

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
January 11, 1999**



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

PRESENT

Mr. Charles Eifler
Mr. Dan Layton, Jr.
Ms. Stephanie Macaluso
Ms. Rachel Nolen
Ms. Victoria Sherman
Mr. Allen Yaffe
Chairman Robert Grant
Ms. Teresa Price, Director of Planning
Ms. Reveena Shook, Planner II
Mr. Todd Streiler, Planner II
Ms. Angela McCormick, Planner I
Ms. Annissa McCaskill, Planner I
Ms. Molly Butler-Dunham, Planner I
Ms. Kathy Lone, Executive Secretary, Planning Assistant

ABSENT

Mr. Fred Broemmer
Mr. Jerry Right

INVOCATION: Commissioner Macaluso

PLEDGE OF ALLEGIANCE: All

Chairman Grant recognized the attendance of Mayor Nancy Greenwood; Councilmember Larry Grosser (Ward II) and Council Liaison tonight: Councilmember Mary Brown (Ward IV).

PUBLIC HEARINGS:

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

- A. **P.Z. 1-99 Sunrise Assisted Living;** A request for a change in zoning from "NU" Non-Urban District to "R-6" Residence District for a 3.21 acre tract of land located at the southeast corner of Leiman Drive and Clarkson Road. (Locator Number: 19S 11 0611) Proposed uses: Nursing homes and group homes for the elderly.

AND

- B. P.Z. 2-99 Sunrise Assisted Living; A request for a conditional use permit in the "R-6" Residence district for a 3.21 acre tract of land located at the southeast corner of Leiman Drive and Clarkson Road. (Locator Number: 19S 11 0611) Proposed uses: Nursing homes and group homes for the elderly.

Planner I Molly Butler-Dunham gave a slide presentation of the subject site.

Mr. Ed Griesedieck, 1 City Center, St. Louis, MO 63101, petitioner, noted the following:

- Would offer top care assisted living;
- Chose this location to be near families of the residents;
- There would be two entrances on Clarkson Road; none off Leiman Drive or Old Clarkson Road;
- Very few of the residents would have cars;
- There would be 4-18 employees, depending on the time of day;
- The facility would have three dining rooms;
- Rooms range in size from 300-550 square feet;
- Fireplaces in the common area;
- Price range would be \$2,000-\$4,500 per month.

The petitioner stated that he has met with residents, Councilmembers from Wards II and IV and trustees from Old Clarkson Forest Subdivision. Invitations were sent to Chesterfield Place Subdivision trustees but they did not attend meeting. Also, the petitioner met with representatives from Lord of Life Lutheran Church.

SPEAKERS IN FAVOR – None

SPEAKERS IN OPPOSITION –

1. Mr. Ken Daley, 15910 Old Clarkson Road, Chesterfield, MO 63017, spoke in opposition:

- Stated that the extra traffic is not needed;
- Rooms are not very large;
- Building is too tall and overbearing.

2. Mr. John Tschopp, 16243 Forest Meadow, Chesterfield, MO 63005, spoke in opposition:

- Concerned about the building height and the retaining wall which may be 30-40 feet high and how it will look;
- Opposed to the egress and ingress off Clarkson Road – too much traffic.

3. Mr. Bob Tschopp, Jr., 1922 Mistflower Glen, Chesterfield, MO 63005, spoke in opposition:
 - Stated that there is too much traffic now.
4. Mr. Terry Yount, 1833 Rustic Oak, Chesterfield, MO 63017, spoke in opposition:
 - Feels the property values will go down;
 - Concerned about the security and the possibility of Sunrise residents walking away from the facility;
 - Concerned that the lighting at night may affect the residents;
 - Concerned about traffic onto Clarkson Road.
5. Mr. Dan Belmont, 15933 Silent Creek Ct., Chesterfield, MO 63017,
 - Was neutral, now is opposed after hearing more about project;
 - Concerned about the uses;
 - Questioned if an Impact Analysis Study has been done on how property values will be affected;
 - Doesn't see how State would allow 2 curb cuts;
 - Structure is out of place at this location – too tall, an eyesore.

