

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
OCTOBER 16, 2019**

The meeting was called to order at 7:02 p.m.

I. ROLL CALL

PRESENT

Commissioner John Marino
Commissioner Debbie Midgley
Commissioner James Rosenauer
Commissioner Gene Schenberg
Commissioner Jane Staniforth
Commissioner Steven Wuennenberg
Chair Merrell Hansen

Mayor Bob Nation
Councilmember Mary Ann Mastorakos, Council Liaison
Mr. Christopher Graville, City Attorney
Mr. Justin Wyse, Director of Planning & Development Services
Mr. Christopher Dietz, Planner
Ms. Annisa Kumerow, Planner
Mr. Mike Knight, Planner
Mr. Andrew Stanislav, Planner
Ms. Mary Ann Madden, Recording Secretary

ABSENT

Commissioner Allison Harris
Commissioner Guy Tilman

Chair Hansen acknowledged the attendance of Mayor Bob Nation; Councilmember Mary Ann Mastorakos, Council Liaison; Councilmember Dan Hurt, Ward III; Councilmember Michael Moore, Ward III; and Councilmember Michelle Ohley, Ward IV.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS – Commissioner Schenberg read the “Opening Comments” for the Public Hearing.

- A. P.Z. 13-2019 84 Lumber, Adj. Lot 2 (17511 Chesterfield Airport Rd): A request to amend Ordinance 2969 to establish new permitted uses and revise the development criteria for a 13.023 acre tract of land within an existing “PC” Planned Commercial District located on the north side of Chesterfield Airport Road east of Long Road (17U510084).**

STAFF PRESENTATION:

Planner Andrew Stanislav gave a PowerPoint presentation showing photographs of the site and surrounding area. Mr. Stanislav then provided the following information about the petition:

Request

The Applicant is requesting to:

1. Add *Automobile Dealership* to the existing list of permitted uses; and
2. Increase the maximum height from 1-story to 2-story construction

Comprehensive Land Use Plan

The subject site is within the *Mixed Commercial Use* land use designation of the Future Land Use Plan.

Plan Policies

The following Comprehensive Plan Policies apply to the subject petition:

- 3.1 Quality Commercial Development
- 3.2.3 Regional Retail Facilities
- 3.5.1 Chesterfield Valley Regional Retail and Low Intensity Industry
- 7.2.4 Encourage Sidewalks
- 7.2.6 Cross Access Circulation

In addition, the following Chesterfield Valley Design Requirements of the Unified Development Code apply to this petition:

- Storage: Screen outdoor storage of goods, equipment, or automobiles for sale or service from I-64/US-40.
- Parking: Locate parking primarily to the side or rear of any building façade facing I-64/US-40 or along North Outer 40.

Site History

The Record Plat for the 84 Lumber subdivision was recorded in 1995. In 2017, a Preliminary Plan was approved with the passage of Ordinance 2969; and the Boundary Adjustment Plat was recorded in 2019 to consolidate a 10-foot wide strip of land between the subject site and Chesterfield Commons Seven.

Nearby Developments with Automobile Dealerships

The following table provides information regarding existing conditions at nearby sites with automobile dealerships:

	84 Lumber (Adj. Lot 2) Subject Site	Jim Butler Kia	Lou Fusz Ford	Lamborghini / Bentley of St. Louis	Tesla
Ordinance No.	2969	2351	1746	2566	2911
Year of Approval	2017	2007	2001	2009	2016
Hours of Operation	6am - 11pm (some uses)	Not restricted	Not restricted	Not restricted	6am – 11pm
Screening for Outdoor Storage	Prohibited	Not specified in ordinance	Not specified in ordinance	As approved by Planning Commission	Not specified in ordinance
Location of Outdoor Display	Limited to patio and pedestrian areas adjacent to retail storefronts	Shown on Site Development Section Plan	Not specified on Site Development Section Plan	Attached to one side of building; shown on Site Development Section Plan	Limited to 75 electric vehicles; shown on Site Development Section Plan

Preliminary Development Plan

Features of the Preliminary Development Plan include:

- The extension of Arnage Road west across the property;
- A north/south connection to Chesterfield Airport Road;
- A total of five lots with access from the Arnage Road extension;
- Parking areas situated to the side and rear of the property away from the highway and Chesterfield Airport Road.

