PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
November 10, 1997

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

PRESENT
Mr. Fred Broemmer
Mr. Michael Casey
Mr. Dave Dalton
Mr. Charles Eifler
Mr. Robert Grant
Mr. Dan Layton, Jr.
Ms. Linda McCarthy
Chairman Rick Bly
Mr. Douglas R. Beach, City Attorney
Mayor Nancy Greenwood
Councilmember Mary Brown (Ward IV) - Council Liaison
Teresa J. Price, Director of Planning
Laura Griggs-McElhanon, Assistant Director of Planning
Ms. Cheryl Smith, Planner II
Mr. Jeremy Lochirco, Planning Technician
Mr. Timothy Reed, Planning Technician
Mr. Michael Walker, Planning Technician
Ms. Sandra Lohman, Executive Secretary

ABSENT
Mr. Allen Yaffe

INVOCATION - Commissioner Eifler

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS: **Chairman Layton read the first portion of the "Opening Comments."**

A. **P.Z. 29-97 Chesterfield Grove Hotel, L.L.C.**; a request for a Conditional Use Permit (CUP) in the "C-3" Shopping District for a tract of land (proposed lot 9 of proposed Chesterfield Grove Subdivision, a 26.48 acre tract of land) located on the east side of Chesterfield Airport Road and south of Interstate 64, U.S. Highway 40/61. (Locator Number 17T33-0036 and 17T31-0313) Proposed Use: A four story 100 room hotel.

Planning Technician Tim Reed gave a slide presentation of the subject site and surrounding area.

Mr. Jerry Pratter, attorney for the petitioner, spoke on behalf of the petition noting the following:

- brief history of the subject site;
- the proposed hotel would be located on Lot 9 of the to be platted subdivision of Chesterfield Grove;

Mr. Tom Brooks-Pilling, Henderson Group, Architect for the project, noted the following:

- presented two colored photos of the proposed hotel;
- described the configuration of the site;
- the parking setback would be fifteen (15) feet;
- the building setback would be thirty (30) feet;
- entrance to the hotel faces the retention lake - eastbound traffic lane on Highway 40;
- 118 parking spaces would be provided on site (7 more than required by City parking requirements);
- two (2) loading spaces would be provided;
- the proposed building would be four (4) stories tall, and sits within the building setback lines required for the subject parcel;
- a service yard is located on the east side of the proposed building, separated visually from the surrounding area by a six (6) foot high sightproof fence - the fence would be made of materials compatible with the building itself;
- landscaping would be provided on all four (4) sides of the building and site, and is provided as a visual buffer from the vehicular right-of-way into the parking areas and service areas - the only exception would be the front of the building would be kept free of landscaping so the lake itself becomes a reflecting pool, as one sees the building from Highway 40 travelling eastbound;
- trees would, essentially, be placed within fifteen (15) feet of every parking space throughout the project development; and
- the hotel would be four (4) stories tall, and built with materials compatible with the rest of the development.

COMMENTS/DISCUSSION BY COMMISSION

- The proposed lake would serve as a continuously retained retention basin (i.e., it is at a depth of four (4) or five (5) feet, and as storms raise the lake, it flows from lake to lake to the MSD outlets on the north side of the Chesterfield Grove Development.

- The lake is intended to be full at all times, and is part of the Chesterfield Grove Development, not part of the proposed hotel itself.

- The property is in the flood plain and is protected by the Monarch Levee.

- The building materials for the proposed hotel would consist of brick and dryvit. It was noted that the Commission prefers brick.

Mr. Bob O'Laughlin, Manager for the proposed hotel, noted the following:

- described his experience in managing hotels in the St. Louis area;

COMMENTS/DISCUSSION BY COMMISSION

- There are currently seventy (70) Hilton Hotels under contract, and it is expected there will be one-hundred (100) hotels throughout the United States by the end of the year. The proposed hotel is the prototype that will be seen in the future.

- The daily rate would be mid to high $80's.

- Occupancy level is projected at seventy (70) to seventy-five (75) percent.

