discussions about developing the site in conjunction with the levee trail because there may be some compatible uses. The property immediately behind the site is owned by The Jones Company. There is about a ten-acre wetland mitigation bank that exists there. The Railroad Park is slightly to the west of the subject site.

PETITIONER'S PRESENTATION:

1. Mr. Mike Doster, Attorney for the Petitioner, 17107 Chesterfield Airport Road, Chesterfield, MO gave a PowerPoint Presentation and stated the following:
    - The rezoning of the site includes the developable portion of the site to the north, the storm water drainage basin to the south, and the storm water drainage ditch and seepage berm to the east.
    - The City's Land Use Plan calls for Mixed Use (Retail/Office/Warehouse). The Petitioner is not proposing any warehouse uses in the subject location; only PC uses are being proposed.
    - The requested uses have been compared to the permitted uses on the Monarch Center site and the uses are substantially the same.
    - There are two access points to the site. One access point is along Edison Road. It was noted that Monarch Center has three access points along Edison Road.
    - A second access is being proposed on Long Road and it is understood that Staff opposes such access. This access would be a right-in only so that northbound traffic on Long Road would be able to turn into the site without having to go through the Edison/Long Road intersection.
    - The Conceptual Plan currently shows a bank building and retail building. The parking spaces to the far right represent a concept of a parking lot that could be accessed from the site that is proposed to be developed. The stub drive would ultimately be connected to the parking lot of the trailhead for the future hiking/biking/jogging trail around the Valley. The Petitioner is proposing to

dedicate the area across the storm water drainage ditch for the parking area and trailhead.

2. Mr. Steve Quigley, Engineer for the subject development, 11920 Westline Industrial Drive, St. Louis, MO was available to address any civil engineering questions.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

REBUTTAL: None

ISSUES:

1. Site circulation, parking spaces and loading zones at the rear of the site.

C. P.Z. 41-2007 Chesterfield Blue Valley , LLC (18394 Chesterfield Airport Road): A request for a change of zoning from "NU" Non-Urban District to "PC" Planned Commercial District for a 75.063 acre tract of land located on the north side of Olive Street Road, west of its intersection with Chesterfield Airport Road.

Ms. Annissa McCaskill-Clay, Assistant Director of Planning, gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. McCaskill-Clay stated that the following permitted uses are being requested noting that some uses have been eliminated as indicated by the "strike-throughs":

a. ~~Amusement parks~~, zoological gardens.
b. Animal hospitals, veterinary clinics, and kennels.
c. Apartment dwelling units in buildings primarily designated for occupancy by one (1) or more of the permitted commercial uses, wherein occupancy of the dwelling unit shall be limited to the owner, manager, or employee of the permitted use or uses and their respective families. A minimum of eight hundred (800) square feet of contiguous open space for the dwelling unit, protectively screened from commercial activities and directly accessible to the dwelling unit, shall be provided on the premises for the exclusive use of the occupants of such apartment.
d. Arenas and stadiums.
e. Associated work and storage areas required by a business, firm, or service to carry on business operations.
f. Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.
g. Automatic vending facilities for:
    (i) Ice and solid carbon dioxide (dry ice);
    (ii) Beverages;
    (iii) Confections.

h. Barber shops and beauty parlors.
i. Bookstores
j. Broadcasting studios for radio and television.
k. Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications
l. Cafeterias for employees and guests only.
m. Child care centers, nursery schools, and day nurseries.
n. Colleges and universities.
o. Dry cleaning drop-off and pick-up stations.
p. Filling stations, including emergency towing and repair services, provided that no automobile, truck, or other vehicle may be parked or stored in the open on the premises for longer than twenty-four (24) hours.
q. ~~Film drop-off and pick-up stations.~~
r. Fishing tackle and bait shops. Open storage and display are prohibited.
s. Financial institutions.
t. ~~Harbors, marinas, and docks for water borne vehicles, including storage and charter of boats, on land or in the water, repair facilities for boats, and sale of fuel and other supplies for marine use.~~
u. Hospitals
v. Hotels and motels
w. 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.
x. Medical and dental offices.
y. Mortuaries
z. Offices or office buildings.
aa. ~~Outdoor advertising signs (additional to provisions of Section 1003.168.)~~
bb. ~~Outpatient substance abuse treatment facilities.~~
cc. 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.
dd. Police, fire, and postal stations.
ee. ~~Public utility facilities.~~
ff. 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~~.
gg. Research facilities, professional and scientific laboratories, ~~including photographic processing laboratories used in conjunction therewith.~~

