PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
September 13, 1999

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

I. **PRESENT** **ABSENT**

Mr. David Banks
Mr. Fred Broemmer
Mr. Charles Eifler
Ms. Stephanie Macaluso
Mr. John Nations
Ms. Rachel Nolen
Mr. Jerry Right
Ms. Victoria Sherman
Chairman Dan Layton, Jr.
Mr. Doug Beach, City Attorney
Councilmember Mary Brown, Council Liaison
Ms. Teresa Price, Director of Planning
Ms. Laura Griggs-McElhanon, Assistant Director of Planning
Ms. Angela McCormick, Planner I
Ms. Jennifer Samson, Planner I
Ms. Kathy Lone, Executive Secretary/Planning Assistant

II. **INVOCATION**: Commissioner Sherman

III. **PLEDGE OF ALLEGIANCE**: All

Chairman Layton recognized the attendance of Council Liaison Mary Brown (Ward IV). Chairman Layton also stated that the thoughts and prayers of everyone are with Councilmember Larry Grosser (Ward II) who had surgery last week.

IV. **PUBLIC HEARINGS:**

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

A. **P.Z. 27-1999 White Road Tract – Ambassador Development**; a request for a change in zoning from "NU" Non-Urban to an "R3" 10,000 square foot Residence

District for a 3.29 acre tract of land located at the intersection of Olive Boulevard and White Road, 500 feet south of Ladue Road. (Locator Number: 17R14-0093).
Proposed Use:
Single Family and Single Family Attached.

And

B. **P.Z. 28-1999 White Road Tract – Ambassador Development**; a request for a Planned Environment Unit (PEU) Procedure in the "R3" 10,000 square foot Residence District for a 3.29 acre tract of land located at the intersection of Olive Boulevard and White Road, 500 feet south of Ladue Road. (Locator Number: 17R14-0093).
Proposed Use:
Single Family and Single Family Attached.

Planner I Angela McCormick gave a slide presentation of the subject site and surrounding area.

1. Mr. Kenneth Keitel, 13545 Barrett Parkway Drive, Manchester, MO 63021, presenter for P.Z. 27-1999 White Road Tract – Ambassador Development and P.Z. 28-1999 White Road Tract – Ambassador Development;

- Speaker stated that property is 3.29 acres;
- Property is located at the corner of Olive Street Road and White Road;
- Petitioner is rezoning from 'Non-Urban" (NU) to 'R-3' with a PEU (Planned Environment Unit) Procedure;
- Petitioner would build 12 single-family attached dwellings; six (6) buildings;
- Area would have one (1) cul-de-sac;
- Speaker stated that the common ground may be used for some type of passive recreation area;
- Speaker stated that the sanitary sewer ties into the existing sanitary sewer that runs to the east from the development across White Road;
- Speaker stated that the developer is not sure if the dwellings will be 1- or 2-story buildings. They may possibly be a combination of both.

COMMENTS/DISCUSSION

Commissioner Broemmer asked the petitioner to put sidewalks along the Olive Street Road and White Road sides. Commissioner Broemmer also asked the petitioner to make the dwellings single-story buildings.

Mr. Keitel stated that the dwellings probably would have 2-car garages and double drives.

Chairman Layton and Commissioner Eifler expressed concern about mixing density. (The east side of White Road is zoned R-2 and the west side of White Road is zoned R-3.)

Chairman Layton asked Staff to check out the density to make sure it is R-2.

Councilmember Brown stated that there have been previous issues concerning storm water problems at Villas at Whitebrook.

City Attorney Beach stated that the storm water problems were on the south side and on the other side of the watershed and would not impact this development.

Mr. Keitel stated that the petitioner had not spoken with residents of neighboring subdivisions.

Chairman Layton advised the petitioner to meet with the neighboring residents.

Commissioner Banks stated that he has a concern if the two center lots in the development are 2-story buildings due to the density of the neighboring subdivision.

Mr. Keitel stated that the proposed buffering along Olive Street Road and White Road is what is required by the City, which would be a combination of evergreens and deciduous trees. Mr. Keitel stated that the petitioner would probably supplement the landscaping.

Commissioner Sherman asked the speaker what was being proposed including shared curb cuts or one (1) curb cut per attached home.

Mr. Keitel stated that if there were shared curb cuts, they would not be as aesthetically attractive and the homeowners would have to share a driveway.

