

PLANNING COMMISSION  
OF THE CITY OF CHESTERFIELD  
AT CHESTERFIELD CITY HALL  
November 27, 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  
Mayor Nancy Greenwood  
Mr. Doug Beach, City Attorney  
Mr. John Nations, Council Liaison  
Ms. Teresa Price, Director of Planning  
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 Macaluso**

**III. PLEDGE OF ALLEGIANCE: All**

Chairman Broemmer recognized the attendance of Mayor Nancy Greenwood and Council Liaison John Nations (Ward II).

**IV. PUBLIC HEARINGS:**

**Commissioner Layton read the first portion of the "Opening Comments."**

- A. **P.Z. 39-2000 Boones Crossing Golf Center**: a request for a change of zoning from an "M-3" Planned Industrial District to "PC" Planned Commercial District for a 29.07 acre tract of land located on North Outer 40 Road, west of Long

Road. (Locator Number 17V 63 0059) Proposed uses: Recreational facilities, indoor and illuminated outdoor facilities, including golf courses, golf practice driving ranges, swimming pools, tennis courts and gymnasiums and indoor theaters, including drive-in theaters. Stores, shops, service facilities, and automated vending facilities: ice, beverages and confections. NOTE: This petition excludes indoor sale of motor vehicles, offered for sale or hire to the general public on the premises, drive-in and indoor theaters and swimming pools.

Project Planner Paul DeLuca gave a slide presentation of the subject site and surrounding area.

1. Mr. Richard Shaiper, 15 West Drive, Chesterfield, MO 63017, petitioner for **P.Z. 39-2000 Boone's Crossing Golf Center;**

- ◆ Development will be a learning and teaching golf center;
- ◆ 3-hole golf course with shortest hole being 120 yards;
- ◆ Future expansion could include a miniature golf course and batting cages;
- ◆ No new structures will be built. All present structures will be refurbished;
- ◆ No new parking spaces will be needed. The current 286 parking spaces will be sufficient;
- ◆ The tees will not be heated;
- ◆ The development will be lighted for evening use.

#### **COMMENTS/DISCUSSION**

Commissioner Nolen expressed concern with the appearance of a miniature golf course and batting cages from Highway 40.

Mr. Shaiper stated that they would be hidden and landscaped.

Mayor Greenwood expressed concern with the seepage in this area.

Mr. Shaiper stated that the seepage has been addressed by the Monarch Levee District. The Levee District will begin working on the seeping area before the golf course is installed.

Mr. Shapier stated that the area is lit now because of the previous use (baseball and soccer). The developer will take some of the lighting, move it back to the 3-hole golf course area and light behind the tees so that the lighting will be going towards the levee. The light poles will be twenty (20) feet high.

Commissioner Macaluso expressed concern with the lengthy list of uses.

**SPEAKERS IN FAVOR – None**

**SPEAKERS IN OPPOSITION - None**

**SPEAKERS – NEUTRAL – None**

**REBUTTAL - None**

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

1. Lighting;
2. Monarch Levee seepage;
3. List of uses;
4. Amount of parking;
5. Visual impact along Highway 40.

**Commissioner Layton read the middle portion of the Opening Comments.**

- B. P.Z. 43-2000 Burgundy Arrow; a request for a change in zoning from a "M-3" Planned Industrial District to a "PI" Planned Industrial District for 7 acres of land located at the southwest corner of Public Works Drive and Chesterfield Airport Road.**

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

1. Mr. George Stock, 425 N. New Ballas Road, St. Louis, MO 63141, engineer for **P.Z. 43-2000 Burgundy Arrow**;
  - ◆ Rezoning from M-3 Planned Industrial to PI Planned Industrial;
  - ◆ Site is currently governed by M-3 Ordinance #11123, approved and adopted by St. Louis County in 1983. This ordinance allowed for a single building with 70,000 square feet for multiple uses to be contained within the building-retail, warehouse, office;
  - ◆ The proposed plan consists of two (2) buildings: a 2-story office building on the northern half of the site and a 1-story flex-space building on the southern half;
  - ◆ Site is 7 acres, bound on the north by Chesterfield Airport Road, on the east by Public Works Drive, to the south is the City of Chesterfield Public Works Maintenance Facility and to the west is the Chesterfield Forty Centre I building;
  - ◆ Site access will be via Public Works Drive. There will not be any access to Chesterfield Airport Road;
  - ◆ There currently are no tenants;

