

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
December 12, 2001

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

I. PRESENT

Mr. Mike Kodner
Mr. Jerry Right
Layton, Jr. Ms. Victoria Sherman
Ms. Stephanie Macaluso
Mr. B. G. Wardlaw
Chairman David Banks
Mr. Doug Beach, City Attorney
Mr. Charlie Scheidt, Council Liaison
Ms. Teresa Price, Director of Planning
Ms. Barbara Weigel, Senior Planner
Mr. David Bookless, Project Planner
Mr. Mike Hurlbert, Project Planner
Ms. Annissa McCaskill, Project Planner
Mr. John Wagner, Project Planner
Ms. Kathy Lone, Executive Secretary/Planning Assistant

ABSENT

Mr. Fred Broemmer
Mr. Dan

Ms. Rachel Nolen

II. INVOCATION: Commissioner Wardlaw

III. PLEDGE OF ALLEGIANCE: All

Chairman Banks recognized the attendance of Councilmember Jane Durrell (Ward I) and Council Liaison Charlie Scheidt (Ward IV).

IV. PUBLIC HEARINGS:

Commissioner Sherman read the first portion of the Opening Comments.

A. 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.

Project Planner John Wagner gave a slide presentation of the subject site and surrounding area.

1. Mr. John King, 168 North Meramec, Clayton, MO 63105, attorney for the petitioner of P.Z. 32-2001 Voss Properties;

- A 24-hour drug store is proposed for this site;
- There will be two (2) buildings – a drug store and 2-story office building (approximately 7, 225 sq. ft. per floor);
- There will be a drive-through at the drug store for prescription pick-up;
- Proposed site is 2.25 acres;
- There will not be any liquor sales at the drug store;
- There would be 86 parking spaces for the drug store and 59 parking places for the office building;
- There will be one (1) curb-cut off River Valley Drive;
- Access to the proposed site would be possible through the fire station but most visitors would access the site at the signalized intersection and enter via River Valley Drive. Mr. King stated that the fire station has agreed to cross access between the proposed site and them;
- The office building would be located at the northeast part of the proposed site and the drug store would be located at the southwest corner;
- A traffic study has not been done on this site.

SPEAKERS IN FAVOR – None

SPEAKERS IN OPPOSITION –

1. Mr. Stephen Kling, Jr., 10 South Brentwood Boulevard, Clayton, MO 63105, attorney for the River Bend Association and speaking in opposition to P.Z. 32-2001 Voss Properties;

- Speaker stated that the Comprehensive Plan recommends multi-family for the proposed site;
- Speaker asked the Planning Commission to deny this petition.

2. Mr. Kirby Keller, 120 Ridge Crest, Chesterfield, MO 63017, President of the River Bend Association, speaking in opposition to P.Z. 32-2001 Voss Properties;

- Speaker stated that the concern of the residents is, 'Where is this plan going?'
- Speaker asked the Planning Commission to continue the Comprehensive Plan that recommends multi-family.

3. Mr. Rod Barnett, One River Valley Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 32-2001 Voss Properties;

- Speaker stated that his residence is directly across from the proposed site;
- Speaker expressed concern for the safety of children, problems with turning in this area, traffic and the environment of having a drug store near an elementary school.

4. Ms. Millie Hill, 46 Witmer, Chesterfield, MO 63017, speaking in opposition to P.Z. 32-2001 Voss Properties;

- Speaker stated that this area does not need the commercial development.

5. Ms. Jade Gardner Bute, 15593 Bedford Forge, Chesterfield, MO 63017, speaking in opposition to P.Z. 32-2001 Voss Properties;

- Speaker stated that there would be too much duplication of services within the area.

6. Mr. Howard Gleason, 47 Witmer Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 32-2001 Voss Properties;

- Speaker stated that he is a licensed radio operator with FCC certified transmitting and receiving equipment and uses a special directional antennae which is aligned with the proposed development;
- Speaker stated that he is concerned with the water run-off.

7. Ms. Vicky Godfrey, 291 Ridge Trail Court, Chesterfield, MO 63017, PTO President of River Bend Elementary School, speaking in opposition to P.Z. 32-2001 Voss Properties;

- Speaker expressed concern with Walgreen's selling tobacco near a Drug-Free School;
- Speaker expressed concern for the safety of the children.

8. Ms. Evah Johnson, 284 Glen Valley, Chesterfield, MO 63017, speaking in opposition to P.Z. 32-2001 Voss Properties;

- Speaker expressed concern with traffic and pedestrians.

9. Ms. Margaret Hennessey, 121 Del Monte Court, Chesterfield, MO 63017, speaking in opposition to P.Z. 32-2001 Voss Properties;

- Speaker expressed concern with the water run-off;
- Speaker expressed concern with traffic and the safety of the children.

