

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
OCTOBER 9, 2023**

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

I. ROLL CALL

PRESENT

Commissioner Walter Bilgram
Commissioner Gail Choate
Commissioner Khalid Chohan
Commissioner Allison Harris
Commissioner Debbie Midgley
Commissioner Jane Staniforth
Commissioner Steven Wuennenberg
Chair Guy Tilman

Councilmember Merrell Hansen, Council Liaison
Mr. Nathan Bruns, representing City Attorney Christopher Graville
Mr. Isaak Simmers, Planner
Ms. Petree Powell, Assistant City Planner
Ms. Erica Blesener, Recording Secretary

ABSENT

Commissioner John Marino

Chair Tilman acknowledged the attendance of Councilmember Merrell Hansen, Council Liaison; Councilmember Aaron Wahl, Ward II; Councilmember Dan Hurt, Ward III; Councilmember Gary Budoor, Ward IV; and Michael Kane, 2023 Citizen of the Year.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS - Commissioner Wuennenberg read the "Opening Comments" for the Public Hearing.

- A. P.Z. 12-2023 West County YMCA (KAI Design) 3rd ASDP:** A request to amend an existing "PC" Planned Commercial District for a 5.6-acre tract of land located west of W. Chesterfield Pkwy, south of Burkhardt Place, and north of Veteran's Place Dr. (18T340388, 18T620217).

STAFF PRESENTATION:

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

Site History

- PC 95-0987 Sachs Properties, INC requested a Conditional Use Permit “CUP” to allow a Recreation Center in a “R-6A” Residence District.
- 1992 CUP Amend. Sachs Properties, INC (West County YMCA) requested an amendment of the CUP in an “R-6A” Residence District to allow a 6,600 SF Addition.
- PZ 33-1998 A request for a change in zoning from “R-6A” Residence District with a CUP to a “PC” Planned Commercial District.
- 2000 ASDP A request for a 1 story building extension and accompanying parking.
- PZ 01-2009 An ordinance repealing Ordinance 1496 and replacing it with new Ordinance 2520 to allow changes to the building and parking setbacks.
- 2012 ASDP Monument Sign addition.
- 2021 ASDP A request to renovate existing east and west entrances, and add an entrance to the west elevation.

Comprehensive Plan

The City of Chesterfield provides a character description of this area: “City Center (Urban Transition)” These areas offer residents the opportunity to live, work, shop and play within the larger City Center area. This Character Area includes a mixture of housing types and residential densities, integrated with a number of goods and services, especially in the downtown core. Buildings typically stand multiple stories often with residential units above storefronts or other pedestrian activity. Parking is satisfied using on-street parking, structures parking, or shared rear-lot parking strategies. An interconnected network of walkable streets connects the neighborhood to the downtown core.

Center (Urban Transition) areas have the following Development Policies:

- City Center should serve as the physical and visual focus for the City and include both residential and commercial development with parks, municipal services, and preservation of historic structures and areas, with cultural, entertainment and pedestrian amenities for its residents.
- The thoroughfare character should be urban and very walkable.

- Buildings to be constructed closer to the roadways to promote the pedestrian experience.
- Incorporate a comprehensive network of open space throughout to accommodate small parks, gathering places and community gardens; preserve tree stands; and help reduce stormwater runoff.
- The Urban Transition and Downtown land areas should have a pedestrian connection to unite the two urban areas of the City Center.
- Public art should be incorporated into new construction and re-development projects throughout the City Center.

Request

The modifications requested pertain to the maximum allowed Floor Area and open space requirements. There would be no changes to the existing height, and parking requirements for the site. The petitioner has also requested that "Office – Medical" be added to the Attachment A as a permitted use. "Office – Medical" is a use that can be considered in a "PC" Planned Commercial District. The amendment has been presented to the City as preparation for a future partnership with an urgent care and accompanying building extension. The table on the following page details the requested development criteria and how it would differ from the existing Ordinance 2520.

Specific Criteria	Ordinance 2520	Proposed Criteria
Floor Area	74,000 SF	84,000 SF
Open Space	35%	30%

*Note, the PC District requires 35% open space. Per §405.03.040(B) of the UDC, a 2/3 vote in favor of modifying below 35% will be required.

The requested permitted uses include those of the existing governing ordinance and one additional use (in **BOLD**):

- Auditorium
- Gymnasium
- Natatorium (Indoor Swimming Pool)
- Multipurpose Rooms
- Day Care Center
- Office – Medical**

Preliminary Development Plan

A zoning map amendment to a planned district requires a Preliminary Development Plan which has been included in the Planning Commission Packet.

DISCUSSION:

Commissioner Choate asked for clarification regarding the request to add an additional use of 10,000 square feet, with no additional parking requirements. Mr. Simmers explained the parking requirements are currently being met. A request for a future amendment has been presented to the City as a partnership with Urgent Care. The Urgent Care Use and Recreation Use will be separated during the Site Plan Review process and parking will be calculated at that time. Office Medical is 4.0 per 1,000 square feet, and Recreation 3.3 per 1,000 square feet. When the Site Plan is amended, they will have to revisit their parking or request a reduction. The current request is for demolition and renovation of the elevation, which is in the bounds of their governing ordinance.

Commissioner Choate wanted to know if there is anticipation of potential parking problems with the accommodation of additional spaces. Mr. Simmers replied they are exactly at their requirement before the 10,000 square feet.

Commissioner Chohan asked if there are changes to the entrance with the perspective of this additional space. Mr. Simmers explained the request is amend their ordinance, no work is published yet.

