

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
January 22, 2001

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

I. PRESENT

Mr. Dan Layton, Jr.
Ms. Stephanie Macaluso
Ms. Rachel Nolen
Mr. B. G. Wardlaw
Chairman Fred Broemmer
Mr. Doug Beach, City Attorney
Mr. John Nations, Council Liaison
Ms. Teresa Price, Director of Planning
Mr. Matt Brandmeyer, Project Planner
Mr. Paul DeLuca, Project Planner
Mr. Mike Hurlbert, Project Planner
Mr. John Wagner, Project Planner
Ms. Kathy Lone, Executive Secretary/Planning Assistant

ABSENT

Mr. David Banks
Mr. Mike Kodner
Mr. Jerry Right
Ms. Victoria Sherman

II. INVOCATION: Commissioner Layton

III. PLEDGE OF ALLEGIANCE: All

Chairman Broemmer recognized the attendance of Councilmember Charlie Scheidt (Ward IV) and Council Liaison John Nations (Ward II).

IV. PUBLIC HEARINGS:

Commissioner Wardlaw the first portion of the "Opening Comments."

A. P.Z. 41-2000 Howard Bend Tract; a request for a change of zoning from a "NU" Non Urban District to a "R-3" Residential District for 39.18 acres of land located on Olive Blvd, across from the intersection of Ladue Road and Olive Blvd. (Locator Number 17R42-0043).

And

B. P.Z. 42-2000 Howard Bend Tract; a request for a change of zoning from a “R-3” Residential District to a “PEU” Planned Environment District for 39.18 acres of land located on Olive Blvd, across from the intersection of Ladue Road and Olive Blvd. (Locator Number 17R42-0043).

Proposed Uses:

Dwellings Single Family, Attached

Existing Communication Tower

Existing Cemetery

Chairman Broemmer stated that the Public Hearings for P.Z. 41-2000 Howard Bend Tract and P.Z. 42-2000 Howard Bend Tract have been rescheduled to the February 12, 2001 Planning Commission Meeting.

C. P.Z. 02-2001 Insituform Technologies; an ordinance amending City of Chesterfield Ordinance #1455, relating to a “PC” Planned Commercial District for 5.591 acres of land located south of Chesterfield Airport Road and west of Cepi Drive. (Locator Number 17V24-0153).

A. Permitted land uses and developments

(ii) Offices or office buildings.

(ll) 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.

(uu) Research facilities, professional and scientific laboratories, including photographic process processing laboratories used in conjunction therewith.

Project Planner Matt Brandmeyer gave a slide presentation of the subject site and surrounding area.

1. Mr. Bob Boland, 27 Chesterton Lane, Chesterfield, MO 63017, architect for P.Z. 02-2001 Insituform Technologies;

- This is an amendment request for Ordinance #1455 to replace the two (2) 1-story buildings with one (1) 4-story building;

- New building would have 110,000 square feet and house the headquarters of the Insituform Technologies Company and interconnect with other facilities in the area to the south;

- Zoning is ‘PC’ Planned Commercial;

- Has received approval from the FAA concerning the building height and positioning of building; will provide Staff with this documentation;

- Building materials will consist of brick, cast stone accents and glass;

- Building height would be approximately 56 feet plus the parapet and mechanical equipment for a total of approximately 66 feet;
- Floor area ratio is .45%.

SPEAKERS IN FAVOR – None

SPEAKERS IN OPPOSITION – None

SPEAKERS NEUTRAL – None

REBUTTAL - None

Mr. Brandmeyer stated that the following issues would be addressed:

1. Building height with the parapet and mechanical equipment;
2. Comparison of square footage to existing ordinance and proposed ordinance amendment;
3. Parking ratio;
4. Floor area ratio;
5. Building materials;
6. Pedestrian walkway;
7. Rendering showing the present building, proposed building and where the potential third building will go for a more campus-like look;
8. Comparison with surrounding zonings;
9. How parking lot structure will work with other buildings;
10. Green space ratio.

Commissioner Wardlaw read the closing portion of the Opening Comments.

V. APPROVAL OF MEETING MINUTES

Commissioner Layton made a motion to approve the January 8, 2001 Meeting Minutes. The motion was seconded by Commissioner Macaluso and passes by a voice vote of 5 to 0.

