PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
NOVEMBER 15, 2007

CORRECTED
(NOV. 26, 2007 – Pages 4, 9, & 15)

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

I. PRESENT

Mr. David Banks
Ms. Wendy Geckeler
Mr. G. Elliot Grissom
Ms. Lu Perantoni
Mr. Michael Watson
Chairman Maurice L. Hirsch, Jr.

ABSENT

Mr. Fred Broemmer
Mr. Gene Schenberg

City Attorney Rob Heggie
Mr. Mike Geisel, Director of Planning & Public Works
Ms. Annissa McCaskill-Clay, Assistant Director of Planning
Ms. Mara Perry, Senior Planner
Mr. Shawn Seymour, Project Planner
Ms. Mary Ann Madden, Planning Assistant

II. INVOCATION: Commissioner Grissom

III. PLEDGE OF ALLEGIANCE – All

Chair Hirsch acknowledged the attendance of Councilmember Bruce Geiger, Ward II; Councilmember Mike Casey, Ward III; and Councilmember Bob Nation, Ward IV.

IV. PUBLIC HEARINGS – Commissioner Banks read the "Opening Comments" for the Public Hearings.

A. <u>P.Z. 43-2007 Chesterfield Industrial Park Lot 8 (The Marten Building)</u>: A request for a change of zoning from "M3" Planned Industrial to "PI" Planned Industrial District for 1.283 acre tract of land located at the southeast corner of Chesterfield Industrial Boulevard and Edison Avenue (17U110167).

STAFF PRESENTATION:

<u>Project Planner Shawn Seymour</u> gave a PowerPoint presentation showing photographs of the site and surrounding area. Mr. Seymour stated the following:

- <u>The Proposed Uses Include</u>**:**
  - (j) Business, professional, and training schools.
  - (ff) Manufacturing, fabrication, assembly, processing, or packaging of any commodity except:
    - (i) Facilities producing or processing explosives or flammable gasses or liquids;
    - (ii) Facilities for animal slaughtering, meat packing, and rendering;
    - (iii) Sulphur plants, rubber reclamation plants, or cement plants; and
    - (iv) Steel mills, foundries, or smelters.
  - (gg) Medical and dental offices.
  - (hh) Mortuaries
  - (ii) Offices or office buildings.
  - (ll) 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.
  - (nn) Police, fire, and postal stations.
  - (pp) Public utility facilities.
  - (rr) Radio, television, and communication studios, transmitting or relay towers, antennae or other such facilities greater in height than two hundred (200) feet above the average finished ground elevation at the perimeter of such structure.
  - (ss) Railroad switching yards.
  - (uu) Research facilities, professional, and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
  - (xx) 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.
  - (lll) Terminals for trucks, buses, railroads, and watercraft.

(mmm) Towed vehicle storage yards, wherein no individual vehicle may be stored for a period exceeding ninety (90) days, and involving no auto repair and no salvage or sale of automobile parts. A ten (10) foot high sight proof fence shall be provided along all limits of the property.

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

(sss) Welding, sheet metal, black smith shops.

(ttt) Yards for storage of contractors' equipment, materials, and supplies, excluding junk yards and salvage yards.

- The rezoning is being requested because the existing zoning on the site ("M3" Planned Industrial District) does not allow "offices or office buildings" as a stand-alone use.
- The "M3" zoning does allow "offices or office buildings" under the following two conditions:
    - "Offices" as an accessory use. An accessory use must be linked to the principal use of the property. Ordinance 1333 states that "the accessory use must be less than 50% of the total building, floor space, or square footage."
    - "Offices" would be allowed as a main use if it encompasses 50% or more of the total square footage of the proposed building.
- The subject lot is already developed and includes a building of 12,000 square feet, of which 30% is "office" and 70% is "warehouse". As a result, the building, as-built, does not meet either of the above standards.
- Public Hearing notifications were sent out to meet both City of Chesterfield and Missouri State statute requirements. Public Hearing Notices were placed on the subject parcel, at City Hall, and on the City's website.
- The City of Chesterfield Land Use Plan designates the area as "Mixed Use (Retail, Office, and Warehouse).
- Staff has no outstanding issues for the subject project.

PETITIONER'S PRESENTATION:

1. Ms. Florence Marten, Marco Screw Products, 18520 Bucks Creek Lane, Wildwood, MO stated the following:
    - She and her husband own the building at 204 Chesterfield Industrial Boulevard.
    - Marco Screw Products has been located in Chesterfield Valley since 1986.
    - Their original building at 914 Chesterfield Industrial Boulevard passed all St. Louis County inspections. The building was then sold in 1991 and the existing building at 204 Chesterfield Industrial Boulevard was built.
    - At the time the existing building was constructed, the City of Chesterfield had been incorporated. The building includes the following three office spaces:

    - Marco Screw Products has approx. 8,000 square feet.
    - The laboratory, Gateway, has approx. 3,000 square feet.
    - The third tenant has two offices and a reception room.
- When the third tenant applied for his license through the City, it was determined that the existing zoning does not allow this office use.
- They are requesting the rezoning so that the office use can be allowed.
- Speaker expressed her appreciation for Mr. Seymour's assistance during this rezoning process.

Chair Hirsch expressed concern about some of the requested uses, [such as (ss), (lll), (mmm), (rrr)], and asked that the Petitioner meet with Staff to determine if any of the uses can be eliminated.

2. Mr. Glen A. Marten, 3222 Bear Tracks Drive, Wentzville, MO indicated his willingness to meet with Staff to review the list of uses.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

REBUTTAL: None

ISSUES:

1. Review the list of issues with the Petitioner to determine if any can be eliminated.

Since there were so few issues raised, Commissioner Banks suggested that the Commission review issues and vote on the subject petition at the next meeting.

B. P.Z. 45-2007 Downtown Chesterfield (Chesterfield Village, Inc.): A request for a change of zoning from "R-8" PEU Residence District with a Planned Environmental Unit Procedure, "R-5" Residence District, "FPR-5" Residence District, "R-6A" PEU Residence District with a Planned Environmental Unit Procedure, "C-8" Planned Commercial District, "NU" Non-Urban District and "M-3" Planned Industrial District to "PC & R" Planned Commercial & Residential District for a 98.10 acre tract of land located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West.

