PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
OCTOBER 12, 2022

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

I. ROLL CALL

PRESENT	**ABSENT**
Commissioner Gail Choate	Commissioner Allison Harris
Commissioner Khalid Chohan	Chair Guy Tilman
Commissioner John Marino	
Commissioner Debbie Midgley	
Commissioner Nathan Roach	
Commissioner Jane Staniforth	
Acting Chair Steven Wuennenberg	

Councilmember Merrell Hansen, Council Liaison
Mr. Nathan Bruns, representing City Attorney Christopher Graville
Mr. Justin Wyse, Director of Planning
Ms. Alyssa Ahner, Planner
Ms. Shilpi Bharti, Planner
Ms. Mary Ann Madden, Recording Secretary

Acting Chair Wuennenberg acknowledged the attendance of Councilmember Merrell Hansen, Council Liaison; Councilmember Mary Monachella, Ward I; Councilmember Aaron Wahl, Ward II; and Councilmember Dan Hurt, Ward III.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS - None

V. APPROVAL OF MEETING SUMMARY

Commissioner Midgley made a motion to approve the Meeting Summary of the September 28, 2022 Planning Commission Meeting. The motion was seconded by Commissioner Marino and **passed by a voice vote of 6 to 0.** *(Commissioner Roach abstained.)*

VI. PUBLIC COMMENT – None

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

A. <u>Wildhorse Village (Lot 1) Record Plat</u>: A Record Plat for an 8.7 acre tract of land zoned PC&R Planned Commercial and Residence District located both east of Burkhardt Place and south of Wild Horse Creek Road.

<u>Acting Chair Wuennenberg</u>, representing the Site Plan Committee, made a motion recommending approval of the Record Plat for <u>Wildhorse Village (Lot 1)</u>. The motion was seconded by <u>Commissioner Midgley</u> and **<u>passed</u> by a voice vote of 7 to 0**.

VIII. UNFINISHED BUSINESS

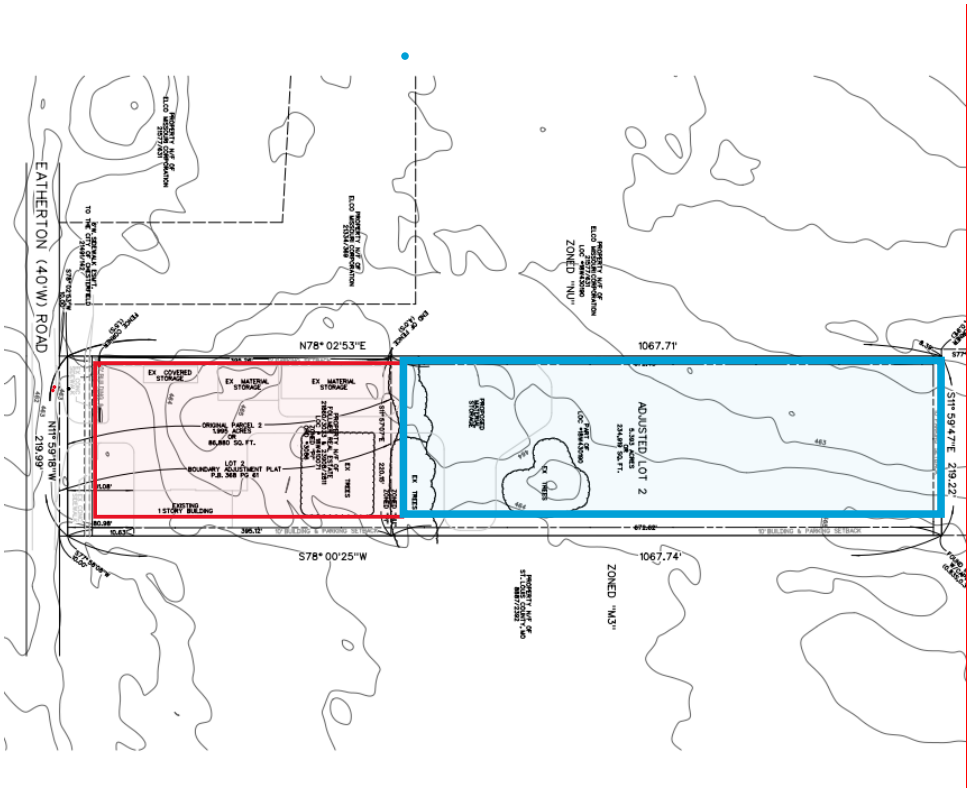
A. <u>P.Z. 07-2022 300 N. Eatherton (Follmer Real Estate, LLC.)</u>: A request for a zoning map amendment to incorporate 3 acres of land zoned "NU" Non-Urban District and 2 acres of land zoned "PI" Planned Industrial District into a new "PI" Planned Industrial District.

Request Summary
The request is for a zoning map amendment to incorporate three acres of land zoned "NU" Non-Urban District and two acres of land zoned "PI" Planned Industrial District into a new "PI" Planned Industrial District.

Preliminary Development Plan
The Preliminary Development Plan shown below outlines the two parcels which are to be combined.

- Area shown in Red = Approx. two acres zoned Planned Industrial under the current governing Ordinance 3081
- Area shown in Blue = Approx. three acres zoned Non-Urban

Once the two parcels are combined, the adjusted lot will be 5.393 acres in size.



