

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
AUGUST 14, 2017**

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

I. ROLL CALL

PRESENT

Commissioner Wendy Geckeler
Commissioner Laura Lueking
Commissioner Debbie Midgley
Commissioner Mary Monachella
Commissioner Steven Wuennenberg
Chair Merrell Hansen

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

ABSENT

Commissioner Allison Harris
Commissioner John Marino
Commissioner James Rosenauer

Chair Hansen acknowledged the attendance of Mayor Bob Nation; Councilmember Dan Hurt, Council Liaison; Councilmember Barbara McGuinness, Ward I; Councilmember Guy Tilman, Ward II; Councilmember Ben Keathley, 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 Lueking made a motion to approve the Meeting Summary of the July 10, 2017 Planning Commission Meeting. The motion was seconded by Commissioner Midgley and passed by a voice vote of 6 to 0.

VI. PUBLIC COMMENT

Mr. George Stock, Stock & Associates Consulting Engineers, 275 Chesterfield Business Parkway, Chesterfield, MO 63005 stated he was available for any questions relative to **P.Z. 09-2017 18385 Chesterfield Airport Rd. (Chesterfield Hockey Association, P.Z. 05-2017 Villages at Bonhomme Creek (704 Alrick, LLC), and Tower Center, Lot AA (Pets & Company).**

Mr. Mike Lang, 11469 Olive Boulevard, St. Louis, MO representing the Petitioner for **P.Z. 05-2017 Villages at Bonhomme Creek (704 Alrick, LLC)** stated he was available for any questions.

The following individuals were in opposition to **P.Z. 05-2017 Villages at Bonhomme Creek (704 Alrick, LLC)**:

1. **Mr. Steve Robinson**, 16703 Chesterfield Manor Drive, Chesterfield, MO.

Mr. Robinson stated that the proposal for luxury apartments contradicts the following sections of the City's Comprehensive Plan as noted below:

- Section 2.0 Residential Development Policies - It is a goal of the Planning Commission to preserve existing neighborhoods. Plan Policies are meant to support neighborhood preservation and historic preservation. *Mr. Robinson stated that the Chesterfield Mobile Home Park is an existing neighborhood that needs to be preserved.*
- Section 2.1.1 Conservation of Existing Quality of Life - Preserve and enhance the quality of life in Chesterfield as exemplified by its existing neighborhoods.
- Section 2.1.2 Historic Preservation - Historic structures and districts should be identified and preserved. *Mr. Robinson stated that the Mobile Home Park has existed for 50 years - 20 years longer than Chesterfield has been incorporated.*
- Section 2.1.3 Encourage Preservation of Existing Residential Neighborhoods. *Mr. Robinson stated that nothing has been done to improve the existing mobile home park.*
- Section 2.1.7 Multiple-Family Projects in Higher Density Areas – Multiple-family projects should be located close to existing, higher density residential development. *Mr. Robinson stated that the proposed development is not close to other multi-family apartment complexes.*
- Section 2.1.10 Encourage Diversity in Housing Opportunities - Encourage a range of housing opportunities within the City of Chesterfield. *Mr. Robinson stated that there is no other low-income, affordable housing in Chesterfield. The mobile home park has a large Hispanic population and eliminating it would create a void in diversity in the schools, work place, and community.*
- Section 7.0 Transportation Policies - Traffic congestion in the City of Chesterfield is a major concern of area residents. *Mr. Robinson stated that with the proposed development, along with the Watermark Apartments now under construction, the area would see an increase of over 1,000 cars. Traffic will also be increased from the new Pfizer office complex and developments down Wild Horse Creek Road.*

Mr. Robinson also pointed out that 48% of area residents would be financially burdened by the proposed rental rates of \$1,400 to \$2,000/month.

2. **Mr. James Moore**, 15457 Duxbury Way, Chesterfield MO – speaking on behalf of Social Justice for All and West County Community Action Network.

Mr. Moore presented information that he feels could be a solution to the issues surrounding the proposed rezoning of the mobile home park. The two groups he is representing believe a solution could be found whereby organizations and individuals form a non-profit Community Land Trust under Section 213 of the Federal Housing and Community Development Act. Such a land trust would meet the needs of the current landowners by purchasing the property, or by joining with the landowners in a form of joint tenancy. These trusts are a means of providing low or affordable housing by absorbing the cost of the land and permitting prospective residents the options to hold or build housing, or improve their holdings. The Community Land Trust (CLT) would be governed by a three-party board including representatives of the residents, the CLT investors, and surrounding neighborhoods or the City. A CLT would benefit the landowners by purchasing their land; it would benefit the residents by giving them security and a voice in their own future; and would benefit the City by providing a means to continue the low-income residency of the mobile home park and to insure that improvements in living conditions are promoted and maintained.

