# PLANNING COMMISSION
# OF THE CITY OF CHESTERFIELD
# AT CHESTERFIELD CITY HALL
# November 25, 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. Connie Fults, 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, Planning Assistant

**ABSENT**

Mr. Jerry Right

**II. INVOCATION**: Commissioner Nolen

**III. PLEDGE OF ALLEGIANCE:**

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

**IV. PUBLIC HEARINGS:**

**Commissioner Banks read the first portion of the 'Opening Comments.'**

**A.** **P.Z. 17-2002 Rising Phoenix Development (Reliance Bank)**: A request for a change of zoning from a "C-8" Planned Commercial District to a "PC" Planned Commercial District for a 1.4 acre tract of land located on Wildhorse Creek Road, approximately 550 feet southeast Long Road in a subdivision known as "Dugsford Commons". Permitted Uses:

(s) Financial institutions

(z) Offices or office buildings

Project Planner David Bookless gave a power point presentation showing the subject site and surrounding area for **P.Z. 17-2002 Rising Phoenix Development (Reliance Bank).**

1. Mr. John King, 168 North Meramec, Clayton, MO 63105, attorney for **P.Z. 17-2002 Rising Phoenix Development (Reliance Bank)**, stated the following:

    - Site is 1.4 acres;
    - Site is the southern portion of the Dugsford Commons development and adjacent to the Baxter Gardens Nursery;
    - Rezoning from C-8 to PC Planned Commercial;
    - Petitioner plans to build a 2-story building. The bank on the first floor would have 4,340 square feet and the second floor would have 5,500 square feet (second floor would cover the bank drive-up lanes);
    - 38 parking spaces would be provided;
    - Banking hours would be: Monday through Thursday - 9:00 a.m.-5:00 p.m.; Friday – 9:00 a.m. – 6:00 p.m.; Saturday – 9:00 a.m. – 12:00 p.m.; Drive-thru – Monday through Friday – 8:00 a.m. – 6:00 p.m.; Saturday – 9:00 a.m. – 12:00 p.m.; closed on Sunday;
    - Access would be shared with the current access for the gas station/convenience store;
    - 5-7 cars per lane could be stacked for the drive-thru.

2. Mr. Jerry VonRohr, 11781 Manchester Road, Chesterfield, MO 63131, petitioner for **P.Z. 17-2002 Rising Phoenix Development (Reliance Bank);**

    - Declined to speak.

SPEAKERS IN FAVOR – None

SPEAKERS IN OPPOSITION – None

SPEAKERS – NEUTRAL – None

REBUTTAL – None

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

- Whether there will be a new curb cut;
- Number of drive-thru lanes and how stacking relates to those lanes;
- Number of cars that could be stacked in the drive-thru lanes;
- Access to the development north of the proposed site (internal vehicular circulation);
- How all of the projects will work together (north site, this site and the gas station/convenience store).

**Commissioner Banks read the closing portion of the 'Opening Comments.'**

## V. APPROVAL OF MEETING MINUTES

Commissioner Broemmer made a motion to approve the November 13, 2002 Meeting Minutes. The motion was seconded by Commissioner Wardlaw **and passes by a voice vote of 8 to 0.**

## VI. PUBLIC COMMENT -

1. Mr. Steven Hartke, 121 Hunter Avenue, St. Louis, MO 63124, represents St. Luke's Hospital and speaking in favor of the **St. Luke's Hospital CUP Amendment**, stated the following:

    - St. Luke's Hospital is asking that the existing landscaping berm, previously approved, be moved to the south, approximately 60 feet, enclose and bury an existing storm culvert under the berm, and increase the landscaping along the berm;
    - This change would add approximately 110 parking spaces on the east side of the campus;
    - The additional need for more parking is due to a change in the market.

Mayor John Nations gave an overview of the previous CUP amendment for St. Luke's Hospital.

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

- Speaker stated that the current parking problem is significant;
- Speaker stated that the hospital has grown greater than their initial projections due to in-patient and out-patient growth.