SPEAKERS - IN FAVOR:

1. Mr. Fairfax Pollnow, 300 Hunter Avenue, St. Louis, MO 63124, spoke as one of the principal's of Chesterfield Grove, noting the following:

- They are well underway with a majority of the infrastructure (i.e., levee, lakes for the internal stormwater storage, grading of the site, road beds - including the Baxter Road Extension).

- They are a long way toward completing their site development work, and meeting the obligations under their redevelopment agreement.

- The stormwater storage lakes are site amenities - permanent lakes - will have a water make-up system so they can maintain a minimum water level of approximately four (4) to five (5) feet.

- Stormwater storage will be handled by each lake having an additional two (2) feet of freeboard, so when the heavy rains come the lakes fill-up from their permanent minimum level another two (2) feet, until the water makes its way over to the pumps, and they kick on due to the high water levels.

- The lakes will not be dry ditches during dry periods of time, and will probably have fountains.

- The hotel is a part of Chesterfield Grove, and a vital piece of the redevelopment agreement.

- The Commission was asked to keep in mind, in considering this request, that a hotel was approved in the zoning and concept plan that was approved in the redevelopment agreement.

- Under the redevelopment agreement, the City agreed to cooperate and expedite whatever approvals would be required, so long as they conform with the zoning and redevelopment agreement.

- The redevelopment agreement has certain time constraints and, in order to meet these, it is important for the Commission to pass tonight's CUP application as soon as possible.

COMMENTS/DISCUSSION BY COMMISSION

- There are timeframes under the redevelopment agreement for the developer to complete certain improvements, have the real estate developed, and generate additional incremental tax revenue.

- The Hilton Company and the developer are anxious to move ahead. Contemplating approval of this CUP, the Subdivision Plat, etc., construction will commence early next year.

- It was noted that, in recent meetings with Chesterfield and St. Louis County, the Baxter Road Extension would run from Wild Horse Creek Road through to the Bonhomme Creek Bridge, through Chesterfield Grove property, connecting with the ramp to Highway 40, and should be complete by about June of 1998.

- Building of the first office building will commence as soon as the subdivision plat is approved; hopefully, in early December. This building would open next June, July or August at the latest.

2. Thom Sehnert, The Smokehouse and Annie Gunn's, 16806 Chesterfield Airport Road, Chesterfield, MO 63005, spoke in favor of the proposed development.

SPEAKERS - IN OPPOSITION: None

SPEAKERS - NEUTRAL: None

REBUTTAL - Waived

Chairman Layton read the final portion of the "Opening Comments."

APPROVAL OF THE MINUTES:

A motion to approve the minutes of October 22, 1997, was made by Commissioner Grant, seconded by Commissioner McCarthy **and passes by a voice vote of 8 to 0.**

A motion to approve the minutes of October 27, 1997, was made by Commissioner Grant, seconded by Commissioner McCarthy **and passes by a voice vote of 8 to 0.**

PUBLIC COMMENT: None

NEW BUSINESS:

A. **Planning Commission of the City of Chesterfield - Update to the City of Chesterfield Comprehensive Land Use Map**. Specifically, changes in land use designations are proposed in the following areas: Spirit of St. Louis Airpark; City of Chesterfield Park Sites (Wild Horse Creek Road, Chesterfield Valley (2), Chesterfield Parkway South); Western terminus of Lea Oak Court, Northeast corner of Kehrs Mill and Clarkson Roads; New Rockwood Elementary School on Wild Horse Creek Road; Northeast quadrant of the intersection of Long and Wild Horse Creek Roads; East and West sides of Schoettler Road, North of Clayton Road; Southwest corner of Timberlake Manor Parkway and South Outer Forty Road; Union Electric Site between Conway Road and North Outer Forty Road, east of Timberlake Manor overpass; St. Louis County Park expansion (East of Faust Park); Woods Mill Road, north of Conway; Hog Hollow retail area; and Property on the North Side of Olive Boulevard, east of Old Riverwoods Lane.

