CORRECTED

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
February 14, 2000

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

I. **PRESENT**

Mr. David Banks
Mr. Fred Broemmer
Mr. Charles Eifler
Ms. Stephanie Macaluso
Mr. John Nations
Ms. Rachel Nolen
Ms. Victoria Sherman
Chairman Dan Layton, Jr.
Mr. Doug Beach, City Attorney
Councilmember Mary Brown, Council Liaison
Ms. Teresa Price, Director of Planning
Ms. Laura Griggs-McElhanon, Assistant Director of Planning
Ms. Jennifer Samson, Planner I
Ms. Mary Claire Goodwin, Planner I
Ms. Kathy Lone, Executive Secretary/Planning Assistant

ABSENT

Mr. Jerry Right

II. **INVOCATION**: Commissioner Eifler

III. **PLEDGE OF ALLEGIANCE**: All

Chairman Layton recognized the attendance of Councilmember Jane Durrell (Ward I), Councilmember Dan Hurt (Ward III) and Councilmember Mary Brown (Ward IV) as Council Liaison.

IV. **PUBLIC HEARINGS:**

Commissioner Broemmer read the first portion of the "Opening Comments."

A. **P.Z. 01-2000 TMH II L.L.C.**; A request for a Planned Environment Unit (PEU) procedure in the "R-2" 15,000 square foot Residence District for an 8.07 acre tract of land located on the east side of Olive Boulevard, 1000 feet north of Ladue Road. (Locator Numbers: 17R51-0331, 17R53-0203, 17R53-0212, and 17R53-0221).
Proposed Use:
Attached and detached single-family.

Assistant Director of Planning Laura Griggs-McElhanon gave a slide presentation of the subject site and surrounding area.

1. Mr. Forrest E. Mueller, 624 Burr Ridge Road, Wentzville, MO 63385, petitioner for P.Z. 01-2000 TMH II L.L.C. stated the following:

- Subject site is an eyesore to the City of Chesterfield and a danger to the residents and children of Monterra Subdivision because the ravine is 35-50 feet deep. Erosion has been substantial to the point where trees that are four feet in diameter are secured by only one side;
- Property had once been a dumping ground for a gas station, thus a substantial amount of polluted cubic yardage of dirt, concrete, pipe and other residue will need to be removed;
- Most of the trees are dead so there needs to be a lot of clean-up before development can begin;
- Petitioner intends to raise the street along the Olive Boulevard curve approximately 18 feet so the ditch will be much more shallow;
- There will be additional plantings along Olive Boulevard to block vision and traffic noise;
- Development will be called Chesterfield Hollow;
- The cul-de-sac will require approximately a 40-foot fill in the eroded ravine;
- Developer will build luxury villas with zero lot lines with a common wall. Each villa and lot will be individually owned. There will 1 or 2 detached units;
- Development would be away from Olive Boulevard where the largest trees are located and will act as a buffer, both visually and sound-wise;
- Detention basin will be located at the bottom to stop erosion. Many of the trenches will also be filled with rip rap, rock, etc. to prevent additional erosion;
- One of the vacant homes on the property has traces of asbestos in the siding so many unsafe conditions exist on this site;
- Beginning price for a 2,000 sq. ft. ranch would be $309,000, 1½ story home would be $325,900. Homes would be comparable to Picardy and Mansions at Spyglass Summit.

2. Mr. Robert Tiemann, 907 St. Joseph, O'Fallon, MO 63366, engineer for petitioner for P.Z. 01-2000 TMH II L.L.C. stated the following:

- Development would have 20 units that would be single-family housing and attached dwellings.

DISCUSSION/COMMENT

Commissioner Banks asked how far the development is from the back of the homes in the neighboring subdivision.

Mr. Tiemann stated that the distance is approximately 50 feet.

Commissioner Broemmer asked how much fill would be trucked in.

Mr. Mueller stated that approximately 23,000 cubic yards of dirt have already been used and arrangements have been made with Fred Weber to truck in approximately 37,000 cubic yards, which would include broken concrete and clean fill.

Mr. Mueller stated that the grade of the slope off Olive Boulevard is 6%. The cul-de-sac originally had too radical of a turn for fire trucks so that has been redone.

