PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
SEPTEMBER 25, 2017

The meeting was called to order at 7:02 p.m.

I. ROLL CALL

PRESENT	**ABSENT**
Commissioner Wendy Geckeler	Commissioner Allison Harris
Commissioner Laura Lueking	
Commissioner John Marino	
Commissioner Debbie Midgley	
Commissioner Mary Monachella	
Commissioner James Rosenauer	
Commissioner Steven Wuennenberg	
Chair Merrell Hansen	

Councilmember Dan Hurt, Council Liaison *(arrived 7:40 pm)*
Mr. Christopher Graville, City Attorney
Mr. Justin Wyse, Director of Planning & Development Services
Ms. Cecilia Dvorak, Project Planner
Ms. Cassandra Harashe, Project Planner
Ms. Mary Ann Madden, Recording Secretary

Chair Hansen stated that the Council members were in attendance at another meeting but that some of them may be joining the meeting later.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS –

Commissioner Wuennenberg read the "Opening Comments" for the Public Hearing.

A. P.Z. 12-2017 15320 Conway (SMS Group, LLC.): A request for a zoning map amendment from the "R-3" Residence District to a "PC" Planned Commercial District for a 0.93 acre tract of land located on the south side of Conway Road, approximately 500' west of the intersection of Conway Road and Chesterfield Parkway (18S310348).

STAFF PRESENTATION:
Project Planner Cassie Harashe gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. Harashe then provided the following information about the subject site:

Comprehensive Land Use Plan
The Comprehensive Land Use Plan designates the subject site as *Urban Core.*

Request

1. Decrease the **minimum open space** requirement from 35% to 20%.
   - The property to the east has 40% open space.
   - The property to the west has 45% open space.

2. Decrease the **parking and structure setback** on all property lines.
   The following table outlines the requested parking and structure setbacks compared to adjacent properties.

	Parking/Structure Setbacks			
	Conway	**I-64/US 40**	**East**	**West**
Subject Property	5' / 20'	5' / 5'	5' / 20'	5' / 20'
Property to the East	18' / 86'	18' / 50'	13' / 20'	10' / 60'
Property to the West	10' / 10'	13' / 20'	15' / 10'	15' / 30'

3. The Applicant is requesting **40 uses** for the site falling into the following categories.
   - Public/Recreational - Art Gallery, art studio, banquet facility, gymnasium, museum
   - Office - General, dental, medical
   - Commercial/Sales - Bakery, bar, brewery, brew-pub, coffee shop-drive thru, grocery-community, grocery-neighborhood, restaurant (sit down, fast food, take-out), retail sales-community, retail sales-neighborhood, retail sales establishment-regional
   - Service - Animal grooming, barber, broadcasting studio, day-care, drugstore, dry-cleaning financial institution-no drive-thru, financial institution-drive-thru, hotel and motel, hotel and motel-extend stay, laboratory, nursing home, research lab, veterinary clinic, warehouse
   - Educational - College/University, kindergarten or nursery, specialized private school, vocational

   Staff has noted that some of the uses may not be appropriate for the site due to their nature, size and location of the lot, intensity, and acreage requirements. Staff is requesting guidance from the Commission on the requested uses.

Use Comparison
To the West:

a. Service facilities, studios, or work areas for dressmakers and tailors. Goods and services associated with these uses may be sold or provided directly to the public on premises.
b. Stores, shops, markets, service facilities, open to the general public on the premises.

To the East:

a. Offices or Office Buildings
b. One parking garage
c. Financial Institutions with the following provisions:
   (1) No separate exterior building entrance, and
   (2) No drive through in connection with operations
   (3) Personal banking services shall be ancillary

Preliminary Plan

The Preliminary Plan shows one proposed building near the southern property line along Highway 40. The only other proposed structure is the trash enclosure. Surrounding the structure on three sides is the parking area. The plan also shows a 10-foot right-of-way dedication, which has already been recorded. The site has one curb cut on the eastern side of the northern property line which will shared be with the property to the east.

Discussion

Commissioner Wuennenberg requested Staff's input on those uses which may not be appropriate for the site. Ms. Harashe provided the following:

- *College/University* use has a large acreage requirement.
- *Retail sales establishment-regional* has a 25,000 sq. ft. building minimum.
- *Warehouse*

Mr. Justin Wyse Director of Planning & Development Services, pointed out that access to the property is not easy so the site is viewed as a destination-type of establishment vs. a pass-by trip.

