

**PLANNING COMMISSION  
OF THE CITY OF CHESTERFIELD  
AT CHESTERFIELD CITY HALL  
September 8, 1997**



---

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

**PRESENT**

**ABSENT**

Mr. Fred Broemmer  
Mr. Michael Casey  
Mr. Dave Dalton - arrived later  
Mr. Charles Eifler  
Mr. Robert Grant  
Mr. Dan Layton, Jr.  
Ms. Linda McCarthy  
Mr. Allen Yaffe  
Chairman Rick Bly  
Mr. Douglas R. Beach, City Attorney  
Mayor Nancy Greenwood  
Councilmember Mary Brown (Ward IV) - Council Liaison  
Teresa J. Price, Director of Planning  
Laura Griggs-McElhanon, AICP, Assistant Director of Planning  
Cheryl Smith, Planner II  
Ms. Patricia Detch, Planner I  
Ms. Sandra Lohman, Executive Secretary

Chairman Bly noted the protocol for speaking at tonight's meeting will be as follows:

1. speaker's addressing the Commission on the Public Hearing tonight on Chesterfield Commons will need to have their cards filled-out by the conclusion of the petitioner's presentation; and
2. those who want to speak during "Public Comment" must have their cards filled-out prior to his calling for them on the agenda.

We will not be entertaining any discussion of the TIF tonight, that is the Council's job.

Chairman Bly noted the attendance tonight of Mayor Nancy Greenwood; Councilmember Larry Grosser (Ward II); Councilmember Mary Brown (Ward IV); and Councilmember Barry Streeter (Ward II).

**INVOCATION** - **Commissioner Broemmer**

**PLEDGE OF ALLEGIANCE** - All

**PUBLIC HEARINGS:**      **Commissioner Yaffe read the "Opening Comments."**

- A.      **P.Z. 24-97 THF Chesterfield Development, L.L.C., (Chesterfield Commons)**; a request for a change in zoning from "M-3" Planned Industrial District and "NU" Non-Urban District to "C-8" Planned Commercial District for a 128.5 acre tract of land located on the north and south sides of Chesterfield Airport Road, east of the intersection of Boone's Crossing Street.

Director Teresa Price gave a slide presentation of the subject site and surrounding area.

Chairman Bly noted the attendance of Councilmember Linda Tilley (Ward IV).

Mr. Michael Staenberg, Principal THF Development and Realty along with THF Chesterfield Development, spoke on behalf of the petitioner noting the following:

- proposed development would consist of a new Valley shopping center of various retail stores, known as Chesterfield Commons;
- the project will assist the City with major infrastructure goals, progress with the 500 Year Flood Protection Levee, and significant highway/traffic improvements to this area;
- sensibility, compatibility and balance describe the kind of development proposed;
- the proposed development will be approximately 700,000 square foot of retail use, including up to nine (9) major anchor tenants ranging in size from 15,000 square feet to 130,000 square feet, as well as several other small shops including, possibly a theater and office buildings;
- prospective tenants may include a grocery store, consumer electronics, home improvements, clothing, home improvements, office supplies, etc;
- the developer has a commitment from WalMart Stores, a home improvement retailer, and are close to commitments with other major retailers, including some new to St. Louis;
- WalMart will occupy less than 20% of this project, including the total space - almost fifty (50) other stores will occupy more than 80% of the proposed center;
- the site will include up to nine (9) outparcels for restaurant facilities and additional retail space;
- parking will be provided for approximately 4500 cars;
- more than 1,000 new jobs will be created by the proposed development, with an additional 250 jobs during construction of the center;
- Chesterfield Commons will provide excellent shopping for Chesterfield and West County residents;