Commissioner Broemmer asked if the water that comes down the road goes into a catch basin or collects at the end and goes into a detention basin.

Mr. Mueller stated that it goes into a detention basin that may or may not be dry. It will depend on MSD. Mr. Mueller stated that he would prefer a wet detention and let it drop 10 feet into a water fall for an amenity as opposed to an eyesore. This will depend on the cost.

Mr. Mueller stated that this would be a gated community. The gate would be a car length plus 10 feet from Olive Boulevard.

Commissioner Nolen expressed concern about the length in front of the gate since Olive Boulevard has been widened. Commissioner Nolen stated that she would like the length in front of the gate lengthened.

Mr. Mueller stated that there was room in the plan to do that.

Commissioner Broemmer asked Mr. Mueller if there were plans for a sidewalk along Olive Boulevard.

Mr. Mueller stated that there is not at this time.

Commissioner Broemmer stated that this is something that he would like done.

City Attorney Beach stated that there is a sheer drop off. There will be a shoulder, but no sidewalk.

backyards to catch any additional water from the slope and to ensure that there is not too much water buildup in the backyards.

Mr. Mueller stated that there would be a standard-sized street and 2-car garages (21 ft. x 21 ft.). The driveways would be long enough for at least two (2) cars to park and some driveways may allow four (4) cars. Mr. Mueller stated that all maintenance is taken care of so the development would have its own snow and ice removal.

Mr. Mueller stated that the plans call for a 25-foot, heavily landscaped buffer.

Commissioner Sherman stated that she is very concerned about the reaction from the neighboring developments. Commissioner Sherman expressed her concern for sidewalks to make the area pedestrian-friendly.

Commissioner Broemmer stated that the Commission views Olive Boulevard as a parkway and not a highway. There are hopes that it will be pedestrian-friendly.

Mr. Tieman stated that it would be very costly to put a sidewalk in but not impossible. It would require a retaining wall that would be approximately six (6) feet at the top and three (3) feet at the bottom in order to be able to go down far enough to cut a level sidewalk that is a little more than four (4) feet wide.

Commissioner Macaluso asked about the maximum number of residences on this property with the R-2 zoning classification.

Mr. Mueller stated that there would be a maximum of 20 units. There originally would have been 23 but the street can not be counted as part of the acreage to determine density so the maximum is 20 units.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

REBUTTAL: None

Commissioner Broemmer read the middle portion of the "Opening Comments."

B. **P.Z. 02-2000 Fischer & Frichtel, Inc. (Windgate)**; A request for a change in zoning from "NU" Non-Urban District to "E-2" Estate One Acre Residence District for two areas of land totaling 15.894 acres located on the east side of Kehrs Mill Road, north and south of Jeffrey's Crossing Lane. (Locator Numbers: 18U14-0011, 18U14-0055, 18U14-0099, and 18U14-0101).

Assistant Director of Planning Laura Griggs-McElhanon gave a slide presentation of the subject site and surrounding area.

1. Mr. John King, 168 N. Meramec, Clayton, MO 63105, attorney for petitioner for P.Z. 02-2000 Fischer & Frichtel, Inc. (Windgate) stated the following;

- The developer, Fischer & Frichtel, has just completed a subdivision called Country Lake Estates with approximately 20 single-family residences in approximately the same price range as these;
- Subject site consists of two (2) tracts that total 15.89 acres;
- Rezoning from NU to E-2 for single-family residences;
- Zoning across the street is R-1;
- Development would have 13 single-family lots with the minimum lot being 22,000 square feet, with 1 acre density;
- All lots are over 1 acre in size;
- All of the lots that back to Kehrs Mill Road would have a 30-foot landscape buffer which would be governed by the Deed Restrictions placed on this site;
- Lots will be developed around two (2) cul-de-sacs;
- Entrance will line up with the entrance across Kehrs Mill Road;
- All of the homes will be custom built and range in size from 3,500 sq. ft. to 6,700 sq. ft. The price range will be from $600,000 to $1.1 million.

COMMENTS/DISCUSSION

Commissioner Macaluso questioned if there had been contact with St. Louis County to straighten Kehrs Mill Road with the intersection at Long Road.