3. Mr. Stuart Vogelsmeier, 714 Locust Street, St. Louis, MO 63101, attorney for and speaking in favor of **St. Luke's Hospital CUP Amendment**;

- Speaker stated that neighboring residents received a site plan and elevations dated November 14, 2002;
- Speaker stated that if this CUP amendment is approved, St. Luke's Hospital will still have a 56% green space ratio.

4. Mr. Ronald Saverin, 13368 Pointe Conway Road, St. Louis, MO 63141, speaking in opposition to **St. Luke's Hospital CUP Amendment**;

- Speaker stated that residents of the Pointe Conway Subdivision were not aware of the CUP amendment;
- Speaker stated that there is currently too much traffic and helicopter noise from the hospital.

5. Mr. Bill Biermann, 16020 Swingley Ridge Road, Chesterfield, MO 63017, attorney and speaking in favor of **P.Z. 38-2000 Waller-Hoch**;

- Speaker stated that the petitioner is attempting to sell this property and is requesting the time extension of 18 months.

6. Mr. Gary Feder, Husch & Eppenberger,LLC, 190 Carondelet Plaza. St. Louis, MO 63105, speaking in favor of **Solon Gershmann, Inc. (Chesterfield Plaza)**;

- Speaker stated that the petitioner is asking for a 5% parking reduction and asked the Planning Commission for their approval.

7. Mr. Jay Mueller, 13422 Woodstine Court, St. Louis, MO 63128, engineer for and speaking in favor of **P.Z. 23-2002 Sona Travel**;

- Speaker stated that the driveway has been widened and the issues from MoDOT and the Fire District have been addressed.

## VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

**A. Town Centre, Plat 2 Lot 1:** Site Development Section Plan, Architectural Elevations, Landscape Plan for an office/retail building on a 37,433 square foot tract of land located on Long Road, south of Edison.

Commissioner Nolen, on behalf of the Site Plan Committee, made a motion to approve the Site Development Section Plan, Architectural Elevations and Landscape Plan for **Town Centre, Plat 2, Lot 1**. The motion was seconded by Commissioner Kodner **and passes by a voice vote of 8 to 0.**

**B. West County Seventh-Day Adventist Church – Amended Architectural Elevation;** Amended Architectural Elevation for a church on a 3.68-acre tract of land in an "R-2" 15,000 Square-foot Residence District located at the intersection of Wildhorse Creek and Baxter Roads.

Commissioner Nolen, on behalf of the Site Plan Committee, made a motion to approve the Amended Architectural Elevation for **West County Seventh-Day Adventist Church**. The motion was seconded by Commissioner Broemmer **and passes by a voice vote of 8 to 0.**

**C. Chesterfield Six Development – Site Development Concept Plan**; Site Development Concept Plan for the Chesterfield Commons Six Development located on Chesterfield Airport Road, west of Boone's Crossing.

Commissioner Nolen, on behalf of the Site Plan Committee, made a motion to approve the Site Development Concept Plan for **Chesterfield Six Development** with the condition that shared access be reviewed for the out parcels and that adjoining landscaping be consistent among the out parcels. The motion was seconded by Commissioner Macaluso **and passes by a voice vote of 8 to 0.**

## VIII. OLD BUSINESS -

**A. P.Z. 22-2002 Wildhorse Way**; a request for a change of zoning from an "NU" Non-Urban District to an "E-3" One Half-Acre Estate Residence District for 2.62 acres of land located on the north side of Wildhorse Creek Road across from Eagle Crest Estates. (Locator Number: 18U-34-0101)
Proposed use: Single-family homes

Chairman Sherman stated that the petitioner for **P.Z. 22-2002 Wildhorse Way** has requested that this item be held.

Commissioenr Banks made a motion to hold **P.Z. 22-2002 Wildhorse Way** until the petitioner requests that it be placed on the agenda. The motion was seconded by Commissioner Broemmer and **passes by a voice vote of 8 to 0.**

**B. P.Z. 23-2002 Sona Travel;:** A request for a "Commercial Service Procedure" 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).