Commissioner Lueking requested the size of the building approved for the properties to the west and east. Mr. Wyse replied that for the western-site, the building was planned at 4,735 sq. ft. The building to the east was planned as a three-story structure; the square footage will be provided at a subsequent meeting.

Chair Hansen noted her concern about the ability to review the Petitioner's request for parking and structure setback reductions without having information about the use of the site and without a focus on the adjacent properties. Mr. Wyse indicated that Staff will follow up with the Applicant in order to provide more information for the Commission at a subsequent meeting.

PETITIONER'S PRESENTATION:

Mr. Sean Sortor, 1717 Wilson Avenue, Chesterfield, MO.

Mr. Sortor stated that the intent is to build an office building on the site with either a general-office or medical use with plans to relocate his insurance agency into the building. Because utility access is not near the site, variances are being requested to allow a larger building to offset some of the severe utility costs. The building would be single-story and constructed of brick and stone to coincide with the look of Chesterfield.

Discussion

Uses

Mr. Sortor stated that the uses will be limited primarily to office, medical office, and financial institution. He also indicated that he is amenable to reducing the number of requested uses.

Variance Requests for Open Space and Setbacks

Based on the size of the lot, Commissioner Wuennenberg stated that he believes the variance requests need to be approved to make the site viable for any development. Mr. Wyse pointed out that each of these requests will require a separate motion and vote by the Planning Commission.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION:

Ms. Candice Stallone, 15400 Conway Road, Chesterfield, MO

Ms. Stallone stated that she is the property owner of the site just west of the subject location and noted that they spent many years getting it rezoned to Planned Commercial. Her only concerns relate to: (1) the requested five-foot structure setback from the highway as it would block the building proposed for her site; and (2) the requested five-foot setbacks from their property line and the highway.

SPEAKERS – NEUTRAL: None

ISSUES:

1. Reduction in uses led by the Applicant
2. Five-foot setbacks along the south and west property lines

Commissioner Lueking noted her concern about granting smaller setbacks than what was approved for the two adjacent properties. She also stressed her strong opposition to any drive-thru uses for the subject site.

Commissioner Wuennenberg read the Closing Comments for the Public Hearing.

V. APPROVAL OF MEETING SUMMARY

Commissioner Lueking made a motion to approve the Meeting Summary of the August 28, 2017 Planning Commission Meeting. The motion was seconded by Commissioner Midgley and **passed by a voice vote of 8 to 0.**

VI. PUBLIC COMMENT

Chesterfield Outlets, 2nd Amended Sign Package:

The following individuals **representing the Petitioner** were available for questions and it was agreed that they would be called upon during the *Site Plan* portion of the meeting:

1. **Mr. Mike Doster**, 16090 Swingley Ridge Road, Chesterfield, MO.
2. **Mr. Dan Mitchell**, 178 Upper Muirfield Court, St. Charles, MO.

P.Z. 08-2017 Brite Worx Carwash (Wallis Companies)

The following individuals **representing the Petitioner** were available for questions and it was agreed that they would be called upon during the *Unfinished Business* portion of the meeting:

1. **Mr. Kevin Kamp**, Civil Environmental Consultants, 4848 Park 370 Blvd, Hazelwood, MO.
2. **Mr. Jim Holtrop**, 1725 Old State Road, Wildwood, MO.

The following individuals spoke **in opposition** to the petition:

1. **Mr. Robert Garrison**, Woodfield subdivision, 2449 Baxton Way, Chesterfield, MO stated he was opposed to the petition but passed on speaking.

2. **Mr. Bruce Affleck**, Woodfield subdivision, 2439 Baxton Way, Chesterfield, MO

   Mr. Affleck stated that he and his wife oppose the zoning change and noted that 218 pages of emails and letters in opposition to the petition had been posted on the City's website with only one letter in support of the project. He then noted his concerns as follows:
   - The car wash would be bordered on two sides by the same residential complex.
   - Cars turn into Woodfield's private street on a daily basis in order to turn around and head back up Baxter Road towards the Mobil station. He has concerns that the proposed project would increase the turn-around traffic in Woodfield's subdivision.
   - He questions how this project would benefit the citizens of Chesterfield.

