V

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
OCTOBER 22, 1990

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

PRESENT	ABSENT
Chairman Barbara McGuinness	Mr. Dave Dalton
Ms. Mary Brown	Mr. Les Golub
Mr. Jamie Cannon	
Ms. Mary Domahidy	
Mr. William Kirchoff	
Mrs. Pat O'Brien	
Mr. Walter Scruggs	

Mr. Doug Beach, City Attorney
Councilmember Betty Hathaway, Ward I
Mr. Jerry Duepner, Director of Planning/Economic Development
Ms. Anna Kleiner, Planning Specialist
Ms. Sandra Lohman, Executive Secretary

INVOCATION: The Reverend Jerrol Boehmer, Green Trails United Methodist Church

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS - City Attorney Doug Beach read the opening comments.

A. P.Z. 22-90 Sverdrup Investments, Inc.; a request for a change of zoning from "NU" Non-Urban District, "C-8" Planned Commercial District and "FPC-8" Flood Plain Planned Commercial District to "C-8" Planned Commercial District, Amended "C-8" Planned Commercial District, "FPC-8" Flood Plain Planned Commercial District, and Amended "FPC-8" Flood Plain Commercial District for a 22.65 acre tract of land located on the south side of Conway Road, approximately 250 feet west of White Road (Locator Numbers 18R220075 and 19R540044); the proposed uses include office and hotel uses and the following "C-6" Office and Research District Permitted uses: bookstores, business and professional services wholly accessory to office operations and activities, employee dining facility for

specific use of a designated office or research building or group of office or research buildings under the same ownership or management, and nursery schools and day nurseries.

Mr. Al Michenfelder, Attorney for Sverdrup Investment Company, presented the request (Pete Kinsella, Jr. ran the slides), as follows:

- Past zoning history, description, location, and surrounding land uses of the proposed site (22.65 acres)

- Sverdrup currently owns 17 acres already zoned "C-8" Planned Commercial District, the request is for rezoning of five (5) additional acres (presently under contract to purchase from a church) for "C-8" Planned Commercial

- Principal access requested is limited to extension of Timberlake Drive into this property, but will afford access only to Highway 40 and the Service Road

- The Conway Family Cemetery will be maintained by the County

- Instead of the original proposal by Schnucks of three office buildings, totaling 320,000 square feet, Sverdrup proposes four office buildings (4-story, 87,500 square feet each, for a total of 350,000 square feet), and one 3-story, limited service hotel (152 rooms) are proposed

- The five acre parcel is to be partially occupied by a proposed hotel (152 room, limited service hotel - a model similar to a Residence Inn or a Courtyard Inn). There would be no public restaurant (the food provisions being only for guests of the hotel), a private bar, small meeting room (not to exceed 50 people), and small pool.

- The majority of parking spaces are provided in a parking structure (total of 1,356 spaces, of which 982 will be in a number of parking structures). The primary purpose of these structures is to maximize open space.

- Open space (green space) is proposed to be from 42 1/2% to 49%

- A major water feature is proposed in the southeast corner of the property, which is a retention basin, permanent water body, and aesthetic factor in the environment created.

- Jogging trails are proposed for the east and north property lines, in addition to the various forms of landscaping depicted on the site plan.

- A two-level parking structure is proposed along the north line of the property, set back 90 feet from Conway Road. The upper level of the

parking will be, for all practical purposes, surface parking because the parking structure will not be visible from Conway Road. The current ordinance contains a setback provision which would require no building closer than 300 feet from Conway, and no parking closer than 75 feet.

- North of the hotel, the setback is 180 feet, which includes the existing cemetery, which remains as a permanent buffer.

- Existing trees and shrubbery principally along the north line of Conway Road and the east line of the property, will be retained and augmented to the extent possible.

- The top of the hotel will be barely visible from Conway Road. The height of the proposed hotel will be approximately 12 feet higher than the existing Conway Day School.

- Exterior facade would be similar to a red granite facility at Riverport.

- The petitioner's understanding of the Land Use Plan is that the proposed five acres shown as residential are to be developed for multi-family purposes. Therefore, a multi-family complex on that tract would want visibility to and from Conway Road, and access to and from Conway, which this proposal does <u>not</u> envision. The proposed hotel use is a "pseudo" residential type of use, and less intensive than office use at the same location.

- The additional 30,000 square feet of office requested by Sverdrup, plus the hotel, are balanced by the fact that there are five (5) acres more before the Commission than were zoned by the County in 1988. Therefore, the actual density, per acre, of the total Schnucks development, as compared to the total Sverdrup development, is the same (18,800 square feet per acre).

