CORRECTED

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
October 11, 2000

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

I. PRESENT **ABSENT**

Mr. David Banks
Mr. Mike Kodner
Mr. Dan Layton, Jr.
Ms. Stephanie Macaluso
Ms. Rachel Nolen
Mr. Jerry Right
Ms. Victoria Sherman
Mr. B. G. Wardlaw
Chairman Fred Broemmer
Mr. Doug Beach, City Attorney
Mr. John Nations, Council Liaison
Ms. Teresa Price, Director of Planning
Mr. Matt Brandmeyer, Project Planner
Mr. Paul DeLuca, Project Planner
Mr. Mike Hurlbert, Project Planner
Mr. John Wagner, Project Planner
Ms. Jennifer Mesz, Customer Service Representative

II. INVOCATION: Commissioner Nolen

III. PLEDGE OF ALLEGIANCE: All

Chairman Broemmer recognized the attendance of Councilmember Dan Hurt (Ward III) and Council Liaison John Nations ***(Ward II)***.

IV. PUBLIC HEARINGS:

Commissioner Layton read the first portion of the "Opening Comments."

A. **P.Z. 35-2000 McBride and Sons**; a request for a change of zoning from a "C-8" Planned Commercial District to a "P-C" Planned Commercial District for 2.816 acres of land located north of Chesterfield Airport Road, west of Boone's Crossing. (Locator Number 17V61-0052 and 17V33-0024).

Primary Uses:
(s) Financial Institutions.
(x)Medical and dental offices.
(z) Office or Office Buildings.
(ii) Restaurants, sit down.
(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.

Ancillary Uses:
(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.
(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;
(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.
(cc) Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobolized automotive vehicles for a period in excess of seventy-two (72) hours.
(pp)Permitted signs (See Section 1003.168 "Sign Regulations").

Project Planner Matt Brandmeyer gave a slide show of the subject site and surrounding area.

1. Mr. Mike Doster, 16476 Chesterfield Airport Road, Chesterfield, MO 63017, attorney for petitioner for P.Z. 35-2000 McBride and Sons, stated the following:

- Original C-8 ordinance was passed by St. Louis County in 1985 and the permitted uses under that ordinance included offices, financial institutions, restaurants, hotel and accessory uses;

- Original density approved under this ordinance was a total gross square footage of 270,000. It allowed for one 9-story and one 7-story building and additional buildings with various heights;
- Lot 1 was the McBride & Son office building which was completed in 1987, with approximately 32,000 square feet, on approximately 2.3 acres;
- Lot 2 consisted of approximately 3.4 acres; Lot 3 consisted of a hotel and 1.7 acres and Lot 4 showed a restaurant use on approximately 1.9 acres;
- The access under this ordinance was limited to two entrances from Chesterfield Airport Road;
- Office building is approved for Lot 3 up to 7 stories and 110,200 sq. ft.;
- Site is not owned by McBride but a party affiliated with them;
- This new proposal would reconfigure Lot 4A in order to accommodate a restaurant development on Lot 4 (Cheddars) and Lot 5 (IHOP). The only change in this proposal is the addition of approximately 5,000 sq. ft. of restaurant space. Restaurant use is already permitted on this lot;
- Due to the reconfiguration of Lot 4, petitioner is rezoning to Planned Commercial (PC);
- Proposed development is in accordance with the Valley Master Plan;
- Access to Lot 5 would be via a drive at the rear of Lot 4A extending over to Lot 5; Lots 4A and 5A would access McBride and Son Corporate Drive via the drive at the rear of Lot 4A and extending to Lot 5A;
- Lot 4A consists of 1.540 acres and would be developed with 8,500 sq. ft. for the Cheddars restaurant and Lot 5A consists of 5,000 sq. ft for IHOP;
- McBride stated that through contractual provisions, they will have right of approval over the appearance of the buildings;
- The owners of the restaurants have been informed of the materials and look that is being required in the Valley and will adhere to that.