hh. Restaurants, fast food
    a. Restaurants, sit down
ii. ~~Riding stables~~
jj. 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.
kk. ~~Sales, servicing, repairing, cleaning, renting, leasing and necessary outdoor storage of equipment and vehicles used by business, industry, and agriculture.~~
ll. Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training.
mm. Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craft persons, 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.
nn. ~~Sewage treatment facilities, as approved by the appropriate regulatory agency.~~
oo. Permitted signs (See Section 1003.168 'Sign Regulations').
pp. Souvenir shops and stands, not including any zoological displays, or permanent open storage and display of manufacturing goods.
qq. 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.
rr. ~~Terminals for buses and other public mass transit vehicles.~~
ss. ~~Terminals for trucks, buses, railroads, and watercraft.~~
tt. ~~Vehicle repair facilities for automobiles.~~
uu. Vehicle service centers for automobiles.
vv. Vehicle washing facilities for automobiles.

Ms. McCaskill-Clay then stated the following:

- All Public Hearing notification requirements were met.
- The Comprehensive Plan designation for this area is mixed use. It is located in Valley Sub-Area 2.
- Issues under review by Staff:
    - Sub-Area 2 criteria – Specifically, open space for the site.
    - Traffic – The Petitioner has advised that a Traffic Engineer is working on this issue.
    - Necessary Infrastructure Improvements

Councilmember Fults asked if this development would be required to go along with the timeline for improvements established for the previous Blue Valley project. Mr. Geisel replied that the improvements with the original Blue Valley project were linked to a stage of development. It is anticipated that similar

requirements and relationships for improvements will be established for this project. It is important that the relocation of Old Olive and Chesterfield Airport Road is coordinated with the Duke proposal.

PETITIONER'S PRESENTATION:

1. Mr. John King, Attorney representing the Petitioner, 7701 Forsyth Avenue, Clayton, MO stated the following:
   - They are requesting a rezoning from Non-Urban to Planned Commercial.
   - Mr. George Stock will provide information on the proposed Site Plan.
   - Mr. Dean Wolf, former Executive Vice President of Real Estate and Acquisitions for May Company, will provide information on the philosophy of the development.

2. Mr. George Stock, Stock & Associates – Consulting Engineers, 257 Chesterfield Business Parkway, Chesterfield, MO reviewed the site plan stating the following:
   - The total tract is 88.35 acres but the rezoning is only for 75.06 acres.
   - The site has 4,054 lineal feet of frontage running along the Highway 64 off ramp. The depth of the site – in an east/west direction across the levee from I-64 over to the western property line - is 631 lineal feet. Going south along the common property line – between the subject development and the Blue Valley I development – there is approximately 3,073 lineal feet. At the southwest corner of Olive Street Road, the frontage is 1,255 lineal feet, excluding the Bracier tract.
   - The Preliminary Development Plan consists of 16 lots ranging in size from two to ten acres. The main entrance is a proposed signalized intersection at Olive Street Road and is approximately 850 feet from the Highway 64 ramp. The entrance is directly perpendicular and aligned with a road recently constructed by the Spirit of St. Louis Airport to service its new development.
   - The road then traverses into the site in a northerly direction until it gets to a location several hundred feet south of the levee. Two cul-de-sacs are shown creating the lots. A public road continues to the west. The location, as shown on the plan, is consistent with the Preliminary Plan that was presented for Blue Valley I. The intention of the east/west collector road and cross access is intact. With the development of the adjoining parcel, eventually this road would create a second signalized intersection and is aligned directly perpendicular to the Airport's western-most entrance.
   - It is their intent to have a second means of ingress/egress for the development.
   - Regarding the Olive Street Road improvements, a number of meetings have been held with St. Louis County Highway Department, the Missouri Department of Transportation, and City Staff. When the Blue Valley project was presented two years ago, a number of improvements were proposed. At that time, there was a lot of concern with the existing access of Olive at Chesterfield Airport Road. At that time, improvements were

shown there because of the lack of a right-of-way being developed. It is now more prudent, and the desires of the City, County and MoDOT, to have the intersection relocated.