Permitted Uses:
Professional, business, government or institutional office uses, including medical offices/clinics, but excluding banks. Retail services of a business or educational nature, such as studios, tailors, or similar service facilities. There shall be no sale of any goods at retail or wholesale, except for accessory retail sales in association with a specific service.

Proposed Use:
Travel agency

Senior Planner Barbara Weigel gave an overview of **P.Z. 23-2002 Sona Travel** and asked the Planning Commission if they had additional issues to be reviewed and addressed.

The following additional issues will be reviewed and addressed:

- The need for traffic warning signs on the drive-way;
- Size of signs and what signs have previously been approved for other Commercial Service Procedures (CSP);
- Limiting the uses for this CSP to what use is being requested.

Chairman Sherman stated that **P.Z. 23-2002 Sona Travel** would be held until all issues are reviewed and addressed.

**C. P.Z. 19A-2002 City of Chesterfield:** a request to amend the "E" Estate Districts of the City of Chesterfield Zoning Ordinance (Sections 1003.107, 1003.108 and 1003.109), to include the following: 1) Removal of the standard procedure option for development, 2) Requiring the minimum lot size of the district to be placed along the collector or arterial roadways.

Senior Planner Barbara Weigel gave an overview of **P.Z. 19A-2002 City of Chesterfield** and stated that two (2) items of this petition have already been approved and forwarded to the City Council.

Commissioner Layton made a motion to approve **P.Z. 19A-2002 City of Chesterfield** as proposed in the revised Attachment A, dated November 19, 2002, with the following exceptions: page 6, '***' and '*' notations to read as follows with the bold being added:

"*** When the development adjoins a collector or arterial roadway**, as defined by the Comprehensive Plan or** as determined by the Director of Public Works, a minimum dedicated 30-foot landscape buffer shall be provided. Single-family dwellings may be developed on lots sizes of less than the requirement of the underlying zoning when a landscape buffer is provided, but in no case shall the total number of units in the development (net acreage) exceed the average per unit as established by the underlying zoning."

"* ~~As determined~~ **Deviation may be ~~requested~~ determined** by the Director of Public Works."

The motion was seconded by Commissioner Nolen.

Commissioner Broemmer asked why the one (1) asterisk and the three (3) asterisk could not read the same (Placing the same change for the * as was made for the *** and inserting the word 'determined' instead of requested'.)

Commissioner Broemmer proposed the change to the motion. Commissioner Layton and Commissioner Nolen accepted the change to their motion.

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

**The amendment to the motion passes by a vote of 8 to 0.**

**D.** **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.

Commissioner Nolen made a motion to suspend the rules and place **P.Z. 11-2002 City of Chesterfield** at the end of the agenda. The motion was seconded by Commissioner Kodner **and passes by a voice vote of 8 to 0.**

## IX. NEW BUSINESS -

**A. St. Luke's Hospital CUP Amendment:** A request to amend the St. Luke's Conditional Use Permit 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 at a point 825 feet west of the east property line.

Senior Planner Barbara Weigel gave an overview of **St. Luke's Hospital CUP Amendment**. Ms. Weigel stated that St. Luke's Hospital is requesting that the surface parking lot be extended southward towards Conway Road to a 60-foot setback which would provide approximately 100-110 additional parking spaces.

Commissioner Macaluso asked what the green space ratio was at St. Luke's Hospital when it was amended in 2000 versus the current request. Commissioner Macaluso also requested the parking setbacks at Maryville University.

Commissioner Broemmer asked when notices were sent to the neighboring residents.

City Attorney Beach stated that the Commission needed to determine whether the request deals with developments and uses that are consistent with good planning practice, can it be operated in a manner that is not detrimental to the permitted developments and uses in the district, can the development be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area, and is deemed essential or desirable to preserve and promote the public health, safety and general welfare of the City of Chesterfield.

