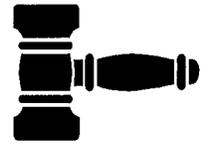


**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
September 25, 2000**



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

I. PRESENT

ABSENT

Mr. David Banks
Mr. Mike Kodner
Mr. Dan Layton, Jr.
Ms. Stephanie Macaluso
Ms. Rachel Nolen
Mr. Jerry Right
Ms. Victoria Sherman
Mr. B. G. Wardlaw
Chairman Fred Broemmer
Mayor Nancy Greenwood
Mr. Doug Beach, City Attorney
Ms. Jane Durrell, Council Liaison
Ms. Teresa Price, Director of Planning
Mr. Mike Hurlbert, Project Planner
Mr. Paul DeLuca, Project Planner
Mr. John Wagner, Project Planner
Ms. Kathy Lone, Executive Secretary/Planning Assistant

II. INVOCATION: Commissioner Wardlaw

III. PLEDGE OF ALLEGIANCE: All

Chairman Broemmer recognized the attendance of Council Liaison Jane Durrell (Ward I).

IV. PUBLIC HEARINGS:

- A. **PZ 24-2000 Precision Irrigation**- a request for a change in zoning from "M-3" Planned Industrial District to "PI" Planned Industrial District for 2.84 acre tract of land located on North Outer 40 Road, west of Long Road.
(Locator Number 17V-63-0026).

Proposed Uses:

- Office or office building;
- Stores, shops, market, service facilities, and automatic vending facilities in which goods or services of any kind, warehousing, storage, or wholesaling of manufactured commodities, live animals, explosives or flammable gases and liquids.

NOTE: This petition excludes animals, explosives or flammable gases and liquids, except for small amounts of gasoline in small tools, from the above uses.

Chairman Broemmer stated that the public hearing this evening for **P.Z. 24-2000 Precision Irrigation** is postponed.

V. APPROVAL OF MEETING MINUTES

Commissioner Kodner made a motion to **approve** the September 11, 2000 Meeting Minutes. The motion was seconded by Commissioner Right and **passes by a voice vote of 9 to 0.**

VI. PUBLIC COMMENT

1. Mr. Roger Cox, 1550 Wall Street, St. Charles, MO 63303, petitioner for **P.Z. 20-2000 Greater Missouri Builders, LTD, dba Greater Missouri Builders, P.Z. 21-2000 Greater Missouri Builders, LTD dba Greater Missouri Builders** and **P.Z. 22-2000 Greater Midwest Builders, LTD, dba Greater Missouri Builders;**

- Speaker stated that he was present to answer questions.

2. Mr. Stephen Kling, 10 South Brentwood Boulevard, Clayton, MO 63105, attorney for residents in the Conroy Glen Subdivision, speaking in opposition to **P.Z. 22-2000 Greater Midwest Builders, LTD, dba Greater Missouri Builders;**

- Speaker presented a hand-out to the Commission showing the current zonings on the site;
- Speaker stated that there was no indication in the original ordinance or site development plan that parts of this site were reserved for future development;
- Speaker stated that the original ordinance and site development plan specifically provide only for emergency access into the site.

3. Mr. Kevin Carroll, 1330 Conway Oaks Drive, Chesterfield, MO 63017, speaking in opposition to **P.Z. 22-2000 Greater Midwest Builders, LTD, dba Greater Missouri Builders;**

- Speaker stated that he was told that the common ground would not be developed.

4. Mr. John Barber, 1312 Conway Oaks Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 22-2000 Greater Midwest Builders, LTD, dba Greater Missouri Builders;
 - Speaker presented a picture showing erosion on his property;
 - Speaker stated that the residents are concerned about drainage, surface run-off and storm sewers.

5. Ms. Laura Lueking, 15021 Conway Road, Chesterfield, MO 63017, speaking in opposition to P.Z. 22-2000 Greater Midwest Builders, LTD, dba Greater Missouri Builders;
 - Speaker stated that she would like clarification on the number of lots and units;
 - Speaker stated that she would like the site to remain green space;
 - Speaker expressed concern about the erosion;
 - Speaker expressed concern about the watershed.

6. Ms. Joan Lebon, 1318 Conway Oaks Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 22-2000 Greater Midwest Builders, LTD, dba Greater Missouri Builders;
 - Speaker expressed concern with the water run-off;
 - Speaker stated that the sewers are ill-equipped to handle the storm water.

