PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
JANUARY 28, 2019

The meeting was called to order at 7:02 p.m.

I. ROLL CALL

PRESENT	**ABSENT**
Commissioner Allison Harris	
Commissioner John Marino	
Commissioner Debbie Midgley	
Commissioner Mary Monachella	
Commissioner James Rosenauer	
Commissioner Gene Schenberg	
Commissioner Guy Tilman	
Commissioner Steven Wuennenberg	
Chair Merrell Hansen	

Councilmember Dan Hurt, Council Liaison
Mr. Christopher Graville, City Attorney
Mr. Justin Wyse, Director of Planning & Development Services
Mr. Mike Knight, Planner
Ms. Mary Ann Madden, Recording Secretary

Also in attendance were Councilmember Dan Hurt, Council Liaison; Councilmember Mary Ann Mastorakos, Ward II; Councilmember Michael Moore, Ward III; and Councilmember Michelle Ohley, Ward IV.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS – None

V. APPROVAL OF MEETING SUMMARY

Commissioner Midgley made a motion to approve the Meeting Summary of the January 14, 2019 Planning Commission Meeting. The motion was seconded by Commissioner Tilman and **passed by a voice vote of 9 to 0.**

VI. PUBLIC COMMENT

The following individuals were available to answer questions regarding Downtown Chesterfield Category C, Lot A (WildHorse):

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

2. Mr. Lee Cannon, Principal Traffic Engineer on the traffic study, CBB, 12400 Olive, Suite 340, Creve Coeur, MO.

3. Mr. Rich Obertino, TRi Architects, 9812 Manchester Road, St. Louis, MO.

The following individual was available to answer questions regarding P.Z. 13-2018 Summit-Topgolf (SkyGroup Investments, LLC):

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

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

A. Downtown Chesterfield, (Category C), SDCP: A Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan for the 22 acre tract of land located north of Wild Horse Creek road, east of its intersection with Old Chesterfield Road and west of its intersection with Chesterfield Parkway.

B. Downtown Chesterfield Category C, Lot A (WildHorse) SDSP: A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 7.3 acre tract of land located northeast of the intersection of Wild Horse Creek Road and Old Chesterfield Road.

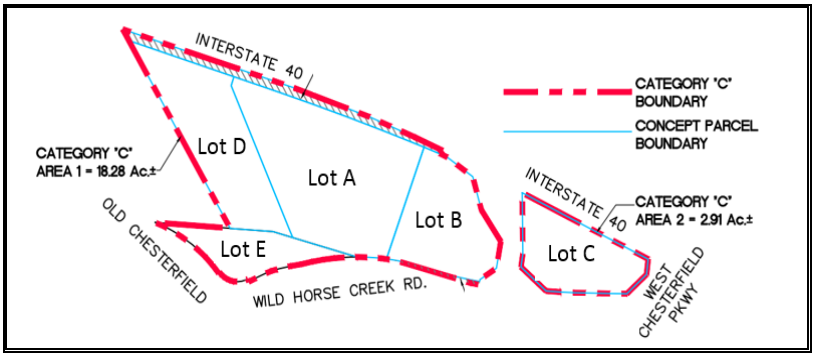
Chair Hansen announced that the Commission would continue the discussion from the earlier Site Plan Committee meeting regarding the Site Development Concept Plan and Site Development Section Plan for Downtown Chesterfield, Category C.

Utilities

Commissioner Tilman noted that Policy 8.0 of the Unified Development Code includes language relative to utilities and specifically states that *the primary objective of the Utilities Policies is to ensure that utility facilities are safe, aesthetic and non-detrimental to community or neighborhood conditions. The Policies specifically address undergrounding of electric service, stormwater management practices, and the placement and aesthetics of telecommunications towers.*

Policy 8.2.2. states that *The City of Chesterfield should require all new development to provide underground electric services and encourage the replacement of overhead service with underground service.*

He then asked for clarification from the Petitioner regarding replacement of the overhead lines in the subject area. Mr. Stock explained that there are overhead electric lines that come across Wild Horse Creek Road running west across the common line of Lots A, D and E continuing west down Old Chesterfield Road. Overhead electric also runs diagonally north/south through Lot A, the subject site. The developer will be removing any overhead electric lines associated with Lot A and its frontage, and placing them underground.