- ◆ Proposed development on the north will be a 2-story, 40,800 square-foot office building providing 213 parking spaces (163 parking spaces are required) and the southern building would be a 1-story, 37,200 square-foot flex-building with 63 parking spaces (61 parking spaces are required);
- ◆ Currently, the site is not served with sanitary sewers. There is a proposed pump station to the east that has been reviewed and approved by MSD, which is a possibility for the sanitary drainage. Another possibility is south of the proposed site and tying into the system with the City's Department of Public Works;
- ◆ Water is available in Chesterfield Airport Road. Storm water will comply with the Chesterfield Valley Master Plan;
- ◆ Petitioner will review the permitted use list.

## COMMENTS/DISCUSSION

Commissioner Nolen expressed concern with flex space and their hours of operation.

Commissioner Layton expressed concern with some of the permitted uses.

Commissioner Wardlaw stated that he would like architecture, site plan, lighting and landscaping details shown on the Preliminary Plan.

**SPEAKERS IN FAVOR - None**

**SPEAKERS IN OPPOSITION -**

1. Mr. Ted Allison, 2126 Chesterfield Place, Chesterfield, MO 63017, speaking in opposition to P.Z. 43-2000 Burgundy Arrow;

- ◆ Speaker expressed concern with the list of permitted uses.

**SPEAKERS - NEUTRAL - None**

**REBUTTAL - None**

City Attorney Doug Beach stated that when the ordinance was rewritten during the Moratorium, it was written to provide the list of uses that are wanted on a proposed site. City Attorney Beach stated that if the Commission wants to be more specific, then the ordinance needs to be changed.

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

1. Review of the permitted use list and coordination with the proposed plan;
2. Deficiencies of green space and floor area ratio with surrounding developments;
3. Hours of operation;
4. Landscape details –comparable developments surrounding the site and the adopted Commercial Landscape Guidelines;
5. Architectural details;
6. Parking lot – having a tree every 50 feet per the Commercial Landscape Guidelines;
7. Landscape Plan and the ability to have some aesthetics with the landscape and softness added to the area.

Chairman Broemmer stated that P.Z. 43-2000 Burgundy Arrow would not go to the Architectural Review Board (ARB) for review.

REBUTTAL -

Mr. Stock stated that some of the uses were listed because a portion of the use may be needed. Mr. Stock stated that the petitioner would need to address the issue of uses.

Commissioner Layton read the closing portion of the Opening Comments.

## V. APPROVAL OF MEETING MINUTES

Commissioner Kodner made a motion to approve the November 13, 2000 Meeting Minutes. The motion was seconded by Commissioner Right and passes by a voice vote of 9 to 0.

## VI. PUBLIC COMMENT

1. Ms. Kathy Higgins, Sachs Properties, 400 Chesterfield Center, Chesterfield, MO 63017, speaking in favor of P.Z. 43-1999 SSM Health Care Central Region;
  - ◆ Speaker stated that she is in favor of P.Z. 43-1999 SSM Health Care Central Region and that it would be an asset to the community;
  - ◆ Speaker stated that her company has a right of first refusal to purchase the SSM Property if SSM decides not to pursue their hospital and medical office building development within the next few years;
  - ◆ Speaker stated that she is asking that P.Z. 43-1999 SSM Health Care Central Region be withdrawn without prejudice instead of being held for six (6) months and then re-evaluated. The present zoning would remain in effect until a new plan is submitted.

