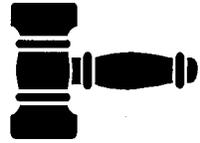


PLANNING COMMISSION  
OF THE CITY OF CHESTERFIELD  
AT CHESTERFIELD CITY HALL

November 13, 2000



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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  
Mr. John Nations, Council Liaison  
Ms. Teresa Price, Director of Planning  
Mr. Tom Blanchard, Project Planner  
Mr. Matt Brandmeyer, Project Planner  
Mr. Paul DeLuca, Project Planner  
Mr. John Wagner, Project Planner  
Ms. Kathy Lone, Executive Secretary/Planning Assistant

**II. INVOCATION: Commissioner Kodner**

**III. PLEDGE OF ALLEGIANCE: All**

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

**IV. PUBLIC HEARINGS:**

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

- A. P.Z. 38-2000 Waller-Hoch Corp. Park; a request for a change in zoning from a "M-3" Planned Industrial District to a "PI" Planned Industrial District for 9.5 acres of land located north of Chesterfield Airport Road, across from the intersection at Spirit Drive and Chesterfield Airport Road.

## Primary Uses

- (j) Business professional, and technical training schools.
- (k) Business service establishments.
- (q) Financial Institutions.
- (ff) Manufacturing, fabrication, assembly, processing, or packaging of any commodity except;
  - (i) Facilities producing or processing explosives or flammable gases or liquids.
  - (ii) Facilities for annual slaughtering, meat packing, or rendering;
  - (iii) Sulphur plants, rubber reclamation plants, or cement plants, and
  - (iv) Steel mills, foundries, or smelters.
- (gg) Medical and dental offices.
- (jj) Offices or office buildings.
- (kk) Outpatient substance abuse treatment facilities.
- (mm) Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities.
- (oo) Printing and duplicating services.
- (tt) 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 and other indoor athletic facilities (including indoor soccer facilities) (excluding golf courses, golf practice driving ranges).
- (uu) Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
  - (iii) 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. Note: This use shall be limited to the existing convenience store.

- (rrr) Warehousing, storage, or wholesaling of manufactured commodities, live animals, explosives, or flammable gases and liquids.

### Ancillary Uses

(g) Automatic vending facilities for:

- (i) Ice and solid carbon dioxide (dry ice);
  - (ii) Beverages;
  - (iii) Confections.
- (l) Cafeterias for employees and guests only.
- (m) Childcare centers, nursery schools, and day nurseries.
- (p) Dwelling lodging units, only for watchmen, caretakers, or other personnel whose residence on the premises is essential to the operation of a permitted use or uses.
- (ll) Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.

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

1. Mr. Bill Biermann, 16020 Swingley Ridge Road, Suite 130, Chesterfield, MO 63017, attorney for petitioner for P.Z. 38-2000 Waller-Hoch Corporate Park;

- Rezoning from M-3 to PI Planned Industrial;
- Site is 9.25 acres;
- Site is located north of the intersection of Spirit Drive and Chesterfield Airport Road;
- Petitioner stated that it is his understanding that once this area is more developed, there will be a traffic signal placed at this intersection;
- Neighboring sites are presently in the process of being rezoned Planned Industrial;
- Proposed uses are similar to those sought for neighboring sites and compatible with the office park concept;
- Proposal is compatible with the Master Plan of Chesterfield;
- Petitioner intends to enter into sanitary and storm water agreement with others who own property north of Chesterfield Airport Road and runs eastward to the Kehr tract at Long Road;
- Master Plan designates this site as office but petitioner is asking for mixed uses that would include office, small scale manufacturing, warehousing and retail uses that would be used by other businesses in the area.