STAFF PRESENTATION:

Ms. Mara Perry, Senior Planner, gave a PowerPoint presentation showing photographs of the site and surrounding area. The following uses are being requested:

Commercial Uses:

(b) Animal hospitals and veterinary clinics.

(e) Associated work and storage areas required by a business, firm or service to carry on business operations.

(f) Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.

(h) Barber shops and beauty parlors.

(i) Bookstores.

(j) Broadcasting studios for radio and television.

(k) Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications.

(l) Cafeterias for employees and guests only.

(m) Child care centers, nursery schools, and day nurseries.

(n) Colleges and universities.

(o) Dry cleaning drop-off and pick-up stations.

(q) Film drop-off and pick-up stations.

(s) Financial institutions.

(u) Hospitals.

(v) Hotels and motels.

(w) 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 and complement the character of the surrounding area.

(x) Medical and dental offices.

(z) Offices or office buildings.

(cc) 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.

(dd) Police, fire, and postal stations.

(ff) Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, tennis courts, and gymnasiums, indoor theaters and marina facilities.

(gg) Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.

(hh) Restaurants, fast food.

(ii) Restaurants, sit down.

(kk) Rental and leasing of new and used automobiles and necessary outdoor storage of said vehicles.

(mm) Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training.

(nn) 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.

(qq) Souvenir shops and stands, not including any zoological displays, or permanent open storage and display of manufacturing goods.

(rr) 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.

(_) Museums. (Ms. Perry noted that this use has been added as it is not typically under the "Commercial Uses".

Residential Uses:

(3) Dwellings, single-family.

(4) Dwellings, two-family.

(5) Dwellings, multiple-family, row houses, and other group-house arrangements of attached or detached buildings.

(6) Home occupations.

(9) Parks, parkways, and playgrounds, public or private not-for-profit.

(11) Schools, public or private kindergarten, elementary, secondary, and collegiate.

Ancillary Uses:

(g) Automatic vending facilities for:

(i) Ice and solid carbon dioxide (dry ice);

(ii) Beverages;

(iii) Confections.

Conditional Uses:

(1) Satellite Dishes (per additional provisions as required per the City Code)

Ms. Perry stated the following:

- The site was posted per State statutes, as well as City of Chesterfield requirements.
- The Comprehensive Plan designates the site as "Urban Core", which is consistent with the requested Planned Commercial & Residential District.
- Staff has been working with the Sachs development team in trying to address how an Attachment A will be written for the site. Case studies

from other cities have been reviewed. Such projects have been successfully completed and are mixed use, pedestrian friendly, and connect back to existing amenities.

- Staff recommendations for the Attachment A will include:
  - Building standards including placement, height and façade elements.
  - Outdoor space and streetscape requirements.
  - Primary building functions by use. Ms. Perry pointed out that, in a Mixed Use District, uses are mixed both horizontally and vertically.
  - Shared parking options.

PETITIONER'S PRESENTATION:

1. Mr. Mike Doster, Attorney representing the Petitioner, 17107 Chesterfield Airport Road, Chesterfield, MO stated the following:
   - A panel of experts from the Urban Land Institute has been meeting with various members of the Sachs team to give consensus recommendations on the next steps to take after the zoning process.
     - The panel members are very impressed with this community and what has already been done in advance of the development.
     - They have unanimously stated that the vision is correct – that downtown is in the right place, it's the right time to do it in terms of the market, and that the process to date is correct. Specifically, the right zoning is being put into place that would allow the proposed development to occur.
   - An Attachment A will be needed that will enable the type of streetscape being envisioned for the City. This type of streetscape does not currently exist anywhere in Chesterfield. The Attachment A will need to be different from any other Attachment A now being used by the City. It will need to include:
     - A mix of commercial and residential uses together with vertical, as well as horizontal, integration of those uses.
     - The allowance of development in phases.
     - A different type of Performance Standards - such as zero setbacks, and provisions that deal with parking and open space differently.
   - It is hoped that the draft Attachment A can be submitted to the Commission earlier in the process than normal to allow for a more thorough review. This would allow a dialogue among the Commission, Staff, and the development team to craft an Attachment A work that would deliver what is envisioned.

2. Mr. Richard Ward, Zimmer Real Estate Services Company, addressed the Commission by means of video. Mr. Ward gave a brief history of his considerable involvement with the City of Chesterfield. He then stated the following:
   - Downtown Chesterfield Phase II is intended to be the focal point for the larger downtown of Chesterfield, which will include the Mall; which will link

into City Hall; which will connect to the residential neighborhoods around it; and which will connect back out into the open spaces that will be created. Downtown will be people-friendly and pedestrian-friendly.

- Some of the key characteristics that this type of environment needs to be successful include:
    - Reasonable consistency of architectural design but with some diversity so that it doesn't appear to be built by one developer.
    - Buildings which are multi-story with ground-level retail. Retail/office includes banking, as well as retail shopping, entertainment, and restaurants. The floors above the ground floor should be offices or residential.
    - Buildings that front to the sidewalks. Sidewalks should be generous and outdoor dining should be along the sidewalks.
    - A comfortable flow for people to go back and forth from one use to another.
    - An environment where people can live, work, and play – and become less dependent upon automobiles.
    - A common parking system that would take advantage of the overlapping utilization of automobiles.

3. Mr. Chip Crawford, Director of HOK's Planning Group, 1883 Braumton Court, Chesterfield, MO stated the following:
    - Downtown is envisioned as a town center for Chesterfield with a variety of uses, and as a meeting place with urban amenities that attract and retain young, creative people. It should be designed in a way that is walk-able with a mix of uses.
    - There are a lot of amenities already developed, and being developed, such as:
        - The proposed lakes and related open space;
        - The Riparian Corridor;
        - The Levee Trail;
        - Central Park;
        - Proposed Sculpture Garden and Reading Garden;
        - Sachs Library;
        - The YMCA; and
        - Stages

    Slides were then shown of developments around the country to demonstrate successful downtown areas. These include: Country Club Plaza in Kansas City, MO; Reston Town Center in Reston, Virginia; City Place in West Palm Beach, FL; Santana Row in San Jose, CA; Clarendon Market Commons in Arlington, VA; and Easton Town Center in Columbus, OH. It was noted that all these examples include stacked, multiple uses in vertical situations.