2. Mr. Mike Doster, 16476 Chesterfield Airport Road, Chesterfield, MO 63017, attorney for P.Z. 43-1999 SSM Health Care Central Region and P.Z. 33-2000 Danna Development, L.L.C.;

- ◆ Speaker stated that SSM is not interested in keeping the existing zoning on this property, speculating on this property or selling this property. Presently, the hospital use cannot legally go forward because there is no active Certificate of Need issued with respect to the hospital. SSM has every intention of proceeding with medical uses on the property. Speaker stated that the petitioner is asking that the hold be extended for six (6) months;
- ◆ In the Staff report for P.Z. 33-2000 Danna Development, L.L.C., performance standard is listed as 45%. Speaker stated that he understands that the performance standard that was adopted is in the PC Planned Commercial only and excludes the Valley.

3. Mr. George Stock, Stock & Associates, 425 North New Ballas, St. Louis, MO, engineer for P.Z. 33-2000 Danna Development, L.L.C.;

- ◆ Speaker stated that currently there is no east/west collector road so he wants the Planning Commission to approve the access for this development as a full access drive under initial construction. Once the east/west connector road is built and complete, this would then be converted to a right in/right out and prohibit any left turn movements from entering and exiting.

4. Mr. Ted Allision, 2126 Chesterfield Place, Chesterfield, MO 63017, speaking in opposition to P.Z. 33-2000 Danna Development, L.L.C. and P.Z. 40-2000 Larry Enterprises, L.L.C.;

- ◆ Speaker stated that the Commission should not grant approval to the above positions unless they pare down their list of permitted uses;
- ◆ Speaker asked for more clarification in the Staff report concerning the letters identifying the permitted uses.

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

- A. Clayton Pointe, (formerly High Grove Manor); Site Development Plan with proposed Landscaping for a 14-unit residential development, on Clayton Road, south of Claymoor Drive.

Commissioner Nolen, on behalf of the Site Plan Committee, recommends approval of the Site Development Plan with the proposed landscaping for Clayton Pointe (formerly High Grove Manor) with the condition that the developer will provide a water conduit to the cul-de-sacs and that the landscaping will be a mixture of white pines and Norway spruce. The motion was seconded by Commissioner Kodner and passes by a voice vote of 9 to 0.

- B. **Westchester House – Independent Living Facility**: an Amended Site Development Plan (Site Development Plan, Landscape Plan and Architectural Elevations) for the addition of an Independent Living Facility at the Westchester House nursing home located on White Road, south of Olive Boulevard.

Commissioner Nolen, on behalf of the Site Plan Committee, recommends approval of the Amended Site Development Section Plan, Landscape Plan and Architectural Elevations for **Westchester House – Independent Living Facility**, contingent on the approval of the Westchester House C.U.P. Amendment. The motion was seconded by Commissioner Banks and passes by a voice vote of 9 to 0.

### VIII. **OLD BUSINESS**

- A. **P.Z. 43-1999 SSM Health Care Central Region**: A request for a change in zoning from “C-8” Planned Commercial District to “PC” Planned Commercial District for a 23.973 acre tract of land located on South Outer Forty, with frontage on Chesterfield Parkway East, approximately 400 feet east of Clarkson Road/State Highway 340. (Locator Numbers: 18S22-0171, 18S22-0148, 18S22-0061)  
Proposed Uses:
- Associated work and storage areas required by a business, firm, or service to carry on business operations;
  - Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly;
  - Automatic vending facilities for:
    - (i) Ice and solid carbon dioxide (dry ice);
    - (ii) Beverages;
    - (iii) Confections;
  - Barber shops and beauty parlors;
  - Bookstores;
  - Cafeterias for employees and guests only;
  - Child care centers, nursery schools, and day nurseries;
  - Dry cleaning drop-off and pick-up stations;
  - Film drop-off and pick-up stations;
  - Financial institutions;
  - Hospitals;
  - 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 complement the character of the surrounding area.
  - Dental offices;
  - Offices or office buildings;
  - 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;
  - Public utility facilities;

- Recreational facilities consisting of an outdoor exercise path;
- Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith;
- Restaurants, sit down;
- Permitted signs (see Section 1003.168 "Sign Regulations");
- Souvenir shops and stands, not including any zoological displays, or permanent open storage and display of manufacturing goods;
- Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, are being offered for sale or hire to the general public on the premises;
- or other uses which may be sought under the Chesterfield Zoning Ordinance after future public hearings.

Director of Planning Price stated that this petition was held for action at this specific meeting.