- the development is compatible with the urgent goals of Chesterfield, by bringing vitality needed, and public infrastructure improvements to the Valley;
- the project will implement the first step in the Chesterfield Valley Master Plan - that is, major progress in bringing the Levee to the 500 Year Flood Protection Level, and much needed local highway and traffic improvements to the area;
- the flood protection and road improvements will help stimulate sensible and balanced development in the Valley, compatible with the identity and long-range plan for Chesterfield;
- Chesterfield Commons would generate more than half the revenue needed to bring the Monarch Chesterfield Levee to the 500 Year Flood Protection Level - more than ten million dollars;
- a large stormwater retention/detention area would be provided to serve a large portion of the eastern end of the Valley, with a modern stormwater management system;
- the proposed project will also provide improvements to Boones Crossing (a 4-way diamond interchange), providing access to Chesterfield Valley from both the east and the west;
- the proposed project will build a dedicated right-of-way for Edison Avenue, creating a third east-west Valley linkage, in addition to I-64 and Chesterfield Airport Road, as well as improvements to Chesterfield Airport Road;
- the proposed road improvements will help relieve traffic congestion stress for Chesterfield residents, by reducing reliance on key roads such as Clarkson, Kehrs Mill, Manchester and Baxter;
- the proposed development will help spur full economic potential in the Valley through balanced development of the Valley, resulting in Chesterfield's becoming more competitive with other areas in the St. Louis Region (i.e., Earth City), due to the added safety against flooding and the convenience to I-64;
- the requested zoning is compatible with, and will help implement, Chesterfield's long range plan for the Valley;
- the "C-8" zoning will afford the City with maximum control over the approval process, including architectural, landscaping, signage and other design issues;
- Chesterfield Commons would be an architecturally pleasing development, with extensive landscaping, lighting - consistent with Chesterfield's environment; and
- the proposed development will keep tax revenues in Chesterfield, working for the community's needs.

Mr. Staenberg introduced Tom Walker of THF (involved with this project for the past three years); Elizabeth Link (worked on the technical front-end); and Julie Kovarik of Crawford-Bunte-Brammeier (project's traffic engineer).

## **SPEAKERS IN FAVOR:**

1. Mr. Craig Conway, (President of Founders Bank) 15500 Olive Boulevard, Chesterfield, MO 63017, spoke as an individual, noting the project would provide an increase in revenue for the City.

## **Commissioner Dalton arrived at this time.**

2. Mr. David Kwinn, 16769 Chesterfield Farms Drive, Chesterfield, MO 63005, spoke as an individual, noting positive marketing aspects.
3. Ms. Joan Schmelig, (Executive Director of The Chesterfield Chamber of Commerce) 17405 Wild Horse Creek Road, Chesterfield, MO 63005, spoke as an individual, noting additional jobs will be provided by proposed development.
4. Ms. Jade Gardner Bute, 1510 Walpole, Chesterfield, MO 63017, spoke as an individual, noting benefits to residents from proposed development.
5. Mr. Scott Jenkins, 1504 Walpole Drive, Chesterfield, MO 63017, spoke as an individual, noting the need for more retail services in the Valley.
6. Mr. Tom Walsh, (Cass Bank) 750 Spirit 40 Park, Chesterfield, MO 63005, spoke as an individual, noting the development will assist in bringing business back to the Valley.
7. Mr. John Eulich, ( President and C.E.O. of Mark Andy, Inc.), 18081 Chesterfield Airport Road, Chesterfield, MO 63005, spoke as an individual noting the proposed development would be a great convenience for employees, and provide necessary financial assistance with regard to infrastructure improvements in the Valley.
8. Mr. John Burns, 1466 Kehrs Mill Road, Chesterfield, MO 63005, spoke as an individual noting the commercial development in the Valley would eliminate the need for further commercial development in our residential neighborhoods.
9. Mr. Gregg Hollabaugh, (President of Chesterfield Chamber of Commerce), 656 E. Jefferson Avenue, Kirkwood, MO 63122, spoke as an individual. He read relevant portions of a letter recently sent to the Mayor, City Council Members and Members of the Planning Commission. He further noted the Chamber has, through their broadcast fax system at the Chamber office, received sixty-eight (68) positive responses from their membership stating their support of quality, large scale, retail development in Chesterfield Valley that can result in funding the infrastructure improvements just mentioned.

