

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
WEDNESDAY, SEPTEMBER 27, 2023**

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

I. ROLL CALL

PRESENT

Commissioner Gail Choate
Commissioner Allison Harris
Commissioner Debbie Midgley
Commissioner Nathan Roach
Commissioner Jane Staniforth
Commissioner Steven Wuennenberg
Chair Guy Tilman

ABSENT

Commissioner Khalid Chohan
Commissioner John Marino

Councilmember Merrell Hansen, Council Liaison
Mr. Brendan McDonough, representing City Attorney Christopher Graville
Mr. Justin Wyse, Director of Planning
Ms. Shilpi Bharti, Planner
Ms. Erica Blesener, Recording Secretary

Chair Tilman acknowledged the attendance of Councilmember Merrell Hansen, Council Liaison; and Councilmember Aaron Wahl, Ward II.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS - Commissioner Staniforth read the "Opening Comments" for the Public Hearing.

- A.** P.Z. 13-2023 17551, 17555 & 17599 Chesterfield Airport Rd. (Baldrige-Ryken, LLC): A request for an ordinance amendment to create a new "PC" Planned Commercial District for three parcels zoned "PC" Planned Commercial and "NU" Non-Urban and totaling 2.9 acres located on the north side of Chesterfield Airport Road, east of Long Road (17U140252, 17U140263, and 17U140203).

STAFF PRESENTATION:

Ms. Shilpi Bharti, Planner gave a PowerPoint presentation showing photographs of the site and surrounding area. Mr. then provided the following information about the subject site:

Request Summary

Stock & Associates on behalf of Baldrige – Ryken, LLC has submitted a request for an ordinance amendment to the existing “PC” Planned Commercial District and “NU” Non-Urban District to new “PC” Planned Commercial District to modify the development standards and legal description in the existing ordinance of the PC District site. This amendment would modify the permitted use, building setbacks, and parking setbacks in the current “PC” Planned Commercial District located north of Chesterfield Airport Road.

Site History

The petition consists of three sites, 0.62 acres site located at 17599 Chesterfield Airport Road is zoned “NU” Non-Urban District prior to City was incorporated. The two sites 17555 and 17551 Chesterfield Airport Road consist of 2.33 acres was zoned “NU”- Non-Urban prior to the incorporation of the City of Chesterfield. In 1950s, the site was developed with multiple buildings and lumber sheds for the operation of a hardware store and lumber yard. In 2007, the site was rezoned to “PC” Planned Commercial District in order to develop a self-storage facility with a retail component. A Site Development Plan was approved for the development in 2007, but the development was never completed. The original structures remained until 2012, when the owner began demolition of the three (3) structures in order to return the site to a developable state. In 2013, the ordinance was amended to modify development requirements and add additional uses. The current ordinance governing the two sites (17551 and 17555 Chesterfield Airport Road) is ordinance 2742.

Comprehensive Plan

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Comprehensive Plan contains the City of Chesterfield Land Use Plan, which is helpful in determining the future use of the site. As per the City of Chesterfield Land Use Plan, the subject site is within the Regional Commercial. The Regional Commercial area serves regional commercial needs (emphasizing retail, dining, entertainment, hotel, and leisure components) and draws visitors from both Chesterfield and the surrounding areas. Primary land uses include; retail, entertainment, office, lodging, and limited Office/Warehouse.

Below are the development policies for Regional Commercial land use as described in the City of Chesterfield Comprehensive Plan.

- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Primary entrance points should be aligned with access points immediately across the street.

- Promote the re-invention of the existing tenant space to accommodate different users to increase the mix of uses and redefine the centers, allowing them to be modernized and remain relevant in the market.
- Maintain pedestrian connectivity from transit stops to facilitate the large employment centers.
- Landscape buffering should be utilized between roadways to screen areas of surface parking.
- Residential projects should be limited to areas outside of the Chesterfield Valley.

