

CORRECTED

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL

August 12, 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
Vice Chairman Stephanie Macaluso
Mr. Rob Heggie, Acting City Attorney
Mayor John Nations
Ms. Mary Brown, Council Liaison
Ms. Teresa Price, Director of Planning
Ms. Barbara Weigel, Senior Planner
Mr. David Bookless, Project Planner
Mr. Mike Hurlbert, Project Planner
Mr. John Wagner, Project Planner
Ms. Kathy Lone, Planning Assistant

ABSENT

Chairman Victoria Sherman

II. INVOCATION: Commissioner Broemmer

III. PLEDGE OF ALLEGIANCE:

Vice Chairman Macaluso recognized the attendance of Mayor John Nations, Councilmember Bruce Geiger (Ward II), Councilmember Connie Fults (Ward IV); Council Liaison Mary Brown (Ward IV) and former Mayor, Nancy Greenwood.

IV. PUBLIC HEARINGS:

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

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).

V. Proposed Uses:

VI. 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').

V. 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 a power point presentation of the subject site and surrounding area.

1. Mr. Mike Doster, 17107 Chesterfield Airport Road, Chesterfield, MO 63005, attorney for P.Z. 13-2002 Drury Development Corporation;

- Proposed site is comprised of four (4) parcels. Three (3) of the parcels are zoned C-8 Planned Commercial (County zonings) and one (1) parcel is zoned 'NU' Non-Urban;
- Total acreage is 4.850;
- Permitted uses would be for two (2) hotels completed in two (2) phases:
Phase 1 – Hotel with 289 rooms, an adjacent restaurant (with 256 seats) and a business center that would be part of the hotel;
Phase 2 – Hotel with 140 rooms;
- Proposed site is at the center of the Urban Core;

- Hotel would be equivalent to a 7 ½ story office building;
- Traffic would be different for a hotel then an office building;
- Traffic study is currently being done by Crawford, Bunte, Brammeier;
- Parking: Phase 1 does comply with the parking requirements but Phase 2 will not comply. A parking reduction (approximately 9%) will be requested;
- Green space ratio is 17.23% on the site. Petitioner has secured a preliminary commitment from MoDOT to use MoDOT's extensive right-of-way in the front of the site for additional landscaping;
- Proposed plan has been approved by the Chesterfield Fire District.

2. Mr. Larry Hasselfeld, 13812 Wellington manor Court, Town and Country, MO 63017, Vice President and Chief Financial Officer for Drury Development Corporation and petitioner for P.Z. 13-2002 Drury Development Corporation;

- If approved, anticipates the hotel in phase 1 and the restaurant will open in 2004;
- Drury Development Corporation and Drury Inns, Inc. (management company of the hotels) have 105 hotels and are headquartered in St. Louis.

3. Mr. Bob Boland, 16839 Chesterfield Bluff Circle, Chesterfield, MO 63005, architect for P.Z. 13-2002 Drury Development Corporation;

- Access will be via an internal road system throughout the mall properties, via south-bound Clarkson Road or east-bound Chesterfield Airport Road;
- A natural berm on the right-of-way will be landscaped and will visually bury the parking garage;
- The height of the main building will be 11 stories which is equivalent to a 7 ½ story office building. This is due to the floor height differences between hotels and office buildings. This proposal would be approximately 13 feet taller than the old Roosevelt Building at the intersection of Clarkson Road and Swingley Ridge Road;
- The hotel would be approximately 369 feet diagonally from the corner of Clarkson Road and Highway 40 and approximately 242 feet from the garage to the building;
- The Urban Core allows up to a 200-foot high building. This proposed development is approximately 100 feet tall;

- Proposed development will be a high-quality design;
 - Proposed development would be an ‘entrance monument’ to the City of Chesterfield;
 - For every two (2) floors of the hotel, there is a double window;
 - Windows are of reflective glass so the floors can’t be differentiated.
4. Mr. George Stock, 425 North New Ballas Road, St. Louis, MO 63141, engineer for P.Z. 13-2002 Drury Development Corporation;
- Stated that he was present to answer questions.