Councilmember Brown inquired how the Chamber believes a development of the size proposed would affect the existing retail businesses in Chesterfield.

Mr. Hollabaugh noted it is the Chamber's general opinion that, in a large metropolitan area like Chesterfield and St. Louis County, it won't have an adverse effect, like it might in a smaller community.

10. Mr. Tom Walker, (President of Outdoor Equipment Company, Chairman of Chesterfield Valley 2000) 17485 N. Outer 40, Chesterfield, MO 63005, spoke as an individual noting the proposed development would provide levee and road improvements that are desperately needed for all existing businesses. He noted the power centers could have an impact on existing retail businesses; but, overall, he believes it would be minor in nature.
11. Mr. Larry Lipsitz, 722 Goddard Avenue, Chesterfield, MO 63055, spoke as an individual noting the development would improve property values, generate taxes, and aid in flood prevention.
12. Mr. Tom Fleming, 17067 Rooster Ridge, Chesterfield, MO 63005, spoke as an individual noting this development will give us an opportunity to turn the lights on in the Valley at night. If lights are turned on, residents have an opportunity to come to the Valley to see there is something there for them - it isn't just a business development.
13. Mr. Bob Brinkmann, 16916 Pacland Ridge Drive, Chesterfield, MO 63005, spoke as an individual noting it is a plus to have a development encompasses such a large area, and it appears to be a quality project.
14. Mr. Mike Flavin, 16917 Crystal Springs, Chesterfield, MO 63005, spoke as an individual noting this is the best project since the Chesterfield Mall. He further noted the developer has agreed to plant trees in the back yards of the people who have to look at the proposed project.
15. Mr. Ward Overall, 1007 Keystone Trail Drive, Chesterfield, MO 63005, spoke as an individual noting the project represents the best use of land for the Valley.
16. Mr. Dick Hrabko, Spirit of St. Louis Airport, 18270 Edison Avenue, Chesterfield, MO 63005, spoke as an individual noting there was a study done in the Chesterfield Valley in the 1980's in which Planners stated there was the potential for one billion square feet of development, and 40,000 jobs. It appears this development is an opportunity towards a reasonable goal in the future development of the Valley. He further noted the developer (THF) first approached the City in 1994, has done it's homework (due diligence), and is a credit both to the developer and City.
17. Mr. Dan Schwartz, 15523 Country Mill Court, Chesterfield, MO 63017, spoke as an individual noting the need for retail in the Valley.
18. Mr. Harvey Uelk, 15503 Clover Ridge Drive, Chesterfield, MO 63017, spoke as an individual noting the fringe benefits of retail businesses in the Valley.
19. Mr. Stan Schwartz, 1916 DeWitt Ridge Drive, Chesterfield, MO 63017, spoke as an individual noting the development will afford more growth for the City due to the revenue generated from taxes.

**SPEAKERS IN OPPOSITION:** None

**SPEAKERS - NEUTRAL:** None

**REBUTTAL:** - Waived.

**Commissioner Yaffe** read the final portion of the "Opening Comments."

**Chairman Bly** called a ten (10) minute recess at 8:00 p.m.

**Chairman Bly** reconvened the meeting at 8:10 p.m.

**APPROVAL OF THE MINUTES:**

A motion to approve the minutes of August 11, 1997, as amended on page 1, was made by Commissioner Grant, seconded by Commissioner McCarthy and **passes** by a voice vote of 8 to 0.

