

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
SEPTEMBER 12, 2018**

The meeting was called to order at 7:04 p.m.

I. ROLL CALL

PRESENT

Commissioner Debbie Midgley
Commissioner Mary Monachella
Commissioner James Rosenauer
Commissioner Guy Tilman
Chair Merrell Hansen

ABSENT

Commissioner Allison Harris
Commissioner John Marino
Commissioner Gene Schenberg
Commissioner Steven Wuennenberg

Mayor Bob Nation
Councilmember Dan Hurt, Council Liaison
Mr. Christopher Graville, City Attorney
Mr. Justin Wyse, Director of Planning & Development Services
Mr. Mike Knight, Planner
Ms. Mary Ann Madden, Recording Secretary

Chair Hansen acknowledged the attendance of Mayor Bob Nation; Councilmember Dan Hurt, Council Liaison; Councilmember Mary Ann Mastorakos, Ward II; and Councilmember Michelle Ohley, Ward IV.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS – None

V. APPROVAL OF MEETING SUMMARY

Commissioner Midgley made a motion to approve the Meeting Summary of the August 13, 2018 Planning Commission Meeting. The motion was seconded by Commissioner Tilman and passed by a voice vote of 5 to 0.

VI. PUBLIC COMMENT

1. Mr. Dan Manning, 16090 Swingley Ridge Road, Chesterfield, MO - representing the Property Owner for Conway Point Office Building (P.Z.47-2007 Time Extension Request) was available for questions.

2. Mr. George Stock, Stock & Associates Consulting Engineers, 257 Chesterfield Business Parkway, Chesterfield, MO – representing the Petitioner for **P.Z. 06-2018 Downtown Chesterfield (Stock & Associates Consulting Engineers Inc.)** was available for questions.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. **Conway Point Office Building (P.Z.47-2007 Time Extension Request)**: A request for a two (2) year extension of time to submit a Site Development Plan for a 1.489 acre tract of land zoned “PC” Planned Commercial District located at the southwest corner of the intersection of Conway Road and Chesterfield Parkway.

Commissioner Midgley, representing the Site Plan Committee, made a motion recommending approval of the Time Extension Request for **Conway Point Office Building**. The motion was seconded by Commissioner Rosenauer and **passed** by a voice vote of 5 to 0.

- B. **Chesterfield Airport Commerce Park (P.Z. 15-2009 Time Extension Request)**: A request for a one (1) year extension of time to commence construction for three properties totaling 10.5 acres zoned “PI” Planned Industrial District located at 17970 Chesterfield Airport Road, 609 Cepi Drive, and 17975 Edison Avenue (17V240153, 17V240331, 17V330311).

Commissioner Tilman made a motion recommending approval of the Time Extension Request for **Chesterfield Airport Commerce Park**. The motion was seconded by Commissioner Rosenauer and **passed** by a voice vote of 5 to 0.

VIII. UNFINISHED BUSINESS

- A. **P.Z. 06-2018 Downtown Chesterfield (Stock & Associates Consulting Engineers Inc.)**: A request to amend the legal description and development criteria for an existing “PC&R” Planned Commercial and Residence District and “NU” Non-Urban District to a “PC&R” Planned Commercial and Residence District for a 99.0 acre tract of land located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West (18S410206, 18S410240, 18S430259, 18S430248, 18T620185, 18T620174, 18T620206, 18T640271, 18T640095, 18T640204, 18T640215, 18T640260, 18T640303, 18T620064, 18T640314, 18T640259, 17T320158, 17T320169, 18T640248, 18T640237, 18T630195, 18T620053, 18T630272)

Planner Mike Knight stated that the Public Hearing for this petition was held on August 13, 2018. The Petitioner is requesting two amendments to the PC&R district:

1. To incorporate and re-zone 0.4 acres from NU to PC&R. *It was noted that the 0.4 acres were under separate ownership at the time of the original PC&R zoning.*

2. To allow two Concept Plans - one north and one south of Wild Horse Creek Road. *Currently Ordinance 2449 has a requirement for one Concept Plan for all 99 acres.*

During the Public Hearing, there was general discussion among the Planning Commission regarding the desire to keep consistency between the two Concept Plans within Downtown Chesterfield. At that time, Staff explained that the Architectural Review Board, Planning Commission, and City Council will review all Section Plans to insure cohesive development and noted that the governing ordinance is also prescriptive with the Categories. The Applicant also advised that they are proposing to develop a mixed-use development solely in Area 2 (*Area 2 is north of Wild Horse Creek Road*).

The Applicant was also asked to provide clarification as to whether one Concept Plan covering both Categories A and B is being considered in this request, or whether Categories A and B will each have their own Concept Plan. The Applicant has since provided clarification explaining that the 77 acres south of Wild Horse Creek Road, consisting of Categories A and B, will have one Concept Plan.

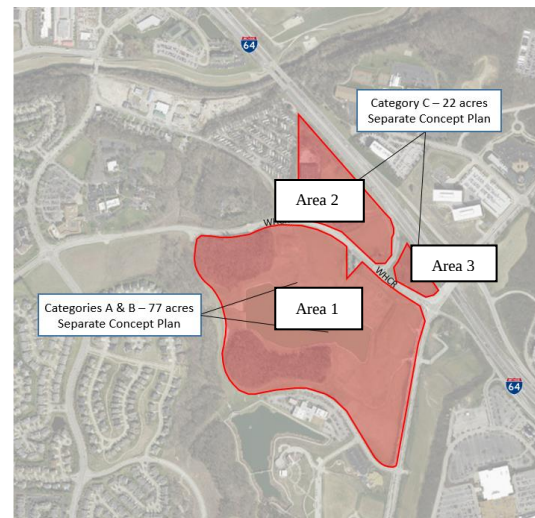
Mr. Knight stated that Staff has no outstanding issues to address and that a draft Attachment A has been provided for the Commission's review.