Mr. Mel Cole, Cole & Associates, 10777 Sunset Office Drive, St. Louis, MO 63127, engineer for the petitioner of P.Z. 02-2000 Fischer & Frichtel, Inc. (Windgate), stated that he has been in contact with Enola at the County to make sure they got the correct right-of-way dedication which is one-half of 82-feet. They are allowed to do the same on the other side. As far as alignment is concerned, the alignment will not affect this site.

Commissioner Macaluso stated that the alignment will not affect the site but the traffic would as the intersection will be worse.

Commissioner Macaluso would like Mr. Cole to get a timetable as to when the intersection would be straightened out.

Commissioner Macaluso expressed concern for lots 11, 12 and 13. Commissioner Macaluso would like the developer to consider more dense plantings on these lots so that the yards are not visible from Kehrs Mill Road. Commissioner Macaluso stated that the 6-foot white pine trees are not trees that would provide privacy for estate lots. Commissioner Macaluso stated that she would like to see tree plantings coordinated with Jeffrey's Crossing.

Commissioner Eifler asked why lot 10 is almost twice the size of the rest of the lots.

Mr. King stated that the developer did not like the layout with 14 lots and wanted to stay with 13 lots so lot 10 is larger.

Councilmember Brown stated that there have been discussions with the State and County concerning interim improvements to Kehrs Mill Road and Wild Horse Creek Road because the plan to align Kehrs Mill Road with Long Road is a long-range plan. There have been discussions about a stop light and possibly a right-turn lane. Councilmember Brown stated that when Mr. Cole talks to the County, any assistance on getting interim improvements would be beneficial.

Commissioner Broemmer asked about sidewalks.

Mr. King stated that sidewalks would be put in if the County requires them.

Chairman Layton asked the petitioner to make contact with the neighbors.

Mr. King stated that the petitioner has spoken with the developer to the north.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

REBUTTAL: None

C. **P.Z. 04-2000 Roy A. Mangan – Thomas Roof, Inc. Architekts (Wild Horse Crossing)**; A request for a change in zoning from a "NU" Non-Urban District to a "PC" Planned Commercial District for a 7.89 acre tract of land located at the northeast corner of the intersection of Wild Horse Creek Road and Eatherton Road. (Locator Number: 19W42-0170).

Proposed Uses:

- Animal hospitals, veterinary clinics, and kennels;
- 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;
- Barber shops and beauty parlors;
- Bookstores;
- Broadcast studios for radio and television;
- Broadcasting, transmitting or relay towers, studios, and associated facilities for radio, television, and other communications;
- Cafeterias for employees and guests only;
- Child care centers, nursery schools, and day nurseries;
- Colleges and universities;
- Dry-cleaning drop-off and pick-up stations;
- Film drop-off and pick-up stations;
- Financial institutions;
- 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 lend 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.;
- Medical and dental offices;
- Offices or office buildings;
- Research facilities, professional and scientific laboratories including photographic processing laboratories used in conjunction therewith;
- Restaurants, fast food;
- Restaurants, sit down;
- Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training;
- 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.

Chairman Layton stated that the public hearing for P.Z. 04-2000 Roy A. Mangan – Thomas Roof, Inc. Architekts (Wild Horse Crossing) has been postponed.

D. P.Z. 05-2000 THF Chesterfield Development L.L.C. (Chesterfield Commons); An amendment to the City of Chesterfield Ordinance Number 1344, as amended, revising the permitted uses to include financial institutions in the "C-8" Planned Commercial District, located between the Sachs Electric Facility and the McBride Building on the north and south side of Chesterfield Airport Road.

Chairman Layton stated that the public hearing for P.Z. 05-2000 THF Chesterfield Development L.L.C. (Chesterfield Commons) has been postponed.

Commissioner Broemmer read the closing portion of the "Opening Comments."

