

PLANNING COMMISSION  
OF THE CITY OF CHESTERFIELD  
AT CHESTERFIELD CITY HALL  
September 25, 1996



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

**PRESENT**

Mr. Rick Bly  
Mr. Fred Broemmer  
Mr. Dave Dalton - arrived later  
Mr. Robert Grant  
Ms. Carol Kenney  
Mr. Allen Yaffe  
Chairman Michael J. Casey  
Council Liaison Barry Streeter (Ward II)  
Mr. Douglas R. Beach, City Attorney  
Mr. Jerry Kelley, Director of Planning  
Ms. Laura Griggs-McElhanon, Assistant Director of Planning  
Mr. Paul Mann, Planner II  
Ms. Sandra Lohman, Executive Secretary

**ABSENT**

Mr. Dan Layton, Jr.  
Ms. Linda McCarthy

**INVOCATION** - Commissioner Robert Grant

**PLEDGE OF ALLEGIANCE** - All

**PUBLIC HEARINGS:**        There were no public hearings.

Chairman Casey recognized Councilmember Barry Streeter (Ward II), Council Liaison; and Councilmember Larry Grosser (Ward II).

**APPROVAL OF THE MINUTES:**

**Approval of Minutes from the Meeting of September 9, 1996.**

A motion to approve the minutes was made by Commissioner Yaffe, seconded by Commissioner Grant and passes by a voice vote of 6 to 0.

## PUBLIC COMMENTS:

1. Ms. Ruth V. Malvern, 213 Grand Banks Court, Chesterfield, MO 63017, Chairman of the Architectural Review Committee of the Baywood Villages Condominium Association, spoke in opposition to some portions of P.Z. 1-96 Sverdrup Investments, Inc. (Timberlake Crossing). She gave a handout to the Planning Commissioners.
2. Dr. Martin Bell, 14410 Quiet Meadow Court W., Chesterfield, MO 63017, spoke in opposition to P.Z. 1-96 Sverdrup Investments, Inc. (Timberlake Crossing).
3. Mr. Robin DeTurk, 1609 Chalmers Drive, Chesterfield, MO 63017, spoke in favor of P.Z. 1-96 Sverdrup Investments, Inc. (Timberlake Crossing).
4. Mr. Emmanuel Frank, President of the Baywood Villages Condominium Association (161 property owners), 200 Ambridge Court, Chesterfield, MO 63017, spoke in opposition to P.Z. 1-96 Sverdrup Investments, Inc. (Timberlake Crossing).

Chairman Casey noted the Planning Commission will not deal with the "TIF." The "TIF" will be handled by the City Council and the TIF Commission.

City Attorney Doug Beach noted the City is not entitled by State Law, nor Constitutional Law, to delve into whether or not we need a restaurant. He noted the City has to consider plans based solely upon good planning practices, not on a particular use or need requested.

5. Dr. Stuart Kupfer, 14777 Plumas Drive, Chesterfield, MO 63017, spoke in opposition to P.Z. 1-96 Sverdrup Investments, Inc. (Timberlake Crossing).
6. Mr. Luis Lizarribar, Trustee of Thousand Oaks Place Association, and The Townes Association, 1635 Timberlake Manor Parkway, Chesterfield, MO 63017, spoke in favor of P.Z. 1-96 Sverdrup Investments, Inc. (Timberlake Crossing).

**Commissioner Dave Dalton arrived at this time.**

## NEW BUSINESS:

- A. **P.Z. 13-96 A & O Investments, Ltd.**; "R-3" 10,000 square foot Residence District to "C-8" Planned Commercial District and an amendment to St. Louis County Ordinance Number 12,561 establishing a "C-8" Planned Commercial District and an amendment to City of Chesterfield Ordinance Number 408 establishing a "C-8" Planned Commercial District; northwest corner of the intersection of Chesterfield Parkway North and Conway Road.

Director Kelley noted a letter has been received from the petitioner requesting a continuation to October 14, 1996. He noted the Department attempted to contact those individuals who spoke at past meetings, and told them it would be forwarded on for Commission consideration on October 14, 1996.

Commissioner Grant made a motion to hold this matter until October 14, 1996. The motion was seconded by Commissioner Bly and passes by a voice vote of 7 to 0.

- B. P.Z. 1-96 Sverdrup Investments, Inc. (Timberlake Crossing)**; an amendment to an existing "C-8" Planned Commercial District approved by City of Chesterfield Ordinance Number 563; south side of Conway Road, Approximately 250 feet west of White Road.

**NOTE:** This petition was previously taken "off the table" by the Planning Commission at the August 26, 1996 Meeting. The Planning Department will present the staff report and recommendation at the Monday, October 14, 1996 Planning Commission Meeting, which is the first opportunity the Commission will have to vote on this item.