7. Mr. David Rosen, 15593 Hitchcock Road, Chesterfield, MO 63017, trustee of Chesterfield Plantation, speaking in opposition to P.Z. 20-2000 Greater Missouri Builders, LTD, dba Greater Missouri Builders, P.Z. 21-2000 Greater Missouri Builders, LTD dba Greater Missouri Builders and P.Z. 23-2000 Laurus Real Estate Partnership and Barnes-Jewish Hospital;
 - Speaker stated that he asked the developer to create a fund to cover any repairs but the developer stated he would only make repairs to damages generated by his company;
 - Speaker stated a berm may help prevent water run-off into Chesterfield Plantation but the developer did not state if he would build a berm.

8. Ms. Susan Sundermeyer, 15576 Hitchcock Road, Chesterfield, MO 63017, trustee for Chesterfield Plantation, speaking in opposition to P.Z. 20-2000 Greater Missouri Builders, LTD, dba Greater Missouri Builders, P.Z. 21-2000 Greater Missouri Builders, LTD dba Greater Missouri Builders, P.Z. 22-2000 Greater Midwest Builders, LTD, dba Greater Missouri Builders and P.Z. 23-2000 Laurus Real Estate Partnership and Barnes-Jewish Hospital;
 - Speaker expressed concern with the water run-off at Chesterfield Plantation;
 - Speaker suggested having MSD repair the storm sewers.

9. Ms. Melanie Trimmer, 1305 Conway Oaks Drive, Chesterfield, MO 63017, speaking in opposition to **P.Z. 22-2000 Greater Midwest Builders, LTD, dba Greater Missouri Builders;**

- Speaker expressed concern with the water run-off.

10. Ms. Kristen Goldstein, 15533 Hitchcock Road, Chesterfield, MO 63017, speaking in opposition to **P.Z. 20-2000 Greater Missouri Builders, LTD, dba Greater Missouri Builders, P.Z. 21-2000 Greater Missouri Builders, LTD dba Greater Missouri Builders, P.Z. 22-2000 Greater Midwest Builders, LTD, dba Greater Missouri Builders** and **P.Z. 23-2000 Laurus Real Estate Partnership and Barnes-Jewish Hospital;**

- Had left the meeting.

11. Mr. Steve Quigley, Clayton Engineering, 11920 Westline Industrial Drive, St. Louis, MO 63146, speaking in favor of **P.Z. 23-2000 Laurus Real Estate Partnership and Barnes-Jewish Hospital;**

- Speaker stated that he was present to answer questions.

City Attorney Doug Beach asked Mr. Quigley how the developer was going to stop the water problem.

Mr. Quigley stated that the petitioner has met with Mr. Rosen. Mr. Quigley stated that the berm will be raised by 6-8 inches, a catch basin will be lowered, and the swale will be more defined.

City Attorney Beach asked Mr. Quigley what type of language would be needed in the ordinance to make sure that the problems will be resolved.

Mr. Quigley suggested “increasing the berm or lowering the swale along the southwestern property line.” Mr. Quigley stated that he has not been involved in the rear (tail) area. Mr. Quigley stated that Mr. Rhein Dabler, of Clayton Engineering, is the engineer for the rear (tail) area.

Mr. Dabler stated that there is a 36-inch diameter storm sewer pipe that runs from the creek area in the Conway Glen development near their storm water detention basin. The storm sewer system ends just downstream from their storm water detention basin. There is a 66-inch diameter pipe that runs parallel with the storm water detention basin that collects water from a large watershed that runs back to Olive Boulevard picking up several other areas. The previous developer did not develop the remaining sewers and left the situation as is. Mr. Dabler stated that the owners of the property have been responsible for this. The petitioner, as the new developer, will plant a storm water detention basin, using the same 36-inch diameter pipes.

Mr. Dabler stated that Staff could state the language “utilizing all means necessary to prevent water from exiting our property, be it berms or other engineering responses and any other means required by the Department of Public Works.” This language would be satisfactory to the engineers.

11. Ms. Susan Gamble, 8909 Ladue Road, St. Louis, MO 63124, representing Garden View Care Center and speaking in favor of **P.Z. 23-2000 Laurus Real Estate Partnership and Barnes-Jewish Hospital**;

- Speaker that she was present to answer questions;
- Speaker stated that **P.Z. 23-2000 Laurus Real Estate Partnership and Barnes-Jewish Hospital** is a conditional use permit (CUP) and just needs a housekeeping matter to allow the care center to continue operating and own a nursing home in an area that is going to be rezoned from MXD.