- The Traffic Engineers of Sverdrup compared the traffic generation report to the projected traffic of the original Schnucks development, adding 30,000 square feet of office space and a 152 room hotel. They conclude that it will not increase the total trip generation by more than 13%, and that the figure has no negative impact upon the ability of the Service Road or Highway 40 to handle that incremental increase.

- This would be the 5th major office/retail project in which Sverdrup would be involved. All have been successful.

- The Sverdrup Company has met with residents of six surrounding subdivisions (Conway Meadows, Shenandoah, Conway Forest, Highlands, Chesterfield Hills, and Thousand Oaks) to discuss plan.

COMMENTS/CONCERNS OF COMMISSION

- Concern regarding visual effect of parking structure from Conway Road.
- Concern that the parking garage would be visible to traffic along White Road.
- Clarification was requested regarding the traffic generation study which stated there would be no more than a 13% increase in traffic compared to the originally approved Schnucks project.
- Concern that traffic generation report by petitioner is not accurate.
- Hotel setback from Conway of 180 feet does not conform with the original zoning setback requirement of 300 feet. The length of the property from Conway Road to the south is 389 feet.
- The Comprehensive Plan shows the area along Conway Road as single-family attached housing, rather than multi-family.
- All mechanical equipment would be placed on the roof of structures.
- Parking structure would be reinforced concrete decks (no ramps), the slope of the property allows entrance to both elevations at grade.
- Peak hour traffic generated for the proposed zoning is estimated to be 650 vehicles, as compared to approximately 580 for the existing zoning, but is not cumulative to 1,200.
- The Sverdrup Engineer stated that the four (4) 87,500 square foot office buildings would generate 222 inbound trips, 93 outbound trips during peak hours.
- Concern was expressed over the density of the development.

SPEAKERS IN FAVOR

1. Terry Wunderlick, 16 Fox Hunt, White Plains Subdivision, Chesterfield, MO 63017, as an individual.
2. Robert Mass, 300 Valley Forge Court, Baywood Village, Chesterfield, MO 63017, for the group of Baywood Villages Condominiums.
3. Barry Senseman, 1846 Winter Run Court, Chesterfield, MO 63017, as an individual.

4. Bob Senseman, 15020 Conway, Chesterfield, MO 63017, as an individual.

SPEAKERS IN OPPOSITION

1. George Murray, 1330 Conway Oaks Drive, Chesterfield, MO 63017, as an individual.

2. Lynne Johnson, 15125 Conway Road, Chesterfield, MO 63017, as an individual.

3. T. J. Haselton, 14130 Conway Road, Chesterfield, MO 63017, as an individual.

REBUTTAL

Mr. Michenfelder stated the following:

- The existing Conway Day School building will be removed, but the grade elevation will remain as is. Only the top of the proposed hotel building will be visible from Conway Road on the cross-sections. None of the existing trees or shrubs will be altered, other than to be improved or augmented, and the cemetery will be spruced-up and maintained in a more presentable manner, and will be available for those interested in local history to inspect gravestones, etc.

- The hotel is no more than an extension of the "C-8" already granted to this property to the east (on Conway Road).

- Due to the grade situation along Conway, the two-level parking structure (75 feet from Conway on the east) and the hotel building (180 feet from Conway on the west) are virtually invisible to Conway Road residents. The four (4) story office buildings will not be visible.

- Access from Conway Road was considered by Sverdrup and deemed unnecessary for this development.

- Sverdrup will not be the originator of any request to have access from Conway Road.

COMMENTS/DISCUSSION BY COMMISSION

- It was suggested that the developer plan some parking underneath the office buildings, and leave some of the land in green space.

- The building elevations would be affected if parking were to be added underground

- Added landscaping was suggested to buffer the parking and building areas.

- Concern over the visibility of the tops of the parking garages, and the possibility of adding some landscaping.

- Desire was expressed regarding preservation of existing tree line and additional landscaping along west portion of site.

SHOW OF HANDS

13 In Favor 23 In Opposition

The meeting was recessed for five minutes.

Chairman McGuinness left the meeting at this time, turning the Chair over to Vice-Chairman Domahidy.

B. P.Z. 23-90 City of Chesterfield Planning Commission; a proposal to amend Sections 1003.107 "NU" Non-Urban District, 1003.111 "R-1" Residence District, 1003.112 "R-1A" Residence District, 1003.113 "R-2" Residence District, 1003.115 "R-3" Residence District, 1003.117 "R-4" Residence District, 1003.119 "R-5" Residence District, 1003.120 "R-6A" Residence District, 1003.120A "R-6AA" Residence District, 1003.121 "R-6" Residence District, 1003.123 "R-7" Residence District, and 1003.125 "R-8" Residence District of the Zoning Ordinance of the City of Chesterfield to allow Substance Abuse Treatment Facilities as a Conditional Use.