Mr. Doster stated that access for Lots 4A and 5A to McBride and Son Corporate Center Drive is along the back through the two (2) parking lots. The intent is to create the appropriate cross access easement. McBride and Son Corporate Center Drive accesses Chesterfield Airport Road. Mr. Doster stated that the issue that THF Realty has relates to the joint access. In the original ordinance, two (2) accesses were permitted. One was constructed, the other was not. Mr. Doster stated that it was his understanding that when an amended site development plan was submitted for Wehrenberg Theatre, the Department of Public Works may require an access for the theatre use. McBride & Son did not have a problem with that but they did have a problem with connecting Wehrenberg with McBride & Son's parking lot. THF Realty feels that the drive should align.

Vice Chair Banks stated that since the access will be complicated, he wants it on the issues list.

Commissioner Layton asked Staff to research what left and right turns are allowed on existing streets and also those proposed along Chesterfield Airport Road.

SPEAKERS IN FAVOR:

1. Mr. Todd Scheibe, 10849 Indian Head Industrial Blvd., St. Louis, MO 63132, engineer for **P.Z. 35-2000 McBride and Sons;**

- Speaker stated that he was present to answer questions.

2. Mr. John Schaefer, #1 McBride and Son Center Drive, Chesterfield, MO 63005, petitioner for **P.Z. 35-2000 McBride and Sons**;

- Speaker stated that he was present to answer questions.

SPEAKERS IN OPPOSITION:

3. Mr. Dean Burns, THF Realty, speaking in opposition to **P.Z. 35-2000 McBride and Sons**;

- Speaker presented a letter to the Commission stating his concerns;
- Speaker stated that he is not opposed to the proposed uses;
- Speaker stated that he is concerned about the traffic flow;
- Speaker is requesting that McBride Corporate Center Drive be limited to right in/right out and provide cross access through the Wehrenberg property as proposed by St. Louis County.

SPEAKERS – NEUTRAL – None

REBUTTAL: None

Mr. Brandmeyer stated that the following issues are to be addressed:

- Square footage of the restaurants as related to the site area;
- Access to Chesterfield Airport Road;
- Cross access with the Wehrenberg property;
- Internal circulation;
- The alignment of the McBride access point with RHL Drive;
- Left and right turns from existing and proposed streets;
- The left turn from McBride Corporate Center Drive;
- The necessity of a traffic study;
- Compatibility of the architecture with the surrounding developments and compatibility of the buildings between themselves;
- Possibility of using the same colors, logos and signage location and design requirements as in the Commons;
- Pedestrian sidewalks with regards to internal circulation and along Chesterfield Airport Road;
- Possibility of an island on Chesterfield Airport Road.

Chairman Broemmer stated that this project would not go before the Architectural Review Board (ARB) at this time.

Commissioner Layton read the closing portion of the Opening Comments.

V. APPROVAL OF MEETING MINUTES

Commissioner Nolen made a motion **to approve** the September 25, 2000 Meeting Minutes. The motion was seconded by Commissioner Kodner **and passes by a voice vote of 9 to 0.**

VI. PUBLIC COMMENT

1. Mr. Kent Kehr, 13334 Fairfield Square, Chesterfield, MO 63017, speaking in favor of **P.Z. 3-2000 Highway 40 Park, Lot C**;

- Speaker suggested having the Commission clarify language concerning the access to this site.

2. Mr. Mike Doster, 16476 Chesterfield Airport Road, Chesterfield, MO 63017, attorney for and speaking in favor of **P.Z. 18-2000 Terra Investments, L.L.C.**;

- Speaker stated that the petitioner has a problem with page 4 of Attachment A, II.A. 9 There is a restriction being imposed by the Department of Planning that "a minimum of 40% green space is required for this development." The ordinance for the developments immediately to the east of this proposed project specify different percentages of green space. Speaker stated there should be consistency.

It was stated by the Commission that a new Attachment A, dated October 11, 2000, allows 30% of green space.

Commissioner Layton questioned some of the uses in this petition.

Mr. Doster stated that the petitioner is requesting the use of a new and/or used car dealership in this complex. Mr. Doster stated that use 'dd. Sewage treatment facilities, as approved by the appropriate regulatory agency," would be an ancillary use.

3. Ms. Delores Boehme, 15320 Olive Boulevard, Chesterfield, MO, speaking neutral to **P.Z. 20-2000 Greater Missouri Builders, LTD dba Greater Missouri Builders** and **P.Z. 21-2000 Greater Missouri Builders, LTD dba Greater Missouri Builders**;

- Speaker expressed concern with the landscaping and the water run-off through her property.

