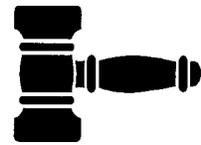


**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
October 23, 2000**



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

I. PRESENT

Mr. David Banks
Mr. Mike Kodner
Mr. Dan Layton, Jr.
Mr. Jerry Right
Ms. Victoria Sherman
Mr. B. G. Wardlaw
Chairman Fred Broemmer
Mr. Doug Beach, City Attorney
Mr. John Nations, Council Liaison
Ms. Teresa Price, Director of Planning
Mr. Tom Blanchard, Project Planner
Mr. Matt Brandmeyer, Project Planner
Mr. Mike Hurlbert, Project Planner
Mr. John Wagner, Project Planner
Ms. Kathy Lone, Executive Secretary/Planning Assistant

ABSENT

Ms. Stephanie Macaluso
Ms. Rachel Nolen

II. INVOCATION: Commissioner Right

III. PLEDGE OF ALLEGIANCE: All

Chairman Broemmer recognized the attendance of Council Liaison John Nations (Ward II).

IV. PUBLIC HEARINGS:

Commissioner Sherman read the first portion of the "Opening Comments."

- A. **P.Z. 26-2000 VoiceStream Wireless**; a request for a change of zoning from a "C-8" Planned Commercial District to a "P-C" Planned Commercial District for a .92 acre tract of land located at the southeast corner of the intersection of Clayton and Baxter Roads. (Locator Number 21R420668 and 21R420677).

Chairman Broemmer stated that the petitioner for **P.Z. 26-2000 VoiceStream Wireless** asked that this petition be postponed this evening

- B. **P.Z. 36-2000 City of Chesterfield Planning Commission**; a proposal to amend the City of Chesterfield Subdivision Ordinance to require wider sidewalks on high-volume streets and adjacent to obstructions and to require installation of conduits for future water or electric service and telecommunication service.

AND

- C. **P.Z. 37-2000 City of Chesterfield Planning Commission**; a proposal to amend the City of Chesterfield Zoning Ordinance to require verification of meeting with residents prior to public hearing and to require perspectives and/or 3-D models with rezoning petitions when needed and to require installation of conduit for future telecommunication service.

Project Planner John Wagner gave an overview of **P.Z. 36-2000 City of Chesterfield Planning Commission** and **P.Z. 37-000 City of Chesterfield Planning Commission**.

Chairman Broemmer stated that he would like the word 'conduit' changed to 'sleeves' in **P.Z. 36-2000 City of Chesterfield Planning Commission** and **P.Z. 37-2000 City of Chesterfield Planning Commission**.

Commissioner Layton suggested changing the wording of Section 1. Section 1003.300 (4) of the Zoning Ordinance to read: "The petitioner shall be required to **meet or to document a sincere effort to meet** with adjacent property owners prior to the Public Hearing concerning the petition. Verification of the meeting shall be provided to the Planning Department prior to the Public Hearing." (Words in bold to be added.)

Commissioner Sherman asked what the Subdivision Ordinance states with regards to the standard width of sidewalks.

Director of Planning Teresa Price stated that there is a standard but policy is set by City Council depending on what type of street. Ms. Price stated that Staff would provide this information to the Commission.

City Attorney Doug Beach asked Staff to review the policies for four (4) foot sidewalks and to make them part of the ordinance so a recommendation can be made.

Commissioner Sherman asked Staff to provide definitions of street types to review.

Mr. Wagner stated that the following issues would be addressed:

1. Review definition of wider, higher volume streets and obstructions;
2. Review policy of sidewalk width versus type of street;
3. Change words 'conduits' to 'sleeves;'
4. Change wording 'to meet or to document a sincere effort to meet with adjacent property owners...;'

5. Review the Department of Public Works' policy concerning five (5) foot sidewalks;
6. Review the recommendations of the Walkable Communities organization and why.

Commissioner Sherman read the middle portion of the Opening Comments.

- D. P.Z. 40-2000 Larry Enterprises, L.L.C.;** a request for a change of zoning from a "NU" Non Urban District and a "FPNU" Non Urban Flood Plain District to a "P-I" Planned Industrial District for 14.1 acres of land located north of Highway 40/61, west of Boone's Crossing. (Locator Number 17U520027).

Project Planner Matt Brandmeyer gave a slide presentation of the subject site and surrounding area.

1. Mr. Mike Doster, 16476 Chesterfield Airport Road, Chesterfield, MO 63017, attorney for petitioner of **P.Z. 40-2000 Larry Enterprises, L.L.C.**;

- Rezoning from FPNU & NU to PI Planned Industrial;
- Subject area is not covered by the Valley Master Plan;
- Subject site is west of Boone's Crossing interchange, north of Highway 40, and east of the Outdoor Equipment site;
- Total property consists of 72.9 acres but area to be rezoned is 14.12 acres;
- Approximately 1,100 feet of frontage along the outer road, property averages approximately 525 feet in depth;
- A Record Plat would subdivide the property into four (4) parcels;
- One (1) building is shown on each parcel:
 - A – Lot is approximately 165,000 sq. ft, 2-story building, 55,000 sq. ft.;
 - B – Lot is approximately 141,000 sq. ft., 2-story building, 56,000 sq. ft.;
 - C – Lot is approximately 143,000 sq. ft., 2-story building, 56,000 sq. ft.;
 - D – Lot is approximately 166,000 sq. ft., 2 story building, 56,000 sq. ft.
- Uses are mainly office and retail. Warehouse is included because there may be some flex-space users;
- 896 parking spaces are required and 931 spaces will be provided;
- There will be three (3) accesses to the Outer Road-one at the western end, one at the eastern end and one in the middle;
- Green space is 29.1 %;
- Landscape Plan is not yet available but the petitioner will comply with City standards.