**Commissioner Casey** returned to the meeting at this time.

**PUBLIC COMMENT** - None

**NEW BUSINESS:**

- A. **P.Z. 21-97 City of Chesterfield Planning Commission**; a proposal to amend Sections 1005.180 Street Standards and Street Specification Matrix; 1005.040 Definitions; and 1005.270 Sidewalks of the City of Chesterfield Subdivision Ordinance, in addition to other Sections of the Subdivision Ordinance as may be applicable to work being done by the Moratorium Panels of the City of Chesterfield (Character of Neighborhoods, Trees, Streets Issues, Conditional Permits, Traffic Issues, Commercial Items and Special Items).
- B. **P.Z. 22-97 City of Chesterfield Planning Commission**; a proposal to amend Sections 1003.020 Definitions; 1003.030 Establishment of Districts - Zoning Map; 1003.145 "C-8" Planned Commercial District Regulations; 1003.155 "M-3" Planned Industrial District Regulations; 1003.165 Off-Street Parking and Loading Regulations; 1003.107 "NU" Non-Urban District Regulations; 1003.111 "R-1" Residence District Regulations; 1003.112 "R-1A" Residence District Regulations; 1003.113 "R-2" Residence District Regulations; 1003.115 "R-3" Residence District Regulations; 1003.117 "R-4" Residence District Regulations; 1003.119 "R-5" Residence District Regulations; 1003.120 "R-6A" Residence District Regulations; 1003.120A "R-6AA" Residence District Regulations; 1003.121 "R-6" Residence District Regulations; 1003.123 "R-7" Residence District Regulations; 1003.125 "R-8" Residence District Regulations ; and a proposal to create the following new Sections: 1003.140 "PC" Planned Commercial District; 1003.150 "PM" Planned Industrial District; 1003.178 Development in Planned Commercial and Planned Industrial Districts; 1003.180

Architectural Review Committee; and a Section relative to Tree Protection Standards; and a proposal to delete the following Sections: "C-1" Neighborhood Business District Regulations; "C-4" Highway Service Commercial District Regulations; and "C-6" Office and Research Service District Regulations of the City of Chesterfield Zoning Ordinance, in addition to amendments/deletions and new Sections of the Zoning Ordinance as may be applicable to work being done by the Moratorium Panels of the City of Chesterfield (Character of Neighborhoods, Trees, Streets Issues, Conditional Permits, Traffic Issues, Commercial Items and Special Items)

Chairman Bly asked Commissioners to state issues they would like to bring to the attention of Department Staff.

#### COMMENTS DISCUSSION BY COMMISSION

- Issues were discussed regarding deletion of uses and alternative mechanisms for uses in the "NU" Non-Urban Zoning District.
- Proper placement of cellular towers uses was discussed.
- Definitions were addressed by the panels in an effort to combine similar uses into one category, in an effort to reduce the number of categories.

City Attorney Douglas Beach noted the existing "R-1" Zoning lots, smaller than one (1) acre, would allow one (1) house to be built, but would not allow it to be subdivided into smaller lots.

Commissioner Grant asked staff to look at the definition of Woodlands.

Councilmember Brown noted the Tree Panel will meet Wednesday, September 10th, and she will bring this issue up, as well as other comments relative to this panel, and respond back to the Commission at its next meeting on September 22, 1997.

- The issue of requirements for stub streets was discussed.

City Attorney Beach noted the Comprehensive Plan currently recommends stub streets, but it doesn't necessarily happen.

- Staff was asked to come up with proposed criteria that would establish whether or not stub streets may, or may not, be appropriate; responsibility of street signs for stub streets; and responsibility for initial placement and continuing maintenance of those signs.

- Clarification was requested regarding where requirements originate for stub streets, easements, right-of-ways, cross-access, etc.

- C. P.Z. 23-97 City of Chesterfield Planning Commission; a proposal to establish a requirement for disclosure information relative to future land use and local noise impact.

**No action was taken on this item.**

## SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. **Lydia Hill Road Dedication and Easement, Plat Two**; west side of Chesterfield Parkway South, south of Burkhardt Place.

Commissioner Grant, on behalf of the Site Plan Committee, made a motion to approve the Lydia Hill Road Dedication and Easement, Plat Two. The motion was seconded by Councilmember Layton and passes by a voice vote of 9 to 0.

