

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
SEPTEMBER 11, 2006**

The meeting was called to order at 7:05 p.m.

I. PRESENT

ABSENT

Mr. David Asmus
Mr. David Banks
Mr. Fred Broemmer
Ms. Wendy Geckeler
Dr. Lynn O'Connor
Ms. Lu Perantoni
Mr. Tom Sandifer
Ms. Victoria Sherman
Chairman Maurice L. Hirsch, Jr.

Councilmember Mary Brown, Council Liaison
City Attorney Rob Heggie
Ms. Libbey Simpson, Assistant City Administrator
 for Economic & Community Development
Ms. Teresa Price, Director of Planning
Ms. Aimee Nassif, Senior Planner
Ms. Mara Perry, Senior Planner
Ms. Jennifer Yackley, Project Planner
Ms. Mary Ann Madden, Planning Assistant

Chair Hirsch asked for a moment of silence in honor of those who died five years ago on September 11th.

II. INVOCATION: Commissioner Asmus

III. PLEDGE OF ALLEGIANCE – All

Chair Hirsch acknowledged the attendance of Councilmember Mary Brown, Council Liaison; Councilmember Bruce Geiger, Ward II; and Councilmember Mike Casey, Ward III.

IV. PUBLIC HEARING - Commissioner Sandifer read the "Opening Comments" for the Public Hearing.

- A. P.Z. 21-2006 Precision Plaza (Precision Properties, LLC):** A request for a change of zoning from "NU" Non-Urban to "PI" Planned Industrial for an approximately 14.28 acre tract of land located at 496 N. Eatherton north of the intersection of Wings Corporate Drive and Eatherton Road. (Locator Number 17W110011)

Project Planner Jennifer Yackley gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. Yackley stated the following:

- The Petitioner is requesting the following uses:
 - (j) Business, Professional, and Technical Training Schools
 - (k) Business Service Establishments
 - (q) Financial Institutions
 - (dd) Mail Order Sale Warehouses
 - (gg) Medical and Dental Offices
 - (ii) Offices or Office Buildings
 - (ll) 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
 - (mm) Plumbing, Electrical, Air Conditioning, and Heating Equipment Sales, Warehousing and Repair Facilities
 - (oo) Printing and Duplicating Services
 - (uu) Research Facilities, Professional and Scientific Laboratories, including Photographic Processing Laboratories used in conjunction therewith
 - (vv) Restaurants, fast food
 - (ww) Restaurants, sit down
 - (bbb) Schools for Business, Professional, or Technical Training requiring outdoor areas for Driving or Heavy Equipment Training
 - (ccc) Service Facilities, Studios, or Work Area for Antique Salespersons, Artists, Candy Makers, Craftspersons, 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 these uses may be sold or provided directly to the public on the premises
 - (iii) 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
 - (rrr) Warehousing, Storage, or Wholesaling of Manufactured Commodities, Explosives, or Flammable Gases and Liquids
- The Public Hearing Notices were posted on August 24, 2006.

- The subject site is surrounded by “NU” properties; the property directly south of the site is zoned “PI”.
- **Items Currently under Review by the Planning Department:**
 - Adherence to the Tree Manual
 - Signage
 - Building Heights
 - Parking Screening as required by the Planned Industrial District
- A Tree Stand Delineation was not required as the site is a bean field and does not have any trees on it.

PETITIONER’S PRESENTATION:

1. Mr. Bill Decker, Arcturis, 1910 Pine Street, St. Louis, MO 63103 gave a PowerPoint Presentation and stated the following:
 - The existing site is an agricultural field. The nearest development is to the south, which is Precision Irrigation.
 - The proposed Site Plan indicates the parcel being divided into three lots.
 - Proposed access would be from Eatherton Road and Wings Drive with a proposed shared access between Lots 2 and 3 and having cross access among all the parcels.
 - The Developer recognizes the requirement for a greater setback between “PI” and “NU”. This has been accommodated on the eastern property line of Lot 1.
 - The Preliminary Landscape Plan proposes incorporating trees along the street frontage and as screening between the parcels. The landscaping includes a variety of trees, shrubs and perennials and will be in full compliance with all the City’s requirements.
 - The Developer is requesting a full-range of uses at this time to keep options open for potential users.