12. Ms. Kathy Goussers, representing Carol Rogers, 1306 Conway Oaks Drive, Chesterfield, MO 63017, speaking in opposition to **P.Z. 23-2000 Laurus Real Estate Partnership and Barnes-Jewish Hospital**;

- Speaker presented pictures to the Commission showing the erosion;
- Speaker stated that the proposed development would create more water problems.

Commissioner Kodner left the meeting at 8:04 p.m. and returned at 8:06 p.m.

13. Mr. Harvey Present, 1073 Appalachian Trail, Chesterfield, MO, trustee for Shenandoah Subdivision, speaking in neutral to **P.Z. 20-2000 Greater Missouri Builders, LTD, dba Greater Missouri Builders, P.Z. 21-2000 Greater Missouri Builders, LTD dba Greater Missouri Builders, P.Z. 22-2000 Greater Midwest Builders, LTD, dba Greater Missouri Builders** and **P.Z. 23-2000 Laurus Real Estate Partnership and Barnes-Jewish Hospital**;

- Speaker questioned P.Z. 20 & 21-2000, Attachment A, page 5, VII. SPECIFIC CRITERIA, 3 Access, b. 'No access will be permitted from Chesterfield Pointe Parkway to Hitchcock Drive.';
- Speaker also expressed concern with P.Z. 20 & 21-2000, Attachment A, page 8, VII. SPECIFIC CRITERIA, 13.2 Fire access Easement. "The 12-foot wide driveway off Hitchcock Drive serving Garden View Care Center shall have a passing lane, which widens the driveway to 20 feet, for a length of 40 feet." Speaker stated that they were promised there would not be any access onto Hitchcock Drive;
- Speaker stated that a representative of Clayton Engineering told him that Shenandoah Subdivision berms occupy approximately 50% of the whole project and promised that they would not be changed.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

- A. **Sycamore Cove**: a Record Plat for a 3.2 acre "R-2" 15,000 square foot Residence District, located on Sycamore Drive, 300 feet south of Country Ridge Drive. (Ordinance Number 1469)

Commissioner Nolen, on behalf of the Site Plan Committee, recommends approval of the Record Plat for **Sycamore Cove**. The motion was seconded by Commissioner Right and **passes by a voice vote of 9 to 0**.

VIII. OLD BUSINESS

A. **P.Z. 43-1999 SSM Health Care Central Region:** A request for a change in zoning from "C-8" Planned Commercial District to "PC" Planned Commercial District for a 23.973 acre tract of land located on South Outer Forty, with frontage on Chesterfield Parkway East, approximately 400 feet east of Clarkson Road/State Highway 340. (Locator Numbers: 18S22-0171, 18S22-0148, 18S22-0061)

Proposed Uses:

- 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;
- Automatic vending facilities for:
 - (i) Ice and solid carbon dioxide (dry ice);
 - (ii) Beverages;
 - (iii) Confections;
- Barber shops and beauty parlors;
- Bookstores;
- Cafeterias for employees and guests only;
- Child care centers, nursery schools, and day nurseries;
- Dry cleaning drop-off and pick-up stations;
- Film drop-off and pick-up stations;
- Financial institutions;
- Hospitals;
- 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 complement the character of the surrounding area.
- Dental offices;
- 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 and immobilized automotive vehicles for a period in excess of seventy-two (72) hours;
- Public utility facilities;
- Recreational facilities consisting of an outdoor exercise path;
- Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith;
- Restaurants, sit down;
- Permitted signs (see Section 1003.168 "Sign Regulations");
- Souvenir shops and stands, not including any zoological displays, or permanent open storage and display of manufacturing goods;
- Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, are being offered for sale or hire to the general public on the premises;
- or other uses which may be sought under the Chesterfield Zoning Ordinance after future public hearings.

Commissioner Nolen made a motion to hold **P.Z. 43-1999 SSM Health Care Central Region** until the November 27, 2000 Planning Commission meeting. The motion was seconded by Commissioner Macaluso and passes by a voice vote of 9 to 0.

- B. P.Z. 18-2000 Terra Investments, L.L.C.**; a request for rezoning from “M-3” Planned Industrial District to “PI” Planned Industrial District for a 24.997 acre tract of land located on the north side of Chesterfield Airport Road east of Spirit Drive (Locator Numbers: 17V62-0049, 17V62-0050, 17V62-0072).

