

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
November 26, 2001

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

I. PRESENT

Mr. Fred Broemmer

Mr. Mike Kodner

Mr. Dan Layton, Jr.

Ms. Rachel Nolen

Mr. Jerry Right

Ms. Victoria Sherman

Mr. B. G. Wardlaw

Chairman David Banks

Mr. Rob Heggie, Acting City Attorney

Mayor John Nations

Mr. Charlie Scheidt, Council Liaison

Ms. Teresa Price, Director of Planning

Ms. Barbara Weigel, Senior Planner

Mr. David Bookless, Project Planner

Mr. Mike Hurlbert, Project Planner

Mr. John Wagner, Project Planner

Ms. Kathy Lone, Executive Secretary/Planning Assistant

ABSENT

Ms. Stephanie Macaluso

II. INVOCATION: Commissioner Right

III. PLEDGE OF ALLEGIANCE:

Chairman Banks recognized the attendance of Mayor John Nations, Councilmember Bruce Geiger (Ward II) and Council Liaison Charlie Scheidt (Ward IV).

IV. PUBLIC HEARINGS:

Commissioner Sherman read the first portion of the Opening Comments.

A. P.Z. 28-2001 Alvin D. Vitt & Company; a request for a change of zoning from an "NU" Non-Urban District to a "R3" 10,000 Square-foot Residence District for 4.4 acres of land located on the south side of Conway Road, east of the August Hill on Conway subdivision. (Locator Numbers: 18R-11-0042 and 18R-12-0063)

AND

B. P.Z. 29-2001 Alvin D. Vitt & Company; a request for a Planned Environment Unit (PEU) in an “R3” 10,000 Square-foot Residence District for 4.4 acres of land located on the south side of Conway Road, east of the August Hill on Conway subdivision. (Locator Numbers: 18R-11-0042 and 18R-12-0063)
Proposed use: Single-family attached residences.

Project Planner John Wagner gave a slide presentation of the subject site and surrounding area.

1. Mr. Dennis Hayden, Hayden Homes, Inc., #7 The Pines Court, St. Louis, MO 63141, petitioner for P.Z. 28-2001 Alvin D. Vitt & Company and P.Z. 29-2001 Alvin D. Vitt & Company;

- Subject site is 4.4 acres;
- Rezoning from ‘NU’ Non-Urban to R-3 PEU (Planned Environment Unit);
- Developers are Hayden Homes and Conway Land Company, an affiliate of Alvin D. Vitt and Company;
- Name of development would be Conway on the Grove Subdivision;
- Subject site is located north of One Chesterfield Place (zoned PC Planned Commercial), east of the August Hill on Conway Subdivision (zoned R-3 PEU), west of two (2) single parcels of land (zoned ‘NU’ Non-Urban) and across from the Shenandoah Subdivision (zoned R-1A);
- The design team for Conway on the Grove consists of Volz, Inc. (engineer), R. L. Just (architect), TLC Landscape Company (landscape designer) and Skip Kincaid (arborist);
- Proposal is for one (1) single-family detached home and 12 single-family attached homes;
- Gated parkway entrance on Conway Road with a one-way traffic pattern on a divided parkway. The parkway has been designed to preserve trees in the center along the south property line and on Conway Road;
- Density calculations support 15 homes but 13 are being proposed;
- There are 40 off-street parking spaces, 14 parallel spaces along the parkway road and 26 spaces on the driveways of the 13 homes;
- Landscaping exceeds the City of Chesterfield landscape requirements;
- A 40-foot setback from the proposed right-of-way line on Conway Road to the building on lots 1 and 13 will permit the developer to develop the 2 attached-home clusters in lieu of 3 attached-home clusters which will add to the real estate value of the homes;
- Stormwater will be contained and shared with the August Hill Subdivision basin with the easement from the August Hill Subdivision to Conway on the Grove

Subdivision. Conway on the Grove Subdivision will help maintain the basin. There is a similar agreement with One Chesterfield Place;

- Sanitary sewer will share the system with the August Hill Subdivision and One Chesterfield Place;

- Thirteen of the homes are of ranch and 1 ½ story design;

- Homes range from 2,200 to 4,700 square feet;

- Homes will be priced in the mid \$600,000's;

- The outside of the homes will be stone and masonry and will require low maintenance;

- The landscape plan was designed to preserve the natural environment.