Category C Lot Breakdown

It was pointed out that a note has been added to the Site Development Concept Plan for Category C stating that *All utilities will be installed underground.* Mr. Stock noted that Sachs' warehouse is located on Lot D, and Sachs is agreeable to relocating lines underground on Lots D and E at the time of any redevelopment.

Commissioner Tilman then referred to the utility poles running along Wild Horse Creek Road and Old Chesterfield Road, which are not associated with the subject development, and stated that a plan should be devised to have those lines buried in a phased fashion. Chair Hansen stated that as the Planning Commission continues to address other areas along the downtown core, they will ask that a note be added to the concept plans relative to burying utilities underground.

Traffic

Chair Hansen stated that there was discussion in the earlier Site Plan Committee meeting regarding the importance of installing stop lights in the area to facilitate safe pedestrian crossing.

Commissioner Tilman stated that a previous comment had been made that traffic issues could be resolved with system level improvements, and asked what those improvements would be. Mr. Cannon of CBB explained that thru-traffic should utilize Wild Horse Creek Road, Baxter, and Chesterfield Parkway. But because of Old Chesterfield Road's alignment and location, it is also being used by cut-thru traffic.

Improvement options include:

- Upgrading Old Chesterfield Road to accommodate the cut-thru traffic;
- Widening Baxter Road starting near Edison Avenue and the flood wall up to Chesterfield Airport Road; and

- Reducing congestion by upgrading the intersection at Baxter and Wild Horse Creek Roads, which could help keep the thru-traffic on the thru-roads vs. the local access road.

Pedestrian Crossings

Mr. Cannon recommended pedestrian crosswalks in the following areas:

- At the far end of Baxter Road;
- At Burkhardt Place at the time a traffic signal is installed; and
- At any other locations in the area that become signalized.

Commissioner Marino suggested the idea of pedestrian overpasses so that people could walk without having to deal with traffic.

Mr. Obertino of TRi Architects explained that the site has been designed with a round-about in the middle to draw the traffic in; traffic would go around the round-about to access the parking area on the south when visiting the restaurant or retail. To the north of the round-about is the resident side with a public plaza and more pedestrian access points to provide safe pedestrian traffic to and from the future hotel site.

Elevations

Commissioner Monachella expressed concern that the building elevation facing the highway is "a little on the monotonous side and is not the quality of the front of the building". Commissioner Midgley thought that the building elevation is fine but felt that the drawing does not accurately portray the color and depth of the building.

Mr. Obertino indicated that they will provide another perspective view of the subject elevation which better depicts the colors and depth of the building. He also explained that the elevation facing the highway includes a lot of ins and outs, material changes, and exterior patios, which provide a depth to the building.

Commissioner Wuennenberg noted his appreciation of the building's layout and the variations of the brick and stone. Commissioner Marino added his comments that this is an exciting project and is a great first step; he then reminded the Commission to be cognizant as to how the adjacent parcels are developed with respect to cohesiveness.

Mr. Justin Wyse, Director of Planning & Development Services, stated that this project has automatic Power of Review so both the Concept Plan and Section Plan will move forward to the Planning & Public Works Committee.

Commissioner Wuennenberg made a motion recommending approval of the Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan, as proposed, for Downtown Chesterfield, (Category C). The motion was seconded by Commissioner Harris and **passed by a voice vote of 9 to 0**.