3. **Mr. James Cockrell**, Waverly Place subdivision, 335 Waverly Place Court, Chesterfield, MO

   Mr. Cockrell is a board member of the Waverly Place Homeowners Association representing 22 villas. Waverly Place sits at the southwest corner of Clayton and Baxter and is the gated community behind the bank. Mr. Cockrell noted the HOA's concerns as follows:
   - Increased traffic from the proposed project – During the morning and evening hours, it is already very difficult to exit their subdivision.
   - Safety concerns for the many school children and pedestrians in the area due to increased traffic.
   - Lighting pollution from the proposed project – The villas already contend with lighting from the adjacent bank, Walgreens, and Phillips 66 gas station.
   - Noise pollution from the proposed project – The villas currently hear a lot of noise from the car wash and vacuums within the Phillips 66 site across the street and there are concerns that the proposed project would add additional noise.
   - Property values being negatively impacted from the proposed project.

4. **Mr. Ken Kettler**, Waverly Place subdivision, 331 Waverly Place Court, Chesterfield, MO

   Mr. Kettler is also a board member of the Waverly Place Homeowners Association and noted his agreement with the statements made by Mr. Cockrell. He added that he has a civil engineering background and has concerns about how the site plan indicates that a depressed area will be filled and a retaining wall built with the fill possibly being 10-20 feet. He explained that earth subsidence takes a long time and he has concerns that the proposed fill remedy is not a quick solution for a construction problem. He asked that the City have a specialist in earth subsidence review the plot plan with regard to the fill area to prevent adjacent residences from "having a retaining wall in their back yards someday".

5. **Mr. Robert Goldsmith**, Woodfield subdivision, 2456 Baxton Way, Chesterfield, MO

   Mr. Goldsmith's home is just north and slightly west of the existing Mobil station. Mr. Goldsmith stated that he is opposed to the zoning change, and referenced the over 200 pages of opposition emails and petitions posted on the City's website. He then noted his concerns as follows:

   - The proposed car wash would be open for 13 hours daily from 7:00 a.m. to 8:00 p.m.
   - The projected average is serving 300 cars/day. The peak hours at the Florissant Brite Worx facility are from 6-8 pm on Friday, all day Saturday starting at 9:00 am, and from 1-5 pm on Sunday. It appears that the traffic during these peak times is about twice the amount as the low point resulting in 1 vehicle going through the car wash every 1-1/2 minutes.
   - There will be back-up traffic on Baxter and Clayton during the peak hours of the car wash.
   - Additional traffic can create safety issues and he doesn't want "a Six Flags exit problem in Chesterfield".

   Mr. Goldsmith concluded by stating that they are not opposed to development but do not want "an eyesore and a business that will detract" from their residential community and which would have a negative impact on their property values. He asked that the site be able to keep its current zoning for a Mobil on the Run instead of the proposed "destination car wash".

6. **Ms. Debbie Berger**, Woodfield subdivision, 2457 Baxton Way, Chesterfield, MO

   Her home is directly across the street from the subject site. She noted her concerns as follows:

   - The proposed retaining wall with a sound barrier placed on top of it appears to be 22 feet high.
   - Their homes will lose value.
   - The car wash will pollute the area with sound, lights, water runoff, and traffic congestion on Baxter and Clayton.
   - Due to increased traffic, there are safety concerns for pedestrians and school children walking home every day.

7. **Ms. Jane Goldsmith**, Woodfield subdivision, 2456 Baxton Way, Chesterfield, MO

   Ms. Goldsmith stated that her home is near the north property line, which runs perpendicular to Baxter Road. She then noted her concerns as follows:
   - Significant change to the grading of the property and the proposed large retaining wall system.
   - The retaining wall structure is two stories high with a 20-foot high, single-use commercial structure, which in effect, from her home, is a "four-story car wash towering over her home".

At this point, Chair Hansen welcomed Councilmember Hurt to the meeting as Council liaison, as well as Councilmember Guy Tilman, Ward II; Councilmember Randy Logan, Ward III; and Councilmember Michelle Ohley, Ward IV.

