PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
September 24, 2001

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

I. PRESENT	ABSENT
Mr. Mike Kodner	Mr. Fred Broemmer
Mr. Dan Layton, Jr.	Chairman David Banks
Ms. Stephanie Macaluso	
Ms. Rachel Nolen	
Mr. Jerry Right	
Ms. Victoria Sherman	
Mr. B. G. Wardlaw	
Mr. Doug Beach, City Attorney	
Mr. Charlie Scheidt, Council Liaison	
Ms. Teresa Price, Director of Planning	
Ms. Barbara Weigel, Senior Planner	
Mr. Paul DeLuca, Project Planner	
Ms. Kathy Lone, Executive Secretary/Planning Assistant	

II. INVOCATION: Moment of Silence

III. PLEDGE OF ALLEGIANCE: All

Vice Chairman Macaluso recognized the attendance of Councilmember Bruce Geiger (Ward II) and Council Liaison Charlie Scheidt (Ward IV).

IV. PUBLIC HEARINGS: None

V. APPROVAL OF MEETING MINUTES

Commissioner Nolen made a motion to approve the September 10, 2001 Meeting Minutes. The motion was seconded by Commissioner Kodner and passes by a voice vote of 7 to 0.

VI. PUBLIC COMMENT

1. Ms. Lynne Johnson, 15125 Conway Road, Chesterfield, MO 63017, speaking neutral to P.Z. 22-2001 Delmar Gardens and P.Z. 23-2001 Delmar Gardens;

· Speaker presented a statement for the record;
· Speaker asked that Conway Road be kept a jewel of Chesterfield by having the developer wind the sidewalk behind remaining trees and not remove a mature tree to put in an entrance gate and sign.

2. Mr. Allan Sheppard, 826 Judson Manor Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 41-2000 Howard Bend Tract and P.Z. 42-2000 Howard Bend Tract;

· Speaker stated that the Comprehensive Plan shows that the Howard Bend Tract should be zoned single-family detached.

3. Mr. Mike Doster, 16476 Chesterfield Airport Road, Chesterfield, MO 63017, attorney and speaking in favor of P.Z. 43-1999 SSM Women's Health Care Central Region, P.Z. 41-2000 Howard Bend Tract and P.Z. 42-2000 Howard Bend Tract;

· Speaker stated that he has reviewed the Staff report for P.Z. 43-1999 SSM Women's Health Care Central Region and thinks that it is accurate and fair;
· Speaker stated that a new submittal for P.Z. 41-2000 Howard Bend Tract and P.Z. 42-2000 Howard Bend Tract shows four (4) cross sections running east to west showing the elevations and a 45-foot landscape berm;
· Speaker stated that the petitioner has agreed to language to be added to the Attachment A that would lock in the number of units within the first 350 feet of Olive Boulevard right-of-way (36 units in 18 buildings);
· Speaker stated that Attachment A will provide for a 50-foot setback and access will be at Ladue Road.

Vice Chairman Macaluso expressed concern with the elevations of units 1 and 2 on the Howard Bend Tract.

Mr. Doster stated that units 1 and 2 could be relocated but not eliminated.

4. Ms. Julie Nolfo, 1830 Craig Park Court, Suite 209, St. Louis, MO, traffic engineer for Crawford Bunte Brammeier, speaking neutral to P.Z. 43-1999 SSM Women's Health Care Central Region;

· Speaker stated that she was present to answer questions;
· Speaker explained recommended road improvements for various intersections.

Commissioner Sherman expressed concern with the possibility that road medians may be removed for road improvements and the City should consider retaining trees and buffering to keep the softened look.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

A. Eagle Crest Estates Plat 2: A Record Plat in the "R-1" Residence District and "FPR-1" Flood Plain Residence District, located on the south side of Wild Horse Creek Road and west of the intersection of Wilson Road and Wild Horse Creek Road. Governing Ordinance 1315.

Commissioner Nolen, on behalf of the Site Plan Committee, recommends approval of the Record Plat for Eagle Crest Estates Plat 2. The motion was seconded by Commissioner Kodner and passes by a voice vote of 7 to 0.

B. Chesterfield Commons Plat Two: A Record Plat in the "C-8" Commercial District to re-subdivide located on the south side of Chesterfield Airport Road and west of the intersection of Baxter Road and Chesterfield Airport Road.