Request Summary

The addition of *Automobile Dealership* to the existing list of permitted uses will require a modification to the Attachment A regarding *outdoor sales activity*.

With respect to the request to increase the maximum height from 1-story to 2-story construction, Mr. Stanislav pointed out that the overall maximum building height of 42' within the current Attachment A will remain unchanged.

No modifications of the Planned Commercial standards are being requested, and all other existing regulations will remain unchanged in the governing ordinance.

Discussion

Mr. Justin Wyse, Director of Planning & Development Services, explained that the Comprehensive Plan includes language pertaining to automobile dealerships and general parking areas. He pointed out that the City has approved several dealerships along the I-64/US-40 corridor with additional restrictions in place for parking and outdoor storage. It was noted that the proposed Preliminary Development Plan shows a small amount of parking area along the highway frontage with the remainder of the parking and potential storage further into the site, which complies with the storage and parking requirements stipulated in the UDC for Chesterfield Valley.

Commissioner Schenberg stated his preference that restrictions similar to those of the other dealerships along the highway corridor be included in the ordinance for the subject petition.

PETITIONER'S PRESENTATION:

1. Mr. George Stock, Stock & Associates Consulting Engineers, 257 Chesterfield Business Parkway, Chesterfield, MO

Request

Mr. Stock stated that they are requesting an ordinance amendment to City of Chesterfield Ordinance 2969 to (1) add *Automobile Dealership* as a permitted use; and (2) increase the building story heights from one to two-story construction for the automobile dealership. He explained that the current ordinance allows a maximum height of 42 feet and that the proposed building for the auto dealership will be 28 feet in height. The building will appear to be one-story, but above the service bays there will be 5,000 sq. ft. of second floor space.

Plan Policies

Mr. Stock stated that they recognize the goals and objectives of the Comprehensive Plan, and that the Preliminary Plan is consistent with them.

Preliminary Plan

The Preliminary Plan shows the following:

- A five-lot subdivision, which is consistent with the Preliminary Plan and Concept Plan previously approved for the site.
- An access road from Chesterfield Airport Road in a north/south direction.
- Proposed three future retail lots along Chesterfield Airport Road to the west.
- The extension of Arnage Road to the west property line.
- A large green buffer across the front of the site because of the master drainage channel.
- Two points of ingress/egress off the Arnage Road extension.

Lot A

Proposed Lot A, fronting I-64, would include the automobile dealership. The intent is to place the building in the center of the site and as far north as possible with a limited amount of parking between I-64 and the building. The center space would be dedicated to customer parking; on both the northeast and northwest sides of the site would be certified pre-owned vehicles; and around the perimeter of the property would be new inventory with employee parking and storage of vehicles in the southwest/southeast portions of the site.

2. Mr. Jordan Aron, Green Bay Properties, LLC, 150 Skokie Highway, Lake Bluff, IL – owner under contract to purchase a portion of the 13-acre site

Mr. Aron stated that he is the President of Imperial Motors-Jaguar of Lake Bluff. His family has been in the Jaguar business since 1953. They are looking forward to becoming a member of the community of Chesterfield, and starting their business here.

3. Mr. Sam Adler, TSG Chesterfield Road, LLC, 2127 Innerbelt Center Drive, St. Louis, MO – current owner of the subject property

Mr. Adler stated that they are excited to partner with Mr. Aron and what he can bring to the area. They also hope to bring in interesting retail development for the outparcels.

Discussion

Responding to questions, Mr. Stock provided the following information:

- The total number of parking spaces for the proposed auto dealership will be provided in a response to issues letter.
- Everything to the east of the Arnage Road extension is proposed as private roadway.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

ISSUES:

1. Number of parking spaces for the auto dealership

Commissioner Schenberg read the Closing Comments for the Public Hearings.