8. **Ms. Carol Pollnow**, representing her elderly mother, Elizabeth Landau who resides in the Woodfield subdivision, 15124 Baxton Court, Chesterfield, MO

   Ms. Pollnow noted her concerns as follows:
   - Since Ms. Landau's villa backs right up to the subject property, there is a concern that if the fill for the car wash and retaining wall does not hold, her villa will be crushed.
   - Her villa will look right onto the four-story car wash, which will provide pollution in the form of light, water, and noise.
   - She noted that the Columbia, Illinois City Hall website had many residential complaints against the Brite Worx facility in Columbia with respect to light pollution.
   - She is opposed to the "garish" architecture of the Brite Worx facility.
   - She has concerns about increased traffic generated from the car wash.
   - She feels that the existing medians at Baxter and Clayton would prohibit a successful car wash, as well as a Mobil on the Run for Wallis Companies.

9. **Mr. Skip Diffley**, Woodfield subdivision, 2465 Baxton Way, Chesterfield, MO

   Mr. Diffley noted his agreement with the comments made by previous Speakers and pointed out that there are close to 30 car washes within a five-mile radius of the subject site. He feels that a Mobile on the Run is more appropriate for the site than "a single-purpose car wash".

   Commissioner Lueking informed Mr. Diffley that the existing zoning for Mobile on the Run includes a fast-food restaurant.

The following individuals all stated their opposition to the petition but passed on speaking:

10. **Ms. Shari Diffley**, Woodfield subdivision, 2465 Baxton Way, Chesterfield, MO

11. **Ms. Kathy O'Neal**, Woodfield subdivision, 2379 Baxton Way, Chesterfield, MO

12. **Ms. Marianne Hollingsworth**, Woodfield subdivision, 2465 Baxton Way, Chesterfield, MO

13. **Ms. Tillie C. Smith**, Woodfield subdivision, 2441 Baxton Way, Chesterfield, MO

14. **Ms. Elizabeth Wright**, Woodfield subdivision, 2461 Baxton Way, Chesterfield, MO

15. **Ms. Jane Wright**, Woodfield subdivision, 2408 Baxton Way, Chesterfield, MO

16. **Mr. Richard Goldbaum**, Woodfield subdivision, 2371 Baxton Way, Chesterfield, MO

17. **Ms. Betty Morris**, Woodfield subdivision, 2387 Baxton Way, Chesterfield, MO

18. **Ms. Judith Harbaugh**, Woodfield subdivision, 2453 Baxton Way, Chesterfield, MO

19. **Ms. Cecelia Montroy**, Woodfield subdivision, 2433 Baxton Way, Chesterfield, MO

20. **Ms. Catherine Riedesel**, Clayton Pointe subdivision, 243 Clayton Pointe Court, Chesterfield, MO

21. **Mr. Richard Adams**, 363 Meadowbrook Drive, Ballwin, MO

22. **Ms. Rosemary Quigley**, Woodfield subdivision, 15145 Baxton Ct, Chesterfield, MO

23. **Mr. Dean Berger**, Woodfield subdivision, 2457 Baxton Way, Chesterfield, MO

    Mr. Berger stated that his home is directly across from the proposed Brite Worx car wash. He has reviewed the revised plans and while the Petitioner has tried to mitigate the issues raised, he still has concerns about the following:

    - Traffic during the peak hours in relation to the car wash.
    - The proposed northern entrance to the car wash, which would allow north-bound Baxter traffic to make a left-hand turn into the car wash. This would be about a 110-120 degree turn to enter the car wash and would cause traffic back-up on Baxter Road.
    - Because the car wash will be a destination point, it will generate additional traffic over and above the traffic already in the area.
    - There will be increased traffic turning around in the Woodfield subdivision.

24. **Mr. Don Mayberry**, Woodfield subdivision, 15125 Baxton Ct, Chesterfield, MO

Mr. Mayberry indicated his agreement with the comments made by previous speakers and expressed specific concerns about the noise that would be generated from the car wash. He also noted that there are already three car washes in this same area.

25. **Ms. Beverly Mayberry**, Woodfield subdivision, 15125 Baxton Ct, Chesterfield, MO – declined to speak but noted her opposition to the proposal.

26. **Ms. Kathleen McCarthy**, Woodfield subdivision, 15129 Baxton Ct, Chesterfield, MO

    Ms. McCarthy noted her agreement with the comments made by previous speakers and specifically referenced the concern expressed about not having a “Six Flags exit problem in Chesterfield”. The destination car wash will bring in additional traffic to an already congested area which could result in regular accidents.