Commissioner Wuennenberg made a motion recommending approval of the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design, as proposed, for Downtown Chesterfield Category C, Lot A (WildHorse). The motion was seconded by Commissioner Midgley and **passed by a voice vote of 8 to 1**. *(Commissioner Monachella voted "no".)*

VIII. UNFINISHED BUSINESS

A. P.Z. 13-2018 Summit-Topgolf (SkyGroup Investments, LLC): An ordinance repealing City of Chesterfield Ordinance 3012 to establish a new "PC" Planned Commercial District for a 22.22 acre tract of land located north of North Outer 40 Road and east of Boone's Crossing. (17T510063, 17T520105, 17T520116)

Planner Mike Knight stated that there are two purposes to the request:

- To separate Lot C into two lots, referenced as C1 and C2; and
- To increase the maximum building height of Lot C2 from 60 feet to 65 feet.

He noted that the Planning Commission had not raised any issues during the Public Hearing, but that there had been considerable discussion between the Commission, Staff, and the Applicant regarding pedestrian circulation with emphasis being placed on achieving pedestrian circulation both internally within the site, and externally between sites each time a Site Development Section Plan is submitted or amended. He then presented the following redline changes proposed in the draft Attachment A:

B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

1. Floor Area

   a. The total building floor area within this development shall not exceed 200,000 square feet.

2. Height

   a. The maximum height including parapets and other similar features, rooftop equipment, and lighting structures of all buildings on Lots A, B, and C1 shall not exceed sixty [60) feet.

   b. The maximum height including parapets and other similar features, rooftop equipment, and lighting structures of all buildings on Lot C2 shall not exceed sixty five (65) feet.

I. ACCESS/ACCESS MANAGEMENT

1. Access to Lot A shall be as shown on the Preliminary Plan attached hereto as Attachment B.

2. No direct access to Lot A from North Outer 40 Road shall be permitted.

3. Access to Lot B shall be as shown on the Preliminary Plan attached hereto as Attachment B.

4. Lot C1 shall be permitted one access point from North Outer 40 Road as shown on the Preliminary Plan attached hereto as Attachment B and as directed by the City of Chesterfield and St. Louis County Department of Transportation.

5. No direct access to Lot C2 from North Outer 40 Road shall be permitted.

Discussion

Pedestrian Circulation

Mr. Stock stated that they will work with Topgolf to accomplish the desired pedestrian circulation internally and between sites, and noted that they will be investigating the following options:

- Going along the eastern property due north up to the trail to connect with the trailhead, Topgolf, and parking;
- Coming west across the two lots and proceeding just south of the Topgolf facility; and
- Providing a sidewalk along the Outer Road across the entire frontage.

Chair Hansen stated that the pedestrian circulation may have to include multiple options because of the different audiences that will be served in the different developments.

Commissioner Midgley referred to a recent program featuring an iFly development, which showed an outdoor viewing area of the people flying in the tunnel. During discussion, it was agreed that if the subject site is to include an outdoor viewing area, it should not be on the highway side which could be a distraction to motorists.

Commissioner Tilman made a motion to approve P.Z. 13-2018 Summit-Topgolf (SkyGroup Investments, LLC) with the proposed Attachment A language included with the Jan 28, 2019 Staff Report. The motion was seconded by Commissioner Harris.

Upon roll call, the vote was as follows:

Aye: Commissioner Tilman, Commissioner Wuennenberg, Commissioner Harris, Commissioner Marino, Commissioner Midgley, Commissioner Monachella, Commissioner Rosenauer, Commissioner Schenberg, Chair Hansen

Nay: None

The motion passed by a vote of 9 to 0.

IX. NEW BUSINESS

Chair Hansen announced that *Envision Chesterfield* will have its kick-off meeting on January 29th and invited all to attend. She noted that City Council and Planning Commission will be the "voice in the community" making sure residents know about the upcoming meetings to update the Comprehensive Plan. To that end, she handed out prepared communication pieces to be utilized when explaining the process to the residents.

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:43 p.m.

Steve Wuennenberg

~~Debbie Midgley, Secretary~~

Steve Wuennenberg - Vice Chair