V. APPROVAL OF MEETING SUMMARY

Commissioner Schenberg made a motion to approve the Meeting Summary of the September 23, 2019 Planning Commission Meeting. The motion was seconded by Commissioner Wuennenberg and **passed by a voice vote of 6 to 0.** (*Commissioner Midgley abstained.*)

VI. PUBLIC COMMENT

The District – Petitioners:

1. Mr. Mike Doster, member of the Development Team for the Staenberg Group, 16090 Swingley Ridge Road, Chesterfield, MO – available for questions
2. Mr. Mike Chiodini, Chiodini Architects, 1401 South Brentwood Road, St. Louis, MO – available for questions.
3. Mr. Steven Mueller, Chiodini Architects, 1401 S. Brentwood, St. Louis, MO – available for questions
4. Mr. Tim Lowe, Vice-President of Leasing & Development, Staenberg Group, 121 Bellerosa, St. Louis, MO.

Mr. Lowe stated that they envision The District as a new entertainment-type venue. Because entertainment venues have different requirements than traditional retail developments, he asked that such be considered when reviewing the two projects noting that the proposed amended site plan and sign package go hand-in-hand.

P.Z. 12-2019 Burkhardt Place (16626 Old Chesterfield Road)

1. Mr. James Mettrick, Studio Manager of 89th Key Studio, 16626 Old Chesterfield Road, Chesterfield, MO – available for questions.

Commissioner Wuennenberg made a motion to amend the agenda to review item VIII.A. P.Z. 12-2019 Burkhardt Place (16626 Old Chesterfield Road) next. The motion was seconded by Commissioner Marino and **passed by a voice vote of 7 to 0.**

VIII. UNFINISHED BUSINESS

- A. **P.Z. 12-2019 Burkhardt Place (16626 Old Chesterfield Road)**: A request to amend Ordinance 2170 to add coffee shop as a permitted use for 0.22 acres of land within an existing “PC” Planned Commercial District with a “LPA” Overlay located south of Old Chesterfield Road and north of Santa Maria Drive (17T310412).

Planner Annisa Kumerow stated that the petitioner is requesting to add *coffee shop* as a permitted use. The proposed use will be contained within the existing structure and no exterior modifications are proposed with this petition.

A Public Hearing for this request was held on September 23, 2019 and no issues were raised by the Planning Commission.

As part of this request, Staff has reviewed the existing development conditions in the Attachment A to update obsolete references and to reflect current conditions and more recent Attachment A's. These changes include:

- Changing 'Chesterfield Airport Road' to 'Old Chesterfield Road';
- Updating the term 'Green Space' to 'Open Space'; and
- Updating the formatting and layout of the Attachment A to reflect ordinances of more recent planned commercial districts.

As there are no physical changes to the site development plan proposed, the most recently-approved amended site development plan will serve as the preliminary plan for this request.

Commissioner Wuennenberg made a motion to approve P.Z. 12-2019 Burkhardt Place (16626 Old Chesterfield Road). The motion was seconded by Commissioner Marino.

Upon roll call, the vote was as follows:

Aye: Commissioner Wuennenberg, Commissioner Marino, Commissioner Midgley, Commissioner Rosenauer, Commissioner Schenberg, Commissioner Staniforth, Chair Hansen

Nay: None

The motion **passed** by a vote of 7 to 0.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. Chesterfield Airport Commerce Park (P.Z. 15-2009 Time Extension Request):** A request for a one (1) year extension of time to commence construction for three properties totaling 10.5 acres zoned "PI" Planned Industrial District located at 17970 Chesterfield Airport Road, 609 Cepi Drive, and 17975 Edison Avenue (17V240153, 17V240331, 17V330311).

Commissioner Schenberg, representing the Site Plan Committee, made a motion recommending approval of a one-year Time Extension to commence construction of the three properties at 17970 Chesterfield Airport Road, 609 Cepi Drive, and 17975 Edison Avenue. The motion was seconded by Commissioner Wuennenberg and passed by a voice vote of 7 to 0.