4. Mr. Roger Cox, 1550 Wall Street, St. Charles, MO 63303, petitioner and speaking in favor of **P.Z. 20-2000 Greater Missouri Builders, LTD dba Greater Missouri Builders, P.Z. 21-2000 Greater Missouri Builders, LTD dba Greater Missouri Builders; P.Z. 22-2000 Greater Midwest Builders, LTD dba Greater Missouri Builders** and **P.Z. 23-2000 Laurus Real Estate Partnership and Barnes-Jewish Hospital;**

- Speaker stated the following: 55 units are being proposed, existing zoning has 210 units; rooftops total 88,000 square feet, existing zoning has 255,000 square feet of rooftops; building height would be 1 ½ stories, existing zoning is for 3 stories; proposed would have approximately 93 residents, existing zoning allows for 252 residents and employees; proposed traffic peak would be 35 cars per hour, existing traffic peak is 65 cars per hours; current zoning has 3% percent more green space and a more generous setback due to the 3-story building;
- Speaker stated that it is his intent to preserve the existing trees and landscaping along Olive Street as much as possible;
- Speaker stated that, with regards to the 2 ½ acres in the rear, he is not sure how he can help the neighboring residents but will provide extra detention, pipe the gutters for the new construction, add a berm and swale along the property line to intercept water before it gets to the neighboring homes, and dedicate one (1) acre of common ground on the rear of this property.

5. Mr. Stephen Kling, attorney for Conway Glen homeowners, speaking in opposition to **P.Z. 22-2000 Greater Midwest Builders, LTD dba Greater Missouri Builders;**

- Speaker stated that this petition is in violation of the City's Comprehensive Land Use Plan;
- Speaker recommended denial of these petitions.

6. Ms. Erika M. Moore, speaking on behalf of the Conway Glen homeowners and in opposition to **P.Z. 22-2000 Greater Midwest Builders, LTD dba Greater Missouri Builders;**

- Speaker declined to speak.

7. Mr. John Barber, 1312 Conway Oaks Drive, Chesterfield, MO 63017, speaking in opposition to **P.Z. 22-2000 Greater Midwest Builders, LTD dba Greater Missouri Builders;**

- Speaker expressed concern with the erosion and water problems;
- Speaker asked that these petitions be denied.

8. Ms. Lisa Carroll, 1330 Conway Oaks Drive, Chesterfield, MO 63017, speaking in opposition to **P.Z. 22-2000 Greater Midwest Builders, LTD dba Greater Missouri Builders;**

- Speaker read the City of Chesterfield Mission Statement.

9. Ms. Laura Lueking, 15021 Conway Road, Chesterfield, MO 63017, speaking in opposition to **P.Z. 22-2000 Greater Midwest Builders, LTD dba Greater Missouri Builders;**

- Speaker stated that she is against the tail (rear) piece being developed;
- Speaker stated that she is against the development by Olive Street unless the water problem is corrected.

10. Ms. Susan Gamble, 8909 Ladue Road, St. Louis, MO 63124, speaking in favor of **P.Z. 23-2000 Laurus Real Estate Partnership and Barnes-Jewish Hospital**;

- Speaker declined to speak.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

A. **Wunderlich Horse Barn Site Plan** in the "NU" Non-Urban District, located at 17721 Wild Horse Creek Road, approximately ¼ mile north of the Wild Horse Creek Road and Old Wild Horse Creek Road intersection.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the **Wunderlich Horse Barn Site Plan**. The motion was seconded by Commissioner Layton **and passes by a voice vote of 9 to 0.**

B. **Retail Space, Chesterfield Commons**: Review of Site Development Section Plan, Landscape Plan, and Architectural Elevations for Retail Space.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Site Development Section Plan, Landscape Plan and Architectural Elevations for the **Retail Space, Chesterfield Commons** with the following conditions: 1. Use the Architectural Review Board's (ARB) landscape recommendations for the back of the building; 2. Include only store-front signage, no monument signs; 3. The plan and the comments are to adjust the new square footage and the new acreage; 4. The site is to adhere to the new lighting standards; 5. The site is to adhere to landscaping the electrical box. The motion was seconded by Commissioner Right **and passes by a voice vote of 9 to 0.**