Planning Technician Mike Walker noted that, at the October 27, 1997 Planning Commission meeting, the recommendations of the Planning Commission were presented for the revisions to the Comprehensive Plan. He asked whether or not the Commission had additional questions or comments.

COMMENTS/DISCUSSION

After much discussion regarding the area located on the west side of Woods Mill Road, north of Conway Road, south of Ladue Road, the following motion was made.

Commissioner Eifler made a motion to amend Revision #3 to only include the two (2) southernmost developments (i.e., cut off at the northern edge of Terraces at Woodsmill Cove). The motion was seconded by Commissioner Broemmer.

- The Commission noted the possibility would still exist where someone could request a change to "Attached Single Family" in the future.

- There was concern expressed about the possibility of encouraging the development of attached single-family housing on lots already occupied by freestanding, single family houses on large lots.

Upon a roll call the vote on the amendment was as follows: Commissioner Broemmer, yes; Commissioner Casey, no; Commissioner Dalton, no; Commissioner Eifler, yes; Commissioner Grant, yes; Commissioner Layton, yes; Commissioner McCarthy, no; Chairman Bly, no.

The amendment fails due to a tie vote of 4 to 4.

A motion to approve the Department's recommendation was made by Commissioner McCarthy.

Assistant Director Griggs-McElhanon noted the policy is to forward these recommendations to the P & Z Committee before the Commission has its final vote.

The motion was seconded by Commissioner Grant.

Upon a roll call the vote on the motion was as follows: Commissioner Broemmer, yes; Commissioner Casey, yes; Commissioner Dalton, yes; Commissioner Eifler, no; Commissioner Grant, yes; Commissioner Layton, abstain; Commissioner McCarthy, yes; Chairman Bly, yes.

The motion passes by a vote of 6 to 1, with 1 abstention by Commissioner Layton.

B. **P.Z. 25-97 John J. and Caroline A. Williams (West County Motor Sports)**; an amendment to an existing "C-8" Planned Commercial District; north side of North Outer Forty Road, 3,000 feet east of Boone's Crossing Street.

A motion to hold P.Z. 25-97 was made by Commissioner Casey, seconded by Commissioner Grant **and passes by a voice vote of 8 to 0.**

C. **P.Z. 29-97 Chesterfield Grove Hotel, L.L.C.**; a request for a Conditional Use Permit (CUP) in the "C-3" Shopping District for a tract of land (proposed lot 9 of proposed Chesterfield Grove Subdivision, a 26.48 acre tract of land); east side of Chesterfield Airport Road and south of Interstate 64, U.S. Highway 40/61.

A motion to **approve** P.Z. 29-97 Chesterfield Grove Hotel was made by Commissioner Casey.

COMMENTS/DISCUSSION BY COMMISSION

- It was noted that a letter from the Attorney regarding the application for the hotel was given to the Commission tonight.

The motion was seconded by Commissioner Dalton.

Planner II Cheryl Smith noted the comments from the Levee District and Project Attorney were handled, in a general sense, by Attachment A (i.e., wording stating they have to abide by all Levee District and MoDOT comments). She further noted the handouts tonight were received late, in terms of their additional conditions.

COMMENTS/DISCUSSION BY COMMISSION

- Whether or not the Commission was setting precedent by moving so quickly on this request was discussed.

- It was noted that the Commission has had several petitions "fast-tracked" over the past several years (i.e., in the Valley).

- It was suggested that the Commission should take requests of this nature on a case by case basis, without feeling bound to treat any future applications out of order, or on an expedited basis, unless it merits this process.

Commissioner Casey noted that he believes that brick is always more attractive than dryvit.

Commissioner McCarthy stated she would just like to welcome them; and she feels its wonderful and will enhance the area whether its dryvit or brick.

Upon a roll call the vote on the motion was as follows: Commissioner Broemmer, yes; Commissioner Casey, yes; Commissioner Dalton, yes; Commissioner Eifler, yes; Commissioner Grant, yes; Commissioner Layton, yes; Commissioner McCarthy, yes; Chairman Bly, yes.