2. Mr. George Stock, 425 N. New Ballas Road, St. Louis, MO 63141, engineer for **P.Z. 38-2000 Waller-Hoch Corporate Park**;

- The connector road across the Waller-Hoch property will be compatible with the Danna and Cambridge sites;
- This site, which is rectangular in shape, is being bisected with a north/south road that will wind with Spirit Trade Drive;
- Three (3) buildings are shown on the preliminary development plan:
  - Lot 1 – 2-story building – 16,800 sq. ft. – approximately 45% green space;
  - Lot 2 – 1-story building – 40,800 sq. ft. – approximately 38% green space;
  - Lot 3 – 1-story building – 43,200 sq. ft. – approximately 27.5% green space;
  - Lot 4 – potentially overflow parking – approximately 76% green space;
- Petitioner is looking for flexibility with the uses as there currently are not any tenants.

### COMMENTS/DISCUSSION

Commissioner Nolen expressed concern with possible hours of operation.

Commissioner Layton and Commissioner Nolen expressed concern with uses (ff), (tt), and (rrr).

Commissioner Wardlaw stated that he thinks the plans should have more detail and architectural clarity.

Mr. Stock stated that without zoning, nothing could be done with the individual properties until the type of zoning is known. Mr. Stock stated that zoning is necessary to get a grading permit.

**SPEAKERS IN FAVOR - None**

**SPEAKERS IN OPPOSITION - None**

**SPEAKERS – NEUTRAL**

3. Ms. Mary Dunker, 17831 Chesterfield Airport Road, Chesterfield, MO 63005, speaking neutral to **P.Z. 38-2000 Waller-Hoch Corporate Park**;

- Speaker stated that she has seen a drawing that shows the property line for this project going through her garage.

Director of Planning Teresa Price stated that this would need to be rectified between Ms. Dunker and Mr. Stock, the engineer, through a survey.

Project Planner Brandmeyer stated that the following issues would be addressed:

1. Hours of operation;
2. Possible elimination of uses (ff), (tt), and (rrr);
3. Access between Waller-Hoch and Cambridge;
4. Green space and floor area ratio calculations for this and adjoining properties;
5. Architectural standards and consistency throughout the development.

Chairman Broemmer stated that **P.Z. 38-2000 Waller-Hoch Corporate Park** would not go before the Architectural Review Board (ARB) at this time.

Commissioner Nolen read the closing portion of the Opening Comments.

## V. APPROVAL OF MEETING MINUTES

Commissioner Macaluso made a motion to approve the October 23, 2000 Meeting Minutes. The motion was seconded by Commissioner Kodner and passes by a voice vote of 9 to 0.

## VI. PUBLIC COMMENT

1. Mr. Steve Mueller, 8251 Maryland Avenue, St. Louis, Mo 63015, speaking for **Steak N' Shake Restaurant**;
  - Speaker stated that following discussion during the earlier Work Session, representatives of Steak N' Shake feel that, on the east side, the awning could be eliminated from the drive-thru window back to the rear of the building and some landscaping could be added to break up the white wall;
  - Speaker stated that on the west elevation, awnings need to be continuous from the front to the rear of the building to serve as cover for the doors and windows;
  - Speaker stated that representatives of Steak N' Shake are unsure whether the above can be done but will corporately look at it;
  - Speaker stated that the sign could be shifted to look centered.
2. Mr. Michael Allison, Zavrados Engineering, 304 Elmhurst Drive, St. Charles, Mo, engineer for **Valley Village L.L.C./Concept Plan** and **Valley Village L.L.C. – Country Hearth Inn**;
  - Speaker stated that he is present to answer questions;
  - Speaker stated that Staff informed him that a 55-foot pylon sign is not permitted per the ordinance and that his only recourse would be the Board of Adjustment.

3. Mr. G. Dirk Ellis, 1900 Swift, North Kansas City, MO 64116, architect for Valley Village L.L.C./Concept Plan and Valley Village L.L.C. – Country Hearth Inn;

- Speaker stated that he was present to answer questions.

4. Mr. George Stock, 425 North New Ballas, St. Louis, MO 63141, engineer for P.Z. 34-2000 Insituform Technologies;

- Speaker stated that he was present to answer questions.