C. **O'Charley's Material Alteration, Chesterfield Commons**: Review of Architectural Renderings and Material Samples for O'Charley's Restaurant.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of **O'Charley's Material Alteration, Chesterfield Commons**. The motion was seconded by Commissioner Right **and passes by a voice vote of 9 to 0.**

VIII. OLD BUSINESS

A. **P.Z. 3-2000 Highway 40 Park, Lot C**: A request for a change in zoning from a "FPNU" Flood Plain Non-Urban District to a "PC" Planned Commercial District for a 6.8 acre tract of land located on Long Road, south of Highway 40 and north of Chesterfield Airport Road.

Project Planner Mike Hurlbert gave an overview of this petition and stated that all issues have been resolved to the satisfaction of Staff.

Mr. Hurlbert stated that on page 5 of Attachment A, D. Access, 2., states that the Department of Public Works does not recommend access off Caprice Drive be removed. Mr. Hurlbert recommends that this be reworded to stated, "Access off Caprice shall be aligned with or a minimum of 100 feet from existing or proposed streets and entrances on the other side **or** as directed by the City of Chesterfield Department of Public Works." This would allow latitude in the positioning of the cross access street with Lou Fusz.

Chairman Broemmer asked if the petitioner was in agreement with this change.

Mr. Hurlbert stated that Mr. Kehr, the petitioner, is not in agreement with this. He would like to have the entire section deleted.

Commissioner Macaluso asked if the wording could be changed to guarantee that Mr. Kehr would have access to his property via his property.

Mr. Kehr is concerned that access will be allowed onto the private road from his property.

Director of Planning Teresa Price suggesting language that stated, "One access shall be allowed off Caprice..."

Commissioner Layton stated that under permitted uses, '(m) Fishing tackle and bait shops. Open storage and displays are prohibited,' should be eliminated.

Commissioner Macaluso made a motion to approve **P.Z. 03-2000 Highway 40 Park, Lot C** with the addition of the wording to page 5, Attachment A, V. SPECIFIC CRITERIA, D. Access, 2. "One access shall be allowed off Caprice and shall be aligned with or a minimum of 100 feet from existing or proposed streets and entrances on the other side or as directed by the City of Chesterfield Department of Public Works," and omitting (m) Fishing tackle and bait shops. Open storage and displays are prohibited" from the permitted use list. The motion was seconded by Commissioner ***Sherman***.

Upon a roll call the vote was as follows: Commissioner Banks, yes; Commissioner Kodner, yes; Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Sherman, yes; Commissioner Wardlaw, yes; Chairman Broemmer, yes.

The motion was approved by a vote of 9 to 0.

B. **P.Z. 18-2000 Terra Investments, L.L.C.**; a request for rezoning from "M-3" Planned Industrial District to "PI" Planned Industrial District for a 24.997 acre tract of land located on the north side of Chesterfield Airport Road east of Spirit Drive (Locator Numbers: 17V62-0049, 17V62-0050, 17V62-0072).

Proposed Uses:

(a) Animal hospitals, veterinary clinics, and kennels;
(b) Arenas and stadiums;
(c) Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly;
(d) Automatic vending facilities for:
    (i) Ice and solid carbon dioxide (dry ice);
    (ii) Beverages;
    (iii) Confections;
(e) Broadcasting studios for radio and television;
(f) Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications;
(g) Business, professional, and technical training schools;
(h) Business service establishments;
(i) Cafeterias for employees and guests only;
(j) Childcare centers, nursery schools, and day nurseries;
(k) Churches shall be allowed on tracts of land of at least one acre in area;
(l) Dwelling or lodging units, only for watchmen, caretaker, or other personnel whose residence on the premises is essential to the operation of a permitted use or uses;
(m) Financial institutions;
(n) Filling stations, including emergency towing and repair services;
(o) Gymnasiums, indoor swimming pools, indoor handball and racquetball courts (public or private), and indoor and unlighted outdoor tennis courts (public or private);
(p) Hotels and motels;
(q) Mail order sale warehouses;
(r) Manufacturing, fabrication, assembly, processing, or packaging of any commodity except:
    (i) Facilities producing or processing explosives or flammable gases or liquids;
    (ii) Facilities for animal slaughtering, meat packing, or rendering;
    (iii) Sulphur plants, rubber reclamation plants, or cement plants; and
    (iv) Steel mills, foundries, or smelters;
(s) Medical and dental offices;
(t) Mortuaries;
(u) Offices or office buildings;
(v) Outpatient substance abuse treatment facilities;
(w) 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;