The motion passes by a vote of 8 to 0.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

A. **Aish HaTorah West**; "NU" Non-Urban District Site Plan and Architectural Elevations; west of Woods Mill Road and north of Ladue Road.

Commissioner Grant, on behalf of the Site Plan Committee, made a motion to approve the Site Plan and Architectural Elevations, as submitted by Aish HaTorah West. The motion was seconded by Commissioner Casey **and passes by a voice vote of 8 to 0.**

B. **P.C. 39-78 Sachs Properties and Hazel C. Kraus - Waterway/Amoco**; A "C-8" Planned Commercial District, southeast corner of Olive Boulevard and Roosevelt Parkway, Freestanding Business Sign.

Commissioner Grant, on behalf of the Site Plan Committee, made a motion to approve the Freestanding Business Sign proposed for this development. The motion was seconded by Commissioner Casey.

Assistant Director Griggs-McElhanon noted, for clarification, the motion also includes the letter of commitment for the additional landscaping.

Commissioner Grant and Commissioner Casey accepted this wording for the motion. **The motion passes by a voice vote of 8 to 0.**

C. **P.Z. 16-96 Wild Horse Summit Development Corporation - Walnut Grove**; "C-8" Planned Commercial District Site Development Plan and Architectural Elevations; east side of Long Road, north of Wild Horse Creek Road.

Commissioner Grant, on behalf of the Site Plan Committee, made a motion to approve the Site Development Plan and Architectural Elevations, noting that additional space be required around the loading space and that additional landscaping be required in order to comply with the Commercial Landscape Guidelines. The motion was seconded by Commissioner Casey **and passes by a voice vote of 8 to 0.**

D. **P.Z. 22-90 Sverdrup Investments, Inc. (Timberlake Corporate Center)**; "C-8" Planned Commercial District Site Development Plan, Architectural Elevations and Landscape Plan; northeast corner of the intersection of North Outer Forty Road and the extension of Timberlake Manor Parkway.

Commissioner Grant, on behalf of the Site Plan Committee, made a motion to approve the Site Development Plan, Architectural Elevations and Landscape Plan, subject to the following conditions:

1. require that a ten (10) foot grade differential be imposed on the eastern parking lot building;

2. additional landscaping be required around that building and the office building toward the highway;

3. require the Council to look into the ordinance requirement of the dedication of Timberlake Manor Parkway Extension to Conway Road - the Committee has concern that the dedication was required because prior proposals had included prohibition of that road going through to Conway Road; and

4. requested additional landscaping in the surface parking lot in front of the proposed office buildings.

The motion was seconded by Commissioner Casey **and passes by a voice vote of 8 to 0.**

E. **P.Z. 22-90 Sverdrup Investments, Inc. (Timberlake Corporate Center)**; "C-8" Planned Commercial District Project Information Sign; northeast corner of the intersection of North Outer Forty Road and the extension of Timberlake Manor Parkway.

Commissioner Grant, on behalf of the Site Plan Committee, made a motion to approve the Project Information Sign. The motion was seconded by Commissioner Casey.

Commissioner Layton noted there was also a suggestion/comment that the Planning Department monitor this sign to make sure it doesn't deteriorate over time. He noted it doesn't have to be part of the motion, but is inclusive.

Commissioner Grant stated this is correct.

The motion passes by a voice vote of 6 to 2, with Commissioner Broemmer and Commissioner Eifler voting no.

F. **Hog Hollow Retail Center**; "C-2" Shopping District Site Development Plan, Landscape Plan and Architectural Elevations; south side of Olive Boulevard, at the intersection of Hog Hollow Road and Olive Boulevard.

There was no action or discussion by the Planning Commission on this item.

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 by Commissioner McCarthy, seconded by Commissioner Casey **and passes by a voice vote of 8 to 0.**

The meeting adjourned at 7:56 p.m.

Vice Chairman

Michael J. Casey, Secretary

[MIN11-10.097]