

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
OCTOBER 14, 2024**

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

I. ROLL CALL

PRESENT

Commissioner Gail Choate
Commissioner Khalid Chohan
Commissioner Allision Harris
Commissioner John Marino
Commissioner Debbie Midgley
Commissioner Steven Wuennenberg
Chair Guy Tilman

ABSENT

Commissioner Walter Bilgram
Commissioner Jane Staniforth

Councilmember Merrell Hansen, Council Liaison
Mr. Nathan Bruns, representing City Attorney Christopher Graville
Mr. Justin Wyse, Director of Planning
Ms. Alyssa Ahner, Senior Planner
Mr. Isaak Simmers, Planner
Ms. Erica Blesener, Recording Secretary

Chair Tilman acknowledged the attendance of Councilmember Merrell Hansen, Council Liaison; Councilmember Mary Ann Mastorakos, Ward II; and Councilmember Gary Budoor, Ward IV.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

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

- A. P.Z. 07-2024 (314, 326, 330 N Eatherton Rd):** A request to rezone from “NU” Non-Urban District to a “PI” Planned Industrial District for a 19.489-acre tract of land located east of Eatherton Road and south of Wings Corporate Drive.

STAFF PRESENTATION:

Planner Isaak Simmers gave a PowerPoint presentation showing photographs of the site and surrounding area. He then provided the following information about the subject site:

Request Summary

Stock & Associates Consulting Engineers, Inc., on behalf of India Sports Association LLC, has submitted a request to rezone a 19.489-acre tract of land zoned “NU” Non-Urban District to a “PI” Planned Industrial District. The change is in preparation for the proposed development of a multi-sport complex east of Eatherton Road. The proposed site features on the Preliminary Development Plan include; an existing house to be renovated and repurposed as a clubhouse, an area for parking, and athletic sports fields and courts.

Site History

The site was zoned “NU” Non-Urban District prior to the incorporation of the City of Chesterfield. The single-family home located at 330 N Eatherton Rd was built in 1967 and the remaining parcels are undeveloped. In 2023, a Boundary Adjustment Plat was approved by the City which reduced the lot size of 314 N Eatherton by approximately 3.5-acres.

Comprehensive Plan

The City of Chesterfield provides a character description of this area (Envision Chesterfield Comprehensive Plan 2020): “Conventional industrial park and associated activity involving an airport. These areas generally support manufacturing and production uses, including warehousing, distribution, light manufacturing, airport support business, and assembly operations. They are found in close proximity to major transportation corridors (i.e., highway and airport) and are generally buffered from surrounding development by transitional uses or landscape areas that shield the view of structures, loading docks, or outdoor storage from adjacent properties. This land use designation has the following development policy:

- Limit curb cuts on arterial streets, and where possible, concentrate access at shared entrance points;
- Primary entrance points should be aligned with access points immediately across the street;
- Connectivity may vary as industrial parks may have low connectivity due to dead ends and lack of connection to adjacent areas;
- Landscape buffering should be utilized between roadways to screen areas of surface parking;
- Residential projects should be limited to areas outside of the Chesterfield Valley.”

Preliminary Development Plan

The applicant has identified this 19.5-acre parcel within Chesterfield as characterized by its flat terrain, which is ideal for the construction of sports fields and courts. The India Sports Association LLC, has claimed within their Project Narrative Statement that the site's location allows easy access to the surrounding community and would provide a modern and versatile sports facility that would meet a growing demand for recreational space within the community.

The applicant provided a preliminary outline of the project's five (5) separate phases and predicative timeline to help ensure the development is carried out with efficient use of the applicant's resources and with minimal disruption. The phases were described as follows:

- Phase 1. Site Preparation and Initial Grading,
- Phase 2. Construction of Cricket Fields and Pickleball Courts,
- Phase 3. Construction of Sand Volleyball Courts and Pavilion,
- Phase 4. Renovation of Existing House into Clubhouse, and
- Phase 5. Installation of Lighting and Landscaping.

As stated previously, the existing home at 330 N Eatherton Rd is proposed to be renovated and repurposed as a clubhouse offering amenities such as restrooms, a lounge area, and administrative offices. A parking lot will provide parking spaces in accordance with City of Chesterfield zoning requirements and would be designed to facilitate smooth traffic flow. Lighting would be provided for any parking areas, all amenities, and athletic fields subject to City's site development review procedure. The St. Louis County Airport has reviewed the Preliminary Development Plan and requested the applicant submit a lighting design conforming with IES RP-37-15, including fixture cutsheets, and illumination calculations for review.