5. Mr. Steve Koslovsky, 168 North Meramec, St. Louis, MO, attorney for P.Z. 19-1999 Chesterfield Village;

- Speaker reviewed changes that have been made on the plan:
  1. The setback has been increased from 25 feet to 80 feet from the edge of the pavement of Chesterfield Parkway to the first parking garage;
  2. To help shield the view, the petitioner has agreed to do significant landscaping on the Brandywine Condominiums side of Chesterfield Parkway;
  3. Parking lights of the parking garage will be directed away from the Brandywine Condominiums. The upper deck lights will be turned off at 11:00 p.m. to prevent light spillage late into the evening;
  4. Petitioner has agreed to carry the Brandywine Condominiums on their insurance policy in the event there is any problem or damage during construction;
  5. A representative of Sachs Properties has met with Brandywine Condominiums residents.

6. Mr. Carl Lueker, Volz Engineering, 10849 Indian Head Industrial Boulevard, St. Louis, MO 63132, engineer for P.Z. 19-1999 Chesterfield Village;

- Speaker reviewed the square footage changes in the plans:
  - Site A - was 4 stories, 92,000 sq. ft. – revised to 3 stories, 69,000 sq. ft.
  - Site B – was 6 stories, 90,000 sq. ft. – revised to 4 stories, 70,000 sq. ft.
  - Site C – was 6 stories, 112,000 sq. ft. – revised to 6 stories, 110,500 sq. ft.;
  - Total – was 294,500 sq. ft. – revised to 249,500 sq. ft.;
- Number of original parking spaces was 1,220, revised to 831 parking spaces;
- Green space was 30.9%, revised to 46.2%;
- Floor area ratio was 80.9%, revised to 68.7%;
- Garage setback has been revised from 25 feet to 80 feet from Chesterfield Parkway.

Mr. Luker stated that the detention is off-site. Sachs Properties has an agreement with the adjoining property for the detention basin. Mr. Luker stated that the detention basin is not included in the green space computations.

Commissioner Layton stated that he would like Staff to review the new calculations and include the comparison list in the Commissioner's vote packet.

7. Ms. Kathy Higgins, 400 Chesterfield Center Chesterfield, Mo 63017, petitioner for **P.Z. 19-1999 Chesterfield Village**;

- Speaker stated that she was present to answer questions.

8. Mr. Jim Jacobi, 400 Chesterfield Center, Chesterfield, Mo 63017, construction manager for Sachs Properties, speaking in favor of **P.Z. 19-1999 Chesterfield Village**;

- Speaker stated that he was present to answer questions.

9. Mr. John Barrett, 15593 Bedford Forge, Chesterfield, MO 63017, resident of Brandywine Condominiums, speaking in opposition to **P.Z. 19-1999 Chesterfield Village**;

- Speaker stated that the 6-story building in the revised plan is too dense;
- Speaker stated that he would not want the buildings higher than 4-stories.

10. Mr. Stan James, 1511 Hampton Hall Drive, Chesterfield, MO 63017, resident of Brandywine Condominiums, speaking in opposition to **P.Z. 19-1999 Chesterfield Village**;

- Speaker stated that the buildings are too high;
- Speaker stated that there would be too much traffic;
- Speaker expressed concern with the lights in the parking garage;
- Speaker stated that this project could devalue the north side of the Brandywine Condominiums;
- Speaker stated that the landscape plan should be specific concerning the number and size of the trees. Speaker stated that he does not want all evergreens used;
- Speaker stated that he appreciated Sachs Properties listening to the concerns of the residents of the Brandywine Condominiums.

## **VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:**

- A. **Olive Garden, Chesterfield Commons, Outlot #11**; Review of Site Development Section Plan, Landscape Plan, and Architectural Elevations for Restaurant Space.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Site Development Section Plan, Landscape Plan and Architectural Elevations for **Olive Garden, Chesterfield Commons, Outlot #11** with the addition of additional landscaping on the perimeter (south) road at the discretion of Staff. The motion was seconded by Commissioner Layton and passes by a voice vote of 9 to 0.