3. **Dr. Ed Ernstrom**, 908 Doresay Lane, Chesterfield, MO.

Dr. Ernstrom stated that the residents feel that the Comprehensive Plan protects them as citizens and residents of Chesterfield. The Plan states that new developments will not come at the peril or cost of Chesterfield residents. The Plan also states that high-density residential dwellings should be placed in clusters near other high-density residential areas and closer to other high-density developments and office buildings. Dr. Ernstrom also pointed out that Old Chesterfield Road will not be able to accommodate the traffic conditions without adding new traffic lights at Baxter and Edison and at Old Chesterfield Road and Wild Horse Creek Road. He added that the Watermark development and the proposed residential development on Wild Horse Creek Road will create traffic concerns for the City and for the residents.

4. **Rev. Margaret Philip**, 17836 Wild Horse Creek Road, Chesterfield, MO – Pastor of St. Thomas United Church of Christ.

Rev. Philip referred to the former speakers who noted how the subject proposal is in conflict with the City's Comprehensive Plan and to the speaker who provided an alternative way to allow Chesterfield to provide low-income housing. She stated that these are important facts for the Commission to consider, but noted that "there is also a moral and ethical imperative here" in that the City has not done anything in the past to provide more low-income housing for Chesterfield. The current mobile home citizens cannot pay the high rent pervasive throughout the City but these residents are "crucial to our community – they cover jobs that are needed and if they are put out of their residences, they will not be here to trim our lawns, fix our roofs, and do our cleaning and dishwashing". Rev. Philip noted that while this is a financial and economic decision, it is also an ethical decision.

5. **Aaron Layton**, The Journey Church
(*Mr. Layton did not speak.*)

The following individual spoke from a **neutral position** regarding **P.Z. 05-2017 Villages at Bonhomme Creek (704 Alrick, LLC)**:

1. **Ms. Venita Lake**, 5851 Waterman Blvd., St. Louis, MO.

Ms. Lake is a descendant of Lawrence Long, who is assumed buried on the subject site, along with other family members. After giving historical background information on the Long family, she asked that the gravesites be protected.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. **Terraces at Woods Mill Cove, Lot 2 (Lorenz Deck)**: A Partially Amended Site Development Plan for a 0.2 acre tract of land zoned "R1" Residence District located on the northern side of Woods Mill Cove Drive 209 feet east of its intersection with Brooking Park and 300 feet west of its intersection with Woods Mill Drive.

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Partially Amended Site Development Plan for **Terraces at Woods Mill Cove, Lot 2 (Lorenz Deck)**. The motion was seconded by **Commissioner Lueking** and **passed** by a voice vote of 6 to 0.

- B. **Tower Center, Lot AA (Pets & Company)**: An Amended Site Development Plan, Amended Architectural Elevations and Statement of Design for a 2.01 acre tract of land zoned "PC" Planned Commercial District located on the northwest corner of Long Road and Edison Avenue.

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Plan, Amended Architectural Elevations and Statement of Design for **Tower Center, Lot AA (Pets & Company)** with the condition that an additional planter be added to the site and to be located per Staff. The motion was seconded by **Commissioner Lueking** and **passed** by a voice vote of 6 to 0.

VIII. UNFINISHED BUSINESS

- A. **P.Z. 09-2017 18385 Chesterfield Airport Rd. (Chesterfield Hockey Association)**: A request for a zoning map amendment from a "M3" Planned Industrial District to a "PC" Planned Commercial District for 17.85 acres located on the north side of Chesterfield Airport Road approximately 290 feet northeast of its intersection with Olive Street Road and 860 feet northwest of its intersection with Wings of Hope Boulevard (17W640080).

Project Planner Cecilia Dvorak stated that the Public Hearing for this petition was held on July 10, 2017 at which time five issues were raised as follows:

Consistency in Permitted Uses

The Commission had expressed a desire to insure that the permitted uses are consistent with those in the Valley Village subdivision to the south, and with the uses for the property to the southeast, which was recently rezoned under petition number P.Z. 14-2016.

Staff identified a number of uses which were inconsistent with the permitted uses in these two subdivisions, which the Petitioner has removed. These uses included drive-thru uses, automotive uses, regional land uses, and outdoor storage and sales. It was noted that the Petitioner has removed 10 of the 45 uses outlined in the initial request.

Hours of Operation

The Commission had requested that the standard language be included in the Attachment A to restrict hours of operation for retail uses from 6:00 a.m. to 11:00 p.m. The Petitioner is amenable to this request and Staff has incorporated the language into the Attachment A requirements.