SPEAKERS IN FAVOR – None

SPEAKERS IN OPPOSITION – None

SPEAKERS – NEUTRAL – None

DISCUSSION/COMMENTS – None

Commissioner Sherman read the next portion of the “Opening Comments.”

C. P.Z. 35-2001 City of Chesterfield: a request to amend Section 1003.020 (Definitions) of the City of Chesterfield Zoning Ordinance to include the following definitions:

Floor Area Ratio (FAR): The ratio between the total area for all floors of a building permitted by code to the area of the lot on which the building is constructed. This square footage does not include any structured or surface parking areas.

Greenspace Percentage: The percentage derived by calculating the combination of all green area and non-paved surfaces and dividing by the total area of the site. This calculation is exclusive of pedestrian cross accessways as approved by the City of Chesterfield.

Tree Stand Delineation (TSD): A detailed description and location of individual trees, groups of trees, tree covered lots, and forested lands, prepared in map form as explained in the Chesterfield Tree Manual.

AND

D. P.Z. 36-2001 City of Chesterfield: a request to amend the City of Chesterfield Zoning Ordinance to require illustration of the Floor Area Ratio, Greenspace Percentage and Tree Stand Delineation on all preliminary plans and site plans.

E. P.Z. 37-2001 City of Chesterfield: a request to amend Section 1003.187 (Planned Environment Unit or PEU) of the City of Chesterfield Zoning Ordinance.

Chairman Banks stated that P.Z. 35-2001 City of Chesterfield, P.Z. 36-2001 City of Chesterfield and P.Z. 37-2001 City of Chesterfield would be presented together.

Project Planner Annissa McCaskill gave an overview of the requested City of Chesterfield Zoning Ordinance Amendments.

SPEAKERS IN FAVOR – None

SPEAKERS IN OPPOSITION – None

SPEAKERS – NEUTRAL – None

DISCUSSION/COMMENTS – None

Commissioner Sherman read the closing portion of the “Opening Comments.”

V. APPROVAL OF MEETING MINUTES

Commissioner Nolen made a motion to approve the October 22, 2001 Meeting Minutes. The motion was seconded by Commissioner Right and passes by a voice vote of 8 to 0.

VI. PUBLIC COMMENT

1. Mr. Dan Sise, Riley and Associates, 745 Craig Road, Suite 222, Creve Coeur, MO 63141, speaking in favor of Hampton Inn, McBride and Sons Lot 2;

· Speaker stated that he was present to answer questions.

2. Mr. Dean Burns, THF Realty, 2127 Innerbelt Business Center Drive, Ste. 200, St. Louis, MO 63114, speaking neutral to P.Z. 35-2000 McBride and Sons;

- Speaker presented a hand-out to the Planning Commission;
- Speaker expressed concern with the access to McBride Center Drive being so close to Boone's Crossing and not having any signalization and six (6) lanes;
- Speaker stated that THF Realty is willing to provide and encourages cross access to the Wehrenberg parcel to the west.

3. Mr. Mike Doster, 16476 Chesterfield Airport Road, Chesterfield, MO 63017, attorney for P.Z. 35-2000 McBride and Sons;

- Speaker stated that he was present to answer questions;
- Speaker stated that the memorandum presented at the Planning Commission Work Session this evening addresses the concerns of Mr. Burns;
- Speaker stated that the stormwater drainage issues on this project have been worked out to the satisfaction of the Department of Public Works.

General discussion followed concerning access at this location.

4. Mr. John Schaefer, #1 McBride and Son Center Drive, Chesterfield, MO 63005, speaking in favor of P.Z. 35-2000 McBride and Sons;

- Speaker declined to speak.

5. Mr. Norman Roden, 772 Penny Court, Ballwin, MO 63011, speaking in favor of P.Z. 35-2000 McBride and Sons;

- Speaker declined to speak.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

A. Hampton Inn, McBride and Sons Lot 2: Amended Architectural Elevations to allow for disguised cell antennae on the roof of the hotel.

Commissioner Nolen, on behalf of the Site Plan Committee, recommends approval of the Amended Architectural Elevations for Hampton Inn, McBride and Sons Lot 2. The motion was seconded by Commissioner Kodner and passes by a voice vote of 8 to 0.

B. G.H.H. Investments, L.L.C.: Record Plat for a 2.96 acre "PC" Planned Commercial District on Long Road, 1,000 feet south of Chesterfield Airport Road.

