PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
OCTOBER 23, 2006

The meeting was called to order at 7:03 p.m.

I. PRESENT **ABSENT**

Mr. David Banks — Mr. David Asmus
Mr. Fred Broemmer
Ms. Wendy Geckeler
Dr. Lynn O'Connor
Ms. Lu Perantoni
Mr. Gene Schenberg
Ms. Victoria Sherman
Chairman Maurice L. Hirsch, Jr.

Mayor John Nations
Councilmember Mary Brown, Council Liaison
City Attorney Rob Heggie
Ms. Teresa Price, Director of Planning
Ms. Aimee Nassif, Senior Planner
Ms. Jennifer Yackley, Project Planner
Ms. Mary Ann Madden, Planning Assistant

II. INVOCATION: Commissioner Perantoni

III. PLEDGE OF ALLEGIANCE – All

Chair Hirsch welcomed new Planning Commissioner Gene Schenberg. He acknowledged the attendance of Mayor John Nations and Councilmember Mary Brown, Council Liaison.

PUBLIC HEARINGS – Commissioner Banks read the "Opening Comments" for the Public Hearing.

A. P.Z. 24-2006 Monarch Center (158 Long Road): A request for a change of zoning from "NU" Non-Urban to "PC" Planned Commercial District for 10.14 acre tract of land located north of Edison Road, east of Long Road. (17U120188)

Proposed Uses for the Site include:

(b) Animal hospitals, veterinary clinics, and kennels.

(c) Apartment dwelling units in building primarily designated for occupancy by one (1) or more of the permitted commercial uses, wherein occupancy of the dwelling unit shall be limited to the owner, manager, or employee of the permitted use or uses and their respective families. A minimum of 800 square feet of contiguous open space for the dwelling unit, protectively screened from commercial activities and directly accessible to the dwelling unit, shall be provided on the premises for the exclusive use of occupants of such apartment.

(e) Associated work and storage areas required by a business, firm, or service to carry on business operations.

(f) Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.

(g) Automatic vending facilities for:
    Ice and solid carbon dioxide (dry ice);
    Beverages;
    Confections.

(h) Barber shops and beauty parlors.

(i) Bookstores.

(j) Broadcasting studios for radio and television.

(l) Cafeterias for employees and guests only.

(m) Child care centers, nursery schools, and day nurseries.

(n) Colleges and universities.

(o) Dry cleaning drop-off and pick-up stations.

(p) Filling stations, including emergency towing and repair services, provided that no automobile, truck, or other vehicle may be parked or stored in the open on the premises for longer than twenty-four (24) hours.

(q) Film drop-off and pick-up stations.

(r) Fishing tackle and bait shops. Open storage and display are prohibited.

(s) Financial Institutions.

(w) Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
    i Adequately screened with landscaping, fencing or walls, or any combination thereof; or
    ii Placed underground; or
    iii Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area. All plans for screening these facilities shall be submitted to the Department of Planning for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning.

(x) Medical and dental offices.

(y) Mortuaries.
(z) Offices or office buildings.
(aa) Outdoor advertising signs (additional to provisions of Section 1003.168)
(cc) Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.
(dd) Police, fire and postal stations.
(ee) Public utility facilities.
(gg) Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
(hh) Restaurants, fast food.
(ii) Restaurants, sit down.
(mm) Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training.
(nn) Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craft persons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.
(pp) Permitted signs (See Section 1003.168 "Sign Regulations")
(qq) Souvenir shops and stands, not including any zoological displays, or permanent open storage and display of manufacturing goods.
(rr) Stores, shops, markets, service facilities, and automatic vending facilities in which goods or serves of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises.
(vv) Vehicle service centers for automobiles.
(ww) Vehicles washing facilities for automobiles.