- Their goal is to accomplish a five-lane section from the Highway 64 ramp, which would continue west to the entrance at the southwest corner – from that point it would be a three-lane section continuing on Olive until Eatherton Road.
- Regarding infrastructure, road improvements are occurring relative to the Airport. The sanitary pump stations proposed to serve the west end of the Valley are near completion. They intend to extend sanitary sewer into the development so that all lots will be served. The impending installation of a 12" water main adjacent to Olive Street Road would continue westward to which the subject development would tie into – the 12" main would be extended throughout the development to provide adequate potable water and fire flow requirements.
- Regarding drainage, water would come from the southeast of the property, the water drainage channel would run parallel to the Highway 64 right-of-way and would turn midway at some point along the 4,000 feet of frontage and go due west across the Blue Valley I development and continue west across other properties until it turns south and ties into the reservoir now under construction.
- There is currently an encumbrance of a transmission easement. They have been working to try to have it vacated, removed, or bought – this is still under discussion with Ameren UE. The transmission easement is 70 feet wide along the west property line. Ameren UE has indicated that in some long-range plans, there may be the need for large transmission towers and overhead wires. The Petitioner has been working with Ameren UE about vacating or buying out the easement but at this time Ameren UE is reluctant to do this. The Petitioner is proposing relocating the easement to the far west of the Blue Valley I development along its western property line so it is not an encumbrance through the development. The easement is approximately 50-60 years old.

3. Mr. Dean Wolfe, President of Wolfe Properties, 1600 South Hanley Road, Ste. 204, St. Louis, MO stated the following:
   - The subject property was acquired in May.
   - They are working with Ameren UE with respect to the easement relocation.
   - They have not yet been able to achieve all their solutions with the Levee District. There is an area of the property between the old and new levee that is approximately six feet lower than the rest of the site, which will need to be filled. They are working with the Levee District on this issue.
   - They view their site as the gateway to the City of Chesterfield and St. Louis County, which they see as a high-end project.

Mayor Nations stated that the subject property is significant to the City and County. The City is looking forward to a beautiful development in this area – something that is a signature development with community identification.

Commissioner Asmus asked about the status of the lifestyle center that has been postponed for 18 months and how it relates to the subject development. Mr. Wolfe replied that the 18-month extension was needed because the seller of the property was unwilling to give an option – the property had to be bought. They have not been able to plan the two pieces together other than the inter-connect road previously discussed by Mr. Stock. They intend to have both projects work together. If they cannot remove the 70-foot wide easement, they still intend to develop the site but it will be a different type of project. Until the easement issue has been resolved, they felt it was better to delay the start of that project. The nature of Chesterfield Blue Valley is not a dense development – it is a complementary mixed-use development. People have interest expressed in the site representing hotels and office buildings. The farmer's market driven lifestyle development on Blue Valley I will occur if they can make all the pieces come together.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

REBUTTAL: None

ISSUES:

1. Infrastructure improvements – the timing of improvements that would be necessary
2. How the development will meet the Sub-Area 2 criteria as set forth in the Comprehensive Plan.
3. Traffic – The Petitioner is having a traffic study conducted at this time.
4. How the Ameren UE transmission easement will affect the development. What happens if Ameren is not willing to vacate the easement – how will it affect the timing of the development? Does the City have any leverage in having the easement removed?
5. Issues related to the Levee District
6. At the Site Development Plan stage - location of the drainage ditch in relation to the cross access road connecting this development to the Blue Valley I development.
7. Provide information regarding the City's and/or State's participation with respect to the appearance of the entrance to the site.

Commissioner Grissom read the Closing Comments for the Public Hearings.

V. APPROVAL OF MEETING MINUTES

Commissioner Schenberg made a motion to approve the minutes of the August 13, 2007 Planning Commission Meeting. The motion was seconded by Commissioner Watson and **passed by a voice vote of 8 to 0.**

VI. PUBLIC COMMENT

RE: P.Z. 34-2007 Blue Ocean (Johnny Y Properties LLC)

Petitioner:

1. Mr. Jeffrey Smith, Musler Engineering Company, 6 Masters Court, St. Peters, MO indicated he was available for questions.