    A final slide demonstrated how the downtown area could look with storefronts, offices, restaurants, and small pocket-parks - all of which are centered around

the lake, open space, and City Park. It is felt that a lot of open space affords the opportunity of building the area in quite a dense way without being over-dense.

Commissioner Perantoni asked if green planning would be taken into consideration in the development of downtown. Mr. Crawford stated that green planning is envisioned for the site and would provide the opportunity of having Chesterfield be a leader in such a design.

Mr. Doster stated that the focal point in the process will be the Attachment A and the Performance Standards, which will have to be different from existing Attachment A's in order to generate the envisioned result.

Commissioner Banks expressed concern about future traffic in and out of the proposed development. Mr. Doster agreed that there will be increased traffic but because of the vision that began 40 years ago, there are roads in place that may not otherwise have been constructed – the Parkway, the interchange, the improvements to Highway 40 with respect to its on and off ramps, and the re-alignment of Wild Horse Creek Road. Secondly, they do anticipate a traffic study being done for the area.

4. Mr. Bob Volz, Volz, Inc., 10849 Indian Head Industrial Boulevard, St. Louis, MO was available for questions.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL:

1. Ms. Marilyn Johnston, 16560 Chesterfield Airport Road, Chesterfield, MO stated the following:
   - With respect to the areas immediately adjacent to the proposed downtown area, Speaker questioned how the Commission will address integrating more of these areas into the overall plan.

Chair Hirsch replied that this would be addressed during dialogues on the Attachment A regarding access; and would also be addressed at the Site Development Plan stage.

~~1.~~ **2**. Mr. Ted Lauffler, 1836 Still Hollow, Chesterfield, MO stated the following:
   - He and his wife live in Old Clarkson Forest and also own land at 16495 Chesterfield Airport Road, which is on the east side of new Wild Horse Creek Road between Chesterfield Parkway Bridge and the mobile home park area.

- The subject proposal is all around their property. They support the rezoning but have concern that the aerial photograph of the site includes part of their property in the rezoning.

Chair Hirsch pointed out that the legal description of the properties included in the rezoning request determines the properties to be rezoned. The aerial photograph is approximate. Mr. Lauffler was referred to Mara Perry, Senior Planner, to review the issue. City Attorney Heggie stated that the legal description of Mr. Lauffler's property would be platted against the legal descriptions provided by Sachs Properties.

REBUTTAL:
Mr. Doster passed on giving a rebuttal. He noted that Ms. Johnston's concern would be reviewed with Staff.

ISSUES:
1. Building standards including placement, height and façade elements.
2. Outdoor space and streetscape requirements.
3. Primary building functions by use.
4. Shared parking options.
5. Encouragement of green planning.
6. Review of the traffic in the area.
7. The integration of adjacent parcels.

Commissioner Banks made a motion to schedule a meeting of the Committee of the Whole to review the draft Attachment A. The motion was seconded by Commissioner Watson and **passed by a voice vote of 6 to 0.**

Commissioner Banks read the Closing Comments for the Public Hearings.

V. APPROVAL OF MEETING MINUTES

Commissioner Watson made a motion to approve the minutes of the October 22, 2007 Planning Commission Meeting. The motion was seconded by Commissioner Perantoni and **passed by a voice vote of 6 to 0.**

VI. PUBLIC COMMENT

RE: P.Z. 41-2007 Chesterfield Blue Valley, LLC (18394 Chesterfield Airport Road)

Petitioner:
1. Mr. George Stock, Stock & Associates, 275 Chesterfield Business Parkway, Chesterfield, MO was available for questions.

2. Mr. Dean Wolfe, 1600 South Hanley Road, Ste. 204, Richmond Heights, MO responded to questions from the Commission and stated the following:
   - **Regarding the height and placement of buildings:** Through discussions with the Mayor, Ward IV Councilmembers, and Staff, they have the understanding that a dramatic development is desired for the site as this is the gateway into the City from St. Charles County. They are committed to a quality development with building heights that will give relief to the flat terrain and will show some dramatic effect to create interest. The location of the buildings is limited to three of the lots on the parcel – only one lot is contiguous to Olive Street Road. The Airport has approved the proposed building heights.
   - **Regarding the number of drive-ups/drive-thrus:** They have looked at the zoning of the adjacent piece of property known as Blue Valley I and they have mirrored its Attachment A language. When a specific plan is presented, it is felt that would be the time to review drive-ups/drive-thrus. Mr. Wolfe noted that many of the establishments, which previously did not have drive-thrus now have them – such as St. Louis Bread Co. The current plan allows nine to ten drive-ups/drive-thrus. If there is a preference to establish a finite number – rather than a percentage – the Petitioner would be agreeable to language that limits drive-ups/drive-thrus to 30%, or not more than ten. Commissioner Perantoni felt that ten is too many.
   - **Regarding the heights of the buildings as viewed from Highway 40:** Mr. Stock stated that the I-64 ramp is approximately ten feet above the first floor of the buildings.

Commissioner Perantoni expressed concern that the proposed heights of the buildings could dilute the feeling of the urban core area. Because of the proximity of Spirit Airport, Mr. Wolfe stated that hotel owners find the subject site attractive. He does not feel this would be competitive with downtown Chesterfield. He noted that this is an important gateway to the City and the County, and felt that they have been instructed to develop the site so as not to look like an industrial park.

City Attorney Heggie pointed out that the maximum height of buildings for the proposed development is six stories. He also cautioned the Commission that in its deliberation of the project, it cannot consider its impact on another project.

Chair Hirsch asked what the height restrictions are for Blue Valley I. Ms. McCaskill-Clay, Assistant Director of Planning, stated that the Blue Valley I is limited to two-story buildings.

City Attorney Heggie noted that the proposed site is located at a boundary of the City and could be viewed as a gateway to the City, which has some significance from his viewpoint.

Mr. Mike Geisel, Director of Planning & Public Works, stated that the original Zoning Ordinance and City Plan allow a maximum building height of 75 feet in Planned Commercial Districts. It is only due to the overlay district created by the Planning Commission which established a reduced building height.

3. Mr. John King, 7701 Forsyth Avenue, St. Louis, MO was available for questions.

RE: P.Z. 44-2007 Woods Mill Park Apartments (542 Kingscross Ln.)