27. **Ms. Lana Shapiro**, Brookmont Estates subdivision, 617 Brookmont Lake Ct, Chesterfield, MO

    Ms. Shapiro stated that she is a couple of blocks west of the subject site and while she won't be affected by the noise and lights from the car wash, she has concerns about increased traffic and the safety issues it raises with respect to her grandchildren walking to and from school.

P.Z. 11-2017 Steve W Wallace Automotive & Trailer II, LLC (Ordinance Amendment):

Mr. Mike Hejna, 17814 Grey Abbey Ct, Chesterfield, MO – representing the Petitioner, Automotive & Trailer II, LLC.

Mr. Hejna stated that the Petitioner is respectfully requesting a postponement of the vote on this project in order to allow additional time to work with Staff on the issues previously discussed.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

A. Canaan Crossing, Lot 2 SDSP: A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for a 1.02 acre tract of land zoned "PI" Planned Industrial District, located south of Olive Street Road, west of its intersection with Spirit Airpark West Drive.

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Canaan Crossing, Lot 2. The motion was seconded by Commissioner Lueking and **passed by a voice vote of 8 to 0**.

B. Chesterfield Outlets, 2nd Amended Sign Package: A request for a 2nd Amended Sign Package for the Chesterfield Outlets development to modify sign criteria for the Taubman Outlet Mall.

Commissioner Wuennenberg reported that the Site Plan Committee agreed to continue the discussion on the 2nd Amended Sign Package for Chesterfield Outlets during this portion of the Planning Commission meeting and then invited the Petitioners to make their presentation.

Mr. Mike Doster, 16090 Swingley Ridge Road, Chesterfield, MO – representing Taubman Outlet Mall.

Mr. Doster stated that it has been a struggle for the Outlet Mall to obtain and retain tenants but the future is looking brighter. The fitness center at the east end of the site is operating very well and is bringing in increased visitors and sales.

The tenant for the west end of the site is requesting signage necessary to operate the farmer's market, which operates seasonally. The current season is referenced as "pumpkin season" running from September 25 to November 1 and for which the tenant is requesting signs and associated inflatables.

The holiday season begins November 1, which would utilize different signage but would be of the same size as that being requested for the pumpkin season. In addition, decorated Christmas trees would be associated with the signage.

The tenant is aware of the City's sensitivity to inflatables but given the short time period of their display and the need to clearly identify the new and unique use to the center, they feel the inflatables are important.

Mr. Doster then referenced the plan below noting that the four stars represent the location of the requested signage and inflatables.

He then outlined a revised proposal, which eliminates some of the signage as indicated below:

Moving from west to east and identifying the westernmost star as Star #1 and the easternmost star as Star #4:

- Eliminate the sign and inflatable at Star #1.
- Eliminate the inflatable, but retain the sign, at Star #2.
- Eliminate the sign and inflatable at Star #3.
- Retain the requested sign and inflatable at Star #4 (*shown in black*) – The proposed tenant is willing to reduce the pumpkin inflatable for this location to 13 feet and only have it on display from September 25-November 1. The tenant believes this easternmost location is the most important point on the property at which to advertise the new and unique use.
- Request for an inflatable pumpkin on the site itself where the tents and products are displayed for the time period of September 25-November 1.

Responding to questions from the Commission, Mr. Doster confirmed that:

- The pumpkin inflatables are the only inflatables being requested.
- After November 1st, decorated Christmas trees would be installed at the designated locations, but the trees would not be inflatables.

Discussion

Time Limitation

Noting that the request is a change to the ordinance, Commissioner Rosenauer questioned whether a time limit could be imposed upon when the signage/inflatables could be displayed. City Attorney Graville stated that this would be allowed as it falls within the purview of the Code. He also suggested that the Commission utilize a sunset provision whereby the signage could be run as a test case for this first season.

Councilmember Hurt inquired as to whether a time limitation would be imposed on the signs. It was noted that the signs would be consistent in size and displayed from April-December, but the content and look of the signs would change with the seasons.

Sign Package

Councilmember Hurt then pointed out that the request is a permanent change to the sign package of this development and that Council could exercise Power of Review if the amendment is approved.

Mr. Doster expressed concern that if Power of Review is called, it would significantly delay as to when the signage could be installed noting that the pumpkin season is now here. He also pointed out that they are seeking an amendment to the approved sign package that applies only to the use on the west end of the site.