Commissioner Sherman asked the petitioner to retain as much green space without being cut up as much.

Commissioner Broemmer asked the petitioner to keep in mind the height of the neighboring structures in relation to the proposed development.

Mr. Keitel stated that two (2) of the in-lots would have walkout basements due to the grade.

Commissioner Eifler stated that the zoning on the adjacent property is not as much of a concern as the lot sizes on the proposed development. Commissioner Eifler asked Staff to give the Commission a comparison of the lot sizes proposed in this development with the six (6) lots abutting this development.

SPEAKERS IN FAVOR – None

SPEAKERS IN OPPOSITION - None

SPEAKERS - NEUTRAL -

1. Ms. Kathleen Eiswirth, 135 Bellechasse Drive, Chesterfield, MO 63017, speaking neutral to P.Z. 27-1999 White Road Tract - Ambassador Development and P.Z. 28-1999 White Road Tract - Ambassador Development;

- Speaker's property backs up to the proposed development;
- Speaker stated that she now has some concerns about the height of the buildings, density, and the property value of the existing homes.

REBUTTAL:

Mr. Keitel stated that the petitioner will meet with the neighboring residents.

Mr. Keitel stated that the petitioner would like to look at the screening before he is told that he can not have 2-story buildings or limit the dwellings to 1-story that back up to the adjoining subdivision.

Chairman Layton stated that he is advising the petitioner to meet with the neighboring residents.

Commissioner Banks read the middle portion of the Opening Comments.

C. **P.Z. 31-1999 Taylor Morley, Inc.** : A request for a change in zoning from "NU" Non-Urban District to an "E-2" One (1) Acre Residence District for a 22.5 acre tract of land located on the south side of Wildhorse Creek Road, east of Steeple Road and West of Wildhorse Parkway.
Proposed Use:
Single family.

Planner I Jennifer Samson gave a slide presentation of the project site and surrounding area.

1. Mr. Don Anderson, 8011 Clayton Road, Clayton, MO 63117, attorney for the petitioner, gave a presentation of the petition;

- Representatives of Taylor Morley were present to answer questions: Mr. Bill Taylor (President), Mr. Jean Magre, (land planner, Sterling Engineering), and Mr. Dan Human (owner);
- Property is 22.5 acres;
- Rezoning Non-Urban (NU to E-2);

- This petition is the first to request the E-2 classification;
- Petition is for straight zoning;
- Development would have 17 lots;
- Proposed site would be called 'Miramonte;'
- Development would have one (1) detention basin;
- Development is across the street from Greystone and Tara at Wildhorse subdivisions;
- Lots have a deep configuration due to the topography and the layout of the site;
- Development would have personalized and customized homes;
- All homes would have side or rear entry garages;
- There would be a distance of approximately 300 feet from the nearest back window in this development to the nearest back window in the Greystone Subdivision;
- Approximately 60-70% of the tree mass would be saved;
- Developer has the approval from the Corps of Engineers for any wetlands mitigation;
- Streets would be offered at specification for City dedication;
- All setback requirements would be met;
- Development would be the biggest and most expensive Taylor Morley project per home in Chesterfield. The size, dimension and quality of the homes would rival the St. Albans development.

COMMENTS/DISCUSSION

Commissioner Macaluso expressed concern that the building side lots are 20 feet wide which would not give the development an estate feel.

Mr. Bill Taylor stated that the homes in this development probably would not be in excess of 100-110 feet in width, then along with the turn-around drive, there should be more than 40 feet between structures. Mr. Taylor stated that there also would be some limitations due to topography and the width of the site.

Commissioner Macaluso stated that she would like the homes set back farther from the curb to give them the estate look.

Mr. Taylor stated that the homes would be staggered and would not be set up in a straight line for maximum curb appeal.

Chairman Layton asked the developer to avoid the monopoly look.

Mr. Taylor stated that the homes would probably range from 4,000 to 6,000 square feet minimum, not counting lower level finishes, and in the $700,000 to $900,000 base price range.

SPEAKERS IN FAVOR –

1. Mr. Tom Levinson, 17927 Bonhomme Ridge Court, Chesterfield, MO 63017, resident of Greystone Subdivision, speaking in favor of P.Z. 31-1999 Taylor Morley, Inc.;

- Speaker's property backs to the proposed development;
- Speaker stated that if he has to have neighbors, a Taylor Morley product would be a good one.