V. APPROVAL OF MEETING MINUTES

A motion to **approve** the January 24, 2000 Meeting Minutes, as corrected, was made by Commissioner Eifler and seconded by Commissioner Broemmer. The motion **passes by a voice vote of 8 to 0.**

VI. PUBLIC COMMENT:

1. Ms. Karyn Griffin, 16657 Chesterfield Manor, Chesterfield, MO 63005, trustee for Chesterfield Farms Subdivision, speaking in opposition to THF Chesterfield Development L.L.C. (Chesterfield Commons) Ordinance Amendment;

- Speaker stated that there are violations at Chesterfield Commons, including the lighting. Speaker stated that she has used a light meter to measure the lighting. Speaker stated that the maximum luminous levels at the base of the fixture measure 17.6 foot candles. The City's requirement is 3 foot candles. Therefore, with 109 light posts, there are 109 violations. Speaker stated that she questions approving anything that the petitioner wants even though they have violations. Speaker stated that the petitioner needs to make corrections before receiving approval.

Commissioner Broemmer stated that the new lighting fixture had in the area of 17 to 20 foot candles and he felt that this was excessive.

Commissioner Eifler stated that the source of the speaker's information that the City's requirement is 3 foot candles is from the Subdivision Ordinance which is directed more at street lighting as opposed to parking lot lighting. Commissioner Eifler questioned comparing them. Commissioner Eifler stated that this is not by any means a dead issue. Commissioner Eifler complimented the speaker on her research and hopes that ultimately it is resolved to her satisfaction.

Commissioner Macaluso asked the speaker if the other issues besides lighting had been resolved.

Ms. Griffin stated no.

Councilmember Brown stated that the trustees would be called for a meeting on Thursday, February 17, 2000, to discuss issues.

2. Mr. Bill Behrens, 9974 Tesson Creek Estates Drive, St. Louis, representing Warren Sign, and

3. Mr. Mark Long, 97 Oberlag Drive, Wright City, MO, representing Follman Properties, speaking in favor of the Baxter Center Ordinance Amendment;

- Mr. Long presented a hand-out of photos to the Commission showing the Baxter Center sign at different drive-by locations;
- Mr. Long stated that their sign is not as noticeable due to the fact that it is so low to the ground because of the road expansion a few years ago;
- Mr. Behrens stated that the petitioner wants a change in the ordinance to allow for a taller sign;
- Mr. Behrens stated that the sign would identify the shopping center and also the tenants;
- Mr. Behrens stated that the sign would not be any taller than 20 feet or larger than 100 sq. ft. in area, which is within the ordinance.

Director of Planning Teresa Price clarified that the petitioners are amending their ordinance to allow them to conform with the Zoning Ordinance. The Zoning Ordinance allows the sign to be increased in size with Planning Commission approval. After the ordinance amendment is approved, the petitioners will return before the Planning Commission for approval on specifics of the sign.

VII. NEW BUSINESS

A. **THF Chesterfield Development L.L.C. (Chesterfield Commons) Ordinance Amendment**; An amendment to the City of Chesterfield Ordinance Number 1344, as amended, revising the building requirement limits to allow five (5) stories or sixty-five (65) feet in the "C-8" Planned Commercial District; located between the Sachs Electric Facility and the McBride Building on the north and south side of Chesterfield Airport Road.

Planner I Mary Claire Goodwin presented an overview of this ordinance amendment. Ordinance Number 1344 originally allowed buildings to be 3 stories or 45 feet in height, whichever is less. The ordinance amendment would allow buildings to be 5 stories or 65 feet. Upon comparing building heights in the area, Hilton Garden Suites is 4 stories, McBride and Sons is 2 stories, Hampton Inn is 3 stories, and Wehrenberg Theatre will be 60 feet, per the approved Site Development Plan. Because the majority of the tall buildings are located near Interstate 64 and away from the bluffs, Staff recommends approval of the ordinance amendment north of Chesterfield Airport Road and not south of Chesterfield Airport Road.

Chairman Layton called attention to the Architectural Review Board's Design Guidelines:

Chapter 1, C. Site Relationships of Design – "Size, design, and orient buildings to be in concert with the existing terrain, existing buildings, and the surrounding area."

Chapter 2, I. All Structures, B. Scale – "Scale relationships shall be carefully considered. Buildings should be of a scale compatible with neighboring development."