Need for a Traffic Study

The Petitioner understands that a traffic study will be required at the time of Site Plan review as directed by the City and St. Louis County Department of Transportation.

Cross Access to Adjacent Developments

At the Public Hearing, an adjoining property owner expressed concerns regarding access to their property to the west. In response to these concerns, the Petitioner has depicted cross access in all directions on the Preliminary Plan. Additionally, language requiring cross access to the east, south, and west has been incorporated into the Attachment A requirements.

Potential Impact on Adjacent Properties

The final issue raised related to implications of the proposed road on development rights of the Valley Village subdivision to the south. Staff has confirmed that the current zoning request will not infringe on Valley Village's approved preliminary plan and site development concept plan. In response to this issue, the Applicant has shown the site development conceptual layout for the bank site adjoining the property to depict that the site will still accommodate their approved site plan.

Ms. Dvorak stated that Staff has completed its review of this petition and is requesting action on P.Z. 09-2017.

DISCUSSION**Hours of Operation**

Staff confirmed that the hours of operation are not restricted for bars and restaurants in this area.

Access

There was considerable discussion regarding access to the subject site. It was noted that while the current access is via an unsignalized, private drive running adjacent to the Comfort Inn hotel, this access would be eliminated once the Olive Street Road extension is completed and a signalized intersection is in place at Chesterfield Airport Road and Olive. The second access point would be on the east side of the site at the signalized

intersection at Spirit of St. Louis Boulevard. Councilmember Hurt pointed out that access at stoplights are safer connections for motorists.

Mr. Stock mentioned that the traffic study has not been conducted yet and there may be comments related to the private drive access contrary to the recommendation of having it eliminated.

Commissioner Wuennenberg made a motion to approve P.Z. 09-2017 18385 Chesterfield Airport Rd. (Chesterfield Hockey Association), as presented, subject to language to be provided by the City Attorney and Director Of Planning & Development Services which takes into consideration the abandonment of access to the private road upon granting signalized access at Olive Road. The motion was seconded by Commissioner Geckeler.

Upon roll call, the vote was as follows:

**Aye: Commissioner Wuennenberg, Commissioner Geckeler,
Commissioner Lueking, Commissioner Midgley,
Commissioner Monachella, Chair Hansen**

Nay: None

The motion passed by a vote of 6 to 0.

- B. P.Z. 05-2017 Villages at Bonhomme Creek (704 Alrick, LLC):** A request for a zoning map amendment from the “FPC7” Flood Plain General Extensive Commercial and “C7” General Extensive Commercial Districts to a “UC” Urban Core District for 11.73 acres located on the north side of Old Chesterfield Road east of its intersection with Santa Maria Drive and north of its intersection with Wild Horse Creek Road (17T320071).

Senior Planner Jessica Henry stated that the Public Hearing on this petition was held on April 24, 2017 at which time a number of individuals spoke in opposition to it. Staff identified items that required further review and additional information, which were sent to the Petitioner for response.

The Staff Report includes detailed information pertaining to concerns regarding the traffic generated by the proposed development, information about the restoration and preservation of the gravesite located within the subject site, and the existing billboard sign on the subject site.

Gravesite

The Petitioner has indicated that they will set aside a 30-foot square area for the gravesite, which will be restored to a green gravesite with a marker placed containing information about the individuals interred within and their family history. This plan has been shared with Ms. Venita Lake, the family member who spoke earlier this evening.

Billboard

Regarding the legally non-conforming billboard sign, the preliminary plan originally showed it as be removed and reconstructed on the site. The Petitioner has now revised the preliminary plan to show the sign as remaining untouched in its current location, and is requesting that the sign be permitted to remain on the site as a legally non-conforming sign.

Non-conforming Status of the Mobile Home Park

In response to the many questions Staff has received about the history and non-conforming status of the mobile home park, Ms. Henry explained that the mobile home park came into existence in the early to mid-1960s. During this same time period, St. Louis County overhauled their zoning ordinance and zoned the site to “C-7” General Extensive Commercial District. *Mobile home park* was not a permitted use in the “C-7” District, but since the park’s development was already underway, it became a legally non-conforming land use with the adoption of the 1965 St. Louis County zoning ordinance.

Mr. Henry then stated that a draft Attachment A has been prepared for the Commission’s consideration and Staff is now requesting direction on finalizing the Attachment A that will be presented at a future meeting for formal recommendation to City Council.

DISCUSSION

Billboard

Language allowing the billboard is not currently a part of the draft Attachment A but would be added, if so recommended by the Commission. Both Chair Hansen and Commissioner Wuennenberg expressed their desire to have the billboard sign removed pointing out that it does not conform with the existing zoning or any new residential zoning.

