PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
December 9, 2002

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

I. PRESENT

Mr. David Banks
Mr. Fred Broemmer
Mr. Mike Kodner
Mr. Dan Layton, Jr.
Ms. Stephanie Macaluso
Ms. Rachel Nolen
Mr. B. G. Wardlaw
Chairman Victoria Sherman
Mr. Doug Beach, City Attorney
Mayor John Nations
Ms. Mary Brown, Council Liaison
Ms. Teresa Price, Director of Planning
Ms. Barbara Weigel, Senior Planner
Mr. David Bookless, Project Planner
Mr. Mike Hurlbert, Project Planner
Mr. John Wagner, Project Planner
Ms. Kathy Lone, Planning Assistant

ABSENT

Mr. Jerry Right

II. INVOCATION: Chairman Sherman

III. PLEDGE OF ALLEGIANCE:

Chairman Sherman recognized the attendance of Mayor John Nations, Councilmember Bruce Geiger (Ward II) and Council Liaison Mary Brown (Ward IV).

IV. PUBLIC HEARINGS: None

V. APPROVAL OF MEETING MINUTES

Commissioner Broemmer made a motion to approve the November 25, 2002 Meeting Minutes. The motion was seconded by Commissioner Layton **and passes by a voice vote of 8 to 0.**

VI. PUBLIC COMMENT -

1. Mr. Ronald Sauerin, 13368 Pointe Conway Drive, Town & Country, MO, speaking in opposition to **St. Luke's Hospital CUP Amendment**;

    - Speaker stated that Conway Road is becoming highly commercialized and will become more so if the setback is reduced;
    - Speaker stated that there is too much traffic and too many accidents on Conway Road now.

2. Ms. Ruth Halpern, 325 Conway Hill Road, Town & Country, MO 63141, speaking in opposition to **St. Luke's Hospital CUP Amendment**;

    - Speaker stated that cars enter her neighborhood thinking that is the entrance to St. Luke's Hospital.

3. Mr. Gary Olson, President of St. Luke's Hospital, 232 South Woods Mill Road, Chesterfield, MO 63017, speaking in favor of **St. Luke's Hospital CUP Amendment**;

    - Speaker stated that if the CUP Amendment is approved for 110 of the requested 189 parking spaces, they think they can make the project work;
    - Speaker stated that St. Luke's Hospital wants to be a good neighbor to all of those affected by the campus;
    - Speaker stated that St. Luke's Hospital needs the additional parking and asked the Planning Commission to support the request.

4. Mr. Bob Boland, 16839 Chesterfield Bluff Circle, Chesterfield, MO 63005, architect for and speaking in favor of **St. Luke's Hospital CUP Amendment**;

- Speaker stated that many alternative locations for the additional parking were reviewed but to maintain the quality of level of the campus with regards to the health care the hospital provides, the environment they have created and the buffering and amount of landscaping and dedication to a good neighbor policy, this location for the parking would have the least amount of impact to the maximum number of people;
- Speaker stated that the green space ratio would be maintained at 56.2%, which is extremely high for any development throughout the City;

- Speaker stated that the substantial emphasis on out-patient services has created the immediate surge in the health care industry and all health care facilities are wrestling with the same kind of services;
- Speaker stated that the 110 parking spaces are what are needed now for what can be foreseen in the immediate future.

General discussion followed concerning performance standards for hospitals.

Commissioner Wardlaw stated that the following additional information may be beneficial to the Commission: Hospital bed count, occupancy rate, total number of parking spaces currently on the site (both in the garages and on the surface), documentation of the daily out-patient uses, and future growth of services as seen by the hospital.

5. Mr. Steve Hartke, 121 Hunter Avenue, St. Louis, MO 63124, attorney and speaking in favor of **St. Luke's Hospital CUP Amendment**;

- Speaker stated that he was present to answer questions.

6. Mr. Stuart Vogelsmeier, 714 Locust, St. Louis, MO 63101, speaking in favor of **St. Luke's Hospital CUP Amendment**;

- Speaker stated that he was present to answer questions.

7. Mr. William F. Schierholz, President, Rising Phoenix Development, LLC, 18303 Bonhomme Bend Court, Chesterfield, MO 63005, petitioner and speaking in favor of **Dugsford Commons-Lot 2;**

- Speaker stated that he was present to answer questions.

8. Mr. Jay Mueller, American Engineering, 13422 Woodstile Court, St. Louis, MO 63128, engineer and speaking in favor of **P.Z. 23-2002 Sona Travel**;

- Speaker stated that he was present to answer questions.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

A. Dugsford Commons – Lot 2: Resubdivision Plat for a 5.3-acre tract of land in a "C-8" Planned Commercial District located on Wildhorse Creek Road, approximately 550 feet southeast Long Road in a subdivision known as "Dugsford Commons."

Commissioner Macaluso, on behalf of the Site Plan Committee, made a motion to approve the Resubdivision Plat for **Dugsford Commons – Lot 2**. The motion was seconded by Commissioner Nolen **and passes by a voice vote of 8 to 0.**

B. **Chesterfield Commons Office Building Three**: A Site Development Section Plan, Landscape Plan, and Architectural Elevations for an office building as part of the Chesterfield Commons development, zoned "C-8" Planned Commercial District located north of Chesterfield Airport Road and east of JW Drive.

