

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
September 9, 2002**

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

I. PRESENT

Mr. David Banks
Mr. Fred Broemmer
Mr. Mike Kodner
Mr. Dan Layton, Jr.
Ms. Rachel Nolen
Mr. Jerry Right
Mr. B. G. Wardlaw
Chairman Victoria Sherman
Mr. Doug Beach, City Attorney
Mayor John Nations
Ms. Connie Fults, Council Liaison
Ms. Teresa Price, Director of Planning
Ms. Barbara Weigel, Senior Planner
Mr. Paul DeLuca, Project Planner
Mr. Mike Hurlbert, Project Planner
Mr. John Wagner, Project Planner
Ms. Kathy Lone, Planning Assistant

ABSENT

Ms. Stephanie Macaluso

II. INVOCATION: Commissioner Wardlaw

III. PLEDGE OF ALLEGIANCE:

Chairman Sherman recognized the attendance of Mayor John Nations, Councilmember Bruce Geiger (Ward II) and Council Liaison Connie Fults (Ward IV).

IV. PUBLIC HEARINGS:

Commissioner Layton read the first portion of the 'Opening Comments.'

- A. **P.Z. 14-2002, The Fred M. Kemp Foundation:** A request by The Fred M. Kemp Foundation and the JPR Corporation to change the zoning from "NU and M-3" to PC (Planned Commercial) for a 5.104 acre tract of land located on the north side of Chesterfield Airport Road.

Proposed Uses:

- (f) Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly
- (uu) Vehicle service centers for automobiles

Ancillary uses:

- (g) Automatic vending facilities for:
 - (i) Ice and solid carbon dioxide (dry ice);
 - (ii) Beverages;
 - (iii) Confections.
- (l) Cafeterias for employees and guests only
- (qq) Souvenir shops and stands, not including any zoological displays, or permanent open storage and display of manufacturing goods.

Senior Planner Barbara Weigel gave a power point presentation showing the subject site and surrounding area for **P.Z. 14-2002, The Fred M. Kemp Foundation.**

1. Mr. Mark Teitelbaum, Vice President of Kemp Companies, 777 Craig Road, St. Louis, MO 63141, petitioner for **P.Z. 14-2002, The Fred M. Kemp Foundation,** stated the following;

- Speaker represents the Fred M. Kemp Foundation, a non-profit corporation;
- Proposed museum would be update of an existing industrial maintenance building used by Sachs Electric;
- Museum would also host community and social events;
- Mercedes cars would be in the automobile collection;
- The existing curb cut would be removed and shifted to the right;
- Significant landscaping would be provided on all four (4) sides;
- A public sidewalk is proposed along Chesterfield Airport Road;
- There will be a separate building for maintenance and restoration of the exhibits;
- The museum will contain an auditorium, conference room and a catering kitchen for special events and also the motor car display area;
- A front entrance and vestibule will be added to the existing building;
- The space between the museum and restoration building will contain a plaza area that will be used for the automobile shows, civic events, receptions and private parties;
- The plaza will be landscaped to create a garden-like area;

- Banner wickets will be used as sculptural markers for the museum. The wickets are made of aluminum and serve as a frame for the decorative fabric panel that will feature graphic images that are automotive related;
- The museum will start with approximately 45-50 cars and expand to 75 cars;
- Speaker stated that there would be a fee to view the exhibits;
- Speaker stated that the parking would be sufficient even for the cultural events;
- Speaker stated that as many trees as possible would be saved;
- Speaker stated that he would like the ordinance to be as flexible as possible concerning the hours of operation. Speaker stated that he would like the hours of operation for the museum to be: 10:00 a.m.-5 p.m. daily, open one (1) evening a week until 8:00 p.m. and for special events would be open until 11:00 p.m.

2. Mr. Greg Goebel, 9359 Pine Avenue, St. Louis, MO 63144, architect and speaking in favor of **P.Z. 14-2002, The Fred M. Kemp Foundation**;

- Speaker stated that the size of the wickets has not been decided but possibly will be approximately 20 feet tall and 12 feet wide.