Request

The applicant has submitted a Preliminary Development Plan and narrative statement for review. The applicant is requesting to amend the existing ordinance 2742 to revise the legal description, add one more permitted use, revise setbacks, and revise the language in Attachment A under I. Specific Criteria A.2. to allow "two (2) additional drive thru use" instead of one (1). There are 19 permitted uses allowed in the existing ordinance 2740. Applicant is requesting to add one more use that will be "Vehicle Repair and Service Facility". The petition consists of three lots totaling 2.93 acres. In the Preliminary Development Plan, the applicant is proposing three lots (with revised property lines) with one building on each lot. There is one access proposed from the Chesterfield Airport Road. The site is establishing new setbacks from Long Road and internal parking setbacks for each lot.

The table below shows the development standards requested by the applicant.

Development Standards	Existing PC (2.3 acres)	New PC (2.93 acres)
Setback from east boundary	20 feet	15 feet
Setback from west boundary	35 feet	50 feet (from Long Road Right of way)
Setback from north boundary	20 feet	20 feet
Setback from south boundary (from Chesterfield Airport Right of Way)	60 feet	60 feet
Parking Setback from east boundary	0 feet	0 feet
Parking Setback from west boundary	0 feet	30 feet (from Long Road ROW)
Parking Setback from north boundary	10 feet	10 feet
Parking Setback from south boundary	30 feet	30 feet from ROW

PETITIONER'S PRESENTATION – representing Baldridge-Ryken, LLC

1. Mr. George Stock, Stock & Associates Consulting Engineers, 257 Chesterfield Business Parkway, Chesterfield, MO

On behalf of the property owner under contract, Baldridge – Lyken, LLC, Stock & Associates Consulting Engineers Inc. respectfully requests the City of Chesterfield's consideration in an Ordinance Amendment for a ± 2.93 Acre tract of land located at 17599, 17551, & 17555 Chesterfield Airport Road zoned "PC" Planned Commercial District (City of Chesterfield Ord. 2742) to add "Vehicle Repair Service Facility" as a permitted use and modifications to the design criteria. The existing site is currently

undeveloped. The existing site is currently governed by Ordinance #2742, which has a minimum required open space of 35.0%, max height of 42.0 feet and a floor area ratio of 0.55. The proposed design criteria request is to retain the current floor area ratio, open space requirements, building height, but modify some of the building and parking setbacks. The City's Comprehensive Plan designates this site as well as the adjacent properties to the North, South, and East as "Regional Commercial". We respectfully request the City's consideration of this item. Baldrige-Lyken, LLC intends to develop three (3) commercial facilities on individual lots.

Amendment 1. We respectfully request "Vehicle Repair & Service Facility" be added to the list of permitted uses.

Amendment 2. We respectfully request the language in Attachment A under I. Specific Criteria A.2. "The Uses in "PC" Districted shall be restricted as follows:" be revised to: The number of drive thru facilities permitted in the "PC" Planned Commercial District at any given time shall be limited to one (1) car wash and two (2) additional drive thru uses.

Design Criteria Request:

Floor Area, Height, and Building Requirements:

1. Height
 - a. The maximum height for all buildings and structures shall be forty-two (42.0) feet.
2. Density
 - a. Maximum floor area ratio (F.A.R.) of fifty-five hundredths (0.55)
 - b. Open Space: a minimum open space of thirty percent (35%) for this PI District.

Setbacks

1. Structure Setbacks

No building or structure, other than: a freestanding project identification sign, boundary and retaining walls, light standards, flag poles or fences will be located within the following setbacks:

 - a. Sixty (60) feet from Chesterfield Airport Road Right-Of-Way
 - b. Fifty (50) feet from Long Road Right-Of-Way
 - c. Twenty (20) feet from the North Boundary of this Planned Commercial District
 - d. Fifteen (15) feet from the East Boundary of this Planned Commercial District
2. Parking Setbacks

No parking stall, loading space, internal driveway, or roadway, except points of ingress and egress, will be located within the following setbacks:

 - a. Thirty (30) feet from Chesterfield Airport Road Right-Of-Way
 - b. Thirty (30) feet from Long Road Right-Of-Way
 - c. Ten (10) feet from the North Boundary of this Planned Commercial District
 - d. Zero (0) feet from the East Boundary of this Planned Commercial District.
 - e. Zero (0) feet from all internal lot lines.