Chair Hirsch informed Mr. Decker that the City is trying to limit uses and asked that the list of uses be reviewed for any possible eliminations – especially with respect to use (iii) where it states “. . . in which goods or services of any kind . . .”

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

REBUTTAL: None

ISSUES:

1. Are there any limitations that could prevent the site from becoming a strip mall? **Ms. Yackley replied that the Comprehensive Plan dictates that the uses for sites within the Chesterfield Valley Sub-Area A must be at least 50% “warehousing” or “industrial”.**

2. Provide specificity in the Attachment A regarding percentages of retail vs. warehousing and other "PI" types of uses. Retail sales in the "PI" District should be limited to a very small percentage.
3. Provide information from the City of Wildwood's Comprehensive Plan showing its designation for the use of the land in the area across the street from the proposed site. **Ms. Yackley replied that Staff has already requested comments from the City of Wildwood on the proposed plan.**
4. Consider whether use (rrr) should be eliminated considering the fact that some commercial and retail uses are being requested for the site.
5. Respond to issues received from the Airport.

Commissioner Sandifer read the Closing Comments for Public Hearing **P.Z. 21-2006 Precision Plaza (Precision Properties, LLC).**

V. APPROVAL OF MEETING MINUTES

A. Approval of August 28, 2006 Planning Commission Minutes

Commissioner Sherman made a motion to approve the minutes, as corrected on pages 4 and 10, of the August 28, 2006 Planning Commission Meeting. The motion was seconded by Commissioner Perantoni and **passed** by a voice vote of 9 to 0.

B. Approval of August 30, 2006 Committee of the Whole Minutes

Commissioner Sandifer made a motion to approve the minutes, as amended, of the August 30, 2006 Planning Commission Meeting. The motion was seconded by Commissioner Sherman and **passed** by a voice vote of 9 to 0.

VI. PUBLIC COMMENT

RE: Stages Site Development Plan

Petitioner:

1. Mr. Larry Phillips, Pellham Phillips Architectural Firm, 1116 Glenstone, Springfield, MO addressed comments made during the preceding Site Plan Committee meeting:
 - A complete Traffic Study was conducted for the Stages development to insure that the main entry was addressed correctly. A right-hand turning lane of about 80' is being provided into the site, which would accommodate the stacking of twelve cars, out of traffic, from the right-turn lane to the front entrance of Stages. Their experience has been that no more than 4-5 cars have been stacked at any one time due to the

- staggered arrival time of Stages' patrons. It was noted that the present facility seats approximately 400 people.
- Regarding pedestrian traffic across the lots, Speaker noted that the lots are relatively small. The maximum travel distance from the lot to the sidewalk is about 150'.
 - Regarding concerns about the sides of the building not being up to par with the front, Speaker felt that the building will be very dynamic from all directions.

Responding to questions from the Commission, Mr. Phillips stated the following:

- **Regarding paver stones for pedestrian traffic coming from the south side:** Pavers will be provided to allow people to traverse the area.

Ms. Mara Perry, Senior Planner, stated that Stages worked with St. Louis County Highways & Traffic Department regarding stacking-related issues, turn lanes, and visibility for turning out on to Chesterfield Parkway. Neither the Planning nor Public Works Department has any issues with stacking.

2. Mr. Ron Gibbs, Managing Director of Stages, 3892 Connecticut Street, St. Louis, MO stated the following:

- As a means of comparison, he noted that the parking lot for City Hall has its farthest parking space approximately 150' from the entrance.
- They intend to have parking attendants on the lot at Stages to help any patrons needing assistance.

Responding to questions from the Commission, Mr. Gibbs stated the following:

- **Regarding drop-off issues at the Repertory Theater and the Opera Theater:** He has visited these theaters as a patron many times and has not seen any problems with drop-offs, stacking or parking. He has observed that the traffic flow for arrival at theaters spans about 1 ½ hours in that some patrons like to arrive very early while others arrive right before starting time.
- **Regarding whether Stages will be served by public transportation:** Chair Hirsch noted that there is public transportation along Chesterfield Parkway with a bus stop near Stages. Mara Perry stated that whatever public transportation is available would serve Stages. It is also her understanding that, in some cases, patrons of Stages come in group/tour buses. Parking is available for the buses on the north side.
- **Regarding pedestrians crossing ongoing traffic to reach the entrance from the parking lot:** Parking attendants will be available to provide assistance for crossing.
- **Regarding whether the one-way street on the site will be clearly marked:** A parking attendant will be posted at this position to prevent motorists from going the wrong way.