(x) Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities;

(y) Police, fire, and postal stations;

(z) Printing and duplicating services;

(aa) Public utility facilities;

(bb) 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;

(cc) Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith;

(dd) Restaurants, fast food;

(ee) Restaurants, sit down;

(ff) 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;

(gg) Sales yards operated for a charitable purpose by a church, school, or other not-for-profit organization;

(hh) Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craftpersons, 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;

(ii) Sewage treatment facilities, as approved by the appropriate regulatory agency;

(jj) Permitted signs (See Section 1003.168 'Sign Regulations');

(kk) 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;

(ll) Union halls and hiring halls;

(mm) Vehicle repair facilities;

(nn) Vehicle service centers;

(oo) Vehicle washing facilities; and,

(pp) Warehousing, storage, or wholesaling of manufactured commodities, live animals, explosives, or flammable gases and liquids.

Project Planner Matt Brandmeyer gave an overview of this petition and stated that the petitioner agrees with Attachment A.

Commissioner Nolen made a motion to approve **P.Z. 18-2000 Terra Investments, LLC**. The motion was seconded by Commissioner Right.

Upon a roll call the vote was as follows: Commissioner Banks, yes; Commissioner Kodner, yes; Commissioner Layton, yes; Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Sherman, yes; Commissioner Wardlaw, yes; Chairman Broemmer, yes.

The motion was approved by a vote of 8 to 0 to 1. (Commissioner Macaluso abstained from voting.)

C. **P.Z. 20-2000 Greater Missouri Builders, LTD, dba Greater Missouri Builders**: A request for rezoning from " MXD " Mixed Use District to "R-4" 7,500 square feet Residence District for a 14.53 acre tract of land located on the southeast side of Olive Blvd, Southwest of Appalachian Trail. (Locator Number 18S 64 0744)

Project Planners Paul DeLuca and John Wagner gave an overview of these petitions.

Commissioner Nolen made a motion to approve **P.Z. 20-2000 Greater Missouri Builders, LTD, dba Greater Missouri Builders**. The motion was seconded by Commissioner Banks.

Commissioner Nolen stated that her concern is that this site would mirror the Braefield development across the street.

Commissioner Wardlaw stated that residential was a good use for the front part of this site, but expressed concern for the lack of sensitivity and aesthetics and that the density is too high.

Commissioner Banks stated that he felt that what is being proposed was better than what currently exists and that the Department of Public Works will make sure that the water problem is taken care of.

Chairman Broemmer agreed.

Commissioner Banks called for the question. The calling for the question was seconded by Commissioner Kodner **and passes by a voice vote of 7 to 2.**

The motion was repeated: Commissioner Nolen made a motion to approve **P.Z. 20-2000 Greater Missouri Builders, LTD, dba Greater Missouri Builders**. The motion was seconded by Commissioner Banks.

Upon a roll call the vote was as follows: Commissioner Banks, yes; Commissioner Kodner, yes; Commissioner Layton, no; Commissioner Macaluso, no; Commissioner Nolen, no; Commissioner Right, yes; Commissioner Sherman, yes; Commissioner Wardlaw, no; Chairman Broemmer, yes.

The motion was approved by a vote of 5 to 4.

D. **P.Z. 21-2000 Greater Missouri Builders, LTD dba Greater Missouri Builders**: A request for a Planned Environment Unit (PEU) in the "R-4" 7,500 square foot Residence District for the same 14.53 acre tract of land located on the east side of Olive Blvd, southwest of Appalachian Trail. (Locator Number 18S 64 0744)
Proposed Uses:
Dwellings, single family attached.

Commissioner Banks made a motion to approve **P.Z. 21-2000 Greater Missouri Builders, LTD, dba Greater Missouri Builders**. The motion was seconded by Commissioner Kodner.