Mr. Wyse explained that the approved sign package for this site is very specific as to what is allowed so any change to any freestanding sign necessitates an amendment to the sign package.

After further discussion, it was agreed that this first season, ending January 1, 2018, would be a test-case for the signage and inflatables with the understanding that the Petitioner would be required to re-submit for a permanent amendment to the sign package after the first of the year.

Requested Signage

Commissioner Midgley asked whether any of the requested signs or inflatables would block any of the existing advertising on the Taubman tower. Mr. Doster reported that Taubman's development team has approved the signs and their various locations.

Commissioner Midgley also inquired as to the look of the signs – will they have the look of a temporary sign or have a more professional look? Mr. Doster provided a photo of the requested signage and Commissioner Midgley commented that it had a permanent and professional look to it.

Limitations on Sign Lighting

Mr. Doster stated that they are proposing to light the two inflatable pumpkins from 9am to 9pm. The spotlights on the signs would be placed on a timer to also operate from 9am to 9pm.

Commissioner Marino made a motion to approve the revised proposal, as presented by the petitioner, for signs and inflatables to include:

- **Two inflatables, to be located as presented, beginning September 25, 2017 thru November 1, 2017 with lighting restricted from 9:00 a.m. to 9:00 p.m.; and**

- **Signs as proposed by the petitioner, to be located as presented, for the dates of September 1, 2017 through January 1, 2018 with lighting restricted from 9:00 a.m. to 9:00 p.m.**

The motion was seconded by Commissioner Midgley and passed by a voice vote of 7 to 1. *(Commissioner Lueking voted "no" citing her opposition to an inflatable located at the far east entrance.)*

VIII. UNFINISHED BUSINESS

A. P.Z. 08-2017 Brite Worx Carwash (Wallis Companies): A request for a zoning map amendment from a "PC" Planned Commercial District to a new "PC" Planned Commercial District for 1.8 acres located on the western corner of the intersection of Baxter Road and Clayton Road. (21R410960).

Project Planner Cassie Harashe provided the following information about the proposal:

Site History
The site currently exists as a Mobil gas station. In June 2001, the zoning was changed to "PC" Planned Commercial District which permits a 16-fuel-pump gas station, convenience store, fast-food restaurant, and car wash, but the site was never redeveloped into the new approved gas station. The Petitioner is now requesting a rezoning to allow a car wash only.

Issues
During the May 8, 2017 Public Hearing, Staff noted several concerns from the public and Planning Commission as noted below:

- **Noise** - The Applicant has hired an acoustical engineer to demonstrate the mitigation abilities of the proposed masonry screening wall. The study shows that the development will comply with the noise standards of the City of Chesterfield.
- **Traffic** – The Applicant has indicated that the single-use car wash would generate less trips than the approved Site Development Plan with a car wash, gas station, convenience store, and restaurant. Staff has reviewed national data from the ISTE for similar uses, which supports the Applicant's claim.
- **Waste Water** – Waste and storm water is regulated by both Missouri Department of Natural Resources and MSD. The Applicant's response to this issue has been included in the meeting packet.
- **Lighting Standards** – The draft Attachment A includes maximum height limits of 8 feet for light standards north and west of the building; and 16 feet for the remainder of the site, which are identical to the requirements of the current governing ordinance. In addition, non-security lighting will not be allowed past the approved hours of operation, or 11:00 pm, whichever is later.
- **Architecture of the Building** – The draft Attachment A addresses the maximum height of the building but the specific building facades would be reviewed by the Architectural Review Board, who will issue a recommendation to the Commission at the site development stage.