- B. Chesterfield Outlets (17107 N Outer 40 Road – The District):** An Amended Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 48.2 acre tract of land located north of N Outer 40 Road and east of Boone's Crossing. (17T420027)

Commissioner Schenberg, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for

Chesterfield Outlets (17107 N Outer 40 Road – The District). The motion was seconded by Commissioner Wuennenberg.

Discussion

Landscaping

Commissioner Wuennenberg asked whether any interim landscaping could be added in front of the parking garage in order to enhance the area until the next construction phase begins. He suggested providing trees in planter boxes to soften the look of the garage. Mr. Lowe stated that they are targeting completion of Phase 1 by March 2021, with the goal of having Phases 2 and 3 under construction at that time. He indicated that they could take a look at this suggestion but did not feel there would be a lot of value in putting a few trees in front of the parking garage.

Traffic

For the record, Chair Hansen noted that traffic could become a challenge for the site. Mr. Lowe acknowledged the traffic issue and noted that a traffic report and traffic management plan have been prepared. The plan has a lot of flexibility allowing the possible addition of more entrances and openings to move vehicles around. He explained that because parking for the music venue is both in the deck and on surface parking, it should prevent major traffic jams.

Councilmember Mastorakos stated that she met with both Mr. Lowe and Julie Nolfo, who had prepared the traffic report, to discuss incoming traffic concerns. The developer has indicated that there will be enough personnel on site directing traffic. It was also noted that there are no parking fees, which will allow traffic to move freely into the site without stopping to get a parking ticket. Councilmember Mastorakos added that she hopes the traffic issue is monitored as time goes on so that traffic does not back up on the interstate while trying to enter the venue.

The vote to approve passed by a voice vote of 7 to 0.

- C. **Chesterfield Outlets (The District) Sign Package**: A request for a Sign Package to establish sign criteria for the Chesterfield Outlets Subdivision, a 48.2 acre tract of land zoned “PC” Planned Commercial District located north of North Outer 40 Road and east of Boone’s Crossing.

Because the Site Plan Committee was unable to complete its discussion on the Electronic Message Center component of the proposed Sign Package, Mr. Lowe was asked to finish his presentation.

Mr. Lowe stated that the purpose of the Electronic Message Center is twofold: (1) to allow the music venue to advertise its events; and (2) to advertise other tenants on the property with each tenant getting a turn on the rotation in lieu of having pylon and wall signage. The only tenants that will be allowed signage are tenants that have doors facing the interstate.

To address Commissioner Schenberg’s concern raised in the Site Plan Committee meeting, Mr. Lowe confirmed that ***The District*** sign on top of the pavilion will only be the name of the property and nothing more in perpetuity.

Commissioner Schenberg motion to approve the sign package, as presented, with the petitioner’s stipulation that the rooftop pavilion sign, (*The District*) will only be

the name of the property in perpetuity. The motion was seconded by Commissioner Marino.

Discussion

Commissioner Marino referred to the dialogue in the previous Site Plan Committee meeting regarding whether the Electronic Message Center (EMC) could be used for public announcements vs. using it only for The District. He then expressed his preference that the EMC should never be allowed to be blank. Chair Hansen noted a desire to retain the option of allowing the City to utilize the EMC to communicate with its residents.

Commissioner Midgley noted that the EMC is directly across from *The District* rooftop signage and asked whether it would be better to move the EMC further west or east. Mr. Lowe responded that the two signs serve different purposes – the rooftop signage is considered a project ID sign giving the development character, while the EMC provides information for motorists traveling along the interstate.

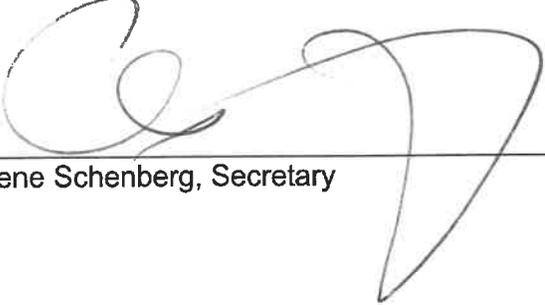
The vote to approve passed by a voice vote of 7 to 0.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:50 p.m.



Gene Schenberg, Secretary