DISCUSSION

Commissioner Choate asked why the parking calculations on the Preliminary Development Plan were calculated using only one (1) sports field when the plan shows multiple fields and courts. Planner Isaak Simmers informed the Commission that the development of the sports fields and courts will be done through phases and the initial Site Development Plan for the project will include only one (1) field that will meet parking code requirements. The additions of more fields and courts will be evaluated by the City during the Amended Site Development Plan review process.

PETITIONER'S PRESENTATION:

1. Mr. Jacob Buening, Senior Associate, Stock & Associates 257 Chesterfield Business Pkwy, Chesterfield, MO

Mr. Buening stated that also in attendance is Dr. Ventkat Bodavula who is the managing partner of the ownership group, India Sports Association LLC.

Similar to other developments along Eatherton Road, Chesterfield Sports Association and Carshield they would like to continue the development pattern with a third sports complex. The request is to recommend to City Council to rezone the property from "NU" Non-Urban to "PI" Planned Industrial District. The requested permitted uses are similar to the surrounding developments and identical to the requested permitted uses requested for P.Z. 01-2024 (Carshield). The requested uses are: Athletic courts and fields, gymnasium, industrial sales, service and storage, mail order sales warehouse, office, general, plumbing, electrical, air conditioning and heating equipment sales, warehousing and repair facility, professional and technical service facility, recreation facility, and warehouse general.

The primary purpose of this development is to provide a modern and versatile sports facility that meets the growing demand for recreational spaces within the community. The sports complex will include; cricket fields, pickleball courts, sand volleyball courts, a clubhouse, pavilions, parking facilities, and necessary infrastructure improvements. This development aims to promote community engagement, encourage active lifestyles, and serve as a venue for local sports events.

The development will be carried out in multiple phases with an estimate of completion in approximately two (2) years from the start date.

The proposed sports complex will be a significant addition to the Chesterfield community, providing state-of-the-art facilities for cricket, pickleball, and volleyball. The development aligns with city design standards and community needs, offering a valuable resource for residents and visitors alike.

DISCUSSION

Commissioner Wuennenberg asked for additional insight regarding the current parking situation referencing the initial starting point, the intended direction moving forward, and how this will be accomplished. Mr. Buening explained the intent was to show the number of spaces they can get on the site right now for the initial phase. He expressed a willingness to adapt and proposed the idea of potentially implementing the parking in phases, similar to the approach taken with the fields. Their goal is to ensure compliance with City code within the boundaries of the property.

Mr. Wuennenberg expressed his appreciation of the project. He proceeded to address various concerns and challenges, regarding traffic on Eatherton Road, parking difficulties, and potential lighting issues as one approaches the bluffs. Mr. Buening stated they feel confident regarding the lighting, explaining that they will work with the airport to meet its requirements, similar to their prior experience with Carshield. He explained that the lighting shouldn't be a nuisance to the homes on the bluff, they should only be able to see the field and not the light.

Director of Planning, Justin Wyse said staff will work with the applicant to address issues related to the parking and bring it back to the commission for further consideration.

- B. P.Z. 08-2024 City of Chesterfield (Unified Development Code – Article 4):** An amendment to Article 4 of the Unified Development Code for modifications to the City's Tree List.

STAFF PRESENTATION:

Planner Alyssa Ahner gave a PowerPoint presentation and provided the following information about the proposal:

Request Summary

The Unified Development Code (UDC) contains a table that details the species of trees that are permitted to be planted within City limits. It also further breaks down which of the trees may be utilized as street trees or parking lot trees based on a variety of a species individual characteristics. Landscape plans are reviewed against this table in addition to the requirements in Section 405.04.020 Tree Preservation and Landscape Requirements. This table has become outdated in recent years and Chesterfield Citizens Environmental Advisory Committee has expressed interest in having it updated.

STAFF ANALYSIS

The existing tree list has been reviewed and Staff is proposing the following changes:

- Replace the standard River Birch (*Betula Nigra*) with the Dura-Heat River Birch. The standard River Birch variety has struggled in recent years while the Dura-Heat River Birch is more tolerant to heat and drought.

- Remove the Pyrus Calleryana 'Chanticleer' and 'Redspire'. Per the Missouri Department of Conservation, these trees are now considered invasive.
- Add the Green Giant and Emerald Green arborvitae. These are evergreen trees that are popular for screening and regularly approved on landscape plans with authorization of the City's arborist.