Chairman Casey noted one individual (five people signed-up) representing Sverdrup will be given fifteen (15) minutes to present an overview.

Mr. Dick Feldman, Vice President and Assistant General Counsel for Sverdrup Corporation, presented the overview, assisted by Mr. Joel Wexelman -Architect of the project, and Julie Kimble - Manager of Real Estate Development for OPUS Corporation.

Mr. Feldman noted the following new design recommended is a result of meetings with residents and various groups within the community:

- Upgrade the quality.
- Less density than currently zoned.
- Lessened the height of proposed hotels to reduce light and noise impact on surrounding neighborhoods.
- Added more green space.
- Increase size of drainage ditch by 20,000 cubic feet to decrease water runoff from the site.
- No access to Conway Road. Ordinance will require Sverdrup to deed that property to the City of Chesterfield.
- New project is a "spoke" design; single project, with multiple users; and increased architectural features (i.e., the fountain, landscaping on site, loop road going around the project).
- Two restaurants proposed are Bellini and Landry's Seafood.

- Two (2) hotels are proposed: 1) "Homewood Suites" - 4 stories, 120 to 125 rooms, extended stay hotel, 2 room suites, rates ranging between \$85 to \$115 per night; and 2) a Clubhouse Inn, which will coordinate its design with the overall theme of the development.

Ms. Julie Kimble, Manager of Real Estate Development for OPUS Corporation, gave an overview of OPUS.

Mr. Dave Dolph, of United Healthcare, noted they are excited about becoming a part of the Chesterfield community. He noted the proposed building will be approximately 200,000 square feet; initially employ about 700 people, with room to expand; and will operate on a flex-plan day schedule.

Chairman Casey noted a report and recommendation will be presented by Planning Staff at the October 14, 1996 Planning Commission Meeting, and asked if the Commission has any other issues for the Staff.

Commissioner Grant requested the Staff report contain a detailed commitment from Sverdrup, in written form, regarding the affect of stormwater on property downstream.

Councilmember Streeter requested the Staff report qualify that the density of the proposed development is less than what is currently approved. He stated that Sverdrup has, in his opinion, worked well with the residents.

A motion to hold this matter was made by Commissioner Kenney, seconded by Commissioner Dalton and **passes by a voice vote of 7 to 0.**

## **SITE PLANS, BUILDING ELEVATIONS, AND SIGNS**

- A. **Forum Center (Hollywood Video)**; "C-2" Shopping District Architectural Accent (Neon); northwest corner of the intersection of Olive Boulevard and Woods Mill Road.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to deny this request. The motion was seconded by Commissioner Kenney and **passes by a voice vote of 7 to 0.**

- B. **P.C. 86-80 Murphy Company (Spirit 40 Park, Lot 9)**; "M-3" Planned Industrial District Landscape Plan and Architectural Elevations; northeast corner of the intersection of Spirit 40 Park Drive and Chesterfield Airport Road.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve this matter. The motion was seconded by Commissioner Grant and **passes by a voice vote of 7 to 0.**

- C. **Chesterfield Elementary School Addition**; “NU” Non-Urban District Site Plan and Architectural Elevations; south side of Wild Horse Creek Road, west of Long Road.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve this matter. The motion was seconded by Commissioner Bly and **passes by a voice vote of 7 to 0.**

B. **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 noted the Committee met and recommends approval of incorporation of 4.5 “Telecommunications Towers and Facilities” into the Comprehensive Plan as follows:

“Technology in the telecommunications industry has undergone tremendous changes in the last decade, and will continue to have an impact on our community. Land use, safety and aesthetic concerns must be addressed so that regulations of telecommunications towers and other related facilities achieve a balance between protecting the health and safety of the public and providing for telecommunications needs in the community and the requirements of the industry.”

He further noted that, under this statement, we address the “POLICY” of: 4.5.1 Telecommunications Networks; 4.5.2 Siting of Telecommunications Towers and Facilities; 4.5.3 Safety Concerns; and 4.5.4 Aesthetic Impact.

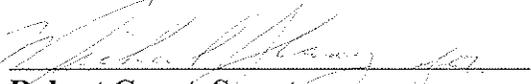
The motion was seconded by Commissioner Bly and **passes by a voice vote of 7 to 0.**

**(Note: This item will be forwarded to the Planning and Zoning Committee of City Council for discussion prior to final approval by the Planning Commission and incorporation into the Comprehensive Plan.)**

- E. **Procedures and Planning Committee** - No Report

A motion to adjourn was made by Commissioner Broemmer, seconded by Commissioner Yaffe and **passes by a voice vote of 7 to 0.**

The meeting adjourned at 7:50 p.m.

  
Robert Grant, Secretary

(MIN9-25.096)