SPEAKING AS NEUTRAL –

1. Mr. Brock Moss, 1930 Rustic Oak Road, Chesterfield, MO 63017, speaking neutral:
 - Wonders if there has been talk of a red/green stop light at Clarkson Road;
 - Would like to see a street light at Leiman Drive;
 - Stated that the facility looks very prestigious;
 - Doesn't see the residents walking away from the facility;
 - Feels Sunrise will enhance property values.
2. Ms. Mollie Wells, 1917 Lone Trail Lane, Chesterfield, MO 63017, trustee, Old Clarkson Forest Subdivision, spoke as neutral:
 - At the present time, the residents of Old Clarkson Forest are taking the neutral stance;
 - Concerned about the traffic safety;
 - Wants the buffer line of woods retained for noise and aesthetic value;
 - If rezoning approved, wants petitioner to keep meeting with the residents to make sure architectural structure is compatible with the neighborhood and conforms to Chesterfield's Comprehensive Plan.
3. Mr. T. H. (Ted) Allison, 2126 Chesterfield Place, Chesterfield, MO 63017, spoke neutral:

- Wants right in/right out traffic only;
- Feels developers have misinterpreted the Zoning Ordinance on parking – not enough;
- Wanted to know who had the final say on landscaping;
- If zoned to R-6, he is concerned about other uses.

4. Ms. Jeanne Van Allen, 16242 Forest Meadows, Chesterfield, MO 63005, spoke neutral:

- Very concerned about left turns onto Clarkson Road;
- Feels property values will go down;
- Number of workers will add to the traffic problem.

SPEAKERS – REBUTTAL –

Mr. Ed Griesedieck, petitioner, stated:

- Number of workers: daytime – 14 employees; night – 4 employees;
- Security – the doors are locked at night and there is a check in/check out system;
- The Alzheimer's section has extra security;
- Traffic won't worsen the problem;
- Curb cuts – petitioner will take whatever he is given;
- Leiman Drive light – developer would pay for that if the City wants them to;
- Traffic on special holidays – they have valet parking and vans to shuttle the visitors from the church parking lot;
- The pad of the building is 17 feet above Leiman Drive and won't tower over the area;
- This will be the only use – will restrict the site;
- Will be running shuttles for residents to go on day trips.

Commissioner Yaffe read the closing comments.

Chairman Grant recessed the meeting at 8:50 PM and it reconvened at 9:02 PM.

V. APPROVAL OF MEETING MINUTES

A motion to approve the November 23, 1998 Meeting Minutes was made by Commissioner Layton and seconded by Commissioner Sherman. The motion passes by a voice vote of 7 to 0.

A motion to approve the December 16, 1998 Meeting Minutes was made by Chairman Grant and seconded by Commissioner Layton. The motion passes by a voice vote of 7 to 0.

VI. PUBLIC COMMENT

1. Mr. Matt Kopsky, 244 Woodcliffe Place, Chesterfield, MO 6005, trustee for Wild Horse Springs Subdivision,

- All residents in the subdivision and neighboring subdivision have expressed approval for the proposal;
- Residents are concerned about children playing in the detention basin;
- This situation will probably never come up again. The City never gave them direction on what they were going to do with the original detention basin stating it was the intention all along to have it removed;
- The lot meets all of the requirements for the minimum square footage;
- The best solution is to sell the property for the one lot and use the proceeds to improve and enhance the subdivision.

Commissioner Layton suggested that the subdivision make a vest pocket park.

Councilmember Brown stated that changing from 30 to 31 lots would not violate the density of a PEU. She feels that the trustee solution is best.

VII. NEW BUSINESS

- A. P.Z. 35-98 Church of the Ascension (Archdiocese of St. Louis); a request for a change in zoning from "NU" Non-Urban District to "LLR" Large Lot Residential District for a 9.239 acre tract of land located at 238 Santa Maria Drive and an 8.067 acre tract of land located at 230 Santa Maria Drive. (Locator Numbers: 18T630139 and 18T540577) Proposed uses: Churches and other places of worship, and schools, public or private, including kindergarten, elementary, secondary and collegiate (daycare centers require conditional use permits).

Planner I Molly Butler-Dunham stated that there are no issues. Staff recommends approval.

Commissioner Eifler made a motion to approve this petition and Commissioner Yaffe seconded it. The motion passes by a vote of 7 to 0.

- B. P.Z. 38-98 Swingley Ridge Development; a request for an amendment to City of Chesterfield Ordinance 1413 for a "PC" Planned Commercial District for a 4.26 acre tract of land located on the north side of Swingley Ridge Drive, 600 feet west of Olive Boulevard. (Locator Numbers: 18S23-0257 and 18S42-0063); Proposed Uses: Office or office buildings, stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind are being offered for sale or hire to the general public on the premises, Restaurants – fast food, Restaurants – sit-down.

Planner I Angela McCormick gave an overview of this petition. It originally was a hotel but the developer is changing the use to offices. Staff feels this is an appropriate use and recommends approval.

Commissioner Eifler asked if the 15-foot setback from Swingley Ridge Drive meets the requirements for the sky exposure plain.

Ms. McCormick said that as of now it doesn't. This is just a preliminary plan. The Site Development Plan will be more detailed and will go before the Architectural Review Board.

Chairman Grant stated the Planning Commission could approve with the requirement that it must meet the requirements of the sky exposure plain when the Site Development Plan is brought forth.

