PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
JANUARY 23, 2023

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

I. ROLL CALL

PRESENT	**ABSENT**
Commissioner Gail Choate	
Commissioner Khalid Chohan	
Commissioner Allison Harris	
Commissioner John Marino	
Commissioner Debbie Midgley	
Commissioner Nathan Roach	
Commissioner Jane Staniforth	
Commissioner Steven Wuennenberg	
Chair Guy Tilman	

Councilmember Merrell Hansen, Council Liaison
Mr. Justin Wyse, Director of Planning
Ms. Petree Powell, Assistant City Planner
Ms. Shilpi Bharti, Planner
Ms. Mary Ann Madden, Recording Secretary

Chair Tilman acknowledged the attendance of Councilmember Merrell Hansen, Council Liaison; and Councilmember Dan Hurt, Ward III.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS

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

A. P.Z. 13-2022 17955, 17965, 17985, and 17995 N. Outer 40 Rd. (Gateway Studios, LLC): A request for a zoning map amendment from the "M3" Planned Industrial District to "PC" Planned Commercial District for 77.8 acres located on the north side of Outer 40 Road (17W640035, 16W320011, 16W330021, and 16W320022).

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

Request
The request is to rezone the parcel, consisting of four properties, from "M3" Planned Industrial to "PC" Planned Commercial District to allow 30 permitted uses. The site will provide additional facilities to the Gateway Studios development currently under construction southeast of the subject site.

Site History
The site was zoned "M3" Planned Industrial District prior to the City's incorporation.

Comprehensive Plan
The City of Chesterfield Land Use Plan shows three of the subject sites as falling within the *Conservation* land use designation, and one site (17955 N. Outer 40 Road) within *Parks and Recreation,* which adjoins the Chesterfield Athletic Complex. Conservation areas are undeveloped and/or preserved land dedicated for passive recreation or conservation purposes. The Parks and Recreation use supports active recreation or leisure uses, whether community- or commercial-purposed.

At the time of the development of the Future Land Use Plan, the subject parcels were owned by the Monarch Chesterfield Levee District. It was noted that the Planning Commission discussed these properties in late 2022 during a Comprehensive Plan meeting. After learning the properties were being offered for sale, there was general consensus of the Planning Commission that development consistent with the *Regional Commercial* designation would be appropriate.

Development Standards
The table below illustrates the *Development Standards* for the Planned Commercial District compared to the Applicant's request.

DEVELOPMENT STANDARDS	PC DISTRICT	REQUEST
Maximum Height of structure	-	65 feet
Setback from east boundary	35 feet	35 feet
Setback from west boundary	-	35 feet
Parking setback from east boundary	25 feet	25 feet
Parking setback from west boundary	-	25 feet
Front Building and Parking Setback	-	30 feet
Open Space	35%	35%
Density Requirement	Maximum 0.55 FAR	Maximum 0.55 FAR

Permitted Uses Requested
Ms. Bharti explained that 24 of the requested uses were previously approved for Gateway Studios, which was rezoned in 2022. The Applicant is requesting 6 additional uses for a total of 30 uses. The new uses being requested are shown in **bold** below:

1. Auditorium
2. Art Gallery, Art Studio
3. Automobile Dealership
4. Banquet Facility
5. Bakery
6. Bar
7. Brewpub
8. Coffee shop
9. **Commercial service facility**
10. Film drop-off and pick up stations
11. Film processing plant
12. Financial Institution, No Drive-Thru
13. **Gymnasium**
14. **Motorcycle, ATV, and similar motor vehicles dealership**
15. Office-Dental
16. Office-General
17. Office-Medical
18. **Oil Change Facility**
19. Parking area (stand-alone), including garages, for automobiles. Not including sales or storage of damaged vehicles for more than 72 hours
20. Professional and technical service facility
21. Recreational Facility
22. **Recreational Vehicle Dealership**
23. Restaurant-Sit Down
24. Restaurant – Fast Food, No Drive Thru
25. Restaurant – Take Out
26. Retail Sales Establishment – Community
27. Retail Sales Establishment – Neighborhood
28. Theater, indoor
29. Theater, outdoor
30. **Vehicle repair and service facility**

Preliminary Development Plan

As shown below, the site consists of four parcels - 5.2 acres south of the levee trail and 73 acres north of the levee trail. It is anticipated that these four lots will be combined into one parcel through a future Boundary Adjustment Plat.

On the 5.2-acre parcel, the Applicant is proposing:

- Two buildings - one 2-story and one 3-story;
- Two access points from North Outer 40 Road; and
- One access from the private road

On the 73-acre parcel, the Applicant is proposing:

- A wet lake surrounded by a pedestrian trail; and
- Gravel parking accessed by two curb cuts from the private road on the east

Comments

Because the area north of the levee trail does not have flood protection and was last flooded in January, 2016, Chair Tilman noted his concern about building structures on that side of the levee trail.

