PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
January 28, 2002

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

I. PRESENT	ABSENT
Mr. Fred Broemmer	Mr. Mike Kodner
Mr. Dan Layton, Jr.	
Ms. Stephanie Macaluso	
Ms. Rachel Nolen	
Mr. Jerry Right	
Ms. Victoria Sherman	
Mr. B. G. Wardlaw	
Chairman David Banks	
Mr. Doug Beach, City Attorney	
Mayor John Nations	
Mr. Charlie Scheidt, Council Liaison	
Ms. Teresa Price, Director of Planning	
Ms. Barbara Weigel, Senior Planner	
Mr. David Bookless, Project Planner	
Mr. John Wagner, Project Planner	
Ms. Kathy Lone, Planning Assistant	

II. INVOCATION: Commissioner Right

III. PLEDGE OF ALLEGIANCE: All

Chairman Banks recognized the attendance of Mayor John Nations, Councilmember Bruce Geiger (Ward II) and Council Liaison Charlie Scheidt (Ward IV).

IV. PUBLIC HEARINGS:

Commissioner Nolen read the first portion of the Opening Comments.

A. P.Z. 38-2001 Davis Street Land Company, L.L.C.: A request for a change of zoning from a "NU" Non-Urban District to a "P-C" Planned Commercial District for a 1.983 acre tract of land located between Clarkson Road and Old Baxter Road, south of Chesterfield Parkway East (Locator Numbers 19S-44-0435 and 19S-44-0468).

Permitted Uses:

(e) Associated work and storage areas required by a business, firm, or service to carry on business operations.
(h) Barber shops and beauty parlors.

(s) Financial institutions.
(z) Offices or office buildings.
(ii) Restaurants sit down.
(pp) Permitted signs (See Section 1003.168 'Sign Regulations')
(rr) 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.

Project Planner David Bookless gave a presentation of the subject site and surrounding area.

1. Mr. Mike Doster, 16476 Chesterfield Airport Road, Chesterfield, MO 63017, attorney for P.Z. 38-2001 Davis Street Land Company, L.L.C., stated the following:

· Proposal is for upscale retail shops;
· Talbot's will be the main tenant;
· Davis Street Land Company is based in Chicago and are the current owner and renovator of Frontenac Plaza;
· Speaker gave a history of the zoning on this site;
· Petitioner will accept limited language on the uses but wants an upscale coffee house use and beauty parlor for possible future upscale spa;
· First floor square footage would be 17,500 and 3,00 square feet on the second floor. The second floor would be for storage only at Talbot's;
· There would be no access to Baxter;
· There would be no entrance to the shops from Baxter; only emergency access at the rear of the property;
· Access to this site would be via the existing MoDOT right-of-way (by Drew Station);
· Green space on the Baxter Road side is currently 38% but petitioner will revise plan for 40% green space;
· The petitioner has met with residents of Brandywine, trustees of the Baxter Lakes Subdivision residents whose property borders the proposed development.

2. Mr. Bob Boland, 16839 Chesterfield Bluff Circle, Chesterfield, MO 63006, architect for P.Z. 38-2001 Davis Street Land Company, L.L.C., stated the following:

· Presented a revised plan showing one of the buildings tipped slightly forward toward the parking lot and approximately 2.5% more green space has been added to the eastern portion of the proposed development;

· Deliveries would be at the southern end of the site with individual front door deliveries;
· High quality building materials would be used on both buildings;
· Same materials would be on the front and back of the buildings;
· The finished floor elevation of the Talbot's with the second story storage would be 636 feet and the cul-de-sac at Brandywine is 642 feet;
· This would be a high quality development;

· A window could be added to the second floor rear of Talbot's to make the building appear more residential;
· There will not be any parking at the rear of the buildings.

3. Mr. Robert Perlmuther, 630 Davis Street, Suite 200, Evanston, IL 60201, petitioner for P.Z. 38-2001 Davis Street Land Company, L.L.C.:

· Speaker stated that he was present to answer questions.