Mr. Stock explained that there is an unexpired lease on the billboard so it cannot be removed until the lease expires. He indicated that he would provide Staff with the terms of the lease.

Garages/Parking

Mr. Stock stated that there are five proposed enclosed garages with five spaces each, for a total of 25 covered parking spaces. The majority of the parking would be surface parking and would be in compliance with the City’s parking requirements.

Commissioner Geckeler noted that the Watermark development has underground parking and asked Staff for a comparison of the subject development’s parking with the Watermark development. She added that she is seeing a lot of surface parking lots surrounding big buildings and not seeing any “exceptional design” with the subject development.

Mr. Stock pointed out that the exceptional design will be the architecture of the buildings, subject to the Planning Commission’s review under site plan. Regarding possible underground parking, Mr. Stock pointed out that the site is adjacent to Bonhomme Creek. Additionally, the 100-year flood plain is immediately adjacent to the site’s west property line, and there is concern that going underground would put them below the

100-year flood plain of Bonhomme Creek. He will, however, review the possibility of underground parking for the site.

Trees

Commissioner Geckeler noted that she has delineated 15 trees in good condition, which she will pass on to Staff. She then inquired as to how many trees will be preserved on the site. Mr. Stock confirmed that a minimum of 30% of the tree canopy will be retained and added that he would review the list of trees outlined by Commissioner Geckeler.

Buildings

Chair Hansen asked for clarification on those buildings labeled as “3 & 4-Story Building” on the Preliminary Development Plan. Mr. Stock explained that there is some topographical relief along the site. In addition, the buildings are long and running perpendicular to the slope so in some instances, the buildings have to be stair-stepped. For example, the building located on the southwest portion of the site will have four stories on the west side and three stories on the east side. They are all apartment stories; there is no basement or underground parking associated with the buildings. Mr. Stock also confirmed that this building would not be taller than the proposed Clubhouse/Business Center building.

Amenities/Trails

Mr. Stock stated that all the amenities within the development would be managed by the property manager; the only amenity for which the City would be responsible is the riparian trail along the western side of the site, which would be dedicated to the City.

Mr. Wyse pointed out that Staff has been reviewing the site as to the best location for where the trail should be aligned; currently there are two options under consideration.

Building and Architectural Styles

Commissioner Geckeler inquired as to whether the architecture would tie in with the historical district along Old Chesterfield Road. Mr. Stock stated that they are open to this suggestion, along with considering vintage lighting along the frontage of the site.

Noise

Commissioner Geckeler asked how noise from the nearby concrete plant, railroad, and highway would be addressed, and expressed concern that a 30-foot landscape buffer on the west and north boundaries would be “highly insignificant”. Mr. Stock pointed out that the Redi-Mix plant operates only during the day and the subject site is more than 30 feet from this plant. Trains run only twice daily at most – once in the morning and once in the afternoon. The highway noise is the most prevalent so the walls and the glass of the buildings would be so rated as to address this issue.

Building Location and Highway

Commissioner Geckeler referred to the northernmost building closest to the highway, and asked that Mr. Stock provide information as to how far this building is from Highway 40/64, and how it compares to the office buildings along Highway 64 and 40, east of Clarkson near the outer roads.

Location of Art Works

Ms. Henry explained that the Preliminary Development Plan shows two locations for public art along Old Chesterfield Road. All art installations required as a development

condition are reviewed by both the Department of Planning & Development Services and the Department of Parks, Recreation, & Arts.

Adjacent Properties

Commissioner Lueking requested information on: (1) the zoning/density of the Sachs property to the east; (2) the ownership of the vacant property to the east; and (3) information regarding the vacant LLR property across the street. Ms. Henry stated she would provide this information in her next Staff Report.

Screening of Headlights

Commissioner Midgley asked how headlights from cars entering/exiting the complex would be shielded so as not to interfere with traffic along Highway 40. Mr. Stock replied that it would be addressed with landscaping and berming. Mr. Wyse added that the Architectural Review Board would also be reviewing this issue.

Gravesite

Mr. Stock confirmed that there would be a public easement through the parking lot to access the gravesite.

IX. NEW BUSINESS

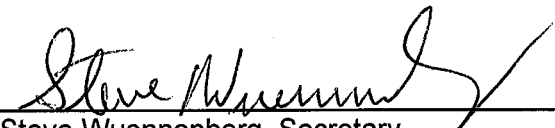
A. Proposed 2018 Planning Commission Meeting Schedule

The Commission accepted the proposed 2018 Meeting Schedule.

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 8:23 p.m.



Steve Wuennenberg, Secretary