Chairman Layton asked Staff if they felt that this recommendation was in compliance with these two (2) statements.

Director of Planning Teresa Price stated that the overall development square footage would not be affected by this. It only allows the building to be taller.

Commissioner Nolen expressed concern with more buildings and added traffic.

Commissioner Broemmer stated that the location is north of Chesterfield Airport Road and would be between Chesterfield Airport Road and Highway 64/40. From the highway, one would be looking at taller buildings and blocking out other developments. Commissioner Broemmer stated that it does not lend itself to a pleasing look of the overall picture. The soil may not be able to support it.

Director of Planning Price stated that this is something that the developer would be responsible for addressing when a specific site is submitted for review.

Director of Planning Price stated that square footage is set in the Chesterfield Commons. As developments come in, this number is being kept track of. Even if it is a 2-story building, the square footage is already set for the entire development.

Commissioner Nolen expressed concern on what the valley would look like as a whole.

Commissioner Macaluso wanted clarification that THF Realty that is asking for the ordinance amendment and not the City.

Director of Planning Price stated that THF Realty is asking for the ordinance amendment. Director of Planning Price stated that the Valley Master Plan does not address maximum building heights in this area. The only thing that looks at height is the sky exposure plane.

Commissioner Nolen made a motion to deny the Amendment of City of Chesterfield Ordinance Number 1344. The motion was seconded by Commissioner Broemmer.

Commissioner Eifler stated that since the square footage is held constant as a maximum, if you have a 5-story building in a given area you get more green space. Commissioner Eifler stated that, on a positive note, a 5-story building would tend to screen the vast asphalt parking lot that lies between the ¾ mile strip shopping center and the highway. Commissioner Eifler stated that he likes breaking it up.

Commissioner Banks stated that a 3-story building from the highway would do this as well.

Upon a roll call, the vote was as follows: Commissioner Banks, yes; Commissioner Broemmer, yes; Commissioner Eifler, no; Commissioner Macaluso, yes; Commissioner Nations, no; Commissioner Nolen, yes; Commissioner Sherman, no; Chairman Layton, yes.

The motion to deny this petition passes by a vote of 5 to 3.

Commissioner Eiffler stated that this petition differentiates between the Chesterfield Commons to the north of Chesterfield Airport Road and Chesterfield Commons to the south of Chesterfield Airport Road. Commissioner Eifler stated the Commission waived the landscape guidelines and allowed parking spaces not to be within 50 feet of a tree for south of Chesterfield Airport Road; however, he would not personally like to do that north of Chesterfield Airport Road. Commissioner Eifler stated that the developer needs to adhere to the City's landscape guidelines north of Chesterfield Airport Road for Chesterfield Commons.

Chairman Layton stated that the Commission did away with that requirement in exchange for something else in the landscaping area, specific to the retail part of the development and not the office part north of Chesterfield Airport Road.

B. **Montessori Children's House CUP Amendment**; An amendment to the City of Chesterfield Conditional Use Permit (CUP) Number 600 for Montessori Childrens House located on the south side of Ladue Road, east of Saylesville Drive.

Planner I Mary Claire Goodwin gave an overview of this petition. She stated that this amendment to the Conditional Use Permit (CUP) Number 600 would allow the facility to be open during the month of August and to increase their summer enrollment in the months of June, July and August from 30 to 60 children.

Commissioner Banks questioned why the restriction was there in 1989 and is being asked to change now. Commissioner Banks expressed concern that perhaps the neighbors wanted the lower enrollment. Commissioner Banks suggested having the petitioner contact neighbors to get their reaction to the change.

Commissioner Broemmer agreed.

City Attorney Beach suggested that the legislative history be researched to see if there was a reason.

Councilmember Brown stated that she recalls that the reason had something to do with traffic and the swim club. Councilmember Brown stated that the original ordinance should have the information.

Commissioner Nations made a motion to hold the Montessori Children's House CUP Amendment request until the next meeting to gather information from past legislation and find out what the concerns of the Planning Commission and City Council were at that time. The motion was seconded by Commissioner Sherman **and passes by a voice vote of 8 to 0.**

C. **Baxter Center Ordinance Amendment**; An amendment to St. Louis County Ordinance Number 12660 revising a sign requirement in the "C-8" Planned Commercial District located on Clayton Road, approximately 400 feet east of Baxter Road.