4. Mr. George Stock, 425 North New Ballas Road, Suite 165, St. Louis, MO 63141, engineer for P.Z. 38-2001 Davis Street Land Company, L.L.C.,:

· Speaker stated that he was present to answer questions.

COMMENTS/DISCUSSION –

City Attorney Doug Beach_____

Mr. Doster stated that the ordinance would have to be modified to reflect this plan.

SPEAKERS IN FAVOR – None

SPEAKERS IN OPPOSITION –

1. Mr. Don Anderson, 8011 Clayton Road, Richmond Heights, MO, speaking in opposition to P.Z. 38-2001 Davis Street Land Company, L.L.C.;

· Presented a hand-out to the Planning Commission;

· Speaker stated that he is an attorney representing three (3) sets of property owners and affected corporations (Dierberg's Heritage Place, Capital Land Company and owners of Drew Station);
· Speaker stated that he did the rezoning for Drew Station;
· Speaker expressed concern with the unsafe stacking problem;
· Speaker stated that his clients object to the piecemeal rezoning of one of the last major pieces of commercial property available in this quadrant;
· Speaker expressed concern with the turning radius;
· Speaker stated that he is not opposed to the use but the method of development with an extremely dangerous situation with the access;
· Speaker stated that he is asking for consistency in the application of the ordinance and safety considerations with regards to access to the site.

SPEAKERS – NEUTRAL – None

REBUTTAL

Mr. Bookless stated that the following issues would be reviewed and addressed:

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

V. APPROVAL OF MEETING MINUTES

Commissioner Layton made a motion to approve the January 14, 2002 Meeting Minutes. The motion was seconded by Commissioner Nolen and passes by a voice vote of 8 to 0.

VI. PUBLIC COMMENT -

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

Commissioner Nolen left the meeting at 8:51 p.m.

A. August Hill on Conway: a Record Plat for 2.8 acres of a 13.7-acre Planned Environment Unit (PEU) in an "R-3" 10,000 square-foot Residence District located on the south side of Conway Road, east of Delmar Gardens. (Ordinance Number 1662)

Commissioner Layton, on behalf of the Site Plan Committee, recommends approval of the Record Plat for August Hill on Conway. The motion was seconded by Commissioner Wardlaw and passes by a voice vote of 7 to 0.

Commissioner Nolen returned to the meeting at 8:55 p.m.

VIII. OLD BUSINESS –

A. P.Z. 28-2001 Alvin D. Vitt & Company; a request for a change of zoning from an "NU" Non-Urban District to a "R3" 10,000 Square-foot Residence District for 4.4 acres of land located on the south side of Conway Road, east of the August Hill on Conway subdivision. (Locator Numbers: 18R-11-0042 and 18R-12-0063)

AND

B. P.Z. 29-2001 Alvin D. Vitt & Company; a request for a Planned Environment Unit (PEU) in an "R3" 10,000 Square-foot Residence District for 4.4 acres of land located on the south side of Conway Road, east of the August Hill on Conway subdivision. (Locator Numbers: 18R-11-0042 and 18R-12-0063)
Proposed use: Single-family attached residences.

C. P.Z. 32-2001 Voss Properties; a request for a change of zoning from an "R-2" 15,000 Square-foot Residence District to a "PC" Planned Commercial District for 3.25 acres of land located on the northwest corner of the intersection of Olive Boulevard and River Valley Drive. (Locator Number: 16Q-23-0334).

Proposed uses: Drug Store and Office Building, to include the following uses:
(q) Film drop-off and pick-up stations.
(gg) Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
(z) Offices or office buildings.
(pp) Permitted signs (See Section 1003.168 'Sign Regulations').
(rr) 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 Banks stated that P.Z. 32-2001 Voss Properties would be held until all issues are reviewed and addressed.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS:

A. Committee of the Whole
B. Ordinance Review Committee
C. Architectural Review Committee
D. Site Plan
E. Landscape Committee
F. Comprehensive Plan Committee
G. Procedures and Planning Committee
H. Architectural Review Board Update
I. Landmarks Preservation Commission

The meeting adjourned at 9:08 p.m.

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Victoria Sherman, Secretary