

MEMORANDUM

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TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: July 27, 1999

SUBJECT: Planning and Zoning Committee Meeting Summary from July 22, 1999

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, July 22, 1999, in the City Council Conference Room. In attendance were: Chair Mary Brown; Councilmember Jane Durrell (Ward I); Councilmember Barry Streeter (Ward II); and, Councilmember Mike Casey (Ward III). Also in attendance were: Mayor Nancy Greenwood; Councilmember Larry Grosser (Ward I); Councilmember Dan Hurt (Ward III) – arrived later; Planning Commission Chair Dan Layton; Teresa J. Price, Director of Planning; Laura Griggs-McElhanon, Assistant Director of Planning; Todd Streiler, Planner II; and, Annissa McCaskill, Planner I.

*To be discussed at 8/2/1999 City Council Meeting.

I. Approval of Planning and Zoning Committee Meeting Summary of July 8, 1999.

A motion to approve the meeting summary of July 8, 1999 was made by Councilmember Durrell, seconded by Councilmember Casey, and **approved by a vote of 4 to 0**.

*II. **P.Z. 10-99 Chesterfield Corporate Park**; A request for a change in zoning from “M-3” Industrial District to “PI” Planned Industrial District for a 20-acre tract of land located on the north side of Chesterfield Airport Road, approximately 820’ west of Long Road. (Locator Number: 17W 41 0038)

Proposed uses:

- Animal hospitals, veterinary clinics, and kennels;
- Broadcasting studios for radio and television;
- Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications;
- Business service establishments;
- Cafeterias for employees and guests only;
- Child care centers, nursery schools, and day nurseries;
- Financial institutions;
- Filling stations, including emergency towing and repair services;
- Gymnasiums, indoor swimming pools, indoor handball and racquetball courts (public or private), and indoor and unlighted outdoor tennis courts (public or private);
- Hotels and motels;
- Mail order sale warehouses;
- Manufacturing, fabrication, assembly, processing, or packaging of any commodity except:
 - (i) Facilities producing or processing explosives or flammable gases or liquids;

- (ii) Facilities for animal slaughtering, meat packing, or rendering;
 - (iii) Sulfur plants, rubber reclamation plants, or cement plants, and
 - (iv) Steel mills, foundries, or smelters;
- Medical and dental offices;
 - Offices or office buildings;
 - Outdoor advertising sign (additional to provisions of Section 1003.168);
 - 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;
 - Permitted signs (See Section 1003.168 'Sign Regulations');
 - Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities;
 - Printing and duplicating services;
 - Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith;
 - Restaurants, fast food;
 - Restaurants, sit down;
 - 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;
 - 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;
 - Union halls and hiring halls;
 - Vehicle service centers;
 - Vehicle washing facilities;
 - Welding, sheet metal, and blacksmith shops.

Director of Planning Teresa Price advised the Committee that this petition had been sent back to the Planning Commission. The Commission removed uses that would not be in keeping with the Mixed Commercial Land Use Designation, and has forwarded the use changes to the Committee with a recommendation of approval. She passed out information on street lights and right-in/right-out access. She stated that she had talked to Public Works Director/City Engineer Michael Geisel and he feels comfortable with the right-in/right-out access proposed. A plan of the area depicting proposed curb cuts and cross access was provided and discussed with the Committee.

There was general discussion about the proposed right-in/right-out access and the separation between roadways.

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Chair Brown stated that she had talked to Director of Public Works/City Engineer Michael Geisel about this. She feels that the City looks carefully at the number of curb cuts. She likes the shared access proposed, and feels that the traffic circulation proposed is more forward thinking.

Councilmember Hurt arrived at 5:38 p.m.

There was discussion on: appropriateness of shared right-in/right-out access; a traffic study; street lights on Chesterfield Airport Road; outdoor advertising use; and broadcasting uses.

George Stock, representing the petitioner, stated that they will be required to improve Chesterfield Airport Road and provide a raised median, with the only break at Chesterfield Industrial Boulevard. In his opinion, there is one lot that is unfeasible without the right-in/right-out access.

