PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
August 28, 2000

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

I. PRESENT

Mr. David Banks
Mr. Mike Kodner
Mr. Dan Layton, Jr.
Ms. Stephanie Macaluso
Ms. Rachel Nolen
Ms. Victoria Sherman
Mr. B. G. Wardlaw
Chairman Fred Broemmer
Mr. Doug Beach, City Attorney
Mr. John Nations, Council Liaison
Ms. Teresa Price, Director of Planning
Mr. Tom Blanchard, Project Planner
Mr. Matt Brandmeyer, Project Planner
Mr. Mike Hurlbert, Project Planner
Mr. John Wagner, Project Planner
Ms. Kathy Lone, Executive Secretary/Planning Assistant

ABSENT

Mr. Jerry Right

II. INVOCATION: Commissioner Banks

III. PLEDGE OF ALLEGIANCE: All

Chairman Broemmer recognized the attendance of Councilmember Mary Brown (Ward IV) and Council Liaison John Nations (Ward II).

IV. PUBLIC HEARINGS:

Commissioner Wardlaw read the first portion of the Opening Comments.

A. **P.Z. 29-2000 Chesterfield Airport Center, Lot A**: A request to amend the ordinance in a "PC" Planned Commercial District for a 1.5 acre tract of land located on Chesterfield Airport Road, south of Highway 40 and east of Long Road.

Project Planner Mike Hurlbert gave a slide show of the subject site and surrounding area.

1. Mr. Walter Lamkin, 16141 Swingley Ridge Road, Chesterfield, MO 63017, attorney for P.Z. 29-2000 Chesterfield Airport Center, Lot A, stated the following:

- Property was previously zoned but is now subdivided;
- Would like revisions to the setbacks;
- Uses are from the list of permitted uses.

2. Mr. David Bohler, Clayton Engineering Company, 11920 Westline Industrial Drive, St. Louis, MO 63146, engineer for P.Z. 29-2000 Chesterfield Airport Center, Lot A, stated the following:

- Site is 1.5 acres;
- Property is zoned C-8. Petitioner wants to amend the C-8 on the southern portion;
- 12,700 square foot retail space;
- 70 parking spaces are required, petitioner will provide 73 spaces;
- All of the parking will be in the front;
- One entrance on Caprice Drive and no access on Chesterfield Airport Road;
- Approximately 20-25% of green space;
- Setbacks on the north and west sides are 15 feet, rear is 15 feet and the eastern side is 30 feet. The building would be 145 feet back from Chesterfield Airport Road right-of-way;
- The building material will be decorative block;
- Mechanical equipment can be screened.

SPEAKERS IN FAVOR – None

SPEAKERS IN OPPOSITION – None

SPEAKERS NEUTRAL – None

REBUTTAL – None

Chairman Broemmer stated that **P.Z. 29-2000 Chesterfield Airport Center, Lot A** would go to the Architectural Review Board (ARB) for review of building materials and appearance of the rear of the building from Highway 40 and Caprice Drive.

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

V. APPROVAL OF MEETING MINUTES

A. Commissioner Layton made a motion **to approve** the August 14, 2000 Meeting Minutes, as amended. The motion was seconded by Commissioner Banks **and passes by a voice vote of 8 to 0.**

B. Commissioner Layton made a motion **to approve** the August 17, 2000 Committee of the Whole of the City of Chesterfield Planning Commission Meeting Minutes. The motion was seconded by Commissioner Banks **and passes by a voice vote of 8 to 0.**

VI. PUBLIC COMMENT

1. Mr. Steve Quigley, 11920 Westline Industrial Drive, St. Louis, Mo 63146, engineer for Garden View Care Center;

- Stated that he was present to answer questions on the Site Development Plan or Subdivision Plat for Garden View Care Center.

2. Mr. Jan Peterson, 4921 Sandstone Drive, Ft. Collins, CO, architect for Garden View Care Center;

- Stated that he was present to answer questions on Garden View Care Center.