In Opposition:

1. Mr. Allan Sheppard, Trustee of Judson Manor subdivision, 826 Judson Manor Drive, Chesterfield, MO stated the following:
   - They do not speak against the rezoning until the Trustees can clear up their questions and make the results known to the Commission.
   - On November 7th, a letter from the Trustees was sent to the property owner and his attorney of record. The Trustees of Judson Manor Subdivision are seeking more information on the property covered under P.Z. 44-2007. At this time, the Trustees have not received a response to their request.
   - The Trustees have the following three concerns:
     1. A letter from Mike Doster, Doster Mickes, which included a statement that the City's Project Planner had said was incorrect.
     2. At the Commission's October 22nd meeting, Mr. Doster stated that the owner of the property could not get insurance on the property unless it was rezoned. Speaker felt this is a weak excuse for requesting rezoning. If the statement is true, Speaker noted that the property has not been insured for many years.
     3. The submitted Application for a Change of Zoning gave an incorrect address for the property owner.
   - They ask that the rezoning request be held until either St. Louis County or the property owner makes more information on the sale of the property available.
   - Due to the lack of time, the Trustees will address additional concerns at the Commission's next meeting.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

A. 14859 Grantley Drive: A residential addition on the north side of a property zoned "R1-A/R2" Residence District with a Planned Environmental Unit (PEU) located at 14859 Grantley Drive in Westchester Place.

Commissioner Watson, representing the Site Plan Committee, made a motion to approve the Residential Addition for 14859 Grantley Drive. The motion was seconded by Commissioner Banks and **passed by a voice vote of 6 to 0**.

B. **Clocktower Plaza**: A monument sign as part of a sign package for a 2.61-acre "PC" Planned Commercial District located north of Edison Road at its intersection with Chesterfield Commons East.

Commissioner Watson, representing the Site Plan Committee, made a motion to approve the Monument Sign as part of a sign package for Clocktower Plaza with the condition that the column be constructed in masonry; that the color of the masonry be similar to the subdivision colors; and that the color of the masonry be integral, as approved by the Department. The motion was seconded by Commissioner Perantoni and **passed by a voice vote of 6 to 0**.

C. **Hellbent 4x4:** An Amended Site Development Section Plan, Elevations and Landscape Plan for a 1.23 acre tract of land zoned "M-3" Planned Industrial District, located at the southwest corner of Chesterfield Industrial Blvd. and Edison Ave.

Commissioner Watson, representing the Site Plan Committee, made a motion to approve the Amended Site Development Section Plan, Elevations and Landscape Plan for Hellbent 4x4. The motion was seconded by Commissioner Banks and **passed by a voice vote of 6 to 0**.

D. **Kramer Commerce Center Lot 3 (Cambridge Engineering)**: Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for one (1) office building in a "PI" Planned Industrial District located at the southeast corner of Long Road Crossing Drive and Spirit Drive North.

As an employee of Cambridge Engineering, Commissioner Watson recused himself from voting on Kramer Commerce Center Lot 3 (Cambridge Engineering).

Chair Hirsch made a motion to approve the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Kramer Commerce Center Lot 3 (Cambridge Engineering). The motion was seconded by Commissioner Grissom and **passed by a voice vote of 5 to 0 with 1 abstention**.

E. <u>The Manors at Schoettler Valley:</u> A Record Plat for an 8.85 acre lot of land zoned "R-2" Residence District, under a "PEU" Planned Environment Unit Procedure, located approximately 600' NE of the intersection of Squires Way Drive and Schoettler Valley Drive.

<u>Commissioner Watson,</u> representing the Site Plan Committee, made a motion to approve the Record Plat for <u>The Manors at Schoettler Valley</u>. The motion was seconded by <u>Commissioner Perantoni</u> and **<u>passed</u> by a voice vote of 6 to 0**.

VIII. OLD BUSINESS

A. <u>P.Z. 41-2007 Chesterfield Blue Valley, LLC (18394 Chesterfield Airport Road):</u> A request for a change of zoning from "NU" Non-Urban District to "PC" Planned Commercial District for a 75.063 acre tract of land located on the north side of Olive Street Road, west of its intersection with Chesterfield Airport Road.

<u>Ms. Annissa McCaskill-Clay</u>, Assistant Director of Planning, clarified the PC regulations with respect to height requirements as previously discussed. The PC District has no limitation on height for structures. The PC District contains language that states "buildings exceeding 30 feet in height must show that they can meet the sky exposure plane requirements". Chesterfield City Ordinance 1678 also provides provisions and additional criteria for the PC Districts, but applies to office buildings only. Ordinance 1678 gives a limitation of 75 feet maximum height excluding mechanical equipment; however, this Ordinance exempts the Valley from the criteria. In the Valley, there is no height limitation other than meeting the sky exposure plane requirements. The height is based upon the Preliminary Plan and the request of the Developer. The Attachment A will specify the approved height as determined through the rezoning process.

The draft Attachment A for P.Z. 41-2007 is a result of Staff's work with the Petitioner in an effort to provide some flexibility for the current market, as well as an attempt to mirror some of the other developments that are coming forward in the Valley.

The outstanding issues on the project include the height of the buildings, and the number of drive-thrus. With respect to limitations on drive-thru uses, outdoor sales, etc., the language for Blue Valley I was mirrored.

It was noted that the Monarch Levee comments have been incorporated into the Attachment A under Section L.

Commissioner ~~Geckeler~~ **Perantoni** expressed her concern with the current language with respect to the number of drive-ups/drive-thrus allowed.

Commissioner Grissom asked if there are any 95-foot high buildings approved in this area. Ms. McCaskill-Clay replied that there are none in the immediate area; however, on Chesterfield Airport Road there is the Taylor Morley building, which is five stories tall. This building is close to the size being requested by the Petitioner, which is six stories, or 95 feet – whichever is less from elevation. Commissioner Geckeler noted that the adjacent Blue Valley I has a cap of two-story buildings.

Ms. McCaskill-Clay stated that Blue Valley I was developed with a different ownership, who had a different idea of what would be placed on the property.

Commissioner Perantoni expressed her appreciation for the language in the Attachment A that states "*An opportunity for recycling will be provided*". It was noted that an Ordinance recently passed by Council requires this addition in all new Attachment A's.