VI. PUBLIC COMMENT

1. Ms. Marcia L. McDonald, 14986 Chateau Village Drive, Chesterfield, MO 63017, speaking in favor of P.Z. 37-2000 City of Chesterfield Planning Commission;

- Speaker stated this petition is long overdue in the City but suggests using stronger language concerning the developer making a ‘sincere attempt;’
- Speaker stated that there needs to be a time limit a developer has to meet with the residents;
- Speaker stated that 3-dimensional models can be very beneficial;
- Speaker urged the Planning Commission to vote in favor of this petition but to revise some of the language.

2. Mr. Dick Shaiper, 15 West Drive, Chesterfield, MO 63017, speaking in favor of P.Z. 39-2000 Boones Crossing Golf Center;

- Speaker stated that the golf center is a facility that has been direly needed in the west St. Louis area;
- Speaker asked the Planning Commission to vote in favor of this petition.

3. Ms. Denise Koessel, 1530 Candish Lane, Candish Lane, Chesterfield, MO 63017, speaking in opposition to P.Z. 44-2000 Stoneridge Development;

- Speaker presented a petition to the Commission from residents of surrounding subdivisions opposed to this development;
- Speaker stated that residents of the Chesterfield Hill Subdivision are opposed to this development for the following reasons: too dense, the height and number of buildings, homes would be devalued and safety;
- Speaker stated that developers for Stoneridge have not discussed the above concerns with the residents.

4. Mr. Ed Wheatley, 14566 Ansonborough Court, Chesterfield, MO 63017, speaking in opposition to P.Z. 44-2000 Stoneridge Development;

- Speaker had left the meeting.

5. Mr. Ted Allison, 2126 Chesterfield Place, Chesterfield, MO 63017, speaking neutral to P.Z. 01-2001 City of Chesterfield Planning Commission;

- Speaker stated that he is confused with the access on Clarkson Road, south of Sunrise Assisted Living;
- Speaker stated that he would like more information on the reconfiguration of Burkhardt Place.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

A. Timothy W. Gamma: a Record Plat for a 15-acre parcel zoned “NU,” Non-Urban located at 16911 Wildhorse Creek Road (Locator No. 18T-41-0052)

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Record Plat for Timothy W. Gamma. The motion was seconded by Commissioner Layton and passes by a voice vote of 5 to 0.

B. City of Chesterfield Government Center: a Revised Landscape Plan for an office building located on 7.9-acres of land in a “PC” Planned Commercial District located at the intersection of Swingley Ridge Road and Chesterfield Parkway West.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Revised Landscape Plan for City of Chesterfield Government Center. The motion was seconded by Commissioner Nolen and passes by a voice vote of 5 to 0.

Chairman Broemmer stated that time expired during the Site Plan Committee Meeting so the following items would be addressed at this time:

C. CT Innovations, Sprit Trade Center. Plat Two, Lot 10: Site Development Plan, Landscape Plan, and Architectural Elevations for a structure located in Spirit Trade Center, west of Trade Center Boulevard.

There was discussion concerning a change in elevations with regard to what was presented to the Architectural Review Board (ARB) and what was submitted to the Planning Commission for approval and the cost difference for windows.

Commissioner Wardlaw, on behalf of the Site Plan Committee, recommends approval per the original rendering and design presented to the Architectural Review Board (ARB) of the Site Development Plan, Landscape Plan, and Architectural Elevations for CT Innovations, Spirit Trade Center, Plat Two, Lot 10 with the conditions that the trash enclosure be of the same material as the building, accept recommendation #4 of the ARB which is to use a high quality coating for the exterior of the building in order to ensure maintenance of the structure, and 7 foot to 8 foot white pines to be used to screen the trash enclosure. The motion was seconded by Commissioner Nolen.

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

The motion was approved by a vote of 4 to 1.

D. Adler Visual Systems Inc. (Chesterfield Commons North); request to amend the sign package, as part of the approved Site Development Concept Plan, to allow for 2 additional monument signs to face Highway 40 in the C-8 Planned Commercial District for the Chesterfield Commons North development at the Plaza at Boone's Crossing and the Taylor Morley Developments.