2. Mr. Chris Kehr, Attorney representing the Petitioner, 911 South 13th Street, St. Louis, MO stated the following:
   - The proposed access on the east side of the subject parcel is the existing access that serves the parcel to the east. They would like to keep this access at its current location because of the layout of the site.
   - This is a very difficult site to develop for the proposed use, along with the required vehicle circulation and parking. They have met with Monarch Fire District in order to clarify their concerns about circulation for the fire equipment and the proposed access.
   - If a second access is not provided, the Petitioner will be required to put in a large turn-around to accommodate the fire equipment. This would make the site infeasible for development.
   - The existing access on the east would access the parcel to the east. That parcel is under contract by the Petitioner. If that parcel is rezoned, the Petitioner would be willing to eliminate the second access and have one shared access for both parcels.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

A. 14625 Lake Trails Ct.: Residential Addition to the east side of an existing home zoned "NU" Non Urban District located at 14625 Lake Trails Ct. in the Trails West Subdivision.

Commissioner Schenberg, representing the Site Plan Committee, made a motion to approve the Residential Addition for 14625 Lake Trails Court. The motion was seconded by Commissioner Grissom and **passed by a voice vote of 8 to 0**.

B. **Bull Moose Tube Executive Center ASDCP and Sign Package:** An Amended Site Development Concept Plan and Sign Package for 2.9 acres of land zoned "C8" Planned Commercial located between Forest Meadows Drive and Baxter Road on Clarkson Road.

At the Petitioner's request, Commissioner Schenberg, representing the Site Plan Committee, made a motion to hold the Amended Site Development Concept Plan and Sign Package until the September 10, 2007 meeting. The motion was seconded by Commissioner Geckeler and **passed by a voice vote of 8 to 0**.

C. **Cambridge Engineering (Kramer Commerce Center):** A Site Development Concept Plan for a 19.8 acre tract of land zoned "PI" Planned Industrial District located north of the intersection of Spirit Drive North and Chesterfield Airport Road, south of I-64/U.S. 40-61, and west of Trade Center Boulevard.

Commissioner Schenberg, representing the Site Plan Committee, made a motion to approve the Site Development Concept Plan. The motion was seconded by Commissioner Broemmer and **passed by a voice vote of 7 to 0 with 1 abstention from Commissioner Watson.**

D. **St. Luke's Rehabilitation Hospital:** A Site Development Plan, Architectural Elevations, Landscape Plan and Lighting Plan for a rehabilitation hospital via Conditional Use Permit (CUP) in an R1A Residence District located at 14701 Olive Boulevard, east of the intersection of Ladue Road and Olive Boulevard.

Commissioner Schenberg, representing the Site Plan Committee, made a motion to approve the Site Development Plan, Architectural Elevations, Landscape Plan, and Lighting Plan with the condition that six of the evergreen trees be of a variety other than white pine, as recommended by Staff. The motion was seconded by Commissioner Broemmer and **passed by a voice vote of 8 to 0**.

VIII. OLD BUSINESS

A. **P.Z. 34-2007 Blue Ocean (Johnny Y Properties LLC):** A request for a change of zoning from "M3" Planned Industrial District to "PC" Planned Commercial District for 2.7 acre tracts of land located south of US Highway 40&61, east of Chesterfield Commons Drive (17T230123, 17T230112)
Proposed Uses include: Restaurants, sit down.

Ms. Aimee Nassif, Senior Planner, stated that the Public Hearing was held July 9, 2007. There is one outstanding issue with respect to the location of parking stalls on the site. The Petitioner will be providing an amended plan and information to staff regarding the parking issue.

Concern regarding ingress/egress to the site along the eastern side of the property has been addressed.

ISSUES

1. Commissioner Perantoni asked if the requested 42-foot height is allowed. Ms. Nassif replied that the 42-foot height request is well within the purview of what is allowed on this site.
2. Commissioner Perantoni expressed concerns about the site circulation and parking.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS

Acting Chair Banks asked that an Ordinance Review Committee meeting be scheduled.

XI. ADJOURNMENT

The meeting adjourned at 8:07 p.m.

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Gene Schenberg, Secretary