Planner I Mary Claire Goodwin gave an overview of this petition. She stated that the amendment to St. Louis County Ordinance Number 12660 requests bringing the size and height of the sign into conformance with Section 1003.168C(2) of the Chesterfield Zoning Ordinance. The petitioner would have to come back before the Planning Commission for approval of the sign.

Commissioner Eifler made a motion to approve the proposed amendment to St. Louis County Ordinance Number 12660. The motion was seconded by Commissioner Macaluso.

Upon a roll call, the vote was as follows: Commissioner Broemmer, yes; Commissioner Eifler, yes; Commissioner Macaluso, yes; Commissioner Nations, yes; Commissioner Nolen, yes; Commissioner Sherman, yes; Commissioner Banks, yes; Chairman Layton, yes.

The motion to approve this petition passes by a vote of 8 to 0.

D. **Busch-Strutman, LLC Ordinance Amendment**; An amendment to the City of Chesterfield Ordinance Number 1596 for the Busch-Strutman Properties located on the south side of Chesterfield Airport Road, east of Baxter Road Extension.

Planner I Mary Claire Goodwin gave an overview of this petition. She stated that the petitioner is requesting an ordinance amendment that would require Site Development Plans to include existing improvements within thirty (30) feet of the site rather than one hundred fifty (150) feet. Staff recommends approval.

Commissioner Broemmer made a motion to approve the City of Chesterfield Ordinance Number 1596 for Busch-Strutman, LLC Ordinance Amendment. The motion was seconded by Commissioner Macaluso.

Upon a roll call, the vote was as follows: Commissioner Eifler, yes; Commissioner Macaluso, yes; Commissioner Nations, yes; Commissioner Nolen, yes; Commissioner Sherman, yes; Commissioner Banks, yes; Commissioner Broemmer, yes; Chairman Layton, yes.

The motion to approve this petition passes by a vote of 8 to 0.

E. **T.K. Properties LLC Ordinance Amendment**; An amendment to the City of Chesterfield Ordinance Number 1565 for the T.K. Properties located on the south side of Chesterfield Airport Road, east of Baxter Road Extension.

Planner I Mary Claire Goodwin gave an overview of this ordinance amendment. The amendment would decrease the parking setbacks from the existing right-of-way of Chesterfield Airport Road from fifty-five (55) feet to forty (40) feet and would require the Site Development Plans to include existing improvements within thirty (30) feet rather than one hundred fifty (150) feet. Staff recommends approval of this ordinance amendment.

Commissioner Macaluso made a motion to approve the T.K. Properties LLC Ordinance Amendment. The motion was seconded by Chairman Layton.

Upon a roll call, the vote was as follows: Commissioner Macaluso, yes; Commissioner Nations, yes; Commissioner Nolen, yes; Commissioner Sherman, yes; Commissioner Banks, yes; Commissioner Broemmer, yes; Commissioner Eifler, yes; Chairman Layton, yes.

The motion to approve this petition passes by a vote of 8 to 0.

F. **P.Z. 21-1999 Chesterfield Real Estate Investors L.L.C.**: A request for a change in zoning from "M-3" Planned Industrial District to "PC" Planned Commercial District for a 28.8 acre tract of land located on Chesterfield Airport Road, eighty (80) feet west of Boones Crossing.

Proposed Uses:

- Associated work and storage areas required by a business, firm, or service to carry on business operations;
- Barber shops and beauty parlors;
- Bookstores;
- Cafeterias for employees and guests only;
- Colleges and universities;
- Dry cleaning drop-off and pick-up stations;
- Filling stations, including emergency towing and repair services, provided that no automobile, truck, or other vehicle may be parked or stored in the open on the premises for longer than twenty-four (24) hours.
- Film drop-off and pick-up stations;
- Financial institutions;
- Hotels and motels;
- 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.