Request Comparison

	Existing Ordinance	Request
Height	25 ft. building max. 20 ft. canopy max.	27 ft. shown on section view **Revised to 25 ft.**
Setbacks-North	Store – 82 ft. Carwash – 170 ft. Canopy - 180 ft.	All structures – 35 ft. Parking – 25 ft. **Revised to 50 ft.; 25 ft.**
Setbacks-South	Store – 100 ft. Carwash – 58 ft. Canopy – 40 ft.	All structures – 30 ft. Parking – 30 ft. **Revised to 40 ft.; 30 ft.**
Setbacks-East	Store – 39 ft. Carwash – 150 ft. Canopy – 27 ft.	All structures – 30 ft. Parking – 30 ft. **Revised to 25 ft.; 25 ft.**
Setbacks-West	Store – 110 ft. Carwash – 38 ft. Canopy – 105 ft.	All structures – 35 ft. Parking – 25 ft. **Revised to 70 ft.; 30 ft.**
Landscape Buffer	No defined width; *generous planting program* for north & west property lines	Existing north & west tree canopy - remain and be enhanced; South & east property line – 30 ft.
Uses	Filling station with food shop, including emergency towing and repair (no overnight storage), restaurants, fast food, carwash	Carwash only
Hours of Operation	24 hours	7 a.m. to 9 p.m. **Revised: 7 a.m. to 8 p.m.**
Screening	6' masonry/precast concrete near carwash; wooden N&W	Precast concrete along north & west property line
Access from Baxter	Full	Right-in/Right-Out Only
Access from Clayton	2-Full	1-Right-in/Right-Out Only
Lighting	8 ft. north and west of building 16 ft. remainder of site	**Included: 8 ft. north and west of building** **16 ft. remainder of site**

Ms. Harashe stated that a number of letters from the public were received relative to this petition and they have been linked to the agenda on the City's website. A draft Attachment A has been prepared and the Commission may vote on this petition this evening.

Discussion

Commissioner Lueking asked for the proposed square footage of the car wash. Ms. Harashe reported that it is 4,360 sq. ft.

Petitioner's Presentation – by Kevin Kamp, Civil Environmental Consultants on behalf of Wallis Companies.

- The existing Mobil gas station in its current form has an average daily customer count of approximately 400, which is a decline from earlier years due to nearby competitive service stations that have been more recently upgraded.
- The subject facility is currently operating 24-hours/day and would continue a 24-hour operation under the approved site development plan.
- The proposed car wash would provide needed upgrades in terms of side yard improvements, fence upgrades, more landscaping on both sides of the fence, and the addition of detention.
- The proposed Brite Worx plan shows a right-in/right-out access point on both Baxter and Clayton – there are no left turns allowed into the site and the existing median will remain to prevent any left-turn movement.

- The only use proposed is the car wash – it is not a full-service facility like a Waterway but rather an express tunnel wash with the opportunity to use a vacuum in several on-site parking spaces.
- The vacuum source will be provided by a centralized system located within the building.
- The proposal is similar to the Brite Worx facility in Wildwood, MO, which has an average daily customer count of nearly 1500 and operates 24/7.
- When comparing the proposed Brite Worx facility to the approved side development plan:
    - 40% reduction in global footprint of buildings on the site
    - Number of uses are reduced from 4 to 1
    - Green space increases by just over 10%
    - Customer count will decrease from approximately 400 to 300/day
    - Hours of operation will decrease from 24 hours/day to 7:00 am to 8 pm/daily.

Petitioner's Presentation – by Jim Holtrop, Principal Acoustical Consultant for Acoustic Controls, an independent consulting firm

Mr. Holtrop explained that the acoustic study first determined how much noise currently exists on the site by setting up three monitoring stations that were studied for four days and included a Wednesday, Thursday, Friday, and Saturday. The monitoring took place during the proposed operating hours and the data was very consistent and very similar among all four days. The data was "not surprising" because of the two nearby large feeder roads, which have consistent traffic patterns. Mr. Holtrop also pointed out that a reduction in traffic by 50% only drops the noise level by 3 decibels.

The study shows that the site already has fairly high noise levels, placing it into the "Typical Urban Area" noise level category of 60-70 dBA as opposed to a "Typical Suburban Area" of 50-60 dBA. The study also shows that the traffic today controls the noise in the neighborhood.

The next step in the study took into account the traffic noise with the inclusion of the Brite Worx building and barrier wall. This showed a slight noise reduction to the neighborhood of 0-2 decibels. The next step measured the car wash noise with the building and barrier wall. The car wash noise comes from three different sources - the exit area which has the blowers, the entrance area, and the vacuum area. The study takes into account the worst case scenario of the blowers and all 15 vacuums running 100% of the time. This part of the study predicts the peak noise from Brite Worx at the property line to be below 50 dBA, which is 5 decibels below St. Louis County ordinance requirements.

A comparison between the Florissant Brite Worx and the proposed Chesterfield car wash shows the noise reading at the Chesterfield tunnel to be 12 decibels less than at the Florissant site, which equates to more than a 50% reduction. This is due to the type of aerodry blower that would be used in Chesterfield, which is not used in Florissant. In addition, the dryer equipment will be built within a solid masonry building – inside the building, the noise level will be approximately 80 decibels; outside of the building, the noise level will not be heard at approximately 40 decibels.