General discussion followed concerning the temporary parking area at Maryville University.

Commissioner Macaluso made a motion to hold **St. Luke's Hospital CUP Amendment** until all issues are reviewed and addressed. The motion was seconded by Commissioner Banks.

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

**The motion passes by a vote of 5 to 3.**

**B.** **P.Z. 38-2000 Waller-Hoch**: A request to extend the period of time required to submit a Site Development Concept Plan for the Waller-Hoch property at 17839 Chesterfield Airport Road for an additional 18 months to May 13, 2004.

Senior Planner Barbara Weigel gave an overview of the request for an additional 18 months to submit a Site Development Concept Plan for **P.Z. 38-2000 Waller-Hoch**.

Commissioner Kodner made a motion to approve the time extension for 12 months until August 21, 2003 for **P.Z. 38-2000 Waller-Hoch**. The motion was seconded by Commissioner Banks.

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

**The motion passes by a vote of 6 to 2.**

**C.** **Solon Gershman, Inc. (Chesterfield Plaza)**: a request for a parking reduction for the Chesterfield Plaza development, zoned "C-2" Shopping District located north of Olive Boulevard (Highway 340) and east of Woods Mill Road.

Project Planner Mike Hurlbert gave an overview of the parking reduction request for **Solon Gershman, Inc. (Chesterfield Plaza)**.

Commissioner Nolen made a motion to approve the parking reduction request for **Solon Gershman, Inc. (Chesterfield Plaza)**. The motion was seconded by Commissioner Broemmer **and passes by a voice vote of 8 to 0.**

Commissioner Banks, Commissioner Layton and Commissioner Macaluso left the meeting at 8:51 p.m.

**Chairman Sherman called a recess at 8:51 p.m. and the meeting resumed at 9:00 p.m.**

**D. Approval of the 2003 Planning Commission Calendar**

Commissioner Wardlaw made a motion to approve the **2003 Planning Commission Calendar**. The motion was seconded by Commissioner Broemmer **and passes by a voice vote of 8 to 0.**

**E.** **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.**

Commissioner Layton made a motion to approve and forward to the Planning and Zoning Committee the Comprehensive Plan as presented in the Commissioner's packets with the November 19, 2002 memo. The motion was seconded by Commissioner Broemmer.

Ms. Price presented comments on the Comprehensive Plan from Mr. Mike Geisel, Director of Public Works.

Ms. Price addressed the items with the Commission and stated which items she agrees with and will change except items #2 concerning Transportation and #8 concerning Surface Water/Floodplains. The Commission will review these two (2) items (#2 and #8) at their December 9, 2002 Meeting.

Commissioner Layton amended his motion to approve and forward to the Planning and Zoning Committee the Chesterfield 2002 Comprehensive Plan as presented except items #2 and #8 of the memorandum of Teresa Price dated November 22, 2002. These two (2) items will be discussed at the next Planning Commission Meeting on December 9, 2002. Commissioner Broemmer agreed to the amended motion and the amended motion **passes by a voice vote of 7 to 0.** (Commissioner Macaluso was absent for the vote.)

## X. COMMITTEE REPORTS:

### A. Committee of the Whole

### B. Ordinance Review Committee

Ms. Price stated that the City Council has requested that the Ordinance Review Committee review developing hotel performance standards. Ms. Price stated that this Committee will meet before the Site Plan Committee meeting on December 9, 2002.

### C. Architectural Review Committee

Chairman Sherman stated that the next Architectural Review Committee would meet at 8:30 a.m. on December 5, 2002 at City Hall.

### D. Landscape Committee

Chairman Sherman stated that the next Landscape Committee meeting would be held at 8:30 a.m. on December 6, 2002 at City Hall.

**E. Comprehensive Plan Committee**
**F. Procedures and Planning Committee**
**G. Architectural Review Board Update**
**H. Landmarks Preservation Commission**

The meeting unanimously adjourned at 9:22 p.m.

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Jerry Right, Secretary