Commissioner Banks made a motion to approve P.Z. 41-2007 Chesterfield Blue Valley, LLC (18394 Chesterfield Airport Road) with the following amendment to Section I.A.3.b of the Attachment A (changes shown in bold):

> A maximum of 30% of the lots in the proposed development may have drive-ups/drive-thrus and there will be a maximum of two said uses per building **not to exceed six in the total development.**

The motion was seconded by Commissioner Geckeler.

Upon roll call, the vote was as follows:

Aye: Commissioner Banks, Chairman Hirsch

Nay: Commissioner Perantoni, Commissioner Watson, Commissioner Geckeler, Commissioner Grissom

The motion failed by a vote of 2 to 4 and will go forward to the Planning & Public Works Committee with this vote**.**

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS

Commissioner Banks reported that the **Ordinance Review Committee** has met and will meet again on **November 28th.** The Committee is working on the Residential Districts at this time.

XI. ADJOURNMENT

The meeting adjourned at 8:32 p.m.

_____

Gene Schenberg, Secretary

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    - (iii) Sulphur plants, rubber reclamation plants, or cement plants; and
    - (iv) Steel mills, foundries, or smelters.
  - (gg) Medical and dental offices.
  - (hh) Mortuaries
  - (ii) Offices or office buildings.
  - (ll) 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.
  - (nn) Police, fire, and postal stations.
  - (pp) Public utility facilities.
  - (rr) Radio, television, and communication studios, transmitting or relay towers, antennae or other such facilities greater in height than two hundred (200) feet above the average finished ground elevation at the perimeter of such structure.
  - (ss) Railroad switching yards.
  - (uu) Research facilities, professional, and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
  - (xx) 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.
  - (lll) Terminals for trucks, buses, railroads, and watercraft.

(mmm) Towed vehicle storage yards, wherein no individual vehicle may be stored for a period exceeding ninety (90) days, and involving no auto repair and no salvage or sale of automobile parts. A ten (10) foot high sight proof fence shall be provided along all limits of the property.

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

(sss) Welding, sheet metal, black smith shops.

(ttt) Yards for storage of contractors' equipment, materials, and supplies, excluding junk yards and salvage yards.

- The rezoning is being requested because the existing zoning on the site ("M3" Planned Industrial District) does not allow "offices or office buildings" as a stand-alone use.
- The "M3" zoning does allow "offices or office buildings" under the following two conditions:
    - "Offices" as an accessory use. An accessory use must be linked to the principal use of the property. Ordinance 1333 states that "the accessory use must be less than 50% of the total building, floor space, or square footage."
    - "Offices" would be allowed as a main use if it encompasses 50% or more of the total square footage of the proposed building.
- The subject lot is already developed and includes a building of 12,000 square feet, of which 30% is "office" and 70% is "warehouse". As a result, the building, as-built, does not meet either of the above standards.
- Public Hearing notifications were sent out to meet both City of Chesterfield and Missouri State statute requirements. Public Hearing Notices were placed on the subject parcel, at City Hall, and on the City's website.
- The City of Chesterfield Land Use Plan designates the area as "Mixed Use (Retail, Office, and Warehouse).
- Staff has no outstanding issues for the subject project.

PETITIONER'S PRESENTATION:

1. Ms. Florence Marten, Marco Screw Products, 18520 Bucks Creek Lane, Wildwood, MO stated the following:
    - She and her husband own the building at 204 Chesterfield Industrial Boulevard.
    - Marco Screw Products has been located in Chesterfield Valley since 1986.
    - Their original building at 914 Chesterfield Industrial Boulevard passed all St. Louis County inspections. The building was then sold in 1991 and the existing building at 204 Chesterfield Industrial Boulevard was built.
    - At the time the existing building was constructed, the City of Chesterfield had been incorporated. The building includes the following three office spaces:

    - Marco Screw Products has approx. 8,000 square feet.
    - The laboratory, Gateway, has approx. 3,000 square feet.
    - The third tenant has two offices and a reception room.
- When the third tenant applied for his license through the City, it was determined that the existing zoning does not allow this office use.
- They are requesting the rezoning so that the office use can be allowed.
- Speaker expressed her appreciation for Mr. Seymour's assistance during this rezoning process.

Chair Hirsch expressed concern about some of the requested uses, [such as (ss), (lll), (mmm), (rrr)], and asked that the Petitioner meet with Staff to determine if any of the uses can be eliminated.

2. Mr. Glen A. Marten, 3222 Bear Tracks Drive, Wentzville, MO indicated his willingness to meet with Staff to review the list of uses.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

REBUTTAL: None

ISSUES:

1. Review the list of issues with the Petitioner to determine if any can be eliminated.

Since there were so few issues raised, Commissioner Banks suggested that the Commission review issues and vote on the subject petition at the next meeting.

B. P.Z. 45-2007 Downtown Chesterfield (Chesterfield Village, Inc.): A request for a change of zoning from "R-8" PEU Residence District with a Planned Environmental Unit Procedure, "R-5" Residence District, "FPR-5" Residence District, "R-6A" PEU Residence District with a Planned Environmental Unit Procedure, "C-8" Planned Commercial District, "NU" Non-Urban District and "M-3" Planned Industrial District to "PC & R" Planned Commercial & Residential District for a 98.10 acre tract of land located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West.

STAFF PRESENTATION:

Ms. Mara Perry, Senior Planner, gave a PowerPoint presentation showing photographs of the site and surrounding area. The following uses are being requested:

Commercial Uses:

(b) Animal hospitals and veterinary clinics.

(e) Associated work and storage areas required by a business, firm or service to carry on business operations.

(f) Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.

(h) Barber shops and beauty parlors.

(i) Bookstores.

(j) Broadcasting studios for radio and television.

(k) Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications.

(l) Cafeterias for employees and guests only.

(m) Child care centers, nursery schools, and day nurseries.

(n) Colleges and universities.

(o) Dry cleaning drop-off and pick-up stations.

(q) Film drop-off and pick-up stations.

(s) Financial institutions.

(u) Hospitals.

(v) Hotels and motels.

(w) 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 and complement the character of the surrounding area.

(x) Medical and dental offices.

(z) Offices or office buildings.

(cc) 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.

(dd) Police, fire, and postal stations.

(ff) Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, tennis courts, and gymnasiums, indoor theaters and marina facilities.