Existing Permitted Uses to remain a part of Ordinance #2742:

Office

1. Office – Dental
2. Office – General

3. Office – Medical

Commercial/Sales

4. Bakery

5. Coffee shop, drive-thru

6. Grocery – neighborhood

7. Restaurant – sit down

8. Restaurant – fast food

9. Restaurant – take out

10. Retail Sales Establishment – community

11. Retail Sales Establishment – neighborhood

Service/Industrial

12. Animal Grooming Service

13. Barber or Beauty Shop

14. Car Wash

15. Commercial Service Facility

16. Dry Cleaning Establishment, with drive thru

17. Filling Station and Convenience Store with Pump Stations

18. Financial Institution, drive thru

19. Professional and Technical Service Facility

Requested Permitted Uses to be added to Ordinance #2742 list of permitted uses:

20. Vehicle Repair Service Facility

Discussion

Commissioner Choate expressed her concern regarding the zero (0) foot parking setback for potential lots one (1) and two (2) and believes there should be a minimum of ten (10) feet between the two lots. Commissioner Wuennenberg shared his concern of possible congestion during lunch or dinner time with the space having two drive thrus. Mr. George Stock stated they increased the property size, and quick serve restaurants don't have the same peak time as a Chick-fil-A or Shake Shack. Mr. Stock added they prefer the zero (0) foot setback because of the shared parking and shared driveways and believes they can still achieve separation and good circulation. Mr. Stock responded to Commissioner Choate's concern of the two driveways and said they will try to address the concern at the Site Development Plan Meeting.

Commissioner Wuennenberg asked for clarification on the location of the entrance. Mr. Stock stated the entrance is east and has full access.

Commissioner Staniforth stated the potential parking looks like it doesn't leave room for the required parking spaces. Mr. Stock explained there is enough surface parking spaces with the cross access and shared parking.

V. APPROVAL OF MEETING SUMMARY

Commissioner Choate made a motion to approve the Meeting Summary of the September 11, 2023 Planning Commission Meeting. The motion was seconded by Commissioner Wuennenberg and passed by a voice vote of 7 to 0.

VI. PUBLIC COMMENT

1. Mr. Denny Crain, Remiger Design, 3041 Wye Oak Drive, Belleville, IL 62221 representing the petitioner for **Damian Kroenung Estate (SDP)** – available for questions.
2. Mr. Ben Conn, CEO Classroom Library Company, 3901 Union Boulevard, Suite 155, St. Louis, MO 63115 representing the petitioner for **Damian Kroenung Estate (SDP)** - available for questions.
3. Mr. Sean Ackley, Edison Partners LLC, 15997 Deer Trail Court, Chesterfield, MO 63017 representing the petitioner for **Damian Kroenung Estate (SDP)** – available for questions.

VII. SITE PLANS, BUILDING ELEVATIONS, PLATS, AND SIGNS

- A. **Damian Kroenung Estate (SDP)**: A Site Development Plan, Landscape Plan, Lighting Plan and Architectural Elevations for an Office/Warehouse building located on a 7.1-acre tract of land located south side of Edison Avenue, zoned "PI"-Planned Industrial.

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for **Damian Kroenung Estate (SDP)**. The motion was seconded by Commissioner Roach and **passed** by a voice vote of 7 to 0.

Councilmember Merrell Hansen, Council Liaison welcomed Mr. Ben Conn to the area and the help he provides to Veterans is wonderful.


VIII. UNFINISHED BUSINESS - None

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:21 p.m.



Jane Staniforth, Secretary