Commissioner Nolen, on behalf of the Site Plan Committee, recommends approval of the Record Plat for Chesterfield Commons Plat Two. The motion was seconded by Commissioner Right and passes by a voice vote of 7 to 0.

VIII. OLD BUSINESS

A. P.Z. 26-2001 Clarkson Woods Office Center; A request for a change in zoning from a "R-2" Residential District to a "PC" Planned Commercial District for a .98 acre tract of land located at the southeast corner of Clarkson Woods and Clarkson Road. (Locator Number: 20T61-0716)
Requested uses:
Commercial; professional offices and all accessory uses as allowed.

Senior Planner Barbara Weigel gave an overview of P.Z. 26-2001 Clarkson Woods Office Center.

The Planning Commission would like the additional issues reviewed and addressed:

Ø Height comparison with the Clarkson-Wilson Center since the proposed development is five (5) feet higher;
Ø Ask if there has ever been a serious attempt in recent years to sell this land for residential purposes;
Ø Address signage of the subdivision monument sign and the monument sign for the proposed development and show a rendering of the signs;
Ø Fire District comments concerning access;
Ø Relieving traffic on Clarkson Woods Drive;
Ø Detention on the proposed site;

Ø Whether agreements were made between the City and the subdivision regarding the proposed site.

Vice Chairman Macaluso stated that P.Z. 26-2001 Clarkson Woods Office Center would be held until all agency comments were reviewed and addressed.

B. P.Z. 43-1999 SSM Women's Health Care Central Region; a request for a change in zoning from "C-8" Planned Commercial District to "PC" Planned Commercial District for a 23.973 acre tract of land located on South Outer Forty, with frontage on Chesterfield Parkway East, east of Clarkson Road/State Highway 340. (Locator Numbers: 18S22-0171, 18S22-0148, 18S22-0061)

Permitted Uses:

A. The uses allowed in this "PC" Planned Commercial District shall be:

1. Associated work and storage areas required by a business, firm, or service to carry on business operations;

2. Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly;

3. Automatic vending facilities for:

(i) Ice and solid carbon dioxide (dry ice);

(ii) Beverages;

(iii) Confections;

4. Barber shops and beauty parlors;

5. Bookstores;

6. Cafeterias for employees and guests only;

7. Child care centers, nursery schools, and day nurseries;

8. Dry cleaning drop-off and pick-up stations;

9. Film drop-off and pick-up stations;

10. Financial institutions;

11. Hospitals;

12. 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; or

(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;

13. Medical and dental offices;

14. Offices or office buildings;

15. 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;
16. Public utility facilities;
17. Recreational facilities consisting of an outdoor exercise path;
18. Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith;
19. Restaurants, sit down;
20. Permitted signs (See Section 1003.168 'Sign Regulations');
21. Souvenir shops and stands, no including any zoological displays, or permanent open storage and display of manufacturing goods;

21. 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;

Restrictions

1. Uses 4,5,7,8,9,10,19,21 & 22 above are only permitted as ancillary uses and shall be located either in the hospital structure or in one of the medical office buildings. They are not permitted as the only use in a freestanding building.
2. The indoor sale of motor vehicles is prohibited.

Senior Planner Barbara Weigel gave an overview of P.Z. 43-1999 SSM Women's Health Care Central Region.

The Planning Commission would like the additional issue reviewed and addressed:

Ø The small building setback along the eastern side by the Schoettler Village Apartments.

Director of Planning Teresa Price stated that road improvements will be listed in the Attachment A.

Vice Chairman Macaluso stated that P.Z. 43-1999 SSM Women's Health Care Central Region would be held until all agency comments are reviewed and addressed.

C. P.Z. 41-2000 Howard Bend Tract; a request for a change of zoning from a "NU" Non Urban District to a "R-3" Residential District for 39.18 acres of land located on Olive Blvd. Across from the intersection of Ladue Road and Olive Blvd. (Locator Number 17R 42 0043).