  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;
- Medical and dental offices;
- Offices or office buildings;
- Public utility facilities;
- Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith;
- Restaurants, fast food;
- Restaurants, sit down;
- Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training;
- 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;

- Permitted signs (See Section 1003.168 'Sign Regulations');
- 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;
- Vehicle repair facilities for automobiles;
- Vehicle service centers for automobiles;
- Vehicle washing facilities for automobiles;
- Other uses which may be sought under the Chesterfield Zoning Ordinance after future public hearings.

Chairman Layton stated that the petitioner for P.Z. 21-1999 Chesterfield Real Estate Investors, L.L.C. would like this petition held until the February 28, 2000 Planning Commission Meeting to allow time for the petitioner to address the issues.

G. **P.Z. 22-1999 Valley Real Estate Investors L.L.C.**: A request for a change in zoning from "M-3" Planned Industrial District to "PI" Planned Industrial District for a 17.226 acre tract of land located on Chesterfield Airport Road, eighty (80) feet west of Boones Crossing.

Proposed Uses:

- Animal hospitals, veterinary clinics and kennels;
- 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.
- Broadcasting studios for radio and television;
- Business, professional, and technical training schools;
- Business service establishments;
- Cafeterias for employees and guests only;
- Child care centers, nursery schools, and day nurseries;
- Churches shall be allowed on tracts of land of at least one acre in area;
- Financial institutions;
- Fishing tackle and bait shops. Open storage and display are prohibited;
- Filling stations, including emergency towing and repair services;
- Hotels and motels;
- Laundries and dry cleaning plans, not including personal and individual drop-off and pick-up service.
- 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

(ii) combination thereof; or
(iii) Placed underground; or
(iv) 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.

- 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) Sulphur plants, rubber reclamation plants or cement plants; and
  (iv) Steel mills, foundries or smelters.
- Medical and dental offices;
- Office or office buildings;
- Outpatient substance abuse treatment facilities;
- 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;
- Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities;
- Police, fire and postal stations;
- Printing and duplicating services;
- Public utility facilities;
- Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practice driving ranges, tennis courts, and gymnasiums, and indoor theatres, including drive-in theaters;
- Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith;
- Restaurants, fast food;
- Restaurants, sit down;
- Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, argricultural equipment, and boats, as well as associated repairs and necasary outdoor storage of said vehicles;
- Sales, servicing, repairing, cleaning, renting, leasing, and necessary outdoor storage of equipment and vehicles used by business, industry, and agriculture;
- Sales yard operated for a charitable purpose by a church, school, or other not-for-profit organization;
- Schools for business, professional, or technical training requiring outdoor areas for driving or heavy equipment training;
- Service facilities, studios, or work areas for antique salespersons, artists, candy

makers, craftperson, 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 premises;

- Permitted signs (see Section 1003.168 'Sign Regulations');
- 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 repair facilities;
- Vehicle service centers;
- Vehicle washing facilities;
- Warehousing, storage, or wholesaling of manufactured commodities, live animals, explosives or flammable gases and liquids;
- Welding, sheet metal and blacksmith shops;
- other uses which may be sought under the Chesterfield Zoning Ordinance after future public hearings.

Chairman Layton stated that the petitioner for P.Z. 22-1999 Chesterfield Real Estate Investors, L.L.C. would like this petition held until the February 28, 2000 Planning Commission Meeting to allow the petitioner time to address the issues.

Commissioner Nations made a motion to hold P.Z. 21-1999 Chesterfield Real Estate Investors L.L.C and P.Z. 22-1999 Valley Real Estate Investors L.L.C. until the February 28, 2000 Planning Commission Meeting. The motion was seconded by Commissioner Sherman and **passes by a voice vote of 8 to 0.**

Commissioner Eifler expressed concern with the traffic patterns. According to the plan, there will be a mixture of commercial traffic (semi-trailers coming to the commercial and industrial areas) and other traffic coming into the retail area, coming back RHL Boulevard and there is no signal at RHL Boulevard and Chesterfield Airport Road and so Commissioner Eifler would like to consider preventing the semis from coming back RHL Boulevard and have them access the industrial and commercial areas from Edison Avenue. There is already an access to Edison Avenue from the industrial and an access to RHL Boulevard. **Commissioner Eifler would like to see the RHL Boulevard access from the PI area eliminated so that commercial traffic would be forced to use Edison Avenue.** Commissioner Eifler stated that he considers this a real safety problem.