Commissioner Nolen, on behalf of the Site Plan Committee, recommends approval of the Record Plat for G.H.H. Investments, L.L.C. The motion was seconded by Commissioner Broemmer and passes by a voice vote of 8 to 0.

C. Chesterfield Commons East - Valley Boys Parcel: Site Development Concept Plan for a retail building and associated shops on a 3.87 acre tract of land, zoned "PC" Planned Commercial District located south of Chesterfield Airport Road and east of THF Boulevard.

Commissioner Nolen, on behalf of the Site Plan Committee, recommends approval of the Site Development Concept Plan for Chesterfield Commons East - Valley Boys Parcel. The motion was seconded by Commissioner Wardlaw and passes by a voice vote of 8 to 0.

D. Chesterfield Commons East - Valley Boys Parcel: Site Development Section Plan and Landscape Plan for a retail building and associated shops on a 3.87 acre tract of land, zoned "PC" Planned Commercial District located south of Chesterfield Airport Road and east of THF Boulevard.

Commissioner Nolen, on behalf of the Site Plan Committee, recommends approval of the Site Development Section Plan and Landscape Plan for Chesterfield Commons East - Valley Boys Parcel.. The motion was seconded by Commissioner Wardlaw and passes by a voice vote of 8 to 0.

E. West County Seventh-Day Adventist Church: Site Development Plan, Landscape Plan and Architectural Elevations for a 3.68-acre tract of land in an "R-2" 15,000 Square-foot Residence District located at the intersection of Wildhorse Creek and Baxter Roads.

Commissioner Nolen, on behalf of the Site Plan Committee, recommends approval of the Site Development Plan, Landscape Plan and Architectural Elevations for West County Seventh-Day Adventist Church. The motion was seconded by Commissioner Kodner and passes by a voice vote of 8 to 0.

VIII. OLD BUSINESS

A. P.Z. 35-2000 McBride and Sons; a request for a change of zoning from a "C-8" Planned Commercial District to a "P-C" Planned Commercial District for 2.816 acres of

land located north of Chesterfield Airport Road, west of Boone's Crossing. (Locator Number 17V61-0052 and 17V33-0024).

Primary Uses:

- (s) Financial Institutions.
- (x) Medical and dental offices.
- (z) Office or Office Buildings.
- (ii) Restaurants, sit down.
- (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.

Ancillary Uses:

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

(g) Automatic vending facilities for:

- (i) Ice and solid carbon dioxide (dry ice);
- (ii) Beverages;

(iii) Confections.

(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;
- (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.

All plans for screening these facilities shall be submitted to the Department of Planning for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning.

(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.

(pp) Permitted signs (See Section 1003.168 "Sign Regulations").

Project Planner David Bookless gave an overview of P.Z. 35-2000 McBride and Sons. Mr. Bookless stated that Staff is in approval with the memorandum presented to the Planning Commission at their Work Session this evening by Mr. Mike Doster, attorney for the petitioner of P.Z. 35-2000 McBride and Sons.

Commissioner Nolen made a motion to approve P.Z. 35-2000 McBride and Sons including the language changes in the memorandum from Mr. Doster dated November 26, 2001. The motion was seconded by Commissioner Layton.

Upon a roll call the vote was as follows: Commissioner Broemmer, yes; Commissioner Kodner, yes; Commissioner Layton, yes; Commissioner Nolen, yes; Commissioner

Right, yes; Commissioner Sherman, yes; Commissioner Wardlaw, yes; Chairman Banks, yes.

The motion was approved by a vote of 8 to 0.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS:

- A. Committee of the Whole
- B. Ordinance Review Committee

Commissioner Right made a motion to assign the Historical Commission to the Ordinance Review Committee. The motion was seconded by Commissioner Layton and passes by a voice vote of 8 to 0.

Director of Planning Teresa Price stated that she would schedule a meeting.

- C. Architectural Review Committee
- D. Site Plan
- E. Landscape Committee
- F. Comprehensive Plan Committee
- G. Procedures and Planning Committee
- H. Architectural Review Board Update
- I. Landmarks Preservation Commission

Commissioner Broemmer expressed appreciation to the Planning Department for their work in preparing for the Planning Commission Meeting along with their move to the new City Hall.

Commissioner Wardlaw made a motion to adjourn the meeting. The meeting was unanimously adjourned at 7:42 p.m.

Victoria Sherman, Secretary