- B. **Valley Village L.L.C./ Concept Plan:** A Site Development Concept Plan in the "C-8" Planned Commercial District, governed by City of Chesterfield Ordinance Number 1249. Located on the north side of Chesterfield Airport Road, west of Spirit of St. Louis Boulevard.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Site Development Concept Plan for **Valley Village L.L.C./Concept Plan**. The motion was seconded by Commissioner Layton and **passes** by a voice vote of 9 to 0.

- C. **Valley Village L.L.C. - Country Hearth Inn:** A Site Development Section Plan, Architectural Elevations, and Landscape Plan. The subject property is zoned "C-8" Planned Commercial District for a 10.9 acre tract of land located on the north side of Chesterfield Airport Road, west of Spirit of St. Louis Boulevard.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Site Development Section Plan, Architectural Elevations and Landscape Plan for **Valley Village L.L.C. – Country Hearth Inn**. The motion was seconded by Commissioner Kodner and **passes** by a voice vote of 9 to 0.

- D. **Chesterfield Commons North:** a Record Plat for a 22.8-acre "C-8" Planned Commercial District located North of Chesterfield Airport Road at the intersection of Boones Crossing. (Ordinance Number 1344)

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Record Plat for **Chesterfield Commons North**. The motion was seconded by Commissioner Banks and **passes** by a voice vote of 9 to 0.

- E. **One Chesterfield Place:** a Site Development Plan, Landscape Plan and Architectural Elevations for a 6.4-acre Planned Commercial District located on North Outer Forty, west of Bonhomme Presbyterian Church. (Ordinance Number 1660)

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Site Development Plan, Landscape Plan and Architectural Elevations for **One Chesterfield Place**. The motion was seconded by Commissioner Wardlaw and **passes** by a voice vote of 9 to 0.

Ms. Price stated that the garage lighting would be set to turn off at 9:00 p.m. with the exception of security lighting.

- F. **August Hill on Conway:** a Site Development Plan, Landscape Plan and Architectural Elevations for a 13.7-acre Planned Environment Unit (PEU) in an "R-3" 10,000 square-foot Residence District located on the south side of Conway Road, east of Delmar Gardens. (Ordinance Number 1662)

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Site Development Plan, Landscape Plan and Architectural Elevations for August Hill on Conway. The motion was seconded by Commissioner Right and **passes by a voice vote of 9 to 0**.

- G. **Steak N' Shake Restaurant** – A Site Development Plan, Landscape Plan and Architectural Elevations for Outlot 1, a 1.052 acre tract of land in the Chesterfield Commons development located south of Chesterfield Airport Road east of RHL Blvd.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Site Development Plan, Landscape Plan and Architectural Elevations for **Steak N' Shake Restaurant** with the condition that the awnings on the east and west sides of the building be placed over the dining room windows only and additional landscaping be supplemented on both sides of the building in lieu of the awnings with the approval of Staff. Signs will then be shifted so that, if permitted, they will be centered. The motion was seconded by Commissioner Layton and **passes by a voice vote of 8 to 1**. (Commissioner Right voted nay.)

## VIII. **OLD BUSINESS**

- A. **P.Z 19-1999 Chesterfield Village**: a request for a change of zoning from “NU” Non-Urban District to “PC” Planned Commercial District for three parcels located on Chesterfield Parkway East, 325 feet East of Elbridge Payne Road and South of Clarkson Road. Total area to be rezoned: 9.096 acres. (Locator numbers 18S210028, 18S210062, and 19S531801) Proposed uses: Offices or office buildings; cafeterias for employees and guests only; 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 or other uses which may be sought under the Chesterfield Zoning Ordinance after future public hearings. The uses allowed in this “PC” Planned Commercial District shall be:

1. Offices or office buildings;
2. Cafeterias for employees and guests only.
3. 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.

The Planning Commission discussed issues they would like addressed for **P.Z. 19-1999 Chesterfield Village**.

Commissioner Layton stated that he would like to see a comparison of the building height with the next nearest office buildings. Commissioner Layton stated that he would like a comparison with the present SSM zoning and what the original zoning allows.

