

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
OCTOBER 26, 2015**

The meeting was called to order at 7:04 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
Mr. Jonathan Raiche, Senior Planner
Ms. Purvi Patel, Project Planner
Ms. Mary Ann Madden, Recording Secretary

Chair Proctor acknowledged the attendance of Councilmember Connie Fults, Council Liaison; Councilmember Bridget Nations, Ward II; and Councilmember Bruce DeGroot, Ward IV.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS – Commissioner Wuennenberg read the “Opening Comments” for the Public Hearing.

- A. **P.Z. 09-2015 Friendship Village of West County (15239, 15249 & 15255 Olive Blvd)**: A request for a zoning map amendment from an “NU” Non-Urban District to an “R-4” Residential District for 2.13 acres located at the northeast corner of Olive Boulevard and Braefield Drive (18S640272, 18S640326 & 18S640162).

STAFF PRESENTATION:

Project Planner Purvi Patel gave a PowerPoint presentation showing photographs of the site and surrounding area and provided the following information about the subject site:

Request

The request for a zoning map amendment to the “R-4” Residential District is the first part of a two-step process for Friendship Village to obtain entitlements to develop the subject site, which will be incorporated into the existing Friendship Village campus. Because *Nursing Homes* and *Group Residential Facilities* are not permitted or conditional uses under the current “NU” Non-Urban District zoning designation, and because the Non-Urban District is no longer an active zoning district, the zoning map amendment to the “R-4” Residential District is necessary in order for Friendship Village to amend its existing Conditional Use Permit to include the subject site and to amend the current development criteria. As this is a conventional zoning, there is no preliminary plan or Attachment A to the legislation. If approved, these parcels are required to adhere to the established regulations of the R-4 District, which are not negotiable.

If City Council approves the “R-4” zoning, the Petitioner will be following up with a Conditional Use Permit Application, which will serve to incorporate the subject site into the existing campus and to amend the current development criteria. A separate public hearing will be held for the requested Conditional Use Permit.

Site History

The subject site includes the following three parcels which were incorporated into the City of Chesterfield under the “NU” Non-Urban District designation from St. Louis County:

- 15239 Olive Blvd (0.83 acres). In December 1990, City Council approved a Commercial Service Procedure (CSP) to allow an office use, excluding medical or dental office, for the existing 1,300 square-foot structure. This parcel was previously occupied by American Family Insurance, but is currently vacant. The applicant plans on demolishing this structure in the near future.
- 15249 Olive Blvd (0.81 acres). The single-family home on this site was demolished in April 2015.
- 15255 Olive Blvd (0.49 acres). The single-family home is vacant with plans for demolition in the near future.

Land Use

The City’s Land Use Plan indicates these parcels are within the *Residential Single-Family* land use designation. The current zoning request is consistent with both the Comprehensive Plan and the surrounding zoning districts.

Permitted Uses

Current permitted uses in the “R-4” Residential District include, but are not limited to, *residential, civic uses, parks, libraries, and churches and places of worship.*

Issues

Staff has no outstanding issues on this petition.

PETITIONER’S PRESENTATION:

Mr. Brandon Harp, Principal, Civil Engineering Design Consultants, 11402 Gravois, St. Louis, MO.

Mr. Harp stated he is the Engineer of Record for this project and noted that subsequent to the rezoning, Friendship Village will be submitting an application to amend its Conditional Use Permit No. 36 at which time a Preliminary Plan will be provided. Mr. Harp then stated he was available for any questions.

SPEAKERS IN FAVOR:

Ms. Jennifer Stecher, 874 Wellesly Place Drive, Chesterfield, MO.

Ms. Stecher stated she was also speaking on behalf of the following two individuals:

- Ms. Madhurika Kandula, 900 Wellesley Place Drive; and
- Ms. Kay Lundry, 940 Wellesley Place Drive.

Ms. Stecher stated that the three of them live in Wellesley Place subdivision, which is just south of Braefield subdivision. If the rezoning is approved, they are requesting that the sidewalk along Olive Boulevard be extended as it now stops at the property located at 15239 Olive Boulevard, the former American Family Insurance site.

Discussion

Ms. Aimee Nassif, Planning and Development Services Director stated that Staff has already informed the applicants that they will be required to work with MoDOT to extend the sidewalk in this area. She also advised that the area residents will be notified of the Public Hearing for the anticipated revision to the existing Conditional Use Permit.