Planning Specialist Anna Kleiner presented the petition.

SPEAKERS IN FAVOR - None

SPEAKERS IN OPPOSITION - None

SHOW OF HANDS - Waived

APPROVAL OF THE MINUTES

The Minutes were approved from October 8, 1990, with additions/deletions as noted.

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 - No report.

E. Procedures Committee - No report.

OLD BUSINESS - None

NEW BUSINESS

A. P.Z. 17-90 City of Chesterfield Planning Commission; a proposal to amend the Zoning Ordinance of the City of Chesterfield relative to Satellite Dishes.

Planning Specialist Kleiner presented the recommended amendment as stated in the Department's report and conditions in Attachment A, noting that, if this Amendment is approved by the Commission, the Department would prepare information packets for petitioners seeking to install satellite dishes.

A motion to approve the amendment request was made by Commissioner Brown, and was seconded by Commissioner O'Brien.

COMMENTS/DISCUSSION BY COMMISSION

The motion was amended by Commissioner's O'Brien and Scruggs as follows:

- Page 1, Attachment A, paragraph (3) to read - In no case shall a satellite dish be permitted to be attached to a portable device. Any satellite dish must be stationary. (The remainder of this paragraph remains the same).

- Page 1, Attachment A, paragraph (4) to read - No message or

identification, other than the manufacturer's identification, shall be allowed to be portrayed on a dish antenna. The message or identification shall not exceed .25 square feet in area. (The remainder of the paragraph remains the same deleting any reference to 10% area of dish and support.)

- Page 2, Attachment A, second paragraph of number (6) to read - Screening shall be accomplished through the use of fencing, landscaping, in the form of evergreen and deciduous trees, and shrubbery, structures or topography. For ground-mounted satellite dishes in the single-family residential districts, trees and shrubs shall be at least one-half the height of the center of the dish at the time of planting. (The remainder of the paragraph remains the same.)

The amendments to the motion were accepted by Commissioner Brown and Commissioner O'Brien.

Upon a roll call, the vote was as follows: Commissioner Brown, yes; Commissioner Cannon, yes; Commissioner Domahidy, yes; Commissioner Kirchoff, yes; Commissioner O'Brien, yes; and Commissioner Scruggs, yes.

The motion passed by a vote of 6 to 0.

B. P.Z. 18-90 City of Chesterfield Planning Commission; a proposal to amend the Zoning Ordinance of the City of Chesterfield to allow Mortuaries as a Conditional Use within the "NU" Non-Urban District and the "R-1" through "R-4" Residence Districts.

Planning Specialist Kleiner presented the request and the Department's recommendation as stated in the report and Attachment A.

Comm ... ıotion to approve the Department's
recom ... Kirchoff seconded the motion.

Upon ... ollows: Commissioner Brown, yes;
Comm ... nissioner Domahidy, yes; Commissioner
Kirchc ... rien, yes; and Commissioner Scruggs, yes.

The motion passed by a vote of 6 to 0.

C. P.Z. 19-90 City of Chesterfield Planning Commission; a proposal to amend Section 1005.340 of the Subdivision Ordinance of the City of Chesterfield relative to Street Trees.

Director Duepner presented the report and the Department's recommendation of approval as stated in the report.

A motion to approve the Department's recommendation was made by Commissioner Cannon, and was seconded by Commissioner O'Brien.

COMMENTS/DISCUSSION BY COMMISSION

Commissioner's Scruggs and O'Brien amended the motion as follows:

- Paragraph 2b, Page 2819, to state - All trees must be taken from a list of acceptable species maintained by the Department of Planning.

The amendment to the motion was accepted by Commissioner Cannon and Commissioner O'Brien.

Upon a roll call, the vote was as follows: Commissioner Brown, yes; Commissioner Cannon, yes; Commissioner Domahidy, yes; Commissioner Kirchoff, yes; Commissioner O'Brien, yes; and Commissioner Scruggs, yes.

The motion passed by a vote of 6 to 0.

D. P.Z. 20-90 Donald H. and Margaret M. Kemner; a request for a Commercial Service Procedure in the "NU" Non-Urban District; west side of Olive Boulevard, approximately 400 feet south of Appalachian Trail Drive.

This matter was held until the next meeting on November 14, 1990.

E. P.Z. 21-90 Noel T. Luster and Edward W. Thoman; a request for a Commercial Service Procedure in the "NU" Non-Urban District; west side of Olive Boulevard, approximately 300 feet south of Appalachian Trail Drive.

This matter was held until the next meeting on November 14, 1990.