3. Mr. John Luce, 302 East Commercial Street, Springfield, MO stated the following:

- Responding to earlier concerns of the look of the exterior elevation from the roads, Speaker noted that:
 - when traveling west from east along Chesterfield Airport Road, one will progress from the front façade to the rear of the building;
 - 40/64 at this location is somewhat suppressed;
 - from the Chesterfield Parkway exit, the rear elevation would only be seen if one turns around looking backwards.
 - He feels the front façade of the building, from a vehicular standpoint, is placed appropriately because of the one-way access off of Chesterfield Airport Road.
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RE: Drury Plaza (Stoney River)

Petitioner:

1. Mr. Shawn Smith, 6001 Nimitz Parkway, South Bend, IN stated he was available for questions.
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RE: Herman Stemme Office Park

Petitioner:

1. Mr. Mike Doster, 17107 Chesterfield Airport Road, Chesterfield, MO stated the following:
 - Initially the request was filed as a request to disconnect the 20,000 sq. ft. from the six-story office building and allow it to be applied in the entire park.
 - There is now in place a contractual commitment, which would assign the 20,000 sq. ft. to the lot that was created through the vote of the City a few weeks ago.
 - The Attachment A has not yet been thoroughly reviewed by the development team so there may be some questions or issues with respect to it.
 - It seems inappropriate to the Petitioner to amend the entire Ordinance that currently applies to the Herman Stemme Office Park, upon which Sachs Properties has relied for so many years. In their view, it would be more appropriate that any changes in the Attachment A apply only to the subject lot.

Chair Hirsch clarified that the petition would permit the “medical use” on the 20,000 sq. ft. lot only as opposed to allowing “medical use” on the entire Herman Stemme office site.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. Stages Site Development Plan:** A Site Development Plan, Architectural Elevations, Tree Stand Delineation Plan, Tree Preservation Plan, Landscape Plan, and Lighting Plan for a 7.9 acre lot of land located at approximately 400 feet south of the intersection of Chesterfield Airport Road and Chesterfield Parkway.

Commissioner Asmus, representing the Site Plan Committee, made a motion to approve the Site Development Plan, Architectural Elevations, Tree Stand Delineation Plan, Tree Preservation Plan, Landscape Plan, and Lighting Plan as submitted. The motion was seconded by Commissioner Perantoni.

Commissioner Sherman amended the motion to include that the Developer will work with the Department to place appropriate paver blocks, or stepping stones, in places that are appropriate to help pedestrians get out of the traffic areas. The amendment was accepted by Commissioners Asmus and Perantoni.

Upon roll call, the vote was as follows:

Aye: Commissioner Sherman, Commissioner Asmus, Commissioner Banks, Commissioner Broemmer, Commissioner Geckeler, Commissioner O'Connor, Commissioner Perantoni, Commissioner Sandifer, Chairman Hirsch

Nay: None

The motion passed by a vote of 9 to 0.

- B. Chesterfield Commons Six Lot 3 (Chick-Fil-A) Site Development Section Plan:** Site Development Section Plan for a 1.28 acre parcel zoned "C-8" Planned Commercial District located on the north side of Chesterfield Airport Road and 1,450 feet west of Boones Crossing.

Commissioner Asmus, representing the Site Plan Committee, made a motion to approve the Site Development Section Plan. The motion was seconded by Commissioner Banks and passed by a voice vote of 9 to 0.

- C. **Drury Plaza (Stoney River):** Amended Architectural Elevations for a restaurant located in the Drury Plaza Subdivision on a 4.85 acre tract of land, zoned "PC" Planned Commercial District, located adjacent to Chesterfield Mall on the southwest corner of I-64/Hwy 40/61 and MO 340 (Clarkson Rd).

Commissioner Asmus, representing the Site Plan Committee, made a motion to approve the Amended Architectural Elevations as presented this evening. The motion was seconded by Commissioner Geckeler and **passed** by a voice vote of 7 to 2. (Commissioners Banks and Perantoni voted "no".)

- D. **Insituform Technologies, Amended Site Development Section Plan:** An Amended Site Development Section Plan, Architectural Elevations, Landscape Plan, and Lighting Plan for a 2.47 acre lot of land located at 17988 Edison Avenue on the southeast corner of Edison Avenue and Goddard Avenue.