Chairman Broemmer stated that the petitioner would have five (5) minutes for a presentation as time expired in the Site Plan Committee Meeting. Discussion followed.

Commissioner Nolen, on behalf of the Site Plan Committee, recommends keeping the original monument signage per the Chesterfield Commons sign package ordinance for Adler Visual Systems, Inc. (Chesterfield Commons North) (one monument sign per building). The motion was seconded by Commissioner Macaluso and passes by a voice vote of 5 to 0.

VIII. OLD BUSINESS

A. P.Z. 36-2000 City of Chesterfield Planning Commission; a proposal to amend the City of Chesterfield Subdivision Ordinance to require wider sidewalks on high-volume streets and adjacent to obstructions and to require installation of conduits for future water or electric service and telecommunication service; and
AND

B. P.Z. 37-2000 City of Chesterfield Planning Commission; a proposal to amend the Zoning Ordinance to require verification of meeting with residents prior to public hearing and to require perspectives and/or 3-D models with rezoning petitions when needed and to require installation of conduit for future telecommunication service. Project Planner John Wagner gave an overview of P.Z. 36-2000 City of Chesterfield Planning Commission.
Commissioner Layton made a motion to approve P.Z. 36-2000 City of Chesterfield Planning Commission. The motion was seconded by Commissioner Macaluso.

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

The motion was approved by a vote of 5 to 0.

Project Planner John Wagner gave an overview of P.Z. 37-2000 City of Chesterfield Planning Commission.

Commissioner Layton made a motion for approval of P.Z. 37-2000 City of Chesterfield Planning Commission with the exception of Section 1. (4) of the ordinance to add the following words in bold: “The petitioner shall be required to meet or make a sincere attempt to meet with adjacent property owners at least seven (7) days prior to the Public Hearing concerning the petition. Verification of the meeting shall be provided to the Planning Department prior to the Public Hearing.” The motion was seconded by Commissioner Wardlaw.

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

The motion was approved by a vote of 5 to 0.

D. P.Z. 39-2000 Boones Crossing Golf Center: a request for a change of zoning from an "M-3" Planned Industrial District to "PC" Planned Commercial District for a 29.07 acre tract of land located on North Outer 40 Road, west of Long Road. (Locator Number 17V 63 0059)

Proposed uses: Recreational facilities, indoor and illuminated outdoor facilities, golf courses, golf practice driving ranges. Stores, shops, service facilities, and automated vending facilities: ice, beverages and confections. NOTE: This petition excludes indoor sale of motor vehicles, offered for sale or hire to the general public on the premise.

Project Planner Paul DeLuca gave an overview of P.Z. 39-2000 Boones Crossing Golf Center.

Commissioner Macaluso made a motion to approve P.Z. 39-2000 Boones Crossing Golf Center. The motion was seconded by Commissioner Layton.

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

The motion was approved by a vote of 5 to 0.

X. COMMITTEE REPORTS:

- A. Committee of the Whole –
- B. Ordinance Review Committee –

Commissioner Macaluso expressed concern with the amount of trees that have been taken down at the Windgate Subdivision. Commissioner Macaluso made a proposal that the Tree Preservation Ordinance and estate zonings be reviewed by the Ordinance Review

Committee with the possibility that the Tree Preservation Ordinance apply to individual lots instead of plats.

Ms. Price stated that the entire Zoning Ordinance is being reviewed.

Ms. Price will set up a meeting of the Ordinance Review Committee for discussion of the Tree Preservation Ordinance and estate zonings.

C. Architectural Review Committee –

D. Site Plan/Landscape Committee –

Ms. Price stated that there would be a meeting of the Landscape Committee on Thursday, January 25, 2001 at 10:00 a.m. at City Hall to continue work on the final draft of the revised Landscape Guidelines.

E. Comprehensive Plan Committee –

Ms. Price stated that Staff has met with the Comprehensive Plan consultant. Ms. Price stated that Staff would be having software training for the traffic model.

F. Procedures and Planning Committee

G. Architectural Review Board Update

There was a unanimous motion to adjourn the meeting at 8:27 p.m.

Victoria Sherman, Secretary