Commissioner Macaluso, on behalf of the Site Plan Committee, made a motion to approve the Site Development Section Plan, Landscape Plan and Architectural Elevations for **Chesterfield Commons Office Building Three**. The motion was seconded by Commissioner Wardlaw **and passes by a voice vote of 8 to 0.**

C. **First National Bank of St. Louis-Chesterfield Branch Addition:** Amended Site Development Section Plan for a 1,350 square foot building addition to an existing bank facility located on a 1.13 acre site on Clarkson Road in the Drew Station Shopping Center

Commissioner Macaluso, on behalf of the Site Plan Committee, made a motion to approve the Amended Site Development Section Plan for **First National Bank of St. Louis-Chesterfield Branch Addition**. The motion was seconded by Commissioner Banks **and passes by a voice vote of 8 to 0.**

D. **Elliot Data Systems (Spirit Trade Center, Lot 7);** Site Development Section Plan, Landscape Plan and Architectural Elevations for a 1.18-acre tract of land in the "M-3" Planned Industrial District located at 17825 Edison Avenue, between Spirit Drive and Trade Center Boulevard.

Commissioner Macaluso, on behalf of the Site Plan Committee, made a motion to approve the Site Development Section Plan, Landscape Plan and Architectural Elevations for **Elliot Data Systems (Spirit Trade Center, Lot 7**), including all of the recommendations of the Architectural Review Board (ARB). The motion was seconded by Commissioner Broemmer **and passes by a voice vote of 8 to 0.**

VIII. OLD BUSINESS -

A. **St. Luke's Hospital CUP Amendment:** A request to amend the Conditional Use Permit (CUP #10) to change the surface parking setback from its current 125 feet from Conway Road to 60 feet from Conway Road; and to amend a portion of the 200-foot parking setback from Conway Road to 130 feet from Conway Road at a point 825 feet west of the east property line.

Senior Planner Barbara Weigel gave an overview of the Conditional Use Permit (CUP) Amendment request for St. Luke's Hospital. Ms. Weigel stated that flood plain is considered green space.

Commissioner Wardlaw made a motion to approve **St. Luke's Hospital CUP Amendment**. The motion was seconded by **Commissioner Layton.**

Commissioner Nolen and Commissioner Broemmer expressed their concern with the request for a CUP Amendment by St. Luke's Hospital.

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

The motion to approve was denied by a vote of 1 to 7.

B. **P.Z. 23-2002 Sona Travel**: A request for a "Commercial Service Procedure" (CSP) within an "R-2" Residential District for a .45 acre tract of land located on the north side of Olive Boulevard, west of River Valley Drive. (Locator Number: 16Q-23-0343).

Senior Planner Barbara Weigel gave an overview of **P.Z. 23-2002 Sona Travel**. Ms. Weigel stated that the Zoning Ordinance for CSP's allows for a maximum sign (18" x 24") to be placed either on the building or the mailbox and the top edge of the sign cannot exceed 6 feet in height.

Commissioner Macaluso made a motion to approve **P.Z. 23-2002 Sona Travel**. The motion was seconded by Commissioner Banks.

Commissioner Broemmer stated that he would like the signage for Sona Travel to be smaller in size then other CSP's in the area.

Commissioner Broemmer made an amendment to the motion to reduce the size of the signs, as written in Attachment A, to 18" x 12". **The motion dies due to a lack of a second.**

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

The motion to approve passes by a vote of 7 to 1.

C. **P.Z. 11-2002 City of Chesterfield:** A proposal to amend and update the entire City of Chesterfield Comprehensive Plan to include changes to existing uses, proposed uses, and new uses for the entire geographic area of the City.

Director of Planning Teresa Price gave an overview of **P.Z. 11-2002 City of Chesterfield**. Ms. Price stated there were two (2) items that the Commission wanted to discuss: Transportation and Surface Water/Floodplains. Ms. Price stated that the Department of Planning is in agreement with the Department of Public Works response to Transportation. Ms. Price stated that the following sentence needs to be removed from the section on Surface Water/Floodplain: "~~When the 'floodplain' is discussed without specifying the 100-year or 500-year event, it is assumed that both are being referred to~~."

Commissioner Macaluso made a motion to remove "~~When the 'floodplain' is discussed without specifying the 100-year or 500-year event, it is assumed that both are being referred to~~," from the Surface Water/Floodplain section. The motion was seconded by Commissioner Wardlaw **and passes by a voice vote of 8 to 0**.

Chairman Sherman stated that there would be a joint meeting between the Planning & Zoning Committee and Public Works/Parks Committee on Thursday, December 12, 2002 at 5:30 p.m. in City Council Chambers to review the Comprehensive Plan Update changes.

IX. NEW BUSINESS - None

Mayor Nations and Councilmember Brown left the meeting at 8:00 p.m.

X. COMMITTEE REPORTS:

A. Committee of the Whole

B. Ordinance Review Committee

Ms. Price stated that the City Council has asked the Ordinance Review Committee to review commercial lighting standards.

Commissioner Layton stated that the next Ordinance Review Committee Meeting would be held on January 13, 2003 in Conference Room 101.

Commissioner Macaluso asked the Ordinance Review Committee to review signage denoting location of stores in shopping centers in the City.

City Attorney Beach left the meeting at 8:07 p.m.

C. Architectural Review Committee

Chairman Sherman stated that the Architectural Review Committee has been working on the design guidelines.

D. Landscape Committee

Chairman Sherman stated that the Landscape Guidelines will be amended and that conceptual landscape plans will be required.

E. Comprehensive Plan Committee
F. Procedures and Planning Committee
G. Landmarks Preservation Commission

City Attorney Doug Beach stated that the Planning Commission would need to address specific findings with regards to why the Commission denied the Conditional Use Permit (CUP) amendment request by St. Luke's Hospital in accordance with the requirements as set forth in Section (3) on pages 292 and 293 of the Zoning Ordinance at their January 13, 2003 Meeting.

The meeting unanimously adjourned at 8:10 p.m.

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Jerry Right, Secretary