F. P.C. 65-88 Montessori Children's House, Inc.; Conditional Use Permit in "NU" Non-Urban District annual review; south side of Ladue Road, east of Saylesville Drive.

Planning Specialist Kleiner presented the report for the Commission's review.

A motion to receive and file the report was made by Commissioner Brown. The motion was seconded by Commissioner Kirchoff and passed by a voice vote of 6 to 0.

G. Correspondence from the City Administrator concerning amending of Subdivision Regulations relative to Handicap Access.

Director Duepner presented the City Council's recommended amendment to the Subdivision Ordinance.

A motion was made by Commissioner Scruggs to schedule a public hearing for the approval of the recommended amendment. The motion was seconded by Commissioner Brown, and passed by a voice vote of 6 to 0.

The Department was directed to prepare this matter for a Public Hearing before the Commission.

H. Correspondence from Ed Holthaus, Sr., concerning Chesterfield Industrial Park; south side of Chesterfield Airport Road, west of Long Road.

Director Duepner presented the request for the Commission's review and comment.

Vice-Chairman Domahidy directed Department Staff to refer the matter to the Architectural Review Committee for review prior to responding to Mr. Holthaus.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

A. Spirit of St. Louis Airport (Aviation Museum); "M-3" Planned Industrial District Site Development Plan and Architectural Elevations; west side of Raceway Boulevard, south of Chesterfield Airport Road.

Planning Specialist Kleiner stated the request and the Department's recommendation of approval.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the request for a period of five (5) years. At the end of the five (5) years the matter would be brought back for reconsideration of an extension, if the building will remain longer. The need for landscaping will be assessed at that time, relative to additional development that may have occurred in the area. The motion was seconded by Commissioner Cannon, and passed by a voice vote of 6 to 0.

B. P.Z. 23-89 Long Road Realty Venture (Long Road Plaza); "C-8" District Site Development Plan; west side of Long Road, south of Chesterfield Airport Road.

Planning Specialist Kleiner presented the request and the Department's recommendation of approval.

A motion was made by Commissioner Kirchoff, on behalf of the Site Plan Review Committee, to approve the Department's recommendation. The motion was seconded by Commissioner Brown, and passed by a voice vote of 6 to 0.

C. P.Z. 7 & 8-90 Woodcliffe Development Company (Woodcliffe Place); PEU in "R-3" Residence District Site Development Plan and Architectural Elevations; south side of Wild Horse Creek Road, approximately 200 feet east of Wilson Road.

Director Duepner presented the request and the Department's recommendation of approval, as stated in the report.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made the motion to approve the Department's recommendation with the addition of: 1) If the 40 foot on-center requirement for Street Trees (P.Z. 19-90) is approved by Council, that is satisfactory for this development; 2) twenty-five (25) foot landscape band is to be continued on the rear of Lot 1, and at least on the north half of the rear of Lot 30 for the purpose of screening the rear of houses from view of traffic on Wild Horse Creek Road; and 3) that deciduous versus evergreen placement, as indicated on the Landscape Plan, be reversed so that the evergreen trees are toward the interior and the deciduous toward the exterior of the development. The motion was seconded by Commissioner Cannon, and passed by a voice vote of 6 to 0.

D. P.C. 168-71 Sachs Properties, Inc. (K.C. Masterpiece); "C-8" Planned Commercial District Amended Site Development Plan, Architectural Elevations; north side of Chesterfield Village Parkway, east of Justus Post Road.

Director Duepner presented the request and the Department's recommendation of approval of the Site Plan and Landscape Plan.

A motion was made by Commissioner Kirchoff, on behalf of the Site Plan Review Committee, to approve the Department's recommendation. The motion was seconded by Commissioner Cannon.

COMMENTS/DISCUSSION BY COMMISSION

- Commissioner O'Brien amended the motion to require brick for the fifteen (15) foot service area of the building.

The amendment was accepted by Commissioner's Kirchoff and Cannon. The motion passed by a voice vote of 6 to 0.

E. P.Z. 18-89 Charles Liebert (Westerly Place); PEU in "R-1A" District Architectural Elevations for Lot 18; west side of Schoettler Road, south of Georgetown Road.

Planning Specialist Kleiner presented the request for the Commission's review, stating the petitioner changed the elevations to white colored vinyl siding on four sides, with fixed shutters of black painted wood. The chimney is to consist of brick veneer, and the steps to the front porch will be constructed of brick.

A motion to approve the petitioner's request was made by Commissioner Kirchoff and was seconded by Commissioner Scruggs. The motion passed by a voice vote of 6 to 0.

The meeting adjourned at 10:00 P.M.

William Kirchoff, Secretary

[MIN10-22]