SPEAKERS IN FAVOR – None

SPEAKERS IN OPPOSITION – None

SPEAKERS – NEUTRAL

REBUTTAL – None

Ms. Weigel stated that the following issues would be reviewed and addressed:

- The number of parking spaces and how they were calculated;
- Tree Stand Delineation clarification (species and location, willows that front Highway 40);
- Sidewalk width;
- Height, width, color and number of wickets and their appearance from Chesterfield Airport Road;
- Moving permitted use 'uu' to ancillary uses;
- Would the wickets be considered signage or artwork;
- Parking for busses;
- Building signage.

Chairman Sherman stated that **P.Z. 14-2002, The Fred M. Kemp Foundation** would go before the Architectural Review Board (ARB) for comment.

Commissioner Layton read the next portion of the 'Opening Comments.'

- B. **P.Z. 16-2002 Adbar Company, L.L.C.**: a request for a change of zoning from an "NU" Non-Urban District to a "PC" Planned Commercial District for 1.36 acre tract of land located west of the intersection of Chesterfield Airport Road and Baxter Road. (Locator Numbers: 17T 22 0883, 17T 22 0906, 17T 22 0915).

Permitted Uses:

- (h) Barber shops and beauty parlors.
- (o) Dry cleaning drop-off and pick-up stations.
- (s) Financial institutions.
- (x) Medical and dental offices.
- (z) Offices or office buildings.
- (nn) 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 these uses may be sold or provided directly to the public on the premises.
- (pp) Permitted signs (See Section 1003.168 'Sign Regulations').
- (qq) Souvenir shops and stands, not including any zoological displays, or permanent open storage and display of manufacturing goods.
- (rr) 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.

Ancillary 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.
- (q) Film drop-off and pick-up stations.
- (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.

Project Planner Mike Hurlbert gave a power point presentation of the subject site and surrounding area for **P.Z. 16-2002 Adbar Company, L.L.C.**

1. Ms. Joy McMillen, 17107 Chesterfield Airport Road, Chesterfield, MO 63005, attorney for **P.Z. 16-2002 Adbar Company, L.L.C.**, stated the following:
 - Proposed site is 1.36 acres;
 - Rezoning from 'NU' Non-Urban to PC Planned Commercial District;
 - There would be one (1) access – south of Chesterfield Airport Road and the Baxter Road intersection;

- First floor would be a bank and retail shops, the second floor would be offices;
 - Historical Commission has reviewed the rendering and unanimously approved;
 - The building would be 25 feet in height exclusive of any mechanical equipment;
 - Green space percentage is 53%;
 - Tree Stand Delineation has already been done by the engineer;
 - Petitioner has met twice with neighboring residents;
 - Floor area ratio is 16.8%;
 - 44 parking spaces would be provided;
 - Setbacks: 50 feet in the front, 20 feet in the rear and a 35-foot setback on the sides.
2. Mr. Clay Vance, Wind Engineering, 122 North Kirkwood Road, Kirkwood, MO 63122, engineer for **P.Z. 16-2002 Adbar Company, L.L.C.**, stated the following:
- The site is currently served or has the ability to easily be served by all the necessary utilities;
 - Parking calculations were based on a bank use (2,500 square feet), retail use (2,500 square feet) and office use (5,000 square feet);
 - Tree canopy calculations indicate preserving 34% of the trees (mostly between the property line between Chesterfield Bluffs and the proposed development);
 - The finished floor elevation of the building is at the mid-point of the site;
 - The rear of the site is terraced and tucked into the hillside;
 - Difference of grade between the rear of the residential homes and the finished floor elevation of the proposed building is approximately 47 feet;
 - The access has been discussed with the Department of Public Work and St. Louis County Department of Highways and Traffic and they agreed that the proposed access is the only reasonable option for the entrance location for the site;
 - The trash enclosure would be tucked into the retaining wall.
3. Ms. Lauren Strutman, Lauren Strutman Architects, PC, 16676 Chesterfield Airport Road, Chesterfield, MO 63017, architect for **P.Z. 16-2002 Adbar Company, L.L.C.**, stated the following:
- Proposed site is part of the Old Chesterfield area which was laid out in 1877 by Christian Burkhardt. The buildings to the east are on the National Register;
 - The owner of this property is interested in historical preservation and has restored a number of older buildings throughout St. Louis;
 - The proposed building would have turn of the century architecture;
 - Building would have a flat roof;