SPEAKERS IN OPPOSITION – None

SPEAKERS – NEUTRAL –

1. Mr. Lawrence L. Creswell, 17948 Greycliff Drive, Chesterfield, MO 63005, resident of Greystone subdivision, speaking neutral to P.Z. 31-1999 Taylor Morley, Inc.;

- Speaker asked the Commission to preserve the tree mass as a buffer between the Greystone Subdivision and the proposed development.

REBUTTAL –

Mr. Anderson stated that Mr. Skip Kincaid would be doing a tree study for the site. Mr. Anderson also stated that the market ability would be impared if the tree mass was removed.

Chairman Layton suggested that the developer make contact with the Greystone Subdivision Association or the residents to see if they have any further comments.

Commissioner Banks read the closing portion of the "Opening Comments."

V. APPROVAL OF MEETING MINUTES

A motion to **approve** the August 23, 1999 Meeting Minutes, with the following corrections, was made by Commissioner Eifler:

Page 20, Chairman Eifler made a motion that the Solomon development vote be held until the Planning Department completes a study, whether it's traffic or otherwise, for the area bounded by Chesterfield Parkway, the service road, Timberlake and Conway Road to determine the development density that can be supported by the existing road infrastructure. Commissioner Eifler stated that he was not referring to a traffic study but wanted to know what the road infrastructure can support in that area.

Page 20 should read "The motion passes by a vote of 7 to 0. (The motion was not amended.)

The motion was seconded by Commissioner Broemmer. The motion to accept the Minutes, as corrected, **passes by a voice vote of 9 to 0.**

VI. PUBLIC COMMENT:

1. Mr. Esley Hamilton, Historian for the St. Louis County Parks and Recreation Department, 41 South Central Avenue, Clayton, MO 63105, speaking in favor of the Landmark and Preservation Area Procedure for P.Z. 24-1999 T.K. Properties;

- Speaker is staff representative for the St. Louis County Historic Building Commission, which is a statutory advisory body to the County Council;
- Speaker stated that this area should be considered a district and that the building in the above petition could be a very important part of that district;
- This area is the last remaining example of the original rural roots which is built around a railroad;
- Speaker stated that this could be economically viable as there could be very functional uses for these buildings and not a museum setting;
- Speaker stated that if the whole area was listed on the National Register of Historic Places, these properties would be eligible for the new 25% State tax credit if they were rehabilitated;
- Speaker stated that the other side could be developed with new retail commercial buildings that are in scale and stylistic appropriateness for the historic district;
- Speaker stated that the historic district would end at Baxter Road. There were two (2) more buildings on the hill but they were torn down to make room for the Baxter Road Extension.

Chairman Layton stated that the Architectural Review Board had commented that nothing be taken away from the way it was meant to look.

Commissioner Macaluso stated that across the street the County has land for sale. Commissioner Macaluso asked Mr. Hamilton for suggestions on how to preserve the historic area.

Mr. Hamilton stated that one way was to design district guidelines for new construction.

VII. NEW BUSINESS

A. **P.Z. 21-1999 Chesterfield Real Estate Investors L.L.C.**: A request for a change in zoning from "M-3" Planned Industrial District to "PC" Planned Commercial District for a 28.8 acre tract of land located on Chesterfield Airport Road, eighty (80) feet west of Boones Crossing.

Proposed Uses:

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

- Barber shops and beauty parlors;
- Bookstores;
- Cafeterias for employees and guests only;
- Colleges and universities;
- Dry cleaning drop-off and pick-up stations;
- Filling stations, including emergency towing and repair services, provided that no automobile, truck, or other vehicle may be parked or stored in the open on the premises for longer than twenty-four (24) hours.
- Film drop-off and pick-up stations;
- Financial institutions;
- Hotels and motels;
- 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;
- Medical and dental offices;
- Offices or office buildings;
- Public utility facilities;
- Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith;
- Restaurants, fast food;
- Restaurants, sit down;
- Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training;
- 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 uses may be sold or provided directly to the public on the premises;
- Permitted signs (See Section 1003.168 'Sign Regulations');
- 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;
- Vehicle repair facilities for automobiles;

- Vehicle service centers for automobiles;
- Vehicle washing facilities for automobiles;
- Other uses which may be sought under the Chesterfield Zoning Ordinance after future public hearings.