10. Mr. Bill Bird, 144 Ridgecrest Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 32-2001 Voss Properties;

- Speaker stated that this proposal goes against the Comprehensive Plan;
- Speaker stated that there are currently traffic problems with the school and ballparks in the river bottoms.

11. Ms. Marci Davis, 73 River Valley Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 32-2001 Voss Properties;

- Speaker stated that River Valley Drive is not suitable for commercial traffic;
- Speaker suggested that the proposed site be used for a park.

12. Mr. Bill Ware, 188 River Valley Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 32-2001 Voss Properties;

- Speaker expressed concern with the traffic;
- Speaker stated that a traffic study needs to be done.

13. Mr. David Wrobel, 110 Shady Valley Ddrive, Chesterfield , MO 63017, speaking in opposition to P.Z. 32-2001 Voss Properties;

- Speaker stated that this proposal is against the Comprehensive Plan;
- Speaker stated that other uses are more suitable for the proposed site.

14. Ms. Dawn Szatkowski, 13695 River Valley Court, Chesterfield, MO 63017, speaking in opposition to P.Z. 32-2001 Voss Properties;

- Speaker stated this area is currently zoned residential;

- Speaker stated that the quality of life will be negatively affected;
- Speaker expressed concern with increased crime and traffic;
- Speaker asked the Planning Commission to deny this petition.

15. Ms. Helga Reinsfelder, 272 Ridge Trail Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 32-2001 Voss Properties;

- Speaker expressed concern with the Fire Department allowing access and questioned their liability.

16. Mr. Don Reinsfelder, 272 Ridge Trail Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 32-2001 Voss Properties;

- Speaker expressed concern with the location of the curb cuts and traffic.

17. Mr. Jeff Schwegman, 197 Riverbend Circle, Chesterfield, MO 63017, President of River Bend East Subdivision, speaking in opposition to P.Z. 32-2001 Voss Properties;

- Speaker expressed concern with water run-off;
- Speaker stated that residents in his subdivision would like this site developed into a park.

18. Mr. Clayton Hathaway, 112 High Valley Drive. Chesterfield, MO 63017, speaking in opposition to P.Z. 32-2001 Voss Properties;

- Speaker stated that this rezoning is not appropriate for this site;
- Speaker asked the Planning Commission to deny this petition.

19. Ms. Angela Jones, 76 River Valley Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 32-2001 Voss Properties;

- Speaker declined to speak.

20. Mr. Sam Jones, 76 River Valley Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 32-2001 Voss Properties;

- Declined to speak.

21. Mr. John Fleck, 75 River Valley Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 32-2001 Voss Properties;

- Speaker stated that too much traffic would be added with the proposed development.

22. Ms. Beverly Wrobel, 110 Shady Valley Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 32-2001 Voss Properties;

- Speaker had left the meeting.

23. Ms. Jean Fleck, 75 river Valley Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 32-2001 Voss Properties;

- Speaker declined to speak.

24. Ms. Carol Kenney, 16 Ridge Crest, Chesterfield, MO 63017 and Ms. Barbara McGuinness, 95 Riverbend Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 32-2001 Voss Properties;

- Speakers stated that the proposed development is against the Comprehensive Plan;
- Speakers suggested that this site be donated to the City of Chesterfield for a park.

25. Mr. Robert Stephens, 61 Sunny Hill, Chesterfield, MO 63017, speaking in opposition to P.Z. 32-2001 Voss Properties;

- Speaker declined to speak.

26. Ms. Pat Mizerany, 254 Ridge Trail Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 32-2001 Voss Properties;

- Speaker asked “What are you thinking?”

27. Ms. LeeAnn Machesky-Myers, 255 Ridge Trail Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 32-2001 Voss Properties;

- Speaker expressed concern for the safety of children.

28. Mr. Marvin Mueller, 142 Ridge Crest Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 32-2001 Voss Properties;

- Speaker suggested allowing building but not be given any curb cuts;
- Speaker stated that presently there is too much traffic in this area.

29. Ms. Georgia Mullikin, 108 Shady Valley Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 32-2001 Voss Properties;

- Speaker declined to speak.

30. Mr. Pat Flavin, 13694 River Valley Court, Chesterfield, MO 63017, speaking in opposition to P.Z. 32-2001 Voss Properties;

- Speaker expressed concern for the safety of children since River Bend Elementary is in use year round;
- Speaker stated that the site should remain residential.

31. Ms. Kathy Goldner, 123 Ridge Crest Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 32-2001 Voss Properties;

- Speaker declined to speak.

32. Mr. John Altheide, 341 Ridge Trail Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 32-2001 Voss Properties;

- Speaker declined to speak.

33. Ms. Betty Altheide, 341 Ridge Trail Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 32-2001 Voss Properties;

- Speaker declined to speak.

34. Mr. Steve Boriss, 50 River Bend Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 32-2001 Voss Properties;

- Speaker stated that this proposal does not make sense;
- Speaker stated that this site should remain residential.