- The proposed building has been designed to compliment the Farmers' Bank building and to continue the character of the historic district by creating an older atmosphere;
- The bank entrance will be the main focal point of the building

SPEAKERS IN FAVOR – None

SPEAKERS IN OPPOSITION – None

SPEAKERS – NEUTRAL -

1. Dr. Vincent Perna, 16787 Chesterfield Bluffs Circle, Chesterfield, MO 63005, Trustee for Villas at Chesterfield Bluffs Subdivision, speaking neutral to **P.Z. 16-2002 Adbar Company, L.L.C.**;
 - Speaker stated that the proposed site is a small tract of land for a 10,000 square foot, 2-story building.
2. Ms. Fran Capra, 16791 Chesterfield Bluffs Circle, Chesterfield, MO 63005, speaking neutral to **P.Z. 16-2002 Adbar Company, L.L.C.**;
 - Speaker stated that she is concerned with the number of trees to be removed and would like a 1-for-1 replacement of the trees comparable in size, native to Missouri and part of the buffer between the Villas and the proposed site;
 - Speaker stated that the residents would like the trees that are scheduled to be removed tagged so they have the chance for visual review before the trees are torn down and the preliminary plan is approved;
 - Speaker stated that the residents would like it confirmed that there will not be any form of blasting or other detonation devices that would be used in clearing the property;
 - Speaker asked that some of the permitted uses be deleted;
 - Speaker asked that the hours of operation be : 9:00 a.m. to 6:00 p.m. Monday through Friday, 9:00 a.m. to 5:00 p.m. Saturday, and closed on Sunday and national holidays;
 - Speaker stated that she opposes having any mechanical equipment on the roof of the building;
 - Speaker asked that the roof top material be such that it would not reflect light and that it be dark in color and light absorbing;
 - Speaker asked that the building be outlined on the property so the residents could visualize the size and height of the building;
 - Speaker asked that some of the parking spaces be eliminated so that the trash enclosure could be moved to the front of the building and the loading zone be placed behind the building.

3. Mr. John Sinnott, 16801 Chesterfield Bluffs Circle, Chesterfield, MO 63005, speaking neutral to **P.Z. 16-2002 Adbar Company, L.L.C.**;
 - Speaker asked that all illumination levels, both interior and exterior, conform to IESNA guidelines;
 - Speaker stated that he would like the design to conform to the following: No light trespassing into adjacent residential areas, no lights directly visible at or above the horizontal plane, no up-lighting and, if possible, no flood-lighting;
 - Speaker asked that all signage used on the storefronts be of one (1) design, style, color and in a uniform location.
4. Mr. D'Arcy Fox, 16783 Chesterfield Bluffs Circle, Chesterfield, MO 63005, speaking neutral to **P.Z. 16-2002 Adbar Company, L.L.C.**;
 - Speaker stated that he is concerned with the added traffic;
 - Speaker stated that no provisions have been made for the widening of Baxter Road at this location;
 - Speaker suggested that a traffic study be done;
 - Speaker asked that right turns only be allowed out of the development.