Assistant Director of Planning Laura Griggs-McElhanon stated that P.Z. 22-1999 Chesterfield Real Estate Investors L.L.C. is not on the agenda due to an error that Staff discovered in the advertisement. The petition will have to be readvertised and brought before the Commission at a later date.

Assistant Director of Planning Griggs-McElhanon stated that Staff was looking at 19 issues and that the Architectural Review Board had six (6) issues to be resolved. Staff is recommending that this petition be held until all issues have been addressed and comments received.

Chairman Layton asked for clarification on the Architectural Review Board comments.

Commission Eifler, Planning Commission Liaison to the Architectural Review Board, stated that the Architectural Review Board did not make any motions except to forward the petition to the Planning Commission as proposed. If the Architectural Review Board feels strongly about an issue, they will make a motion, discuss and vote on it. Commissioner Eifler stated that everything said was in the nature of discussion as opposed to recommendations.

Commissioner Eifler stated that one of the Architectural Review Board's comments dealt with the signalized intersection across from the theatre. The Architectural Review Board is concerned about the traffic.

Assistant Planning Director Griggs-McElhanon stated that delivery vehicles probably will be coming from Boones Crossing and entering the site at RHL Drive which is not signalized. RHL Drive can not be signalized because it would be close to the other signals.

Commissioner Eifler stated that the Architectural Review Board's sixth comment: "Concern with the appropriateness of a single line of stores that is over a mile long, which is unparalleled in St. Louis," is a misstatement. Commissioner Eifler stated that he had asked the Architectural Review Board to comment on the appropriateness of continuing the Chesterfield Commons design onto another site and then perhaps future sites and how far it should go and is it appropriate? The response was that they did not know because they have never seen anything like this before. This is the largest, single strip line of stores in the St. Louis area. The Architectural Review Board did not feel that they had the experience to comment.

Commissioner Eifler stated that at the Architectural Review Board meeting, he was concerned about the internal flow of traffic. Commissioner Eifler stated that he asked the traffic consultant from Crawford Bunte Brammeier how many times will a car move from shop to shop or shopping area to shopping area. The traffic consultant stated that it may be 1.4 times. Commissioner Eifler stated that since there were not any more developments like this in the City, he would like to see some relevant experience laid about how many trips a person makes internally within that

development for a strip mall of comparable size, perhaps in another city, because it seems that a great deal of internal congestion and perhaps you need one-way traffic roads or you need some way to accommodate this movement. Commissioner Eifler stated that he wants to understand the basis for the number of movements that they think an individual customer will make on an average.

City Attorney Beach stated that the Commission was told not to worry about all of the curb cuts because they were going to be on the internal roadway. City Attorney Beach stated that this will be an issue with 16 more curb cuts.

Commissioner Eifler stated that the Architectural Review Board asked the developer about burying the lines along Chesterfield Airport Road. Neither AmerenUE nor the developer was willing to bury the lines.

City Attorney Beach stated that AmerenUE would bury the lines but someone else would have to pay for it.

Chairman Layton stated that the Architectural Review Board was very complimentary about parts of the Commons.

Chairman Layton stated that the Planning Commission received a letter from Mr. Craig Conway, Chairman of the Architectural Review Committee, cautioning the Commission about the out parcels not looking like a Manchester Road.

Commissioner Eifler stated that the Crossings is requesting less parking than is required in the Zoning Ordinance. In the Chesterfield Commons Ordinance, under Permitted Uses, it states that the following restrictions shall apply to the above uses, "the number of buildings constructed shall be based on the development's ability to comply with parking regulations of the City of Chesterfield's Zoning Ordinance." It also states that the square footage constructed shall be based on the development's ability to comply with the parking regulations of the City of Chesterfield's Zoning Ordinance. Commissioner Eifler stated that, with the Crossings, the Commission is being asked to allow less parking than is in the Zoning Ordinance. These were the two emphasized conditions under permitted uses so perhaps the Commission could keep this in mind as they address the Crossings. When Commissioner Eifler brought up items about the spines and the distance between the parking at the Public Hearing, Commissioner Eifler was told by the developer and his representatives that they were just 'carrying on' what was in the Commons. Commissioner Eifler stated that this 'carrying on' should meet the City's ordinances.