Assistant Director of Planning Laura Griggs-McElhanon stated that this was an issue at the Public Hearing for these petitions as some of the Planning Commissioners felt that there should be access from RHL Boulevard into the industrial part and Staff agreed that it would be better if there was access from both Edison Avenue and RHL Boulevard from a circulation standpoint. Based on the recommended conditions, they will not have all of the curb cuts permanently that are seen on the

plan on either Chesterfield Airport Road or Edison Avenue because of restrictions that are being recommended but there is cross access between the PC and PI developments at the rear of the retail where there would be the truck traffic.

Commissioner Eifler stated that he did not have a problem with that as long as that traffic with the cross access can not get out onto RHL Boulevard and go to Chesterfield Airport Road and as long as there is a right turn only coming out of the area and left turn only going into the area. Commissioner Eifler would like Staff to see if this is possible. Commissioner Eifler stated that he thinks that it is possible but a matter of whether you should or not. Commissioner Eifler wants to register his concern so that when these petitions are voted on, perhaps Staff could address that and make a recommendation.

VIII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

A. **Plaza at Boone's Crossing-(Chesterfield Commons):** Site Development Section Plan, Architectural Elevations, Landscape Plan, and Architect's Statement of Design Compliance for 3.36 acres in the "C-8" Planned Commercial District, governed by City of Chesterfield Ordinance Number 1344. Located on the northeast corner of Chesterfield Airport Road and Boone's Crossing.

Commissioner Nolen, on behalf of the Site Plan Committee, made a motion to approve the Site Development Section Plan, Architectural Elevations, Landscape Plan and Architect's Statement of Design Compliance for Plaza at Boone's Crossing-(Chesterfield Commons) with the provision that the Lighting Plan be submitted at a later date for approval. The motion was seconded by Commissioner Macaluso **and passes by a voice vote of 8 to 0.**

B. **West County YMCA:** Amended Site Development Section Plan, Architectural Elevations, and a Landscape Plan. The subject property is zoned "PC" Planned Commercial District. The West County YMCA is located on the south side of Burkhardt Place, west of Chesterfield Parkway West.

Commissioner Nolen, on behalf of the Site Plan Committee, made a motion to approve the Amended Site Development Section Plan, Architectural Elevations and Landscape Plan for West County YMCA with a note that the walkway shown on the Plan is a part of it and it will be a 1-story building, not a 2-story building as shown on the plan. The motion was seconded by Commissioner Nations **and passes by a voice vote of 6-0-2.** (Chairman Layton and Commissioner Macaluso abstained from voting due to possible conflict of interest.)

C. **Monsanto:** Amended Concept Plan for the Monsanto Campus. The subject property is zoned "C-8" Planned Commercial and is located off of Chesterfield Parkway West within the Monsanto Campus of Chesterfield.

Commissioner Nolen, on behalf of the Site Plan Committee, made a motion to approve the Amended Concept Plan for Monsanto. The motion was seconded by Commissioner Broemmer **and passes by a voice vote of 8 to 0.**

D. **Monsanto:** Site Development Section Plan, Architectural Elevations and the Landscape Plan. The subject property is zoned "C-8" Planned Commercial and is located off of Chesterfield Parkway West within the Monsanto Campus of Chesterfield.

Commissioner Nolen, on behalf of the Site Plan Committee, made a motion to approve the Site Development Section Plan, Architectural Elevations and the Landscape Plan for Monsanto. The motion was seconded by Commissioner Broemmer **and passes by a voice vote of 8 to 0.**

IX. COMMITTEE REPORTS:

A. **Ordinance Review Committee** – No Report
B. **Architectural Review Committee** – No report
C. **Site Plan/Landscape Committee** – No report
D. **Comprehensive Plan Committee** – No report
E. **Procedures and Planning Committee** – No report

X. ADJOURNMENT

A motion to adjourn was made by Chairman Layton and unanimously seconded. The motion **passes by a voice vote of 8 to 0.**

The meeting adjourned at 8:45 P.M.

Charles Eifler, Secretary