REBUTTAL: None

Mr. Hurlbert stated that the following issues would be reviewed and addressed:

- Rooftop material and location of mechanical equipment;
- Location of the access for the Fire District;
- The height of the trees;
- Additional pedestrian access;
- Lighting be non-intrusive and architecturally similar (also in color);
- Property values;
- Quality of life;
- Mitigation of trees;
- Exclude some of the permitted uses;
- Roof color;
- Location of trash enclosure;
- Signage be consistent;
- Traffic concerns;
- Green space percentage;
- Lay-out of the turn lanes;
- Hours of operation;
- Does the definition of 'low density retail' use apply to this site;
- The possibility of the widening of Baxter Road as it would apply to this site.

Commissioner Banks suggested that language be added to Attachment A that this proposed development would always be what is approved and not changed in later years.

Chairman Sherman stated that **P.Z. 16-2002 Adbar Company, L.L.C.** would go before the Architectural Review Board (ARB) and Landmark Preservation Commission (LPC) for review.

Commissioner Layton read the closing portion of the ‘Opening Comments.’

V. APPROVAL OF MEETING MINUTES

Commissioner Broemmer made a motion to approve the August 26, 2002 Meeting Minutes. The motion was seconded by Commissioner Right and **passes** by a voice vote of 8 to 0.

VI. PUBLIC COMMENT -

1. Mr. Dean Burns, THF Realty, 2127 Innerbelt Business Center Drive, St. Louis, MO 63114, speaking in favor of **P.Z. 15-2002 Chesterfield Technology Park I;**

- Speaker reviewed the ancillary uses for the above petition;
- Speaker stated that the petitioner would like a small sign at the corner identifying the development but is not sure what would be required: Would it be an off-site sign, can it be included in the sign package for the retail or would a variance be required.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

- A. **Munger Corporate Headquarters (Spirit Trade Center, Lot 25)** - Amended Site Development Section Plan: Architectural Elevations and Landscape Plan for a new office/warehouse/manufacturing building on 4.9 acres tract of land, zoned "M-3" Planning Industrial District located on the southeast corner of the Trade Center Boulevard cul-de-sac.

Commissioner Layton, on behalf of the Site Plan Committee, recommends approval of the Amended Site Development Section Plan for **Munger Corporate Headquarters (Spirit Trade Center, Lot 25)** with the condition that the trash enclosure is to be built per the original approval with matching building materials and with the increased dimensions that had been specified at a later time. The motion was seconded by Commissioner Kodner and **passes** by a voice vote of 8 to 0.

- B. **River Crossing**; Amended Site Development Concept Plan for River Crossing, a 15.8-acre Planned Commercial District on the north side of Chesterfield Airport Road, across from Public Works Drive.

Commissioner Layton, on behalf of the Site Plan Committee, recommends approval of the Amended Site Development Concept Plan for **River Crossing**. The motion was seconded by Commissioner Banks and **passes** by a voice vote of 8 to 0.

- C. **Villas at Ladue Bluffs Plat One**: a record plat subdividing 26.37 acres for residential development zoned "R-3" (PEU) located northeast of Faust Park near the intersection of Olive Blvd and Ladue Road.

Commissioner Layton, on behalf of the Site Plan Committee, recommends approval of the Record Plat for Villas at **Ladue Bluffs Plat One**. The motion was seconded by Commissioner Kodner and **passes** by a voice vote of 8 to 0.

- D. **Villas at Ladue Bluffs Plat Two**: a record plat subdividing 12.83 acres for residential development zoned "R-3" (PEU) located northeast of Faust Park near the intersection of Olive Blvd and Ladue Road

Commissioner Layton, on behalf of the Site Plan Committee, recommends approval of the Record Plat for Villas at **Ladue Bluffs Plat Two**. The motion was seconded by Commissioner Kodner and **passes** by a voice vote of 8 to 0.

VIII. OLD BUSINESS -

- A. **P.Z. 13-2002 Drury Development Corporation**; a request for a change of zoning from three "C8" Planned Commercial Districts and a "NU" Non-Urban District to a "PC" Planned Commercial District for 4.85 acres of land adjacent to Chesterfield Mall at the intersection of Clarkson Road and U.S. Highway 40/64 (Interstate 64). (Locator Numbers: 18S-21-0161, 18S-23-0356, 18S-23-0345 and 18S-23-0279).