SPEAKERS – NEUTRAL – None

COMMENTS/DISCUSSION

Mr. King stated the following:

- Petitioner will do a traffic study;
- There will be no liquor sales at the drug store;
- There will not be an intercom system at this location;
- The Comprehensive Plan can and should be changed for this location;
- Petitioner will discuss issues with Staff;
- Petitioner will meet with the residents.

Chairman Banks encouraged the trustees to meet with the petitioner.

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

- Ø Traffic;
- Ø Conformation to the Comprehensive Plan;
- Ø Setbacks;
- Ø Green space ratio;
- Ø Floor area ratio;
- Ø Safety of the children;
- Ø Use of the site as a park;
- Ø Storm water run-off;
- Ø Sidewalks and pedestrian movement;
- Ø Lighting for the 24-hour store;
- Ø Curb cuts that are being proposed;
- Ø Ability for radio frequencies at this location;
- Ø The Parkway School District's concern for screening and traffic control;
- Ø Stacking of cars and busses at this location;
- Ø Possibility of a 5-foot sidewalk paralleling River Valley Drive;
- Ø Signage;
- Ø Consideration given in the traffic study with not having access onto River Valley Drive and having the only access on Olive Boulevard and the effect, if any, with regards to the distance from the traffic light back to the entrance.

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

Chair Banks called a recess at 8:25 p.m. and reconvened the meeting at 8:35 p.m.

V. APPROVAL OF MEETING MINUTES

Commissioner Kodner made a motion to approve the November 26, 2001 Meeting Minutes. The motion was seconded by Commissioner Right and passes by a voice vote of 5 to 0.

VI. PUBLIC COMMENT

1. Mr. Steve Myers, ACI Boland, 11477 Olde Cabin Road, St. Louis, MO 63141, architect and speaking in favor of Nikco Sports Facility (Spirit Trade Center, Lot 24);

· Speaker stated that he was present to answer questions.

2. Mr. Eric Cantley, #2 The Pines Court, St. Louis, MO 63141, architect and speaking in favor of Bentley of St. Louis – Valley Partners, Lot 7;

· Speaker stated that he was present to answer questions.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

A. Bahama Breeze – Site Development Section Plan: Site Development Section Plan, Landscape Plan and Architectural Elevations for the Bahama Breeze restaurant located on the north side of the Chesterfield Mall, adjacent to Interstate 64 & U.S. Highway 40/61 and the Bank of America.

Commissioner Wardlaw, on behalf of the Site Plan Committee, recommends approval of the Site Development Section Plan, Landscape Plan and Architectural Elevations for Bahama Breeze. The motion was seconded by Commissioner Kodner and passes by a voice vote of 5 to 0.

B. American Ready Mix Company; Site Development Plan for 9.4 acres of land at 18395 Chesterfield Airport Road, south of U.S. Highway 40/61 near McGrath Plaza.

Commissioner Wardlaw, on behalf of the Site Plan Committee, recommends approval of the Site Development Plan for American Ready Mix. The motion was seconded by Commissioner Right and passes by a voice vote of 5 to 0.

C. River Crossing – Site Development Concept Plan: Site Development Concept Plan for the River Crossings commercial development, located on Chesterfield Airport Road, across from Public Works Drive.

Commissioner Wardlaw, on behalf of the Site Plan Committee, recommends approval of the Site Development Concept Plan for River Crossing. The motion was seconded by Commissioner Kodner and passes by a voice vote of 5 to 0.

D. Bentley of St. Louis - Valley Partners, Lot 7: Site Development Section Plan, Architectural Elevations, and Landscape Plan for a automobile dealership building on a 2.83 acre tract of land, zoned "PC" Planned Commercial District, located north of Chesterfield Airport Road, across from Public Works Drive.

Commissioner Wardlaw, on behalf of the Site Plan Committee, recommends approval of the Site Development Section Plan, Architectural Elevations and Landscape Plan for Bentley of St. Louis – Valley Partners, Lot 7. The motion was seconded by Commissioner Right and passes by a voice vote of 5 to 0.

E. Nikco Sports Facility (Spirit Trade Center, Lot 24) - Site Development Section Plan, Architectural Elevations, Landscape Plan for a new office/warehouse/manufacturing building on a 1.93 acre tract of land, zoned "M-3" Planned Industrial District located on the southeast corner of Trade Center Boulevard and Edison Avenue.

Commissioner Wardlaw, on behalf of the Site Plan Committee, recommends approval of the Site Development Section Plan, Architectural Elevations and Landscape Plan for Nikco Sports Facility (Spirit Trade Center, Lot 24) with the condition to extend the sidewalk at the front of the building towards the main entrance drive to the facility for the purpose of pedestrian usage with the final approval of the Department of Planning. The motion was seconded by Commissioner Kodner and passes by a voice vote of 5 to 0.