2. Mr. Brandon Harp, Stock & Associates, 425 N. New Ballas Road, Suite 165, St. Louis, MO 63141, engineer for **P.Z. 40-2000 Larry Enterprises, L.L.C.**;

- There is a secondary drainage channel on the southern part of the property that is independent of the storm drainage channel that is in the MoDOT right-of-way. This channel is on Larry Enterprises property and drains to the west according to the City Master Plan;

- Engineers have met with the Department of Public Works and have been given the required flow lines, ditch depths, site slopes, etc, which have been incorporated into the plan;
- Sanitary sewage will be picked up by an MSD public pump station which will be built along the frontage of the property in conformance with the Master Pump Station Plan for the Valley. Currently, it is shown just to the west of the center entrance onto the property. As part of the improvements, a gravity sewer will have to be extended in the east and west direction to pick up the properties adjacent to the subject site;
- Currently, there is no portable water serving this site or adjacent to the site. There is a public 12" water main that was brought across Highway 40 for the outdoor systems. As part of this development, the petitioner would be required to make about a 1,500 foot extension to the east to cross the front of the proposed site;
- The 21.9% green space includes the area to be rezoned which is the 14.12 acres.

Mr. Brandmeyer reviewed the following issues to be addressed:

1. Floor area ratio and green space calculations and also the calculations from similar projects on the south side of Highway 40 and nearby vicinity;
2. Recalculate the green space excluding the levee;
3. Review whether use 'rrr' (Warehousing, storage, or wholesaling of manufactured commodities, live animals, explosives, or flammable gases and liquids.) and other uses are necessary;
4. Density, spacing and alignment of buildings;
5. Comment on appropriateness of this project for this location;
6. Comment from the Valley Master Plan Study Committee concerning the uses;
7. Send to the Architectural Review Board for review of the configuration of the buildings;
8. Review of parking on the Highway 40 side.

Chairman Broemmer stated that **P.Z. 40-2000 Larry Enterprises, L.L.C.** would go to the Architectural Review Board (ARB) for review.

Commissioner Sherman read the closing portion of the Opening Comments.

V. APPROVAL OF MEETING MINUTES

Commissioner Layton made a motion **to approve** the October 11, 2000 Meeting Minutes, as corrected. The motion was seconded by Commissioner Kodner **and passes by a voice vote of 7 to 0.**

VI. PUBLIC COMMENT - None

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

- A. Spirit Trade Center Plat 1, Lots 15 & 16, Spirit Center II:** A Site Development Section Plan, Architectural Elevations, and Landscape Plan. The subject property is zoned "M-3" Planned Industrial District and is located on a 3.1 acre site, in the Spirit Trade Center at the northwest corner of Chesterfield Airport Road and Spirit Drive.

Commissioner Right, on behalf of the Site Plan Committee, recommends approval of the Site Development Section Plan, Architectural Elevations and Landscape Plan for the **Spirit Trade Center Plat 1, Lots 15 & 16, Spirit Center II** with the condition that the driveway be expanded to 25 feet wide toward the building. The motion was seconded by Commissioner Layton and **passes by a voice vote of 7 to 0.**

City Attorney Beach expressed concern with the Commission considering items that are brought by the development community to the Commission without informing Staff. City Attorney Beach stated that there should be a policy that Staff be prepared and informed as to what is going to be presented.

- B. Dobbs Tire and Auto Center, Chesterfield Commons:** Review of Site Development Section Plan, Landscape Plan, and Architectural Elevations for retail space.

Commissioner Right, on behalf of the Site Plan Committee, recommends approval of the Site Development Section Plan, Landscape Plan and Architectural Elevations for **Dobbs Tire and Auto Center, Chesterfield Commons.** The motion was seconded by Commissioner Layton and **passes by a voice vote of 7 to 0.**

VIII. OLD BUSINESS - None

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS:

- A. Committee of the Whole -**

Ms. Price stated that there would be a committee of the Whole meeting on Thursday, November 2, 2000 at 6:00 p.m. Possible items on the agenda would be: Comprehensive Plan, estate zoning, land use designations, lighting, and development standards in the Valley.

- B. Ordinance Review Committee**

- C. Architectural Review Committee
- D. Site Plan/Landscape Committee –

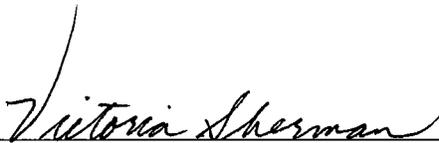
Committee Chair Right stated that in the Landscape Guidelines for Commercial Development, page 2, paragraph 9, states “If the estimated materials cost of new landscaping indicated on the Site Development Plan, as required by the Planning Commission, exceeds one thousand (\$1,000) dollars, as determined by a plant nursery, the petitioner shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of said landscaping.” Committee Chair Right stated that Chesterfield Commons would then be required to provide a bond in the amount of \$560,000 for landscaping at the Commons.

General discussion followed.

Committee Chair Right made a motion that if landscaping is over \$250,000, the Planning Department has the authority to require 50% of the landscaping amount for the two (2) year maintenance bond instead of the total amount. The motion was seconded by Commissioner Wardlaw and passes by a voice vote of 7 to 0.

- E. Comprehensive Plan Committee –
- F. Procedures and Planning Committee
- G. Architectural Review Board Update

There was a unanimous motion to adjourn the meeting at 8:13 p.m.


Victoria Sherman, Secretary