Development Criteria
The applicant is requesting that the additional acreage *(shown in blue)* share the same development criteria as the land currently zoned Planned Industrial *(shown in red*).

Commissioner Marino made a motion to approve P.Z. 07-2022 300 N. Eatherton (Follmer Real Estate, LLC.). The motion was seconded by Commissioner Staniforth.

Discussion

Commissioner Choate noted that at the September 28th Public Hearing, the applicant stated that there is no *cultivation of plant crops* currently being done on the site. Consequently, she asked whether that **portion of the use** could be removed from the Permitted Use of *Cultivation and sale of plant crops, commercial vegetable and flower gardening, as well as plant nurseries and greenhouses.*

Ms. Ahner replied that it is her understanding that the applicant would like to retain the total use. Acting Chair Wuennenberg also pointed out that the subject site is currently surrounded by farms.

Upon roll call, the vote to approve was as follows:

Aye: Commissioner Marino, Commissioner Midgley, Commissioner Roach, Commissioner Staniforth, Commissioner Choate, Commissioner Chohan, Acting Chair Wuennenberg

Nay: None

The motion passed by a vote of 7 to 0.

B. P.Z. 09-2022 Valley Village (Stock & Associates): A request for a zoning map amendment from the "C8" Planned Commercial District to a "PC" Planned Commercial District for 10.9 acres located on the northwest corner of Chesterfield Airport Road & Wings of Hope Blvd (17W620312, 17W620334, 17W640091).

Request Summary
The applicant is requesting to rezone the parcel from "C8" Planned Commercial to a "PC" Planned Commercial District to allow 29 permitted uses.

Permitted Uses
The applicant is requesting the following 29 uses: (Uses shown in **bold** are existing uses.)

1. Animal Grooming Service
2. Art Gallery
3. Art Studio
4. Banquet Facility
5. Office- Dental
6. **Office- General**
7. Office- Medical
8. Bakery
9. **Bar**
10. Brewpub
11. Coffee Shop
12. Coffee Shop Drive-thru
13. Grocery-Community
14. Grocery-Neighborhood
15. **Restaurant-Sit Down**
16. Restaurant-Fast Food, Drive-Thru
17. Restaurant-Fast Food, No Drive-Thru
18. Restaurant-Take Out
19. **Retail Sales Establishment-Community**
20. **Retail Sales Establishment-Neighborhood**
21. Car Wash
22. Car Wash, Self-Service
23. Drug Store and Pharmacy
24. Drug Store and Pharmacy, with Drive-thru
25. Financial Institution, No Drive-Thru
26. Financial Institution, Drive-Thru
27. **Hotel and Motel**
28. Hotel and Motel-extended stay
29. Warehouse,

Development Standards
The applicant is requesting the following Development Standards:

Development Standards	PC District	Requested
Maximum height of structure	-	45 feet
Building setback from north, east, and west boundary	-	25 feet
Parking setback from north, east, and west boundary	-	25 feet (with the exception of 3 feet from the future right-of-way dedication of Olive Street Road.)
Building setback from south (Chesterfield Airport Road right-of-way)	-	40 feet
Parking setback from south (Chesterfield Airport Road right-of-way)	-	40 feet
Open space	35%	35%
Density Requirement	Maximum 0.55 FAR	Maximum 0.55 FAR

Public Hearing
At the September 12, 2022 Public Hearing, no issues were raised relative to this petition. However, the Commission did ask that the requested uses be reviewed in comparison to the uses permitted for Chesterfield Ice and Sports Complex *(property north of subject site)* and Nasrallah Global *(property east of subject site).*

Staff reported that most of the permitted uses requested by the applicant are also permitted uses in the neighboring PC districts.

Preliminary Development Plan
The Preliminary Development Plan is the same as presented at the Public Hearing.

Discussion
Commissioner Marino asked for information about plans for sidewalks. Mr. Justin Wyse, Director of Planning, stated that the subsequent Site Development Plan would include details about pedestrian connectivity.

Commissioner Chohan asked for clarification about access to the site. Mr. Wyse explained that there are two existing access points off Chesterfield Airport Road - (1) on the east side of the property, which allows access to the hotel and ice rink; and (2) in the middle of the site, which is used as the main entrance to the hotel. It was also noted that the Attachment A for this petition includes the following language restricting future access from Chesterfield Airport Road:

> *Upon connection of the Olive Street Road extension from Chesterfield Airport Road to the west or to Spirit of St. Louis Boulevard to the east, the internal access road between Chesterfield Airport Road and the Olive Street Road extension shall be restricted at either its northern (south side of Olive Street Road) or southern access point (north side of Chesterfield Airport Road).*

Commissioner Marino made a motion to approve P.Z. 09-2022 Valley Village (Stock & Associates). The motion was seconded by Commissioner Midgley.

Upon roll call, the vote was as follows:

Aye: Commissioner Midgley, Commissioner Roach, Commissioner Staniforth, Commissioner Choate, Commissioner Chohan, Commissioner Marino, Acting Chair Wuennenberg

Nay: None

The motion passed by a vote of 7 to 0.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:10 p.m.

Jane Staniforth, Secretary