Ms. Aimee Nassif, Senior Planner gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. Nassif stated the following:

- Three Public Hearing Notices were posted on the site on October 4, 2006.
- Items Currently Under Review with the Department of Planning:
  1. Amount of proposed uses requested.
  2. Open Space Requirement.
  3. Internal Circulation.
  4. Tree Manual Requirements.
  5. Signage.
  6. Pedestrian Access.
- The subject area is designated as Retail/Office/Warehouse**.**

PETITIONER'S PRESENTATION:

1. Mr. Brandon Harp, Principal at Civil Engineering Design Consultants, 11402 Gravois Road, St. Louis, MO 63126 stated the following:
   - They are requesting to rezone the 10.14 acres at 158 Long Road from Non-Urban to Planned Commercial.
   - The site is surrounded to the north by C-8, to the east by PI, to the west by PC, to the south by NU and FPNU.
   - The Tree Stand Delineation Plan shows only one tree on the site – a 12" maple – which would be removed as part of the development.
   - The Site Plan proposes a commercial/retail bank mixed-use type facility on 2.14 acres with five buildings:
     - Western-most building – Bank/retail-type uses
     - Northern two buildings – Retail-type uses
     - Middle building to the south – Restaurant-type use
     - Building to the far east – Restaurant-type use
   - The total square footage shown on the plan is 68,725 sq. ft. with 414 parking spaces – approximately 6 spaces/1000.
   - They are willing to work with the Commission and Staff on reducing the proposed uses.
   - The Preliminary Development Plan shows the construction of a 30-foot wide flat bottom ditch, per the City's Master Drainage Plan, running the whole length of the property.
   - The open space is at 30%; floor to area ratio is at .16 with the ordinance allowing .25.
   - Three curb cuts are shown on to Edison Avenue – these curb cuts were approved by the City on May 15, 2001 with a Roadway Agreement between the owner and the City.
   - One additional curb cut is proposed on to Long Road, which was also in the Roadway Agreement of May 15, 2001.
   - Comments have been received from all applicable agencies:
     - St. Louis County Highways & Traffic requires the dedication of fourteen-foot of right-of-way, parallel and in a north-south direction on the east side of Long Road. Cross access will need to be coordinated with the adjacent property owner for the access point on to Long Road.
     - Monarch Fire District had minimal issues with respect to turning radius and the location of trash dumpsters.
     - The Levee District has requested a review of the most eastern building with respect to how it relates to the under-seepage berm for the southern levee.
     - Spirit Airport requires the standard FAA permit for crane operation.
     - MSD had no issues.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

REBUTTAL: None

ISSUES:
1. Amount of proposed uses requested.
2. Open Space Requirement.
3. Internal Circulation.
4. Tree Manual Requirements.
5. Signage.
6. Pedestrian Access and Internal Circulation.
7. If the three curb cuts on Edison had not been previously granted, would they be needed? Is there any way to eliminate any of the curb cuts on to Edison?
8. How would the proposed use of apartment dwelling units be configured with the buildings – would there be residential use above a retail use? Is additional residential use allowed in the Valley?
9. How many feet is the entrance on to Long Road from the signalized intersection with Edison and Long? The petitioner replied that it is 330 feet center to center.

Commissioner Banks read the Closing Comments for the Public Hearing.

V. APPROVAL OF MEETING MINUTES

Commissioner Sherman made a motion to approve the minutes of the October 9, 2006 Planning Commission Meeting. The motion was seconded by Commissioner Perantoni and **passed by a voice vote of 7 to 0 with one abstention** from Commissioner Broemmer who was not in attendance at the October 9th meeting.

VI. PUBLIC COMMENT

RE: P.Z. 21-2006 Precision Plaza (Precision Properties, LLC)

Petitioner:
1. Mr. Bill Decker, Arcturis, 1910 Pine Street, St. Louis, MO stated he was available for questions.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

A. **144 South Eatherton :** A request for a variance to allow for a new residential home to exceed the two (2) story, thirty five (35) feet height requirement for residential tear downs.

Commissioner O'Connor, representing the Site Plan Committee, made a motion recommending construction of the proposed building to 43 feet. The motion was seconded by Commissioner Geckeler and **passed by a voice vote of 8 to 0**.

Referring to the previous Site Plan Committee Meeting, City Attorney Heggie clarified that the Petitioner is being requested to file a letter of consent with the City from the neighboring property owner. If such letter of consent is not received by the next Planning Commission meeting, the Commission could re-consider its vote of approval but the Commission is not bound to disapprove the request if neighbors are in opposition to it.

B. **Chesterfield Commons East (Bridgestone Firestone Auto Service Center)**: A Site Development Section Plan, Architectural Elevations, Landscape Plan and Lighting Plan for a 1.21 acre lot of land zoned "PC" Planned Commercial located on the south side of Chesterfield Airport Rd. and to the east of Chesterfield Commons Dr.