Proposed Uses:

- (a) Animal hospitals, veterinary clinics, and kennels;
- (b) Arenas and stadiums;
- (c) Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly;
- (d) Automatic vending facilities for:
 - (i) Ice and solid carbon dioxide (dry ice);
 - (ii) Beverages;
 - (iii) Confections;
- (e) Broadcasting studios for radio and television;
- (f) Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications;
- (g) Business, professional, and technical training schools;
- (h) Business service establishments;
- (i) Cafeterias for employees and guests only;
- (j) Childcare centers, nursery schools, and day nurseries;
- (k) Churches shall be allowed on tracts of land of at least one acre in area;
- (l) Dwelling or lodging units, only for watchmen, caretaker, or other personnel whose residence on the premises is essential to the operation of a permitted use or uses;
- (m) Financial institutions;
- (n) Filling stations, including emergency towing and repair services;
- (o) Gymnasiums, indoor swimming pools, indoor handball and racquetball courts (public or private), and indoor and unlighted outdoor tennis courts (public or private);
- (p) Hotels and motels;
- (q) Mail order sale warehouses;
- (r) 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;
- (s) Medical and dental offices;
- (t) Mortuaries;
- (u) Offices or office buildings;
- (v) Outpatient substance abuse treatment facilities;
- (w) 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;
- (x) Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities;
 - (y) Police, fire, and postal stations;
 - (z) Printing and duplicating services;
 - (aa) Public utility facilities;
 - (bb) 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;
 - (cc) Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith;
 - (dd) Restaurants, fast food;
 - (ee) Restaurants, sit down;
 - (ff) 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;
 - (gg) Sales yards operated for a charitable purpose by a church, school, or other not-for-profit organization;
 - (hh) 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;
 - (ii) Sewage treatment facilities, as approved by the appropriate regulatory agency;
 - (jj) Permitted signs (See Section 1003.168 'Sign Regulations');
 - (kk) 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;
 - (ll) Union halls and hiring halls;
 - (mm) Vehicle repair facilities;
 - (nn) Vehicle service centers;
 - (oo) Vehicle washing facilities; and,
 - (pp) Warehousing, storage, or wholesaling of manufactured commodities, live animals, explosives, or flammable gases and liquids.

Chairman Broemmer stated that the petitioner requested that P.Z. 18-2000 Terra Investments, L.L.C. be held.

Commissioner Macaluso made a motion to hold P.Z. 18-2000 Terra Investments, L.L.C. until the October 11, 2000 Planning Commission meeting. The motion was seconded by Commissioner Banks and passes by a voice vote of 9 to 0.

- C. **P.Z. 20-2000 Greater Missouri Builders, LTD, dba Greater Missouri Builders**: A request for rezoning from " MXD " Mixed Use District to "R-4" 7,500 square feet Residence District for a 14.53 acre tract of land located on the southeast side of Olive Blvd, Southwest of Appalachian Trail. (Locator Number 18S 64 0744)

AND

- D. **P.Z. 21-2000 Greater Missouri Builders, LTD dba Greater Missouri Builders**: A request for a Planned Environment Unit (PEU) in the "R-4" 7,500 square foot Residence District for the same 14.53 acre tract of land located on the east side of Olive Blvd, southwest of Appalachian Trail. (Locator Number 18S 64 0744)
Proposed Uses:
Dwellings, single family attached.

Project Planner Paul DeLuca gave an overview of **P.Z. 20-2000 Greater Missouri Builders, LTD, dba Greater Missouri Builders** and **P.Z. 21-2000 Greater Missouri Builders, LTD dba Greater Missouri Builders**.

Director of Planning Teresa Price stated that the passing lane was to be made for the driveway onto Lot 2, not for the access easement into the nursing home. Ms. Price stated that a drive was needed for the flag lot to have a passing lane.

Project Planner DeLuca stated that the proposed use is less dense than what had already been approved for the front portion which was a 3-story, 60-unit assisted living and independent living facility. Mr. DeLuca stated that in Attachment A, page 9, VIII. VERIFICATION PRIOR TO APPROVAL, 2. Stormwater and Sanitary Sewer, b. and d. stated the following:

- b. Down stream sanitary sewers need to be evaluated to ensure adequate capacity. Downstream sanitary sewers may need to be replaced or updated;
- d. The adequacy of existing downstream facilities shall be verified and upgraded if necessary as directed by the City of Chesterfield Department of Public Works.