Discussion

The image to the right is provided as a reference to the "Areas" and "Categories" discussed below.

Commissioner Rosenauer noted his concurrence with approving the Applicant's request to allow two separate Concept Plans, but felt that any development should be compatible with the existing buildings in the area. He also questioned how Area 3 would be developed, and stated that it will have to tie in architecturally as part of the whole design.

Mr. Knight explained that the Concept Plans will include conceptual building areas, conceptual parking areas, and access points. The conceptual landscape plan will depict street trees, and street lighting will be shown on the conceptual lighting plan.



During subsequent discussion, the following points were reviewed and clarified, as necessary:

Site Development

It was noted that there is the possibility that Area 1 could be developed in phases by multiple developers.

Connectivity

Commissioner Tilman brought up the issue of connectivity among the three areas. He stated that thought needs to be given to: (1) how the connectivity will look; and (2) determining who is responsible for putting in the various parts and pieces to achieve the

connectivity. It was mentioned that connectivity could possibly be achieved through pedestrian bridges or tunnels.

Traffic Study

The site requires a traffic study in which MoDOT and St. Louis County will be heavily involved. MoDOT will also be involved with any long-range plans for the on-ramp in this area. The applicant will provide a traffic study specifically for Area 2, with assumptions added in for traffic expectations from Area 1. Commissioner Tilman pointed out that the off-ramp and the stretch of Wild Horse Creek Road running through the site needs to be “right-sized and managed properly” in order to adequately handle circulation, vehicle and pedestrian movement, bikes, hikers, etc. Mr. Wyse stated that along with the Comprehensive Plan update, the Travel Demand Model is being updated, which specifically reviews items such as this.

Submittal of Concept Plans

Commissioner Tilman recommended the following change to the Attachment A under *Section I.P. “Miscellaneous”*:

5. One (1) Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan ~~may~~ **shall** be submitted for the portions of the District south of the relocated Wild Horse Creek Road (Categories A & B) and one (1) Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan for the portions of the District north of relocated Wild Horse Creek Road (Category C).

It was explained that by changing may to shall, the submission of two separate Master Concept Plans becomes mandatory.

Uses

The following Permitted and Ancillary Uses were discussed:

- *Broadcasting studios for radio and television.*
- *Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications.*
- *Satellite dishes*

Commissioner Tilman pointed out that sizeable dishes and towers are often associated with broadcasting facilities, and are not screened as screening would interfere with receiving a signal. After discussion, it was recommended that the regulations related to the above uses be revisited during the upcoming Comprehensive Plan update.

Building Heights

Commissioner Tilman suggested that language referring to minimum and maximum building heights also include the number of stories being proposed to better understand what is being planned.

Amenities

Chair Hansen noted that Attachment A does not include any content that encourages the use of public art, connectivity to walkways, or bike paths and asked if such language could be added to section **P. Miscellaneous**.

PETITIONER'S RESPONSE

Mr. Stock stated that they are amenable to the proposed language revision to Section I.P.5 of Attachment A.

Mr. Stock also noted that they now have a Site Development Section Plan and a Site Development Concept Plan for the entire area of Category C. A traffic study has been completed so there is a vision for the traffic for the subject site, along with the properties to the south. The Site Development Concept Plan represents three separate, phased developments. The Site Development Section Plan relates to Area 2 of Category C and proposes a large mixed-use development with a restaurant, apartments, retail, and structured parking.

Mr. Stock stated that they understand the standards and high-level quality the City is seeking, and they hope to move the petition forward with an affirmative vote.

Discussion

In response to Councilmember Hurt, Mr. Stock provided information about the proposed access points. Area 2 has two points of ingress and egress: (1) a main entrance to the west of the ramp off I-64, which aligns with Categories A and B directly across from Category C; and (2) a secondary drive which connects to Old Chesterfield Road.

Because only five members of the Commission were in attendance, and in accordance with State statute, Mayor Nation stated that he would be exercising his right to vote on this petition as a member of the Planning Commission.

Commissioner Rosenauer made a motion to approve P.Z. 06-2018 Downtown Chesterfield (Stock & Associates Consulting Engineers Inc.) with the following amendment to the Attachment A, Section I.P. "Miscellaneous":

5. One (1) Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan ~~may~~ **shall** be submitted for the portions of the District south of the relocated Wild Horse Creek Road (Categories A & B) and one (1) Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan for the portions of the District north of relocated Wild Horse Creek Road (Category C).

The motion was seconded by Commissioner Tilman.

Upon roll call, the vote was as follows:

**Aye: Commissioner Midgley, Commissioner Monachella,
Commissioner Rosenauer, Commissioner Tilman,
Chair Hansen, Mayor Nation**

Nay: None

The motion passed by a vote of 6 to 0.

IX. NEW BUSINESS

A. 2019 Proposed Planning Commission Meeting Schedule

Commissioner Tilman made a motion to accept the 2019 Planning Committee Meeting Schedule. The motion was seconded by Commissioner Midgley and **passed** by a voice vote of 5 to 0.

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 8:00 p.m.


A handwritten signature in cursive script, appearing to read "Debbie Midgley", is written over a horizontal line.

Debbie Midgley, Secretary