Commissioner Sherman stated that she would like County comments concerning pedestrian sidewalks and how the motorists and pedestrians mix. Commissioner Sherman would like the Highway Department to look at no right-hand and left-hand turns.

Assistant Director of Planning Griggs-McElhanon stated that it generally is the responsibility of the City concerning turning movement restrictions.

Commissioner Sherman made a motion to hold until all issues have been addressed and comments received from other agencies. The motion was seconded by Commissioner Eifler **and passes by a voice vote of 9 to 0.**

B. P.Z. 20-1999 U.S. Ice Sports Complex; a request for a change of zoning from "NU" Non-Urban District with a Conditional Use Permit (CUP) to "PC" Planned Commercial District for two parcels located on the north side of North Outer Forty, approximately 3,700 feet east of the intersection of intersection of Boones Crossing and North Outer Forty. Total area to be rezoned: 14.5 acres. (Locator numbers 17T510029 and 17T520039).

Proposed Uses:

- arenas and stadiums;
- associated work and storage areas required by a business, firm or service to carry on business operations;
- auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly
- medical and dental offices;
- outdoor advertising signs (additional to provisions of Section 1003.168); permitted signs (see section 1003.168 "sign regulations");
- 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, or any other uses permitted by the Zoning Ordinance after further public hearing.
- 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; stores, shops, markets, service facilities, and automatic bending 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.

Planner I Jennifer Samson stated that the agency's comments were attached to the report and asked the Planning Commission if they had any additional issues.

Commissioner Nations made a motion to hold this petition. The motion was seconded by Commissioner Macaluso **and passes by a voice vote of 9 to 0.**

VIII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS: None

IX. COMMITTEE REPORTS:

A. Ordinance Review Committee –

Committee Chairman Sherman stated that the Ordinance Review Committee looked at proposed standards for the Highway 40 corridor. Committee Chairman Sherman stated that the Ordinance Review Committee is making a motion to recommend that the Planning Commission have a public hearing to amend the Zoning Ordinance regarding the standards that were discussed at the meeting. The motion was seconded by Commissioner Nations **and passes by a voice vote of 9 to 0.**

B. Architectural Review Committee – No report
C. Site Plan/Landscape Committee – No report
D. Comprehensive Plan Committee –

Committee Chairman Broemmer stated that the Comprehensive Plan Committee had a meeting and discussed usages. Staff is formulating information to send back to the Comprehensive Plan Committee. Planning Commission members are also working on definitions to present to the Commission.

E. Procedures and Planning Committee – No report

Commissioner Broemmer stated that petitioners need to approach the neighbors close to new developments to get their input.

Director of Planning Teresa Price stated that in the pre-application meetings, it is suggested to the petitioners that they meet with the surrounding property owners.

Commissioner Macaluso suggested making a City room available for the meeting.

City Attorney Beach suggested that the petitions could be held until the developers meet with the neighbors.

Commissioner Nations expressed concern about telling applicants that their petition could be held if they have not met with the surrounding neighbors.

Director of Planning Price stated that it would be emphasized in the pre-application meetings that the Commission wants developers to speak to surrounding property owners.

Chairman Layton stated that P.Z. 22-98 G.H.H. Investments L.L.C. (Chesterfield Business Park Lot 1), which originally was approved August 23, 1999 with the condition that a sidewalk be provided on the west side of Chesterfield Business Parkway and connect to the intersection of Edison Road, would be amended.

Commissioner Broemmer made a motion to amend the previous approval for P.Z. 22-98 G.H.H. Investments L.L.C. (Chesterfield Business Park Lot 1) to remove the requirement for a sidewalk on the southern and eastern sides in exchange for pedestrian access to the next parcel to be built (north) and cross access (safe crossing over the street), by some means indicating where safe crossing could be made over the street, which could also be by means of paint. The motion was seconded by Commissioner Sherman **and passes by a voice vote of 9 to 0.**

Commissioner Eifler stated that the Commission would like copies of the corrected pages of the Minutes so they may have a complete copy of the Official Record.

X. ADJOURNMENT

A motion to adjourn was made by Commissioner Eifler and seconded by Chairman Layton. The motion **passes by a voice vote of 9 to 0.**

The meeting adjourned at 9:07 P.M.

C T Eifler

Charles Eifler, Secretary