3. Mr. William Schierholz, 16696 Anna's Way, Chesterfield, MO 63005, developer for Dugsford Commons;

- Stated that he is available to answer questions on the Landscape Plan for Dugsford Commons.

4. Mr. Mike Doster, 16476 Chesterfield Airport Road, Chesterfield, MO 63017, attorney for P.Z. 28-2000 Simon Development & Harold P. Greuling;

- Speaker stated Section 1003.109 E-3 Residence District, section 7d, of the Zoning Ordinance states that "sidewalks are required on one side of the street and will be allowed to 'wander' to reduce grading and save trees." Staff suggests in their report that this section may also apply to the issue of the meandering sidewalk along Wildhorse Creek Road. The developer, Mr. Simon, is required to meander or wander the sidewalk at Wildhorse Creek Road. Mr. Simon is not prepared at the time to say which trees he can save.

5. Mr. Jean Magre, The Sterling Company, 5055 New Baumgartner Road, St. Louis, MO 63129, engineer for P.Z. 28-2000 Simon Development & Harold P. Greuling;

- Speaker stated that he was present to answer questions.

6. Mr. Barry Simon, 1215 Fern Ridge Parkway, St. Louis, MO 63141, petitioner for P.Z. 28-2000 Simon Development & Harold P. Greuling;

- Speaker stated that as many trees as possible will be transplanted;
- Speaker stated that he will meander the sidewalk to save as many trees as possible;
- Speaker stated that along 570 feet of Wild Horse Creek Road, approximately 130 feet of trees on the west side of the development and approximately 70 to 80 feet of trees the east side will be saved;
- Speaker stated that he will meander the sidewalk to save as many trees as possible;
- Speaker stated that if trees do die, they will be transplanted with 6" and 8" caliper pin oaks along the corridor of Wild Horse Creek Road;
- Speaker stated that the sidewalk would be connected to the sidewalk at the school.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

A. **Dugsford Commons**; A Landscape Plan for a 5.3 acre "C-8" Planned Commercial District located on the north side of Wild Horse Creek Road and east of Long Road.

Commissioner Nolen, on behalf of the Site Plan Committee, recommends approval of the Landscape Plan for **Dugsford Commons** and approval of a subsequent Landscape Plan for an additional 32 Austrian Pines to be planted adjacent to the existing subdivision if a letter of acceptance is provided by the Trustees within 90 days. The developer will be required to provide only a Landscape Installation Bond for these additional trees. The motion was seconded by Commissioner Banks **and passes by a voice vote of 8 to 0.**

B. **Garden View Care Center Addition:** Amended Site Development Plan, Architectural Elevations, and a Landscape Plan for a "MXD" Mixed Use Development District. The subject property is located on Chesterfield Pointe Parkway, south of Olive Boulevard.

Commissioner Nolen, on behalf of the Site Plan Committee, recommends approval of the Amended Site Development Plan, Architectural Elevations and Landscape Plan for **Garden View Care Center Addition** provided that the building materials will match as closely as possible to the existing building and that the developer will plant additional evergreen trees with a minimum of a six (6) foot height. The motion was seconded by Commissioner Banks **and passes by a voice vote of 8 to 0.**

C. **Garden View Care Center Subdivision Plat**: A record plat for 27.74 acres, zoned "MXD" Mixed Use Development District located on Chesterfield Pointe Parkway and south of Appalachian Trail.

Commissioner Nolen, on behalf of the Site Plan Committee, recommends approval of the Subdivision Plat for **Garden View Care Center**. The motion was seconded by Commissioner Macaluso **and passes by a voice vote of 8 to 0.**

VIII. OLD BUSINESS

A. **P.Z. 11-2000 St. Louis Family Church**: A request for a change in zoning from "C-8" Planned Commercial, "NU" Non-Urban, and "M-3" Planned Industrial Districts to "PI" Planned Industrial for a 16.17 acre tract of land located south of Chesterfield Airport Road, west of Valley Center Drive, more commonly known as St. Louis Family Church.