PETITIONER'S PRESENTATION – representing Gateway Studios**:**

1. Mr. George Stock, Stock & Associates Consulting Engineers, 257 Chesterfield Business Parkway, Chesterfield, MO
2. Mr. Steve Kling, Attorney, Jenkins & Kling, 150 North Meramec Avenue, St. Louis, MO – available for questions.

Mr. Stock stated that the purpose of rezoning the 77.8 acres immediately west of the Chesterfield Sports Complex is to further the goals and objectives of Gateway Studios. The property would provide support services for the Gateway Studios site being developed east of the subject site.

Preliminary Development Plan

South of the Levee

As shown on the Preliminary Development Plan, there are two smaller parcels located south of the levee. The intent is to construct a 2-3 story building on the east side, which would include a casual restaurant, leasing shop for bicycles, and rooftop terrace. It was explained that the proposed trail system would be open to the public. There is no intent to provide fencing for the buildings or parking lots south of the levee.

North of the Levee

On the larger parcel north of the levee, the intent is to provide a gravel parking lot, lake with a trail and manicured landscaping, and a cook's garden to be utilized by the nearby Spirit Hotel.

Gravel Parking Lot
Since the area for the proposed gravel parking lot is prone to flooding and high groundwater conditions, it is not conducive for a concrete or asphalt parking lot. The lot is for the exclusive use of Gateway Studios and the City's sports complex. The lot would be enclosed with a wood fence allowing flood waters to come into the site, and giving a rustic view for the area.

Lake
Working with the Levee District and the U.S. Army Corps of Engineers, the proposed lake was designed to be articulated and surrounded by a trail and robust landscaping. It was noted that the public will have access to the lake

Uses
Of the 106 uses available in the Planned Commercial District, the applicant is requesting 30, many of which are attributable to the eastern building. Since there are not any current plans for the proposed western building, the applicant is asking for some flexibility in the requested uses. The ownership foresees it being commensurate with recreation thus the request for recreational vehicles being sold or leased.

No structures are proposed for the property north of the levee, so they are open to a prohibition of structures being constructed on the north side.

Under-seepage Berm
Mr. Stock noted that in working with Staff, there were questions regarding the constructability on the under-seepage berm. For the last several weeks, the applicant has been working with the U.S. Army Corps of Engineers and Levee District, and has recently received a letter from the Levee District stating that the proposed plan appears to be in compliance with their rules and regulations. The applicant has already completed a number of geotechnical investigations and is doing an under-seepage analysis to insure that all concerned parties are comfortable with developing the property.

Discussion

Uses
Commissioners Choate and Staniforth expressed concern about the following requested uses: *Motorcycle, ATV, and similar motor vehicles dealership; Oil Change Facility; Recreational Vehicle Dealership;* and *Vehicle repair and service facility.*

Mr. Stock stated that those uses may be considered for the western building – other than an oil change facility.

Commissioner Marino noted his agreement with the *dealership* and *repair/service* uses for this area.

Gravel Parking Lot
Commissioner Harris expressed concerns about the large size of the parking lot and it being seen from the levee trail.

Commissioner Wuennenberg had concerns about the amount of dust that could be generated from the gravel lot. He suggested utilizing the types of pavers where grass is

planted over the top. Commissioner Marino stated that he is in agreement with utilizing gravel for the lot.

Mr. Stock stated that the Corps of Engineers has indicated their approval for the gravel lot, but indicated that he would look into the paver-type parking to determine if it is feasible for the area. He added that with a gravel lot, "the water comes up, the ground water saturates, and it's easy and cost-effective to make repairs". He also explained that the paver-type parking would probably need to be irrigated in order to keep the area green, and there is no intent to irrigate that area.

Commissioner Chohan inquired as to whether the lot would be used for the other amenities planned for Gateway Studios. Mr. Stock replied that on occasion there may be an event which needs additional parking so the lot could be used with a shuttle service provided. Other times, the lot may be used by artists who travel with a large entourage of vehicles. He also pointed out that any shuttling between the three venues would not involve using I-64.

Commissioner Chohan asked for additional information on how often Gateway Studios intends to provide shuttling services between the different facilities. Mr. Stock stated that he believes that such shuttling will be infrequent but he will get more information.

After additional discussion, it was agreed that the petitioner would review the size of the gravel lot to determine if it could be smaller.

ISSUES

Ms. Bharti summarized that the applicant will review the following:

- Size and material for the proposed gravel parking lot.
- Permitted uses.

V. APPROVAL OF MEETING SUMMARY

Commissioner Marino made a motion to approve the Meeting Summary of the January 9, 2023 Planning Commission Meeting. The motion was seconded by Commissioner Staniforth and **passed by a voice vote of 7 to 0.** *(Commissioners Harris and Midgley abstained.)*

VI. PUBLIC COMMENT - None

VII. SITE PLANS, BUILDING ELEVATIONS, PLATS, AND SIGNS - None

VIII. UNFINISHED BUSINESS - None

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:47 p.m.

Jane Staniforth, Secretary