SPEAKERS IN FAVOR – None

SPEAKERS IN OPPOSITION – None

SPEAKERS – NEUTRAL – None

REBUTTAL:

Commissioner Banks expressed concern with counting the right-of-way as green space.

Councilmember Brown asked the petitioner that, if this project is approved, to coordinate landscaping at the corner of Clarkson and Highway 40 with the City of Chesterfield Beautification Committee.

Commissioner Nolen stated that it would be nice if there were sidewalks for patrons of the hotel to walk to Chesterfield Mall to shop.

Commissioner Macaluso suggested placing an art feature on the Drury Plaza.

Mr. Doster stated that the petitioner is reviewing with Staff the possibility of placing the word ‘Chesterfield’ on the sign with ‘Drury.’

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

- Ø Having the berm for the landscaping in the right-of-way (finding out what the landscaping requirements are and are they being met on the site with not including the right-of-way);
- Ø Having the landscaping coordinated with the Beautification Committee;
- Ø Pedestrian access to Chesterfield Mall;
- Ø Possibility of an art feature on the site;

- Ø Sky exposure plane in relation to the office behind the proposed site;
- Ø Building height;
- Ø Mean sea level height on the building;
- Ø Compare this proposed development to the Old Roosevelt Federal Building and the 2, 12-story condominium buildings by the Parkway.

Vice Chairman Macaluso stated that P.Z. 13-2002 Drury Development Corporation would go before the Architectural Review Board (ARB) for general comment.

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

B. P.Z. 15-2002 THF Chesterfield Development, L.L.C.: A request by THF Chesterfield Development, L.L.C., to amend Ordinance No. 1625 (P.Z. 22-1999, Valley Real Estate Investors, L.L.C.) to add additional permitted and ancillary uses to those uses currently permitted in the "PI" Planned Industrial District for a 17.226 acre tract of land located south of Chesterfield Airport Road, west of RHL Drive, and north of Edison Avenue.

Proposed Uses

Permitted Uses:

- (m) Child care centers, 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)

Ancillary Uses:

- (uu) Restaurants, fast food
- (ww) Restaurants, sit down

Senior Planner Barbara Weigel gave a power point presentation of the subject site and surrounding area. Ms. Weigel stated that P.Z. 15-2002 THF Chesterfield Development, L.L.C. is to amend Ordinance #1625 to add additional permitted and ancillary uses.

1. Ms. Joy McMillen, 17107 Chesterfield Airport Road, Chesterfield, MO 63005, attorney for P.Z. 15-2002 THF Chesterfield Development, L.L.C.;

- Stated that the ordinance amendment is for the Chesterfield Technology Park I parcel;
- Requested uses are currently permitted under the governing ordinance for Chesterfield Technology Park II, which abuts Chesterfield Technology Park I to the west;
- The ordinance amendment is being requested to bring the uses of Chesterfield Technology Park I into conformance with Chesterfield Technology Park II and because the petitioner intends to file a request for an amendment to Chesterfield Valley Technology Park II to allow the construction of the Wehrenberg Theatre.

2. Mr. Dean Burns, THF Realty, 2127 Innerbelt Business Center Drive, St. Louis, MO 63114, petitioner for P.Z. 15-2002 THF Chesterfield Development, L.L.C.;

- Speaker stated that the market had changed for this site so the petitioner needs to amend the uses.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

REBUTTAL: None

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

- Ø Confirmation on whether the restaurants would be internal to the buildings;
- Ø Directional signage.

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

V. APPROVAL OF MEETING MINUTES

Commissioner Broemmer made a motion to approve the July 22, 2002 Meeting Minutes. The motion was seconded by Commissioner Kodner and passes by a voice vote of 8 to 0.