Project Planner Mike Hurlbert gave an overview of the petition and stated that Staff agrees with items 1, 2, 3, 4, 5, 6, 7 and 10 in Attachment A. Staff does not support changes to items 8 and 9.

Commissioner Macaluso made a motion to approve **P.Z. 11-2000 St. Louis Family Church** with items 1, 2, 3, 4, 5, 6, 7 and 10 agreed upon approval. Items 8 and 9 to remain as they are in Attachment A. The motion was seconded by Commissioner Kodner.

Commissioner Macaluso amended her motion to include items 9. b and c. Commissioner Kodner accepted the amendment to the motion.

Upon a roll call the vote was as follows: Commissioner Banks, yes; Commissioner Kodner, yes; Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Sherman, yes; Commissioner Wardlaw, yes; Chairman Broemmer, yes.

The amended motion passes by a vote of 8 to 0.

B. **P.Z. 18-2000 Terra Investments, L.L.C.**; a request for rezoning from "M-3" Planned Industrial to "PI" Planned Industrial for a 24.997 acre tract of land located on the north side of Chesterfield Airport Road east of Spirit Drive (Locator Numbers: 17V62-0049, 17V62-0050, 17V62-0072).

Project Planner Matt Brandmeyer stated that the petitioner for **P.Z. Terra Investments, L.L.C.** has requested that this petition be held.

Commissioner Layton made a motion to hold **P.Z. 18-2000 Terra Investments, L.L.C.** until the September 11, 2000 Planning Commission meeting. The motion was seconded by Commissioner Banks **and passes by a voice vote of 8 to 0.**

C. **P.Z. 28-2000 Simon Development & Harold P. Greuling**; a request for a change of zoning from an "NU" Non-Urban District to an "E-3" Estate One Half Acre Residence District for 10.9 acres of land located northwest of Wildhorse Creek Road and northeast of Woodcliffe Drive and Hipoint Road. (Locator Numbers: 18T420040, 18T420831,18T510053,18T510130,18T510031 and 18T510064)
Proposed use:
Single Family Homes.

Project Planner John Wagner gave an overview of this petition.

Director of Planning Teresa Price stated that the Department of Public Works is reviewing the detention.

Commissioner Layton made a motion to approve **P.Z. 28-2000 Simon Development & Harold P. Greuling**. The motion was seconded by Commissioner Sherman.

Commissioner Sherman asked the developer to consider installing 5-foot wide sidewalks on both sides of the street.

Commissioner Macaluso thanked the developer for stating that he would stud pipe the cul-de-sacs for future watering of landscape.

Upon a roll call the vote was as follows: Commissioner Kodner, yes; Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Sherman, yes; Commissioner Wardlaw, yes; Commissioner Banks, yes; Chairman Broemmer, yes.

The amended motion passes by a vote of 8 to 0.

D. **P.Z. 32-2000 City of Chesterfield Planning Commission**; a proposal to amend the City of Chesterfield Zoning Ordinance by creating a new Section 1003.167(21) Power of Review.

Project Planner Matt Brandmeyer asked the Commission if they had issues for Staff to review.

Chairman Broemmer stated that P.Z. 32-2000 City of Chesterfield Planning Commission would be held.

IX. COMMITTEE REPORTS:

A. Committee of the Whole –

Chairman Broemmer stated that the next meeting would be Tuesday, August 29, 2000 at 6:30 p.m. in the Council Conference Room.

B. Ordinance Review Committee
C. Architectural Review Committee
D. Site Plan/Landscape Committee –
E. Comprehensive Plan Committee –
F. Procedures and Planning Committee
G. Architectural Review Board Update

City Attorney Beach gave a summary of litigation in which the City of Chesterfield is involved.

Chair Broemmer gave a summary of the actions at the Planning and Zoning Committee.

Ms. Price stated that the Planning and Zoning Committee directed Staff to begin the RFP (Request For Proposal) process for a new Comprehensive Plan update.

The meeting was unanimously adjourned at 8:21 p.m.

Victoria Sherman

Victoria Sherman, Secretary