Discussion

During discussion with the Petitioners, the following items were reviewed and clarified as necessary:

Sound Wall

The model shows the sound wall as an 8-foot high wall.

Sound Study Summary

Responding to questions from the Commission and City Attorney, Mr. Holtrop noted the following:

- Today the noise level for the site is between 55-64 decibels.
- The Brite Worx development would decrease the noise level by 10 decibels, which is an insignificant reduction.
- The residents closest to the site would probably notice less noise than what they are experiencing today due to the proposed barrier wall, which is not in place at the current car wash.
- The variation in noise on an hour-by-hour basis for this site is minimal – for example, if the average noise level is 64 dBA, the noise level is never less than 62 dBA. Peak noise levels are generated from airplanes and motorcycles, but because they are for such a short duration, they have very little effect on the average.
- Noise from vehicles on the car wash site is negligible; the traffic noise along Baxter and Clayton Roads is the controlling noise source.
- At the property line, the proposal meets the requirements of the County ordinance.
- The sound would only be minimally reduced by the addition of heavy landscaping.

Setbacks

Chair Hansen expressed concern about the requested reduction in setbacks on the north and west sides of the site. Mr. Kamp explained that the reduced setbacks are necessary in order to meet throat distance requirements, and ease of entering the car wash tunnel.

Stacking

Addressing stacking concerns raised by the residents, Mr. Kamp indicated that the site is adequate to accommodate any stacking issues. It is not anticipated that there will be any back-ups on Clayton or Baxter due to the car wash. In addition, there is no delay in entering the car wash as vehicles are pulled through the tunnel by a conveyor.

Traffic

Mr. Kamp explained that even if the projected 300 cars/day utilizing the car wash were all from areas outside of the immediate vicinity, this would break down to less than 1% of the traffic currently traveling on Baxter and Clayton.

Retaining Wall & Grading

Mr. Kamp provided the following information:

- At its tallest point, the tiered retaining wall is 16 feet high with a masonry sound barrier on top of it bringing the maximum height to 22 feet.
- The intent is to landscape both sides of the wall; landscaping will also be provided along the top of the retaining wall in several areas to break up the scale.

- The grade of the proposed Brite Worx is relatively the same elevation as the existing store, as well as the approved SDP.
- The site is not being raised any further than what is adequate to be serviced from both Baxter and Clayton.

Lighting
Mr. Kamp stated that after closing, the site will only maintain security lighting and possibly some bollard lighting below the fence level.

Architectural Style
When the project gets to the architectural phase, Commissioner Lueking requested that steps be taken to make the facility look like it belongs in the neighborhood. Mr. Kamp stated that there are numerous styles of architecture that could be reviewed for this site – some brand features will need to be consistent with the standard Brite Worx design but they are open to utilizing different materials.

Hours of Operation
Chair Hansen asked if the Petitioner would be amenable to closing at 7 pm vs. 8 pm. Mr. Kamp stated that they had originally proposed closing at 9 pm so they feel the 8 pm closing time is where they need to be.

Commissioner Marino made a motion to approve P.Z. 08-2017 Brite Worx Carwash (Wallis Companies). The motion was seconded by Commissioner Wuennenberg.

Upon roll call, the vote was as follows:

Aye: Commissioner Marino, Commissioner Midgley, Commissioner Rosenauer, Commissioner Wuennenberg, Commissioner Lueking

Nay: Commissioner Monachella, Commissioner Geckeler, Chair Hansen

The motion passed by a vote of 5 to 3.

Mr. Wyse stated that the petition will now move forward to the Planning & Public Works Committee of City Council and then on to the full City Council for final review.

B. P.Z. 11-2017 Steve W Wallace Automotive & Trailer II, LLC (Ordinance Amendment): A request to amend Ordinance 2841 to amend the development conditions in a "C-8" Planned Commercial District, for a 2.93 acre tract of land located southeast of the intersection of Chesterfield Airport Road and Long Road (17U140441, 17U140450, 17U140461 & 17U140472).

Chair Hansen stated that the Planning Commission will not review the petition at this time as the Petitioner has requested that a vote not be taken tonight.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 9:42 p.m.

Steve Wuennenberg, Secretary