V. APPROVAL OF MEETING SUMMARY

Commissioner Choate pointed out a typo on page 5 of the September 23, 2024 draft meeting minutes, which needs to be corrected.

Commissioner Choate made a motion to approve the Meeting Summary of the September 23, 2024 Planning Commission Meeting, as corrected. The motion was seconded by Commissioner Midgley and **passed** by a voice vote of 7 to 0. (*Commissioners Bilgram and Staniforth were absent*)

VI. PUBLIC COMMENT

B. Long Road Lipton Parcel:

1. Mike Doster, Land Use Attorney on the Development Team, 16150 Main Circle Dr, Chesterfield, MO – available for questions.
2. Pat Dean, 203 Fox Chapel Ln, Chesterfield, MO 63005 – available for questions.

Mr. Doster explained they heard the concerns at the Site Plan Committee Meeting regarding the four (4) pads at the northern boundary and the term "effective screen". He suggested three (3) conditions for approving the Site Development Section Plan that will hopefully satisfy the concerns. First condition, the pads would not be elevated; second condition, there would be no signage on the pads or on the motor vehicles on the pads; and the third condition, the petitioner will continue to work with staff to develop more effective screening along the northern boundary fronting Highway 40/64.

C. Long Road Lipton Parcel, Lots 3-7

1. Mike Doster, Land Use Attorney for the Dean Team, 16150 Main Circle Dr, Chesterfield, MO – available for questions.
2. Pat Dean, 203 Fox Chapel Ln, Chesterfield, MO 63005 – available for questions.

VII. SITE PLANS, BUILDING ELEVATIONS, PLATS, AND SIGNS

- A. **Long Road Crossing, Lot A2:** A Site Development Section Plan, Landscape Plan, and Lighting Plan for a 1.93-acre tract of land zoned "PC" Planned Commercial District located south of Long Road Crossing Drive and east of North Chesterfield Industrial Boulevard.

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Site Development Plan, Landscape Plan, and Lighting Plan for Long Road Crossing, Lot A2. The motion was seconded by Commissioner Marino and passed by a voice vote of 7 to 0.

- B. Long Road Lipton Parcel: A partially Amended Site Development Concept Plan for 8.99-acres of an 18.54-acre subdivision zoned “PC” Planned Commercial District located north of Chesterfield Airport Rd and south of Interstate 64.

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the partially Amended Site Development Concept Plan for Long Road Lipton Parcel. The motion was seconded by Commissioner Marino and passed by a voice vote of 7 to 0.

- C. Long Road Lipton Parcel, Lots 3-7: A Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for an 8.99-acre tract of land zoned “PC” Planned Commercial District located north of Long Road Crossing Drive and south of Interstate 64.

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Long Road Lipton Parcel, Lots 3-7. The motion was seconded by Commissioner Marino and passed by a voice vote of 7 to 0.

Discussion

Commissioner Choate stated that four (4) trees are insufficient screening. She suggested that more vibrant landscaping is installed along Highway 40/64. Mr. Wuennenberg added that no uplighting shall be on the pads.

Amended Motion

Commissioner Marino made a motion to amend the motion with the following amendments, pads are not to be elevated, no signage on the pads, or signage on the vehicles parked on the pads, no uplighting on the pads, and to work with staff for more effective screening along Highway 40/64. The motion was seconded by Commissioner Choate and passed by a voice vote of 7 to 0.

VIII. UNFINISHED BUSINESS

- A. P.Z. 08-2024 City of Chesterfield (Unified Development Code – Article 4): An amendment to Article 4 of the Unified Development Code for modifications to the City’s Tree List.

Commissioner Choate made a motion to approve P.Z. 08-2024 City of Chesterfield (Unified Development Code – Article 4). The motion was seconded by Commissioner Wuennenberg.

Upon roll call, the vote was as follows:

Aye: Commissioner Choate, Commissioner Chohan,
Commissioner Harris, Commissioner Marino,
Commissioner Midgley, Commissioner Wuennenberg,
Chair Tilman

Nay: None

The motion passed by a vote of 7 to 0.

IX. NEW BUSINESS

Mr. Wyse extended an invitation to all, encouraging attendance at the demolition celebration for Chesterfield Mall, scheduled for October 15, at 9:30 a.m.

X. COMMITTEE REPORTS – None

XI. ADJOURNMENT

The meeting adjourned at 7:32 p.m.



Gail Choate, Secretary