There was discussion on the right-in/right-out access; the proposed number of curb cuts on the north side of Chesterfield Airport Road between Long Road and Chesterfield Industrial Boulevard (there are 3 proposed).

A motion was made by Councilmember Streeter to amend Attachment A to remove the following uses:

3. Broadcasting studios for radio and television;
4. Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications; and,
14. Outdoor advertising sign (additional to provisions of Section 1003.168).

The motion was seconded by Councilmember Durrell, and approved by a vote of 4 to 0.

A motion to amend Attachment A, page 6(c), to delete the second sentence and the note, was made by Councilmember Streeter and seconded by Councilmember Durrell.

The motion was amended by Councilmember Streeter, accepted by Councilmember Durrell, to limit access to Chesterfield Airport Road to Chesterfield Corporate Drive.

There was general discussion, including possible future need for a curb cut.

Chair Brown called the question.

The motion failed by a vote of 2 to 2, with Chair Brown and Councilmember Casey voting no.

A motion to approve P.Z. 10-99, as amended, was made by Councilmember Casey, seconded by Chair Brown, and approved by a vote of 4 to 0.

Note: Two bills relative to this matter will be needed for the August 2, 1999, City Council Meeting (one as recommended by the Planning Commission, and one as recommended by the Planning & Zoning Committee).

SEE Bill # (as recommended by the Planning Commission)

SEE Bill # (as recommended by the Planning & Zoning Committee)

III. P.Z. 32-98 Conway Land Company (Chesterfield Corporate Campus); a request for a rezoning from "NU" Non-Urban District to "PC" Planned Commercial District for twelve (12) parcels of land located at the intersection of Chesterfield Parkway North, Conway Road and North Outer Forty Road. Proposed use: Offices or office buildings.

Planner I Annessa McCaskill described the petition, the rezoning process to date, and the revisions that have been made in the proposal since submittal. She noted that the major issue has been traffic, including weaving issues. The Planning Department and the Planning Commission recommended denial.

Planning Commission Chair Dan Layton stated the following:

- 1) The Planning Department recommended denial only for traffic reasons;
- 2) There were 4 different traffic experts with no consensus;
- 3) St. Louis County was very critical of not opening access to Conway Road; and,
- 4) No Attachment A was ever prepared by staff.

There was discussion including: traffic issues; impact on Conway Road; triple left turn versus Texas U-turn; westbound traffic impacts and solutions (40% of traffic will go west, with minimum 2% growth per year); traffic weaving issues; density; site coverage; height of buildings (648', 648', 660', 648', and 642', with Bonhomme roofline at 650'); rooftop mechanical equipment; stormwater control; FAR (36%); greenspace (57%); site coverage (43%); buffer along the Outer Road; visibility from Conway and the Outer Road; funding for road improvements; and, parking ratio provided (4.2 cars/1000 sq. ft.).

Planning Director Teresa Price advised the Committee that at the Planning Commission meeting, new information was brought up after staff had prepared the report, which resulted in the Commission sending it back to the Department to get verification on the information. A new issue was westbound traffic, with St. Charles County's growth. Upon verification, consensus was agreed on the triple left turn solution. St. Louis County and MoDOT did note specific conditions, and the City's consultant said it was reasonable.

There was continued discussion including: relocating the Outer Road access 500' to the east per MoDOT; the need for a concise summary of the entire traffic picture; the triple left solution - where do we have case study that shows this works (Las Vegas); Conway Road character; development on north side of Conway Road; Comprehensive Plan; traffic at Olive and 270; stormwater (retention is proposed); visibility from Conway Road; attached single-family along Conway Road versus the buffer; Tree Ordinance; lighting impacts; noise impacts; under building parking; 120' buffer for Timberlake; stormwater; preparation of an Attachment A; landscaping; and, compatibility with the area.