Commissioner Asmus, representing the Site Plan Committee, made a motion to approve the Amended Site Development Section Plan, Architectural Elevations, Landscape Plan, and Lighting Plan as presented this evening. The motion was seconded by Commissioner Broemmer and **passed** by a voice vote of 9 to 0.

- E. **Mill Ridge Villas (Record Plat):** A Record Plat for a 19.925 acre tract of land zoned "FPR-2" Floodplain Residence District with a "PEU" Planned Environmental Unit, located west of the intersection of Amiot and Creve Coeur Mill Road

Commissioner Asmus, representing the Site Plan Committee, made a motion to approve the Record Plat. The motion was seconded by Commissioner Banks and **passed** by a voice vote of 9 to 0.

- F. **Wildwood Plaza:** Amended Sign on existing sign poles for development zoned "C-2" Shopping District located on Clayton Road 400 feet east of Baxter Road.

Commissioner Asmus, representing the Site Plan Committee, made a motion to approve the Amended Sign with space closure, specifically moving the sign upward to abut the top of the existing sign. The motion was seconded by Commissioner Geckeler and **passed** by a voice vote of 9 to 0.

- G. Wings Corporate Estates (Site Development Concept Plan):** A Site Development Concept Plan for 36.6 acres of land zoned "PI" Planned Industrial District located to the east of Eatherton Road approximately 400 feet north of Wardenburg Road.

Commissioner Asmus, representing the Site Plan Committee, made a motion to approve the Site Development Concept Plan. The motion was seconded by Commissioner Sandifer and **passed by a voice vote of 9 to 0.**

VIII. OLD BUSINESS - None

IX. NEW BUSINESS

- A. Herman Stemme Office Park:** A request for an ordinance amendment for a 28.1 acre tract of land zoned "C8" Planned Commercial District, located at the northwest quadrant of Swingley Ridge Road and Chesterfield Parkway East.

Ms. Aimee Nassif, Senior Planner, stated the following:

- The request is to amend the ordinance to allow the use for medical office for 20,000 sq. ft. of total allowable square footage.
- The site was originally zoned C-8 Planned Commercial by St. Louis County in 1978. The last amendment made by the City of Chesterfield was in 1997.
- The Petitioner has requested that lot 2C be reflected separately in the Attachment A.

Chair Hirsch asked Ms. Nassif to address the earlier request from Mr. Doster as to why the Commission could, or could not, deal with the lot separately rather than the entire development. Ms. Nassif responded as follows:

- The Commission may not want to separate the lot out because the development is a Planned District. Planning practices for Planned Districts are generally not separated out under the same ordinance.
- The Commission could separate the lot because it has been platted and has a separate lot to it where the new conditions could be attached. She noted that the rest of the development is already built.

Chair Hirsch asked Ms. Nassif to address the implications to the Developer of dealing with this as an entire piece. Ms. Nassif stated that the ordinance was last updated in 1997. This ordinance amendment would create a new Attachment A updating requirements and standards by the Departments of Planning and Public Works, along with other agencies. If one Attachment A is written, any building in the development would have to adhere to the new standards when any redevelopment is done.

As an example, the Trust Fund for St. Louis County would be updated from its 1997 dollar amount, requiring an increased dollar amount for all the buildings in the development if, and when, they are redeveloped.

The ordinance amendment would also include the Lighting Ordinance, the Tree Manual, new open space requirements, and new landscape requirements – all of which were not in existence in 1997.

Commissioner Banks pointed out that the request for an ordinance amendment is the City's only opportunity to bring the development up-to-date.

X. COMMITTEE REPORTS

A. Planning & Zoning Committee

Chair Hirsch gave a report on the Planning & Zoning Committee meeting. The Committee has asked the Planning Commission to review the uses for "PI" and "PC" with respect to the specific language of ***“ . . . goods and services of any kind”***. Chair Hirsch informed the Committee that the Commission's Ordinance Review Committee would be reviewing all the uses for "PI" and "PC" to clarify, re-organize, and eliminate redundancies.

B. Architectural Review Committee

A meeting of the Architectural Review Committee will be scheduled to discuss the Unified Code relative to the architectural review guidelines.

XI. ADJOURNMENT

The meeting adjourned at 8:00 p.m.

David Banks, Secretary