- B. **Oak Creek Meadows Subdivision**; "R-2" 15,000 square foot Residence District Record Plat; south side of Olive Boulevard, west of Western Mill Drive.

Commissioner Grant, on behalf of the Site Plan Committee, made a motion to approve the Oak Creek Meadows Subdivision "R-2" 15,000 square foot Residence District Record Plat. The motion was seconded by Councilmember Casey and passes by a voice vote of 9 to 0.

- C. **The Hampton Inn**; Resubdivision Plat for Lots 7, 8 and 9 of "Pickwick Shopping Center" and part of Lot 32 of "West County Acres Plat 1;" north side of Swingley Ridge Drive, between Chesterfield Village Parkway North and Nardin Drive.

Commissioner Grant, on behalf of the Site Plan Committee, made a motion to approve the Hampton Inn Resubdivision Plat for Lots 7,8 and 9 of "Pickwick Shopping Center" and part of Lot 32 of "West County Acres Plat 1. The motion was seconded by Councilmember Casey and passes by a voice vote of 9 to 0.

- D. **A & O Investments (Fairfield Suites/Applebee's)**; a Resubdivision of Adjusted Lot 3C of a Boundary Adjustment Plat of Lot 3B and 3C of Lot 3 of Herman Stemme Office Park; northwest corner of Chesterfield Parkway North and Conway Road.

Commissioner Grant, on behalf of the Site Plan Committee, made a motion to approve the A & O Investments (Fairfield Suites/Applebee's) Resubdivision of Adjusted Lot 3C of a Boundary Adjustment Plat of Lot 3B and 3C of Lot 3 of Herman Stemme Office Park. The motion was seconded by Councilmember Casey and passes by a voice vote of 9 to 0.

- E. **P.Z. 30-96 McDonald's Corporation**; "C-8" Planned Commercial District Site Development Plan, Architectural Elevations and Landscape Plan; located at the southeast corner of the intersection of Long Road and Chesterfield Airport Road.

Commissioner Grant, on behalf of the Site Plan Committee, made a motion to approve P.Z. 30-96 McDonald's Corporation, "C-8" Planned Commercial District Site Development Plan, as amended to allow for the cross-access easement on the rear of the southeast portion of the site, approximately where the dumpster is depicted on the site plan submitted tonight. He also moved for the approval of the Architectural Elevations and Landscape Plan, as amended to add Commercial Landscape Guidelines. The motion was seconded by Councilmember Broemmer.

The purpose of the cross-easement requirement was discussed.

**The motion passes by a voice vote of 9 to 0.**

- F. **P.C. 86-80 Spirit 40 Park, Lots 6 & 7**; "M-3" Planned Industrial District Site Development Section Plan, Architectural Elevations and Landscape Plan; located to the northeast of the intersection of Chesterfield Airport Road and Spirit 40 Park Drive.

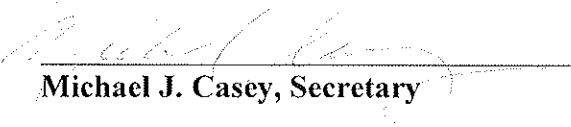
Commissioner Grant, on behalf of the Site Plan Committee, made a motion to approve P.C. 86-80 Spirit 40 Park, Lots 6 & 7, "M-3" Planned Industrial District Site Development Section Plan, Architectural Elevations and Landscape Plan. The motion was seconded by Councilmember Casey and passes by a voice vote of 9 to 0.

**IX. COMMITTEE REPORTS:**

- A. **Ordinance Review Committee** - No report
- B. **Architectural Review Committee** - No report
- C. **Site Plan/Landscape Committee** - No report
- D. **Comprehensive Plan Committee** - No report
- E. **Procedures and Planning Committee** - No report.

A motion to adjourn was made by Commissioner Casey, seconded by Commissioner Yaffe and passes by a voice vote of 9 to 0.

The meeting adjourned at 8:30 p.m.

  
Michael J. Casey, Secretary

*[Amended page 3]*

[MIN9-8.097]