AND

D. P.Z. 42-2000 Howard Bend Tract; a request for a change of zoning from a "R-3" Residential District to a "PEU" Planned Environment District for 39.18 acres of land

located on Olive Blvd, across from the intersection of Ladue Road and Olive Blvd. (Locator Number 17R 42 0043).
Proposed Uses:
Dwellings Single Family, Attached
Existing Communication Tower
Existing Cemetery

Senior Planner Barbara Weigel gave an overview of P.Z. 41-2000 Howard Bend Tract and P.Z. 42-2000 Howard Bend Tract. Ms. Weigel stated that the petitioner has resubmitted a site plan. Ms. Weigel stated that the changes include: average square footage per housing unit, proposal for 146 attached housing units (73 structures), and that 11,000 square feet is the average density per unit. Ms. Weigel stated that the landscape berm off Olive Boulevard would be 45-feet wide from both ends of the site with a 5-foot building setback and the number of units within the 350-foot depth from Olive Boulevard would be 36.

Ms. Weigel stated that the petitioner has agreed to relocate units 1 and 2.

Commissioner Nolen made a motion to approve the rezoning of P.Z. 41-2000 Howard Bend Tract. The motion was seconded by Commissioner Layton.

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

The motion was approved by a vote of 7 to 0.

Commissioner Nolen made a motion to approve P.Z. 42-2000 Howard Bend Tract with the following amendments:
1. Relocate units 1 and 2 to another part of the proposed site and revise page 4 of Attachment A as follows: V. SPECIFIC CRITERIA, A., 2. Structure Setbacks, f. "All structures shall be set back a minimum of fifty (50) seventy-five (75) feet from Olive Boulevard ROW;"
2. Revise Attachment A, page 5, Access b. and e., per Staff's memo that deletes all language pertaining to White Road, and Attachment A, page 5, Access, e. changes the "25 feet 150 feet from the Olive Boulevard right-of-way, as directed by the City of Chesterfield;"
3. Restrict the Howard Bend access to right in/right out only.

The motion was seconded by Commissioner Sherman.

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

The motion was approved by a vote of 7 to 0.

E. P.Z. 21-2001 Delmar Gardens; a request for a change of zoning from an "NU" Non-Urban District to a "PC" Planned Commercial District for 8.5 acres of land located on the north side of North Outer Forty Road, east of Delmar Gardens. (Locator Numbers: 18S-32-0039 and parts of 18S-32-0051, 18S-32-0062, 18S-32-0073, 18S-32-0084 and 18S-32-0095).

Proposed 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.

(l) Cafeterias for employees and guests only.

(m) Child care centers, nursery schools, and day nurseries.

(z) Offices or office buildings.

(cc) 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.

(ff) 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.

(kk) Sales, rental, and leasing of new and used (medical equipment) vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles.

AND

F. P.Z. 22-2001 Delmar Gardens; a request for a change of zoning from an "NU" Non-Urban District to a "R3" 10,000 Square-foot Residence District for 6.3 acres of land located on the south side of Conway Road, east of Delmar Gardens. (Locator Numbers: parts of 18S-32-0051, 18S-32-0062, 18S-32-0073, 18S-32-0084 and 18S-32-0095).

AND

G. P.Z. 23-2001 Delmar Gardens; a request for a Planned Environment Unit in an "R3" 10,000 Square-foot Residence District for 6.3 acres of land located on the south side of Conway Road, east of Delmar Gardens. (Locator Numbers: parts of 18S-32-0051, 18S-32-0062, 18S-32-0073, 18S-32-0084 and 18S-32-0095). Proposed use: Single-family attached residences.

Vice Chairman Macaluso stated that the petitioner has requested that P.Z. 21-2001 Delmar Gardens, P.Z. 22-2001 Delmar Gardens and P.Z. 23-2001 Delmar Gardens be held.

Commissioner Layton made a motion to hold P.Z. 21-2001 Delmar Gardens, P.Z. 22-2001 Delmar Gardens and P.Z. 23-2001 Delmar Gardens. The motion was seconded by Commissioner Nolen and passes by a voice vote of 7 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
E. Landscape Committee
F. Comprehensive Plan Committee
G. Procedures and Planning Committee
H. Architectural Review Board Update
I. Landmarks Preservation Commission

Commissioner Kodner gave an overview of the Landscape Committee Meeting that was held on September 18, 2001.

Commissioner Layton stated that there would be an Ordinance Review Committee Meeting on Wednesday, September 26, 2001 at 9:00 a.m. at City Hall.

Commissioner Right made a motion to adjourn the meeting. The motion was seconded by Commissioner Wardlaw and adjourned at 8:09 p.m.

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Victoria Sherman, Secretary