(gg) Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.

(hh) Restaurants, fast food.

(ii) Restaurants, sit down.

(kk) Rental and leasing of new and used automobiles and necessary outdoor storage of said vehicles.

(mm) Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training.

(nn) 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.

(qq) Souvenir shops and stands, not including any zoological displays, or permanent open storage and display of manufacturing goods.

(rr) 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.

(_) Museums. (Ms. Perry noted that this use has been added as it is not typically under the "Commercial Uses".

Residential Uses:

(3) Dwellings, single-family.

(4) Dwellings, two-family.

(5) Dwellings, multiple-family, row houses, and other group-house arrangements of attached or detached buildings.

(6) Home occupations.

(9) Parks, parkways, and playgrounds, public or private not-for-profit.

(11) Schools, public or private kindergarten, elementary, secondary, and collegiate.

Ancillary Uses:

(g) Automatic vending facilities for:

(i) Ice and solid carbon dioxide (dry ice);

(ii) Beverages;

(iii) Confections.

Conditional Uses:

(1) Satellite Dishes (per additional provisions as required per the City Code)

Ms. Perry stated the following:

- The site was posted per State statutes, as well as City of Chesterfield requirements.
- The Comprehensive Plan designates the site as "Urban Core", which is consistent with the requested Planned Commercial & Residential District.
- Staff has been working with the Sachs development team in trying to address how an Attachment A will be written for the site. Case studies

from other cities have been reviewed. Such projects have been successfully completed and are mixed use, pedestrian friendly, and connect back to existing amenities.

- Staff recommendations for the Attachment A will include:
  - Building standards including placement, height and façade elements.
  - Outdoor space and streetscape requirements.
  - Primary building functions by use. Ms. Perry pointed out that, in a Mixed Use District, uses are mixed both horizontally and vertically.
  - Shared parking options.

PETITIONER'S PRESENTATION:

1. Mr. Mike Doster, Attorney representing the Petitioner, 17107 Chesterfield Airport Road, Chesterfield, MO stated the following:
   - A panel of experts from the Urban Land Institute has been meeting with various members of the Sachs team to give consensus recommendations on the next steps to take after the zoning process.
     - The panel members are very impressed with this community and what has already been done in advance of the development.
     - They have unanimously stated that the vision is correct – that downtown is in the right place, it's the right time to do it in terms of the market, and that the process to date is correct. Specifically, the right zoning is being put into place that would allow the proposed development to occur.
   - An Attachment A will be needed that will enable the type of streetscape being envisioned for the City. This type of streetscape does not currently exist anywhere in Chesterfield. The Attachment A will need to be different from any other Attachment A now being used by the City. It will need to include:
     - A mix of commercial and residential uses together with vertical, as well as horizontal, integration of those uses.
     - The allowance of development in phases.
     - A different type of Performance Standards - such as zero setbacks, and provisions that deal with parking and open space differently.
   - It is hoped that the draft Attachment A can be submitted to the Commission earlier in the process than normal to allow for a more thorough review. This would allow a dialogue among the Commission, Staff, and the development team to craft an Attachment A work that would deliver what is envisioned.

2. Mr. Richard Ward, Zimmer Real Estate Services Company, addressed the Commission by means of video. Mr. Ward gave a brief history of his considerable involvement with the City of Chesterfield. He then stated the following:
   - Downtown Chesterfield Phase II is intended to be the focal point for the larger downtown of Chesterfield, which will include the Mall; which will link

into City Hall; which will connect to the residential neighborhoods around it; and which will connect back out into the open spaces that will be created. Downtown will be people-friendly and pedestrian-friendly.

- Some of the key characteristics that this type of environment needs to be successful include:
    - Reasonable consistency of architectural design but with some diversity so that it doesn't appear to be built by one developer.
    - Buildings which are multi-story with ground-level retail. Retail/office includes banking, as well as retail shopping, entertainment, and restaurants. The floors above the ground floor should be offices or residential.
    - Buildings that front to the sidewalks. Sidewalks should be generous and outdoor dining should be along the sidewalks.
    - A comfortable flow for people to go back and forth from one use to another.
    - An environment where people can live, work, and play – and become less dependent upon automobiles.
    - A common parking system that would take advantage of the overlapping utilization of automobiles.

3. Mr. Chip Crawford, Director of HOK's Planning Group, 1883 Braumton Court, Chesterfield, MO stated the following:
    - Downtown is envisioned as a town center for Chesterfield with a variety of uses, and as a meeting place with urban amenities that attract and retain young, creative people. It should be designed in a way that is walk-able with a mix of uses.
    - There are a lot of amenities already developed, and being developed, such as:
        - The proposed lakes and related open space;
        - The Riparian Corridor;
        - The Levee Trail;
        - Central Park;
        - Proposed Sculpture Garden and Reading Garden;
        - Sachs Library;
        - The YMCA; and
        - Stages

    Slides were then shown of developments around the country to demonstrate successful downtown areas. These include: Country Club Plaza in Kansas City, MO; Reston Town Center in Reston, Virginia; City Place in West Palm Beach, FL; Santana Row in San Jose, CA; Clarendon Market Commons in Arlington, VA; and Easton Town Center in Columbus, OH. It was noted that all these examples include stacked, multiple uses in vertical situations.

    A final slide demonstrated how the downtown area could look with storefronts, offices, restaurants, and small pocket-parks - all of which are centered around

the lake, open space, and City Park. It is felt that a lot of open space affords the opportunity of building the area in quite a dense way without being over-dense.

Commissioner Perantoni asked if green planning would be taken into consideration in the development of downtown. Mr. Crawford stated that green planning is envisioned for the site and would provide the opportunity of having Chesterfield be a leader in such a design.

Mr. Doster stated that the focal point in the process will be the Attachment A and the Performance Standards, which will have to be different from existing Attachment A's in order to generate the envisioned result.

Commissioner Banks expressed concern about future traffic in and out of the proposed development. Mr. Doster agreed that there will be increased traffic but because of the vision that began 40 years ago, there are roads in place that may not otherwise have been constructed – the Parkway, the interchange, the improvements to Highway 40 with respect to its on and off ramps, and the re-alignment of Wild Horse Creek Road. Secondly, they do anticipate a traffic study being done for the area.