VI. PUBLIC COMMENT -

1. Mr. Bob Brinkmann, 16650 Chesterfield Grove Road, Chesterfield, MO 63005, petitioner and speaking in favor of P.Z. 12-2002 TDG Acquisitions (Junior Achievement);

- Speaker stated that he has removed some of the permitted uses. Speaker stated that the current uses are the same uses on the adjacent property;
- Speaker stated that the signage and building are unique. Speaker stated that he intends to meet the percentage requirements for the sign, but would like to keep the sign as shown;
- Speaker stated that a revised plan was submitted to show that the parking for the school buses is in front of the building;
- Speaker expressed concern with cross access with the adjacent Larry Enterprises development since this is an educational facility and not knowing what the use could be for Larry Enterprises;
- Speaker stated that mechanical equipment will be internal;
- Speaker stated that he would provide additional elevations of the building to the Architectural Review Board (ARB) per their request.

2. Mr. Gary Feder, 190 Carondelet Plaza, Clayton, MO 63105, attorney for and speaking in favor of Monarch Trace (formerly Lydia Hill) and P.Z. 08-2002 Solon Gershman, Inc.;

- Speaker stated that the petitioner agrees with Staff and the Department of Public Works concerning the access for P.Z. 08-2002 Solon Gershman, Inc. (Dairy Queen);
- Speaker asked the Commission to approve the original Attachment A for P.Z. 08-2002 Solon Gershman, Inc. (Dairy Queen);
- Speaker asked the Commission to review and approve Monarch Trace (formerly Lydia Hill) subject to the condition of the addition of the stone wall.

3. Mr. Jerry Duepner, 16640 Chesterfield Grove, Chesterfield, MO 63005, petitioner and speaking in favor of Monarch Trace (formerly Lydia Hill);

- Speaker asked the Commission to review this petition this evening. Speaker stated that this plan has been revised to address the conditions of the Commission's approval of their July 22, 2002 meeting.

4. Mr. Tom Stern, 7 North Bemiston, Clayton, MO 63105, President of Solon Gershman, Inc. and speaking in favor of P.Z. 08-2002 Solon Gershman, Inc.;

- Speaker stated that the access issues have been discussed with the Department of Planning and the Department of Public Works and agreed upon with the petitioner;

- Speaker stated that if this project is not approved tonight, the petitioner will go back to the original C-2 zoning and there will be no changes in the access that currently exists.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

A. Monarch Trace (formerly Lydia Hill): Site Development Plan, Architectural Elevations, and Landscape Plan for a residential development of four, twenty-four unit condominium buildings on a 15.52-acre tract of land in a R-5 Residential District with a PEU, located on Lydia Hill Drive, across from Central City Park.

Commissioner Layton, on behalf of the Site Plan Committee, made a motion on Monarch Trace (formerly Lydia Hill) to forward the question of the wall to the Planning and Zoning Committee without further action on the part of the Planning Commission. The motion was seconded by Commissioner Banks and passes by a voice vote of 8 to 0.

B. Extended Stay America – Site Development Section Plan; Site Development Section Plan for Lot 6 of River Crossings, located on Chesterfield Airport Road, across from Public Works Drive.

Commissioner Layton, on behalf of the Site Plan Committee, made a motion approve the Site Development Section Plan for Extended Stay America. The motion was seconded by Commissioner Broemmer and passes by a voice vote of 8 to 0.

C. Goddard Daycare Center; Site Development Section Plan, Landscape Plan and Architectural Elevations for Outlot 2 of the Chesterfield Business Park, a "PI" Planned

Industrial District, located east of Chesterfield Business Parkway, south of Chesterfield Airport Road.