Ms. Price stated that the petitioner is requesting that **P.Z. 43-2000 SSM Health Care Central Region** be held for six (6) months.

General discussion following concerning options for action by the Planning Commission.

Commissioner Macaluso made a motion to hold **P.Z. 43-1999 SSM Health Care Central Region** for six (6) months with the condition of an update report for the Commission from SSM in three (3) months. The motion was seconded by Commissioner Layton.

Commissioner Nolen made an amendment to the motion that prior to the three (3) month update, the Planning Commission would receive a study from City Attorney Beach and Staff with options that are available to them.

The amendment to the motion was accepted by Commissioner Macaluso and Commissioner Layton.

The amended motion **passes by a voice vote of 9 to 0.**

- B. P.Z. 33-2000 Danna Development, L.L.C.;** a request for a change of zoning from a "M-3" Planned Industrial District to a "P-I" Planned Industrial District for 21.6 acres of land located north of Chesterfield Airport Road, west of Cepi Drive, and east of Goddard Avenue. (Locator Number 17V61-0039).

Project Planner Matt Brandmeyer gave an overview of this petition.

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

1. Density;
2. Parking with regards to green space and floor area ratio.

Chairman Broemmer stated that **P.Z. 33-2000 Danna Development, L.L.C.** would be held until all agency comments are received and issues are addressed.

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

Project Planner Matt Brandmeyer gave an overview of this petition. Mr. Brandmeyer stated that this petition was reviewed by the Valley Master Plan Committee and the Architectural Review Board.

The Valley Master Plan asked that the following issues be addressed:

1. No outdoor or repair operation could be a use in the district;
2. The appearance fronting Highway 40 should be office.

The ARB also agreed that the dominant appearance on Highway 40 also be office.

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

1. Will there be additional raising of the levee;
2. Actual percentage of green space and not to include the green space of the drainage ditch (what percentage of the green space is landscapable);
3. Reason for the number of buildings-could the developer possibly create an office park with less buildings but taller yet smaller in foot print for less square footage and creating more green space;
4. No outdoor or repair operation could be a use in the district;
5. The appearance fronting Highway 40 should be office.

Chairman Broemmer stated that **P.Z. 40-2000 Larry Enterprises, L.L.C.** would be held until all agency comments are received and issues are addressed.

## **IX. NEW BUSINESS -**

- A. **Westchester House C.U.P. Amendment**; an amendment to the City of Chesterfield Conditional Use Permit (CUP) Number 23 for the Westchester House Nursing Home and Independent Living Facility located on White Road, south of Olive Boulevard.

Project Planner John Wagner gave an overview of this amendment.

Commissioner Right stated that he would like the trash enclosure to consist of brick.

Commissioner Right made a motion to approve the Westchester House C.U.P. Amendment with the condition that the exterior trash enclosure consist of brick. The motion was seconded by Commissioner Nolen.

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.

**B. Approval of 2001 Planning Commission Calendar**

Commissioner Right made a motion to approve the **2001 Planning Commission Calendar**. The motion was seconded by Commissioner Macaluso and passes by a voice vote of 9 to 0.

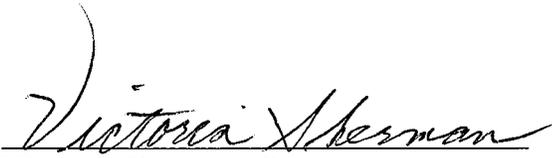
**X. COMMITTEE REPORTS:**

- A. Committee of the Whole –
- B. Ordinance Review Committee –
- C. Architectural Review Committee
- D. Site Plan/Landscape Committee –
- E. Comprehensive Plan Committee –
- F. Procedures and Planning Committee
- G. Architectural Review Board Update

City Attorney Beach spoke to the Commission stating that requirements by the Commission need to be put in the ordinance.

Ms. Price stated that there would be an Ordinance Review Committee Meeting on November 30, 2000 at 10:30 a.m. in the Council Conference Room at the Chesterfield Government Center.

There was a unanimous motion to adjourn the meeting at 9:20 p.m.

  
Victoria Sherman, Secretary