4. Mr. Bob Volz, Volz, Inc., 10849 Indian Head Industrial Boulevard, St. Louis, MO was available for questions.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL:

1. Ms. Marilyn Johnston, 16560 Chesterfield Airport Road, Chesterfield, MO stated the following:
   - With respect to the areas immediately adjacent to the proposed downtown area, Speaker questioned how the Commission will address integrating more of these areas into the overall plan.

Chair Hirsch replied that this would be addressed during dialogues on the Attachment A regarding access; and would also be addressed at the Site Development Plan stage.

~~1.~~ **2**. Mr. Ted Lauffler, 1836 Still Hollow, Chesterfield, MO stated the following:
   - He and his wife live in Old Clarkson Forest and also own land at 16495 Chesterfield Airport Road, which is on the east side of new Wild Horse Creek Road between Chesterfield Parkway Bridge and the mobile home park area.

- The subject proposal is all around their property. They support the rezoning but have concern that the aerial photograph of the site includes part of their property in the rezoning.

Chair Hirsch pointed out that the legal description of the properties included in the rezoning request determines the properties to be rezoned. The aerial photograph is approximate. Mr. Lauffler was referred to Mara Perry, Senior Planner, to review the issue. City Attorney Heggie stated that the legal description of Mr. Lauffler's property would be platted against the legal descriptions provided by Sachs Properties.

REBUTTAL:
Mr. Doster passed on giving a rebuttal. He noted that Ms. Johnston's concern would be reviewed with Staff.

ISSUES:
1. Building standards including placement, height and façade elements.
2. Outdoor space and streetscape requirements.
3. Primary building functions by use.
4. Shared parking options.
5. Encouragement of green planning.
6. Review of the traffic in the area.
7. The integration of adjacent parcels.

Commissioner Banks made a motion to schedule a meeting of the Committee of the Whole to review the draft Attachment A. The motion was seconded by Commissioner Watson and **passed by a voice vote of 6 to 0.**

Commissioner Banks read the Closing Comments for the Public Hearings.

V. APPROVAL OF MEETING MINUTES

Commissioner Watson made a motion to approve the minutes of the October 22, 2007 Planning Commission Meeting. The motion was seconded by Commissioner Perantoni and **passed by a voice vote of 6 to 0.**

VI. PUBLIC COMMENT

RE: P.Z. 41-2007 Chesterfield Blue Valley, LLC (18394 Chesterfield Airport Road)

Petitioner:
1. Mr. George Stock, Stock & Associates, 275 Chesterfield Business Parkway, Chesterfield, MO was available for questions.

2. Mr. Dean Wolfe, 1600 South Hanley Road, Ste. 204, Richmond Heights, MO responded to questions from the Commission and stated the following:
   - **Regarding the height and placement of buildings:** Through discussions with the Mayor, Ward IV Councilmembers, and Staff, they have the understanding that a dramatic development is desired for the site as this is the gateway into the City from St. Charles County. They are committed to a quality development with building heights that will give relief to the flat terrain and will show some dramatic effect to create interest. The location of the buildings is limited to three of the lots on the parcel – only one lot is contiguous to Olive Street Road. The Airport has approved the proposed building heights.
   - **Regarding the number of drive-ups/drive-thrus:** They have looked at the zoning of the adjacent piece of property known as Blue Valley I and they have mirrored its Attachment A language. When a specific plan is presented, it is felt that would be the time to review drive-ups/drive-thrus. Mr. Wolfe noted that many of the establishments, which previously did not have drive-thrus now have them – such as St. Louis Bread Co. The current plan allows nine to ten drive-ups/drive-thrus. If there is a preference to establish a finite number – rather than a percentage – the Petitioner would be agreeable to language that limits drive-ups/drive-thrus to 30%, or not more than ten. Commissioner Perantoni felt that ten is too many.
   - **Regarding the heights of the buildings as viewed from Highway 40:** Mr. Stock stated that the I-64 ramp is approximately ten feet above the first floor of the buildings.

Commissioner Perantoni expressed concern that the proposed heights of the buildings could dilute the feeling of the urban core area. Because of the proximity of Spirit Airport, Mr. Wolfe stated that hotel owners find the subject site attractive. He does not feel this would be competitive with downtown Chesterfield. He noted that this is an important gateway to the City and the County, and felt that they have been instructed to develop the site so as not to look like an industrial park.

City Attorney Heggie pointed out that the maximum height of buildings for the proposed development is six stories. He also cautioned the Commission that in its deliberation of the project, it cannot consider its impact on another project.

Chair Hirsch asked what the height restrictions are for Blue Valley I. Ms. McCaskill-Clay, Assistant Director of Planning, stated that the Blue Valley I is limited to two-story buildings.

City Attorney Heggie noted that the proposed site is located at a boundary of the City and could be viewed as a gateway to the City, which has some significance from his viewpoint.

Mr. Mike Geisel, Director of Planning & Public Works, stated that the original Zoning Ordinance and City Plan allow a maximum building height of 75 feet in Planned Commercial Districts. It is only due to the overlay district created by the Planning Commission which established a reduced building height.

3. Mr. John King, 7701 Forsyth Avenue, St. Louis, MO was available for questions.

RE: P.Z. 44-2007 Woods Mill Park Apartments (542 Kingscross Ln.)

In Opposition:

1. Mr. Allan Sheppard, Trustee of Judson Manor subdivision, 826 Judson Manor Drive, Chesterfield, MO stated the following:
   - They do not speak against the rezoning until the Trustees can clear up their questions and make the results known to the Commission.
   - On November 7th, a letter from the Trustees was sent to the property owner and his attorney of record. The Trustees of Judson Manor Subdivision are seeking more information on the property covered under P.Z. 44-2007. At this time, the Trustees have not received a response to their request.
   - The Trustees have the following three concerns:
     1. A letter from Mike Doster, Doster Mickes, which included a statement that the City's Project Planner had said was incorrect.
     2. At the Commission's October 22nd meeting, Mr. Doster stated that the owner of the property could not get insurance on the property unless it was rezoned. Speaker felt this is a weak excuse for requesting rezoning. If the statement is true, Speaker noted that the property has not been insured for many years.
     3. The submitted Application for a Change of Zoning gave an incorrect address for the property owner.
   - They ask that the rezoning request be held until either St. Louis County or the property owner makes more information on the sale of the property available.
   - Due to the lack of time, the Trustees will address additional concerns at the Commission's next meeting.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

A. 14859 Grantley Drive: A residential addition on the north side of a property zoned "R1-A/R2" Residence District with a Planned Environmental Unit (PEU) located at 14859 Grantley Drive in Westchester Place.