PETITIONER'S PRESENTATION:

1. Mr. Scott Clark, KAI Design, 201 West 4th Street, Washington, MO

This project is a partial demolition and expansion of the existing Chesterfield Family YMCA on the upper floor of the facility. The demolition scope will remove roughly 6,000 GSF from the primary face of the building along Burkhardt Place, including the main entry vestibule and canopy, existing drop off lane, a grass courtyard and children's play yard. The new expansion will add roughly 12,000 GSF back to the primary face of the facility and contain a new wellness center with a curved façade that follows the shape of the site with expansive exterior glazing to the North. The new floor area will be 73,985 square feet.

The scope of the new addition will include a new entry canopy and vestibule at the main entrance as well as material cladding accents at strategic locations along the exterior of the existing building. The design of the new addition will include an extension of the roof creating an overhang above the North-facing windows. The roof overhang will be clad in metal panels along the fascia and soffit with a wood-look metal plank ceiling. A belt line of metal panel with break the curtain of glass into an upper clerestory and lower storefront sections. At the base of the wall will be a brick-clad knee wall. Sections of cementitious fiber panels will be installed over sections of the existing building to tie old and new together and carry some of the architectural lines around the building. New building signage will be added to the East elevation along with accent lighting where existing building signage is currently located. Roof-top mechanical units will be placed away from the face of the building to minimize their visibility from the street and neighboring properties. The height of the addition will fit within the existing range of building elements and provide a step between remaining building volumes.

Additional features within the scope of work include expanding parking where an existing drop off lane is located and exterior bench seat walls connecting the new addition to the main entry and extending to the East along the face of the existing community theater. The existing single-loaded parking and drop-off lane will be modified to become a double-loaded parking area with roughly 30 regular and 7 accessible parking spaces. Sidewalks and landscaped beds will be added along the length of the new parking to provide pedestrian-friendly connectivity to the main building entrance. The seat walls will be clad in complementary masonry materials to match the existing building and the seat will be a cast stone or concrete.

Discussion:

Commissioner Wuennenberg expressed concerns regarding the request to add building, which is a denser parking requirement, and reducing open space. Mr. Clark explained the proposal for the current project is to remove 31 parking spaces to get to the 35%. The goal is to keep the spaces and not have to remove them, taking them down to 32%.

Commissioner Wuennenberg questioned the location of the site. Mr. Clark explained the site is an unused Children's Early Care, along with, an unused playground. The site would be demoed out, and the area will be filled in with a gym/wellness area. During the process, the current weight area on the far west of the site will be abandoned and used as the future medical space. The new expansion will be in the courtyard. Commissioner Wuennenberg pointed out the courtyard is considered open space but there is no greenery. Mr. Clark clarified there are two courtyards, one to the east of the Children's Early Care, and to the west, which is the playground. The drop off lane will be restriped and be turned in to parking spaces.

2. Ty Wagner, Vice President of Properties for the Gateway Region YMCA, 2720 Indiana Avenue, St. Louis, MO

Mr. Wagner stated there are significant areas of parking that never get used. He offered to provide data showing how many empty spaces are open during the day. Commissioner Wuennenberg asked how they are preventing people from parking in the street. Mr. Wagner said there are "no parking" signs posted. Commissioner Choate suggested when the Site Plan is submitted for the Medical Office addition, documentation may need to be presented for the parking. Chair Tilman agreed with Commissioner Choate, stating new development and future activity in the area will make it difficult to park in the street. He conveyed the importance of clarifying the parking requirements.

V. APPROVAL OF MEETING SUMMARY

Commissioner Choate made a motion to approve the Meeting Summary of the September 27, 2023 Planning Commission Meeting. The motion was seconded by Commissioner Midgley and **passed by a voice vote of 6 to 0**. *Commissioner Bilgram and Chohan abstained.*

VI. PUBLIC COMMENT

The following individuals, representing the Petitioner, were available for questions:

- A. Jewish Community Center Association, 3rd ASDP
 - 1. Ms. Kate Stock Gitto, Stock & Associates Consulting Engineers, 257 Chesterfield Business Parkway, Chesterfield, MO
 - 2. Mr. Steve Mueller, HD Architects, 4565 McRee Ave., Suite 100, St. Louis, MO

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

- A. Jewish Community Center Association, 3rd ASDP: An Amended Site Development Plan, Landscape Plan, Lighting Plan, Amended Architectural Elevations, and Architectural Statement of Design for an 11.4-acre tract of land located at the NE corner of the intersection of Baxter Road and Wild Horse Creek Road.

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval, with the condition that the petitioner will work with staff on the directional signage of the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for the Jewish Community Center Association 3rd ASDP. The motion was seconded by Commissioner Midgley.

Discussion:

Commissioner Wuennenberg asked about directional signage. Ms. Stock said they can incorporate directional signage into the plan before it's recorded. Chair Tilman requested the directional signage to be added.

Commissioner Chohan questioned the proposed landscape by the drop off lane. Mr. Mueller clarified the landscape is existing and will not change.

Commissioner Bilgram asked if there are guidelines for height requirements located in corners. Mr. Simmers confirmed there are Sight Distant requirements for corners that developers need to maintain.

The motion to approve passed by a voice vote of 8 to 0.

VIII. UNFINISHED BUSINESS – None

IX. NEW BUSINESS – None

X. COMMITTEE REPORTS – None

XI. ADJOURNMENT

The meeting adjourned at 7:29 p.m.



Jane Staniforth, Secretary