Proposed Uses:

Permitted Uses

- (e) Associated work and storage areas required by a business, firm, or service to carry on business operations.
- (v) Hotels and motels.

- (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.
- (ii) Restaurants, sit down
- (pp) Permitted signs (See Section 1003.168 'Sign Regulations').

Ancillary Uses

- (f) Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.
- (g) Automatic vending facilities for:
 - (i) Ice and solid carbon dioxide (dry ice);
 - (ii) Beverages;
 - (iii) Confections.
- (h) Barber shops and beauty parlors.
- (i) Bookstores.
- (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.
- (rr) 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.

Project Planner John Wagner gave an overview of **P.Z. 13-2002 Drury Development Corporation** and asked the Planning Commission if they had additional issues to be reviewed and addressed.

The Commission stated that they would like the following additional issues reviewed and addressed:

- Green space percentage if this were going to be an office and also for other hotels in the area, including outside of Chesterfield;
- Compare the traffic report and service levels at the intersection with the new Comprehensive Plan draft;
- Review methods for figuring parking calculations and hotel and restaurant usage;
- Review where pedestrian access is located on adjoining sites.

Chairman Sherman stated that **P.Z. 13-2002 Drury Development Corporation** would be held until all issues are reviewed and addressed.

- B. **P.Z. 15-2002 Chesterfield Technology Park I:** A request to amend Ordinance 1625 to include the following permitted uses: (m) child care center, nursery schools and day nurseries; (q) financial institutions; (tt) 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 (excluding illuminated outdoor facilities, golf courses, golf practice ranges, and drive in theaters); and the following ancillary uses: (w) restaurants, fast food; (ww) restaurants, sit down.

Senior Planner Barbara Weigel gave an overview of **P.Z. 15-2002 Chesterfield Technology Park I** and asked the Planning Commission if they had additional issues to be reviewed and addressed.

The Commission stated that they would like the following additional issue reviewed and addressed:

- Different types of signage requested and those allowed by the ordinance.

Commissioner Nolen stated that if temporary signage is allowed, she would like the time that the sign has been erected to count as part of the time allowed.

Chairman Sherman stated that **P.Z. 15-2002 Chesterfield Technology Park I** would be held until all issues are reviewed and addressed.

- C. **P.Z. 19-2002 City of Chesterfield:** a request to amend the "E" Estate Districts of the City of Chesterfield Zoning Ordinance (Sections 1003.107, 1003.108 and 1003.109) to include the following:

- Removal of the standard procedure option for development,
- Elimination of the 10-acre requirements for a Planned Environment Unit (PEU) procedure.
- Requiring the number of homes allowable to correlate to the number of acres.
- Requiring the minimum lot size of the district to be placed along the collector or arterial roadways.

Senior Planner Barbara Weigel gave an overview of **P.Z. 19-2002 City of Chesterfield** and asked the Planning Commission if they had additional issues to be reviewed and addressed.

Commissioner Layton made a motion to direct Staff to draft the ordinance, based on work to date, and then submit the draft ordinance to the Home Builders Association (HBA) for its written comments. Comments should be returned to the Commission as soon as possible for a vote. The motion was seconded by Commissioner Kodner **and passes** by a voice vote of 8 to 0.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS:

- A. Committee of the Whole**
- B. Ordinance Review Committee**
- C. Architectural Review Committee**

Committee Chair Right stated that a meeting would be scheduled.

- D. Landscape Committee**
- E. Comprehensive Plan Committee**
- F. Procedures and Planning Committee**
- G. Architectural Review Board Update**
- H. Landmarks Preservation Commission**

Commissioner Nolen asked Staff to review the definition of the 'low density retail' use.

Commissioner Nolen expressed concern with the temporary signage at the Jewish Community Center at the intersection of Baxter Road and wild Horse Creek Road.

The meeting unanimously adjourned at 8:35 p.m.

Jerry Right, Secretary