Upon a roll call the vote was as follows: Commissioner Banks, yes; Commissioner Kodner, yes; Commissioner Layton, no; Commissioner Macaluso, no; Commissioner Nolen, no; Commissioner Right, yes; Commissioner Sherman, yes; Commissioner Wardlaw, no; Chairman Broemmer, yes.

The motion was approved by a vote of 5 to 4.

E. **P.Z. 22-2000 Greater Midwest Builders, LTD, dba Greater Missouri Builders**; A request for a change of zoning from an "MXD" Mixed Use Development District to an "R-3" 10,000 square foot Residence District for 13.3 acres of land located southeast of Olive Boulevard, southwest of Appalachian Trail, and northwest and southeast of Hitchcock Road. (Locator Numbers 18R410843, 18R410771 and 18S640744).

Commissioner Macaluso made a motion to approve **P.Z. 22-2000 Greater Midwest Builders, LTD, dba Greater Missouri Builders** with the condition that no homes would be built on the tail (rear) piece. The motion was seconded by Commissioner Nolen.

Ms. Price stated that since this petition is for straight zoning, the whole piece cannot be rezoned and stated that a small piece cannot be built on.

The petitioner stated that he would allow only two (2) houses to be built on the tail (rear) piece.

Commissioner Macaluso withdrew her motion.

Commissioner Nolen made a motion to approve **P.Z. 22-2000 Greater Midwest Builders, LTD, dba Greater Missouri Builders** with the condition that the third lot not be built on and that it be limited to a total of two (2) single-family homes on Hitchcock Road. The motion was seconded by Commissioner Banks.

Commissioner Macaluso made an amendment to the motion that the developer would dedicate the entire third lot as common ground.

The amendment to the motion was accepted by Commissioner Nolen and Commissioner Banks.

Upon a roll call the vote was as follows: Commissioner Banks, yes; Commissioner Kodner, yes; Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Sherman, yes; Commissioner Wardlaw, yes; Chairman Broemmer, yes.

The motion was approved by a vote of 9 to 0.

AND

F. **P.Z. 23-2000 Laurus Real Estate Partnership and Barnes-Jewish Hospital;** A request for a Conditional Use Permit in an "R-3" 10,000 square foot Residence District for 10.06 acres of land located southeast of Olive Boulevard, southwest of Appalachian Trail. (Locator Number 18R410843).

Proposed Use:

- Nursing home.

Commissioner Banks made a motion to approve **P.Z. 23-2000 Laurus Real Estate Partnership and Barnes-Jewish Hospital.** The motion was seconded by Commissioner Macaluso.

Upon a roll call the vote was as follows: Commissioner Banks, yes; Commissioner Kodner, yes; Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Sherman, yes; Commissioner Wardlaw, yes; Chairman Broemmer, yes.

The motion was approved by a vote of 9 to 0.

G. **P.Z. 34-2000 Insituform Technologies**; a request for a change of zoning from an "M-3" Planned Industrial District to a "P-I" Planned Industrial District for 4.652 acres of land located north of Edison Avenue and west of Cepi Drive. (Locator Numbers 17V24-0274 and 17V24-0296).

Project Planner Matt Brandmeyer gave an overview of this petition and asked the Commission if they had additional issues for review. Mr. Brandmeyer stated that the only issue which needed modification by the petitioner is landscaped islands within the parking lot. The islands are necessary because there are parking spaces that are more than 50 feet from a tree. The petitioner wants to put in islands at 36 square feet however the Commercial Landscape Guidelines require an island to be 100 square feet.

Commissioner Macaluso asked Staff to review the other Insituform buildings and see what their green space and floor area ratios are for a comparison of the whole complex.

Commissioner Nolen made a motion to hold **P.Z. 34-2000 Insituform Technologies**. The motion was seconded by Commissioner Sherman **and passes by a voice vote of 9 to 0.**

IX. NEW BUSINESS – None

X. COMMITTEE REPORTS:

A. Committee of the Whole –
B. Ordinance Review Committee
C. Architectural Review Committee
D. Site Plan/Landscape Committee –
E. Comprehensive Plan Committee –
F. Procedures and Planning Committee
G. Architectural Review Board Update

There was a unanimous motion to adjourn the meeting at 9:10 p.m.

Victoria Sherman

Victoria Sherman, Secretary