Commissioner O'Connor, representing the Site Plan Committee, made a motion to approve the Site Development Section Plan, Architectural Elevations, Landscape Plan, and Lighting Plan. The motion was seconded by Commissioner Broemmer and **passed by a voice vote of 8 to 0**.

C. **Chesterfield Ridge Phase 2 Record Plat**: A Record Plat of a 2.67 acre parcel zoned "R-5" P.E.U. Residence District located 1000 ft. NE of Clarkson Rd. & Old Clarkson Rd.

Commissioner O'Connor, representing the Site Plan Committee, made a motion to approve the Record Plat. The motion was seconded by Commissioner Sherman and **passed by a voice vote of 8 to 0**.

D. **Villages of Kendall Bluff - Record Plat**: Record Plat for a 63.80 acre parcel zoned "R-1A PEU" Planned Environmental Unit (PEU). The site is located north along Olive Boulevard and east of Ladue Road.

Commissioner O'Connor, representing the Site Plan Committee, made a motion to approve the Record Plat. The motion was seconded by Commissioner Broemmer and **passed by a voice vote of 8 to 0**.

VIII. OLD BUSINESS

A. **P.Z. 1-2006 Spirit Town Center (Greenberg-Blatt Management, L.P.):** A request for a change of zoning from "M3" Planned Industrial District to "PC" Planned Commercial District for a 7.8 acre parcel of land located on Chesterfield Airport Road at its intersection with Goddard Avenue. (18026 Chesterfield Airport Road/17V230055)
The request contains the following permitted uses:

(b) Animal hospitals, veterinary clinics, ~~and kennels~~.
(e) Associated work and storage areas required by a business, firm, or service to carry on business operations.
(g) Automatic vending facilities for:
  (i) Ice and solid carbon dioxide (dry ice);
  (ii) Beverages;
  (iii) Confections.
(h) Barber shops and beauty parlors.
(i) Bookstores.
(m) Child care centers, nursery schools, and day nurseries.
(o) Dry cleaning drop-off and pick-up stations.
(p) Filling stations, including emergency towing and repair services, provided that no automobile, truck, or other vehicle may be parked or stored in the open on the premises for longer than twenty-four (24) hours.
(q) Film drop-off and pick-up stations.
(s) Financial institutions.
(v) Hotels and motels.
(x) Medical and dental offices.
(z) Offices or office buildings.
(cc) Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.
(ff) Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf

practice driving ranges, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters.

(hh) Restaurants, fast food

(ii) Restaurants, sit down

(kk) Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles.

(mm) Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training.

(nn) Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craft persons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.

(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.

Chair Hirsch announced that the Petitioner has requested a hold until the November 13th Planning Commission meeting.

Commissioner Banks made a motion to hold P.Z. 1-2006 Spirit Town Center (Greenberg-Blatt Management, L.P.) until the November 13, 2006 meeting. The motion was seconded by Commissioner Geckeler and **passed by a voice vote of 8 to 0.**

B. P.Z. 21-2006 Precision Plaza (Precision Properties, LLC): A request for a change of zoning from "NU" Non-Urban to "PI" Planned Industrial for an approximately 14.28 acre tract of land located at 496 N. Eatherton north of the intersection of Wings Corporate Drive and Eatherton Road.

ISSUES:

1. Review permitted use "(i)" with respect to the language "goods or services **of any kind".** Can the use be better defined?
2. Clarify the use of "bait shop" – does this include live bait, no live bait, or no bait at all?

IX. NEW BUSINESS

Commissioner Broemmer suggested the verbiage for the use of "Fishing and Tackle and Bait Shops" be reviewed and possibly changed to "Hunting and Fishing Equipment Shops".

X. COMMITTEE REPORTS

A. Landscape Committee

The Committee will meet October 27, 2006 at 9:00 a.m.

B. Nominating Committee

Commissioner O'Connor reported that the Nominating Committee has nominated Victoria Sherman to complete past Commissioner Sandifer's term as Vice-Chair of the Planning Commission ending in June, 2007.

Chair Hirsch made a motion to accept the Nominating Committee's Report by acclamation. The motion was seconded by Commissioner Geckeler and **passed by a voice vote of 8 to 0.**

XI. ADJOURNMENT

The meeting adjourned at 7:38 p.m.

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David Banks, Secretary