VIII. OLD BUSINESS

A. P.Z. 35-2001 City of Chesterfield: a request to amend Section 1003.020 (Definitions) of the City of Chesterfield Zoning Ordinance to include the following definitions:

Floor Area Ratio (FAR): The ratio between the total area for all floors of a building permitted by code to the area of the lot on which the building is constructed. This square footage does not include any structured or surface parking areas.

Greenspace Percentage: The percentage derived by calculating the combination of all green area and non-paved surfaces and dividing by the total area of the site. This calculation is exclusive of pedestrian cross accessways as approved by the City of Chesterfield.

Tree Stand Delineation (TSD): A detailed description and location of individual trees, groups of trees, tree covered lots, and forested lands, prepared in map form as explained in the Chesterfield Tree Manual.

Project Planner Annissa McCaskill gave an overview of P.Z. 35-2001 City of Chesterfield.

Commissioner Kodner made a motion to approve P.Z. 35-2001 City of Chesterfield. The motion was seconded by Commissioner Right.

Upon a roll call the vote was as follows: Commissioner Kodner, yes; Commissioner Right, yes; Commissioner Sherman, yes; Commissioner Wardlaw, yes; Chairman Banks, yes.

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

B. P.Z. 36-2001 City of Chesterfield: a request to amend the City of Chesterfield Zoning Ordinance to require illustration of the Floor Area Ratio, Greenspace Percentage and Tree Stand Delineation on all preliminary plans and site plans.

Project Planner Annissa McCaskill gave an overview of P.Z. 36-2001 City of Chesterfield.

General discussion followed concerning Floor Area Ratio.

Commissioner Wardlaw made a motion to approve P.Z. 36-2001 City of Chesterfield. The motion was seconded by Commissioner Kodner.

Upon a roll call the vote was as follows: Commissioner Kodner, yes; Commissioner Right, yes; Commissioner Sherman, yes; Commissioner Wardlaw, yes; Chairman Banks, yes.

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

City Attorney Beach stated that The New Illustrated Book of Development Definitions defines 'floor area gross' as 'the sum of the gross horizontal areas of the several floors of a building or structure from the exterior surface of the exterior face of the exterior walls or from the center line of a wall separating two (2) buildings but excluding any space within the floor to ceiling height which is less than six (6) feet.' City Attorney Beach stated that the definition of 'floor area ratio' is the gross floor area.

General discussion followed concerning 'floor area ratio.'

Director of Planning Teresa Price stated that P.Z. 35-2001 City of Chesterfield contains the definition of 'floor area ratio.'

Commissioner Kodner made a motion to reconsider P.Z. 35-2001 City of Chesterfield. The motion was seconded by Commissioner Wardlaw and passes by a voice vote of 5 to 0.

Commissioner Kodner made a motion to approve P.Z. 35-2001 City of Chesterfield

with the definition of 'floor area ratio' provided by City Attorney Beach which is to add "the gross floor area of all buildings or structures on a lot divided by the total lot area." 'Gross' would be defined as "the sum of the gross horizontal areas of the several floors of a building or structure from the exterior surface of the exterior face of the exterior walls or from the center line of a wall separating two (2) buildings but excluding any space within the floor to ceiling height which is less than six (6) feet." City Attorney Beach stated that an illustration would be provided to demonstrate this definition.

Upon a roll call the vote was as follows: Commissioner Kodner, yes; Commissioner Right, yes; Commissioner Sherman, yes; Commissioner Wardlaw, yes; Chairman Banks, yes.

The motion to approve P.Z. 35-2001 City of Chesterfield with the added definition was approved by a vote of 5 to 0.

C. P.Z. 37-2001 City of Chesterfield: a request to amend Section 1003.187 (Planned Environment Unit or PEU) of the City of Chesterfield Zoning Ordinance.

Project Planner Annissa McCaskill gave an overview of P.Z. 37-2001 City of Chesterfield. Ms. McCaskill presented a hand-out to the Commission with a corrected table for the Planned Environment Unit (PEU).

Commissioner Wardlaw made a motion to approve P.Z. 37-2001 City of Chesterfield with the corrected table for the Planned Environment Unit (PEU) presented December 12, 2001. The motion was seconded by Commissioner Right.

Upon a roll call the vote was as follows: Commissioner Kodner, yes; Commissioner Right, yes; Commissioner Sherman, yes; Commissioner Wardlaw, yes; Chairman Banks, yes.

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

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

Director of Planning Price stated that a meeting would be arranged for the Ordinance Review Committee. One item on the agenda will be reviewing archeological sites with regards to the Ordinance Review Committee.

The meeting was unanimously adjourned at 8:55 p.m.

Victoria Sherman, Secretary