Mr. Robert Brinkmann, petitioner, stated the building has been moved back to meet the requirements.

Commissioner Layton wants to make sure the lighting is adhered to.

Commissioner Eifler moved to **accept** the proposal as offered with the addition of a condition that states that the building will be set back to comply with the sky exposure plain guideline. The motion was seconded by Commissioner Sherman and **passes by a vote of 7 to 0.**

- C. **P.Z. 3&4-93 DCL Development Co. (Wild Horse Springs)**; a request for amendment of City of Chesterfield Ordinance Number 787 providing for an increase in the number of lots from 30 to 31 in Wild Horse Springs Subdivision; located on the north side of Wild Horse Creek Road, east of the intersection of Wild Horse Creek Road and Wilson Road.

and

- D. **P.Z. 3&4-93 DCL Development Co. (Wild Horse Springs)**; a request for amendment of City of Chesterfield Ordinance Number 879, providing for a First Amendment to Indenture of Trust and Restrictions of Wild Horse Springs Subdivision; located on the north side of Wild Horse Creek Road, east of the intersection of Wild Horse Creek Road and Wilson Road.

Planner I Annessa McCaskill gave an overview of the project. Staff requests approval.

Chairman Grant made a motion to **approve** P.Z. 3&4-93 DCL Development Co. (Wild Horse Springs) in regards to the amendment to Ordinance Number 787 and seconded by Commissioner Macaluso. The motion **fails by a vote of 4 to 3.**

Chairman Grant made a motion to approve P.Z. 3&4-93 DCL Development Co. (Wild Horse Springs) in regards to the amendment to Ordinance Number 879 and was seconded by Commissioner Macaluso. The motion fails by a vote of 4 to 3.

These petitions will be forwarded to the Planning and Zoning Committee with the negative recommendation.

Commissioner Layton made a request that the Planning Department have discussions with Public Works to see if the City of Chesterfield can offer the filling in of this lot if it meets the acceptance of trustees and residents of the subdivision.

City Attorney Beach said this is noted.

VIII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

- A. P.C. 78-82 Alvin D. Vitt & Co. (Ambassador Floor); "M-3" Planned Industrial District Site Development Section Plan, Landscape Plan, and Architectural Elevations, northwest corner of the intersection of Goddard Avenue and Chesterfield Airport Road.

Commissioner Eifler, on behalf of the Site Plan Committee, recommends approval. The motion was seconded by Chairman Grant and passes by a voice vote of 7 to 0.

- B. P.Z. 2-97 Chesterfield Village- Parcel C-121 (Burkhardt Place) "C-8" Planned Commercial District Site Development Concept Plan; Southwest corner of Burkhardt Place and Chesterfield Parkway South.

Commissioner Eifler, on behalf of the Site Plan Committee, recommends that the Site Development Concept Plan be approved with the addition of a statement of interest that each parking space be within 50 feet of a tree. The motion was seconded by Chairman Grant and passes by a voice vote of 7 to 0.

- C. P.Z. 14-97 Nancy M. Cullen and Michael P. Cullen (Mulberry Square); PC Planned Commercial District Site Development Concept Plan; south of Olive Street Road, east of Raceway Boulevard, west of Aviation Museum Road.

Commissioner Eifler, on behalf of the Site Plan Committee, recommends that the Site Development Concept Plan for P.Z. 14-97 Nancy M. Cullen and Michael P. Cullen (Mulberry Square) be approved with a statement of concern regarding the placement of parking lots rather than buildings adjacent to Olive Street Road and Mulberry Square Lane. The motion was seconded by Chairman Grant and passes by a voice vote of 7 to 0.

- C. **Baxter Pointe Villas Plat Three;** Planned Environment Unit (PEU) Procedure in the "R-1", "R-3" and "R-5" Residence District Record Plat, south side of Wild Horse Creek Road, west of Baxter Road. Formally: The Estates at Baxter Ridge – Baxter Ridge Villas & Wildhorse Hills per the approved (2nd) Amended Site Development Plan: Estates at Baxter Pointe/Baxter Pointe Villas PEU (1-12-1998 Ordinance Number 1233).

Commissioner Eifler, on behalf of the Site Plan Committee, recommends that the Record Plat for Baxter Pointe Villas Plat Three be **approved** with the contingency that the developer obtain a required agreement from Chesterfield Village, Inc. to provide for a 10-foot permanent landscape buffer adjacent to lots 21-24. The motion was seconded by Chairman Grant and passes by a voice vote of 7 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

A motion to adjourn was made and seconded by all Commissioners. The motion passes by a voice vote of 7 to 0.

The meeting adjourned at 9:40 p.m.

Fred Broemmer, Secretary