Michael Doster, attorney for the petition, referenced correspondence previously provided which address some of the issues discussed this evening (April 9, 1999 letter from petitioner). Plan depicts a 165' to 175' buffer along the south side of Conway Road. He stated that with the Solomon I project, it was the desire of the City to have a 120' manicured park area. In Solomon II, the petitioner is willing to "jungleize" the buffer to be natural and opaque. Mr. Vitt is willing to "jungleize" the buffer. He stated that the proposed FAR of 36% is at or lower than others in the area. He noted that the Timberlake project doesn't have as much greenspace because of the amount of surface parking. He feels that there has been a consensus between all the traffic parties (consultants, County and MoDOT) relative to the triple left and the petitioner

is willing to do improvements. The petitioner's traffic consultant, Crawford Bunte Brammeier, doesn't feel the internet information on the westbound split is accurate. MSD has conceptually approved the development relative to stormwater. In addition, the petitioner is willing to look at alternatives to reduce stormwater.

There was discussion including: view from Conway; utility lines (should go underground); provision of an additional overpass (expensive, involves acquiring additional property, not feasible); 2-way North Outer 40 (MoDOT has said no); height of buildings; size of buildings; buffer; setbacks; stormwater; cross access;

The following residents spoke:

1. Harvey Present, Shenandoah subdivision trustee.
2. Jay Kirschbaum, Royal Wood subdivision trustee.

IV. P.Z. 30-98 Sachs Properties, Inc.; A request for a change of zoning for a 4.7 acre tract of land from "NU" Non-Urban District to "PC" Planned Commercial District on North Outer Forty Road (Highway 40), 500 feet South of Conway Road (Locator Number 18r110020).

Proposed Uses:

Cafeterias for employees and guests only;

Offices or office buildings;

Apartment dwelling units in buildings primarily designated for occupancy by one or more of the permitted commercial uses wherein occupancy of the dwelling unit shall be limited to the owner, manager, or employee of the permitted use or uses and their respective families. A minimum of eight hundred (800) square feet of contiguous open space for the dwelling unit, protectively screened from commercial activities and directly accessible to the dwelling unit, shall be provided on the premises for the exclusive use of the occupants of such apartment. This is not to exclude one floor of multi-story (three or more) office buildings being developed for condominiums;

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.

Chair Brown stated that at the City Council meeting on Monday, this petition was referred back to the Committee.

There was discussion including: proposed buffer; excluding right-of-way dedication area from the buffer; and easements.

A motion was made by Councilmember Streeter to ask staff to prepare an Attachment A for P.Z. 32-98, for discussion by the Committee, to include conditions relative to eastbound and westbound traffic, Conway Road, density, stormwater, building height, character of Conway Road, compatibility of project, and other items discussed tonight.

The motion was seconded by Councilmember Casey, and **approved by a vote of 4 to 0.**

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Planning Director Teresa Price stated that the Department would target the August 19, 1999 P&Z Committee meeting for this matter.

A motion was made by Councilmember Streeter to ask staff to prepare an Attachment A for P.Z. 30-98, for discussion by the Committee, to include conditions relative to eastbound and westbound traffic, Conway Road, density, stormwater, building height, character of Conway Road, compatibility of project, other items discussed tonight, and comments from the July 19, 1999 City Council meeting.

The motion was seconded by Councilmember Casey.

Steve Koslovsky, attorney for P.Z. 30-98, requested the opportunity to review and evaluate the recommendations prior to the August 19, 1999 meeting.

Planning Director Teresa Price recommended that these items be brought back to the Committee at their September 9, 1999 meeting to allow the petitioners time to review the recommendations.

A motion was made by Councilmember Casey, seconded by Chair Brown, to amend the motion on the floor to hold P.Z. 30-98 until September 9, 1999 to give staff time to meet with the petitioners.

The motion, as amended, was **approved by a vote of 4 to 0**.

The following residents spoke:

1. Steve Kling, attorney for residents in opposition
2. Calvin Dresser, 14985 Conway Road
3. Fred Burn, 14308 Conway Meadow Court, Conway Meadows Condominiums
4. John McDonald, Amherst Subdivision resident
5. Ted Allison
6. Laura Leuking, Conway Road resident

The next regularly scheduled meeting will be held at 5:30 p.m. on Thursday, August 5, 1999.

The meeting adjourned at 7:50 p.m.

TJP/LPGM/lpgm

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