PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
DECEMBER 14, 2015

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

I. ROLL CALL

PRESENT	ABSENT
Ms. Wendy Geckeler	
Ms. Merrell Hansen	
Ms. Allison Harris	
Ms. Laura Lueking	
Ms. Debbie Midgley	
Ms. Amy Nolan	
Mr. Guy Tilman	
Mr. Steven Wuennenberg	
Chair Stanley Proctor	

Councilmember Connie Fults, Council Liaison
Interim City Attorney Harry O'Rourke
Ms. Aimee Nassif, Planning & Development Services Director
Ms. Purvi Patel, Project Planner
Ms. Mary Ann Madden, Recording Secretary

Chair Proctor acknowledged the attendance of Councilmember Connie Fults, Council Liaison; and Councilmember Barry Flachsbart, Ward I.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS – None

V. APPROVAL OF MEETING SUMMARY

Commissioner Tilman made a motion to approve the Meeting Summary of the November 23, 2015 Planning Commission Meeting. The motion was seconded by Commissioner Midgley and **passed by a voice vote of 9 to 0.**

VI. PUBLIC COMMENT

A. Kraus Farm Office Center (OPUS I & II)

1. Mr. Ryan Schiber, Civil Engineer, Stock & Associates, 257 Chesterfield Business Parkway stated he was available for any questions pertaining to Kraus Farm Office Center.

2. Ms. Patricia O'Brien, Trustee, Chesterfield Hill Subdivision, 14546 Debbenham Lane, Chesterfield, MO.

Ms. O'Brien stated she was representing the residents of Chesterfield Hill Subdivision and noted that their subdivision is off South Outer 40 Road at Yarmouth Point Drive between Timberlake Manor Parkway and Old Woods Mill Road, just west of the slip ramp onto Highway 40. The subdivision has a single entrance/exit at Yarmouth Point Drive so all the cars that exit the subdivision go east. In order to get on the slip ramp for the highway, cars exiting the subdivision must cross traffic.

Ms. O'Brien explained that a lot of Highway 40 traffic uses the South Outer Road as an additional lane at speeds that exceed the posted speed limit, making it a challenge to enter the Outer Road during peak hours and causing cars to stack up at the subdivision exit as they wait to get out.

Ms. O'Brien stated that she was given the following information from MoDOT:

- A recent traffic study indicated that the traffic at the signal at Timberlake Manor Parkway and South Outer 40 Road will increase from 275 to 350 cars between 7:15-8:15 am; and will increase from 305 to 690 cars between 4:30-5:30 pm.
- The green traffic signal on the Timberlake Manor Parkway bridge turning left onto the South Outer Road will be increased by a few seconds to allow the traffic to clear the bridge.
- The traffic study did not address the impact of additional traffic in front of the entrance to Chesterfield Hill subdivision.

Consequently, she is requesting that a revised traffic study be conducted on the impact at Yarmouth Point Drive, and that steps be taken to resolve the current traffic issues before the traffic worsens.

Discussion

Ms. Aimee Nassif, Planning and Development Services Director thanked Ms. O'Brien for her comments and stated that traffic in this area has been a concern since 1999 when the first traffic study was conducted. Staff has been working with MoDOT over the past several months and will continue to do so. MoDOT will require road improvements and possible changes to the signal timing, if and when there is a Phase III. Staff agrees that there will be increased traffic from the proposed development but not to the point that it will degrade the existing network capacity. MoDOT has also indicated that they will continue to monitor the situation at this intersection to determine if signal timing changes are needed; regardless of whether they are related to this project or not.

Commissioner Wuennenberg stated that there is a good possibility that motorists will not use the Outer Road as an additional highway lane once the road construction on

Highway 40 is completed. He added that the City needs to continue looking at the situation and working with MoDOT as necessary. Ms. Nassif stated that MoDOT has indicated that another road study could be required if future build-out exceeds 230,000 square feet in order to review the traffic impacts at that time.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

A. Chesterfield Village Mall (The Grove in Chesterfield) SDP: A Site Development Plan, Landscape Plan, Tree Preservation Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 3.64 acre tract of land zoned "UC" Urban Core District located southeast of the intersection of Chesterfield Parkway West and Justus Post Road.

Commissioner Nolan, representing the Site Plan Committee, made a motion recommending approval of the Site Development Plan, Landscape Plan, Tree Preservation Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Chesterfield Village Mall (The Grove in Chesterfield). The motion was seconded by Commissioner Lueking and **passed by a voice vote of 9 to 0**.

B. Kraus Farm Office Center (OPUS I & II): An Amended Site Development Concept Plan, Amended Conceptual Landscape Plan and Amended Conceptual Lighting Plan for a 14.41 acre tract of land zoned "PC" Planned Commercial District located on the north side of North Outer 40 Road, west of Timberlake Manor Parkway.

Commissioner Nolan, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Concept Plan, Amended Conceptual Landscape Plan, and Amended Conceptual Lighting Plan for Kraus Farm Office Center (OPUS I & II). The motion was seconded by Commissioner Wuennenberg.

Discussion

Commissioner Lueking stated she is opposed to the amended plan. She noted that the original plan was approved with a straight cross access lane through the site in order to keep vehicles off the Outer Road, and the roadway along the 120-foot conveyance buffer strip was to be for fire access only. The amended plan shows the road wrapping around the back of the building by the 120-foot conveyance piece, which was originally for fire access but is now shown as a full-access road.

Commissioner Geckeler inquired as to where the fire access is located on the amended plan. Ms. Purvi Patel, Project Planner, replied that the roadway labeled *cross access* is wide enough to be used as a fire lane as well. Both the amended plan and original plan allow access for emergency vehicles on all four sides of the building, but the original plan dedicated the back lane as a fire lane only – it was not open to vehicular use. In addition, the ordinance states that the 120-foot conveyance area could include a fire lane, entrance, or exit for the Fire District, but these can be provided outside of the 120-foot area, which is what is being proposed on the amended plan. Ms. Patel also pointed out that the amended plan has been reviewed and approved by the Fire District.

Chair Proctor then called for a vote on the motion to approve, which **passed by a voice vote of 8 to 1 with Commissioner Lueking voting "no"**.

C. **Kraus Farm Office Center (OPUS I & II)**: An Amended Site Development Section Plan, Amended Landscape Plan, Amended Tree Preservation Plan, Amended Lighting Plan, Amended Architectural Elevations and an Architect's Statement of Design for a 14.41 acre tract of land zoned "PC" Planned Commercial District located on the north side of North Outer 40 Road, west of Timberlake Manor Parkway.

Commissioner Nolan, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Section Plan, Amended Landscape Plan, Amended Tree Preservation Plan, Amended Lighting Plan, Amended Architectural Elevations, and Architect's Statement of Design for Kraus Farm Office Center (OPUS I & II). The motion was seconded by Commissioner Geckeler and **passed by a voice vote of 8 to 1 with Commissioner Lueking voting "no"**.

D. **Kraus Farm Office Center (OPUS I & II), Sign Package**: A request for a Sign Package to establish sign criteria for the Kraus Farm Office Center development located on the north side of North Outer 40 Road, west of Timberlake Manor Parkway.

Commissioner Nolan, representing the Site Plan Committee, made a motion recommending approval of the Sign Package for Kraus Farm Office Center (OPUS I & II). The motion was seconded by Commissioner Wuennenberg and **passed by a voice vote of 9 to 0**.

VIII. OLD BUSINESS - None

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:20 p.m.

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Steve Wuennenberg, Secretary