Commissioner Nolen asked for clarification. On the original proposal, the three lots that are called the tail were left undisturbed. The overall footprint might have more green space than what is being seen so less traffic may be generated. The original plan is more dense but has more green space, perhaps less traffic and the three lots are undisturbed. With the new plan there will be less green space, the tail (rear) will be built and perhaps more traffic due to the inhabitants.

Mr. DeLuca stated that Attachment A does call for a traffic study on internal and external circulation for review prior to Site Development Plan approval.

Commissioner Nolen made a motion to deny **P.Z. 20-2000 Greater Missouri Builders, LTD, dba Greater Missouri Builders** and **P.Z. 21-2000 Greater Missouri Builders, LTD dba Greater Missouri Builders**. The motion was seconded by Commissioner Layton.

Commissioner Layton questioned in the Staff report, 1.1.1 Conservation of Existing Quality of Life, the comparison of the neighboring subdivisions.

Commissioner Sherman stated that she would prefer that these petitions would be held for further information.

Commissioner Nolen stated that she would like further information on the traffic counts generated by the proposed attached development versus traffic counts that were proposed by the original MXD and green space ratios.

Commissioner Nolen withdrew her motion to deny. Commissioner Layton agreed.

Commissioner Nolen made a motion to table **P.Z. 20-2000 Greater Missouri Builders, LTD, dba Greater Missouri Builders** and **P.Z. 21-2000 Greater Missouri Builders, LTD dba Greater Missouri Builders** until the October 11, 2000 Planning Commission Meeting to allow Staff to provide information on the traffic impact upon the proposed development versus what is already approved, green space ratio on the proposed and what is already approved, setbacks on the proposed and what is already approved, and the percent of impervious surface. The motion was seconded by Commissioner Layton and **passes by a voice vote of 9 to 0**.

Commissioner Layton left the meeting at 8:36 p.m. and returned at 8:39 p.m.

- E. **P.Z. 22-2000 Greater Midwest Builders, LTD, dba Greater Missouri Builders**; A request for a change of zoning from an "MXD" Mixed Use Development District to an "R-3" 10,000 square foot Residence District for 13.3 acres of land located southeast of Olive Boulevard, southwest of Appalachian Trail, and northwest and southeast of Hitchcock Road. (Locator Numbers 18R410843, 18R410771 and 18S640744).

AND

- F. **P.Z. 23-2000 Laurus Real Estate Partnership and Barnes-Jewish Hospital**; A request for a Conditional Use Permit in an "R-3" 10,000 square foot Residence District for 10.06 acres of land located southeast of Olive Boulevard, southwest of Appalachian Trail. (Locator Number 18R410843).

Proposed Use:

- Nursing home.

Project Planner John Wagner gave an overview of **P.Z. 22-2000 Greater Midwest Builders, LTD, dba Greater Missouri Builders** and **P.Z. 23-2000 Laurus Real Estate Partnership and Barnes-Jewish Hospital.**

City Attorney Beach suggested having the Department of Public Works address the issue of over capacity of the problem that is approximately 50 feet away from the proposed development.

Commissioner Sherman asked Staff to address the appropriateness of flag lots in Chesterfield.

Ms. Price stated that the Subdivision Ordinance allows for flag lots.

Commissioner Macaluso made a motion to table **P.Z. 22-2000 Greater Midwest Builders, LTD, dba Greater Missouri Builders** and **P.Z. 23-2000 Laurus Real Estate Partnership and Barnes-Jewish Hospital** until the October 11, 2000 Planning Commission Meeting in order to receive requested information concerning stormwater, and what the petitioner would recommend be done to satisfy the adjoining neighbor's problems, the development to the rear (tail). The motion was seconded by Commissioner Wardlaw and **passes by a voice vote of 9 to 0.**

IX. NEW BUSINESS – None

X. COMMITTEE REPORTS:

- A. Committee of the Whole –**
- B. Ordinance Review Committee**
- C. Architectural Review Committee**
- D. Site Plan/Landscape Committee –**
- E. Comprehensive Plan Committee –**
- F. Procedures and Planning Committee**
- G. Architectural Review Board Update**

Ms. Price asked the Commission to let her know when they were available for an additional Planning Commission meeting.

Commissioner Right made a motion to adjourn the meeting. The motion was seconded by Commissioner Macaluso and the meeting was unanimously adjourned at 8:42 p.m.



Victoria Sherman, Secretary