Ms. Price stated that due to the topography, it would be very difficult to compare stories.

Commissioner Sherman would like a comparison of other parking garages.

Commissioner Banks stated that he would like the height and intensity of lights in the parking garage addressed.

Mr. Brandmeyer stated that he has received the comparisons between the green space and the square footage from the petitioner. Mr. Brandmeyer stated that he is going to request that the petitioner break down the calculations by the dimensions of the green space in order to arrive at the figures.

Chairman Broemmer stated that this petition would be held.

**B. P.Z. 34-2000 Insituform Technologies**; a request for a change of zoning from a “M-3” Planned Industrial District to a “P-I” Planned Industrial District for 4.652 acres of land located north of Edison Avenue and west of Cepi Drive. (Locator Numbers 17V24-0274 and 17V24-0296).

A. Permitted land uses and developments

- (i) Offices or office buildings.
- (ii) 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.
- (uu) Research facilities, professional and scientific laboratories, including photographic process processing laboratories used in conjunction therewith.

Project Planner Matt Brandmeyer gave an overview of **P.Z. 34-2000 Insituform Technologies**. Mr. Brandmeyer stated that the petitioner had used landscaping diamonds in order to meet the 50-foot standard for commercial landscape regulations. Mr. Brandmeyer stated that the petitioner has now removed the diamonds and replaced them with two (2) extra islands which allow for each space to be 50 feet from a tree. Mr. Brandmeyer stated that due to the replacing of the diamonds, the petitioner lost two (2) parking spaces. The petitioner has reduced the building size by approximately 1,000 square feet to meet the parking requirement.

Mr. Brandmeyer stated that signage is addressed in Attachment A.

Commissioner Right made a motion to approve **P.Z. 34-2000 Insituform Technologies**. The motion was seconded by Commissioner Macaluso.

Upon a roll call, the vote was as follows: Commissioner Banks, yes; Commissioner Kodner, yes; Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Sherman, yes; Commissioner Wardlaw, yes; Chairman Broemmer, yes.

The motion passes by a vote of 9 to 0.

**IX. NEW BUSINESS – None**

**X. COMMITTEE REPORTS:**

**A. Committee of the Whole –**

Ms. Price stated that a meeting with the Planning and Zoning Committee for the presentation of the traffic model to the City would be held on Thursday, December 7, 2000 in the Council Chambers.

**B. Ordinance Review Committee –**

Committee Chair Layton stated that he is in the process of setting up a meeting with the Ordinance Review Committee for the discussion of estate zoning.

**C. Architectural Review Committee**

**D. Site Plan/Landscape Committee –**

Committee Chair Right stated that the Landscape Committee is working with Staff and the tree expert, Mr. Jim Rocca.

**E. Comprehensive Plan Committee –**

Committee Chair Banks gave a review of the meeting to select a company for the Comprehensive Plan update. Woolpert, L.L.C. was selected for the update which could take up to 18 months and will involve the public.

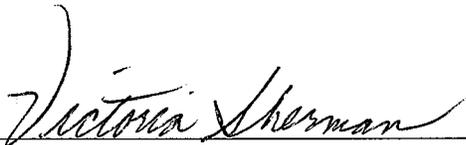
Committee Chair Banks made a motion to forward the selection of Woolpert, L.L.C. to the Council for updating of the Comprehensive Plan. The motion was seconded by Commissioner Right and passes by a voice vote of 9 to 0.

Ms. Price stated that the Planning and Zoning Committee would take to the City Council Meeting on November 20, 2000 the recommendation of Woolpert, L.L.C. for the Comprehensive Plan update.

Commissioner Layton stated that he is against the Comprehensive Plan update taking 18 months to be completed since many areas will already be rezoned by then.

- F. Procedures and Planning Committee
- G. Architectural Review Board Update

There was a unanimous motion to adjourn the meeting at 8:50 p.m.

  
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Victoria Sherman, Secretary