Commissioner Watson, representing the Site Plan Committee, made a motion to approve the Residential Addition for 14859 Grantley Drive. The motion was seconded by Commissioner Banks and **passed by a voice vote of 6 to 0**.

B. **Clocktower Plaza**: A monument sign as part of a sign package for a 2.61-acre "PC" Planned Commercial District located north of Edison Road at its intersection with Chesterfield Commons East.

Commissioner Watson, representing the Site Plan Committee, made a motion to approve the Monument Sign as part of a sign package for Clocktower Plaza with the condition that the column be constructed in masonry; that the color of the masonry be similar to the subdivision colors; and that the color of the masonry be integral, as approved by the Department. The motion was seconded by Commissioner Perantoni and **passed by a voice vote of 6 to 0**.

C. **Hellbent 4x4:** An Amended Site Development Section Plan, Elevations and Landscape Plan for a 1.23 acre tract of land zoned "M-3" Planned Industrial District, located at the southwest corner of Chesterfield Industrial Blvd. and Edison Ave.

Commissioner Watson, representing the Site Plan Committee, made a motion to approve the Amended Site Development Section Plan, Elevations and Landscape Plan for Hellbent 4x4. The motion was seconded by Commissioner Banks and **passed by a voice vote of 6 to 0**.

D. **Kramer Commerce Center Lot 3 (Cambridge Engineering)**: Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for one (1) office building in a "PI" Planned Industrial District located at the southeast corner of Long Road Crossing Drive and Spirit Drive North.

As an employee of Cambridge Engineering, Commissioner Watson recused himself from voting on Kramer Commerce Center Lot 3 (Cambridge Engineering).

Chair Hirsch made a motion to approve the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Kramer Commerce Center Lot 3 (Cambridge Engineering). The motion was seconded by Commissioner Grissom and **passed by a voice vote of 5 to 0 with 1 abstention**.

E. <u>The Manors at Schoettler Valley:</u> A Record Plat for an 8.85 acre lot of land zoned "R-2" Residence District, under a "PEU" Planned Environment Unit Procedure, located approximately 600' NE of the intersection of Squires Way Drive and Schoettler Valley Drive.

<u>Commissioner Watson,</u> representing the Site Plan Committee, made a motion to approve the Record Plat for <u>The Manors at Schoettler Valley</u>. The motion was seconded by <u>Commissioner Perantoni</u> and **<u>passed</u> by a voice vote of 6 to 0**.

VIII. OLD BUSINESS

A. <u>P.Z. 41-2007 Chesterfield Blue Valley, LLC (18394 Chesterfield Airport Road):</u> A request for a change of zoning from "NU" Non-Urban District to "PC" Planned Commercial District for a 75.063 acre tract of land located on the north side of Olive Street Road, west of its intersection with Chesterfield Airport Road.

<u>Ms. Annissa McCaskill-Clay</u>, Assistant Director of Planning, clarified the PC regulations with respect to height requirements as previously discussed. The PC District has no limitation on height for structures. The PC District contains language that states "buildings exceeding 30 feet in height must show that they can meet the sky exposure plane requirements". Chesterfield City Ordinance 1678 also provides provisions and additional criteria for the PC Districts, but applies to office buildings only. Ordinance 1678 gives a limitation of 75 feet maximum height excluding mechanical equipment; however, this Ordinance exempts the Valley from the criteria. In the Valley, there is no height limitation other than meeting the sky exposure plane requirements. The height is based upon the Preliminary Plan and the request of the Developer. The Attachment A will specify the approved height as determined through the rezoning process.

The draft Attachment A for P.Z. 41-2007 is a result of Staff's work with the Petitioner in an effort to provide some flexibility for the current market, as well as an attempt to mirror some of the other developments that are coming forward in the Valley.

The outstanding issues on the project include the height of the buildings, and the number of drive-thrus. With respect to limitations on drive-thru uses, outdoor sales, etc., the language for Blue Valley I was mirrored.

It was noted that the Monarch Levee comments have been incorporated into the Attachment A under Section L.

Commissioner ~~Geckeler~~ **Perantoni** expressed her concern with the current language with respect to the number of drive-ups/drive-thrus allowed.

Commissioner Grissom asked if there are any 95-foot high buildings approved in this area. Ms. McCaskill-Clay replied that there are none in the immediate area; however, on Chesterfield Airport Road there is the Taylor Morley building, which is five stories tall. This building is close to the size being requested by the Petitioner, which is six stories, or 95 feet – whichever is less from elevation. Commissioner Geckeler noted that the adjacent Blue Valley I has a cap of two-story buildings.

Ms. McCaskill-Clay stated that Blue Valley I was developed with a different ownership, who had a different idea of what would be placed on the property.

Commissioner Perantoni expressed her appreciation for the language in the Attachment A that states "*An opportunity for recycling will be provided*". It was noted that an Ordinance recently passed by Council requires this addition in all new Attachment A's.

Commissioner Banks made a motion to approve P.Z. 41-2007 Chesterfield Blue Valley, LLC (18394 Chesterfield Airport Road) with the following amendment to Section I.A.3.b of the Attachment A (changes shown in bold):

> A maximum of 30% of the lots in the proposed development may have drive-ups/drive-thrus and there will be a maximum of two said uses per building **not to exceed six in the total development.**

The motion was seconded by Commissioner Geckeler.

Upon roll call, the vote was as follows:

Aye: Commissioner Banks, Chairman Hirsch

Nay: Commissioner Perantoni, Commissioner Watson, Commissioner Geckeler, Commissioner Grissom

The motion failed by a vote of 2 to 4 and will go forward to the Planning & Public Works Committee with this vote**.**

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS

Commissioner Banks reported that the **Ordinance Review Committee** has met and will meet again on **November 28th.** The Committee is working on the Residential Districts at this time.

XI. ADJOURNMENT

The meeting adjourned at 8:32 p.m.

_____

Gene Schenberg, Secretary