Ms. Nassif then noted that for conventional districts, only an Outboundary Survey is required. When the Conditional Use Permit application is submitted, a Preliminary Plan will be provided. At that point, development criteria will be established – such as setbacks, etc.

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

ISSUES: None

Commissioner Wuennenberg read the Closing Comments for the Public Hearing.

V. APPROVAL OF MEETING SUMMARY

Commissioner Lueking made a motion to approve the Meeting Summary of the September 30, 2015 Planning Commission Meeting. The motion was seconded by Commissioner Nolan and **passed** by a voice vote of 9 to 0.

VI. PUBLIC COMMENT

A. Wings Corporate Estates, Lot 14

1. Mr. David Dial, Dial Architects, 14364 Manchester Road, St. Louis, MO stated he was available for questions.
2. Mr. Douglas Adams, Owner of subject site, 262 Little Harbor Lane, Naples, FL.

Mr. Adams stated that he believes they have exceeded Chesterfield's requirements and desires for the buildings they've designed within the industrial park site. They have put in common driveways and plan on installing alleys in order to get the trucks off the streets. He invited the Commission to visit to the newly-constructed hangar building, which he feels is unique and includes gas lights across the front.

The proposed building for Lot 14 will be designed with the appearance of a train station. He stated that they want to comply with the City's requirements, but they also want to have the "right of design" and they feel their proposed design is "phenomenal".

Mr. Adams stated that during the earlier Site Plan Committee meeting, Commissioner Harris suggested painting an arch over the windows on the south façade and painting the trim brown instead of white, which would be consistent with the front façade. Mr. Adams indicated they are agreeable with this suggestion. Other than that, they do not want to make any other changes to the proposed drawings.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

Since the earlier Site Plan Committee meeting had not finished conducting its business, Chair Proctor turned the meeting over to Commissioner Wuennenberg, Revolving Chair of the Committee.

- A. Wings Corporate Estates, Lot 14:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for a 1.61 acre tract of land zoned "PI" Planned Industrial District located on the east side of Eatherton Road, south of Wings Corporate Drive.

Commissioner Wuennenberg opened the floor for discussion.

Commissioner Lueking recommended that the suggestion raised during Site Plan Committee be utilized by the applicant whereby brown trim, including half-round trim above the windows, would be painted around the windows on the south facade.

Mr. Adams indicated his agreement “in theory” to this suggestion noting that the half-rounds will be similar to “an eyebrow”.

Commissioner Hansen then acknowledged and thanked the applicant for the “creativity and extra work” that was put into this project.

The meeting was then turned back over to Chair Proctor.

Commissioner Lueking made a motion recommending approval of the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for Wings Corporate Estates, Lot 14 with the condition that the Applicant work with Staff on the addition of eyebrows, or painted half-rounds, on the rear façade to match the curvature and dark brown accent trims of the front façade windows. The motion was seconded by Commissioner Midgley.

Commissioner Wuennenberg asked if there was any interest in changing the proposed landscaping. No suggestions were offered.

Upon roll call, the vote was as follows:

**Aye: Commissioner Hansen, Commissioner Harris,
Commissioner Lueking, Commissioner Midgley,
Commissioner Nolan, Commissioner Tilman,
Commissioner Wuennenberg, Commissioner Geckeler,
Chair Proctor**

Nay: None

The motion passed by a vote of 9 to 0.

VIII. OLD BUSINESS

- A. P.Z. 09-2015 Friendship Village of West County (15239, 15249 & 15255 Olive Blvd):** A request for a zoning map amendment from an “NU” Non-Urban District to an “R-4” Residential District for 2.13 acres located at the northeast corner of Olive Boulevard and Braefield Drive (18S640272, 18S640326 & 18S640162).

Commissioner Wuennenberg made a motion to approve P.Z. 09-2015 Friendship Village of West County (15239, 15249 & 15255 Olive Blvd). The motion was seconded by Commissioner Geckeler and passed by a voice vote of 9 to 0.

IX. NEW BUSINESS

Chair Proctor stated that the May 12, 2016 meeting of the Architectural Review Board still needs a Planning Commission liaison assigned. Commissioner Geckeler indicated she would attend this meeting as the Commission’s liaison.

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:34 p.m.

Steve Wuennenberg, Secretary