Commissioner Layton, on behalf of the Site Plan Committee, made a motion approve the Site Development Section Plan, Landscape Plan and Architectural Elevations for Goddard Daycare Center, with the Architectural Review Board (ARB) comments on landscaping and color and the addition of between four (4) and eight (8) canopy shade trees, between 2 - 2 ½ inch caliper, in the area of the playground, as determined by the Department of Planning. The motion was seconded by Commissioner Wardlaw and passes by a voice vote of 8 to 0.

D. Conway on the Grove; Site Development Plan, Architectural Elevations, and Landscape Plan for a 4.4-acre Planned Environment Unit (PEU) in an “R3” 10,000 Square-foot Residence District located on the south side of Conway Road, east of August Hill on Conway, north of One Chesterfield Place.

Commissioner Layton, on behalf of the Site Plan Committee, made a motion approve the Site Development Plan, Architectural Elevations and Landscape Plan for Conway on the Grove. The motion was seconded by Commissioner Right and passes by a voice vote of 8 to 0.

E. Chesterfield Industrial Park – Lot 2; a Minor Subdivision Plat for a 4.75-acre tract of land in a “PI” Planned Industrial District located on the west side of Chesterfield Industrial Boulevard south of its intersection with Chesterfield Airport Road. (Locator #:17U-13-0033)

Commissioner Layton, on behalf of the Site Plan Committee, made a motion to approve the Minor Subdivision Plat for Chesterfield Industrial Park – Lot 2. The motion was seconded by Commissioner Broemmer and passes by a voice vote of 8 to 0.

F. Chesterfield Valley Technology Park; Amended Site Development Plan for the Chesterfield Valley Technology Park, a “PI” Planned Industrial District located at the intersection of RHL Drive and Edison Avenue, west of Chesterfield Commons.

Commissioner Layton, on behalf of the Site Plan Committee, made a motion to approve the Amended Site Development Plan for Chesterfield Valley Technology Park. The motion was seconded by Commissioner Banks and passes by a voice vote of 8 to 0.

Vice Chairman Macaluso called a recess at 8:26 p.m. and the meeting reconvened at 8:32 p.m.

VIII. OLD BUSINESS -

A. P.Z. 08-2002 Solon Gershman, Inc.: A request for a change in zoning from a "C2" Shopping District to a "PC" Planned Commercial District for a .25 acre tract of land located on the north side of Olive Boulevard and east of Woods Mill Road. (Locator Number: 16Q 33 1031).

Project Planner Mike Hurlbert gave an overview of P.Z. 08-2002 Solon Gershman, Inc. Mr. Hurlbert stated that the Commission was given a copy of Attachment A dated July 22, 2002, a revised report addressing the three (3) issues from the Department of Public Works concerning access and a revised Attachment A per the directive of the Planning Commission. Mr. Hurlbert stated that the petitioner agrees with the Department of Public Works that the changes should not be made to the Attachment A.

Commissioner Nolen made a motion to approve the original Attachment A of July 22, 2002 for P.Z. 08-2002 Solon Gershman, Inc. The motion was seconded by Commissioner Wardlaw.

Discussion followed concerning the changes in the two (2) Attachment A's.

Commissioner Banks made an amendment to the motion to include a curb design (bump out) between the cross access point and the south entrance of the site as shown on the preliminary plan. The amendment to the motion was seconded by Commissioner Right and passes by a voice vote of 7 to 1. (Commissioner Kodner voted nay.).

Commissioner Wardlaw made an amendment to the motion to place a sign adjacent to the drive out lane stating 'Right Turn Only.'

Following discussion, Commissioner Wardlaw withdrew his amendment to the motion.

Commissioner Wardlaw made an amendment to the motion to place a sign at the end of the drive-thru that states, 'No Left Turn Onto Olive.' The amendment to the motion was seconded by Commissioner Broemmer and passes by a voice vote of 7 to 1. (Commissioner Kodner voted nay.)

Vice Chairman Macaluso asked if the revised Attachment A, Section VII. #5, c., ' 'If, in the future, the City of Chesterfield and the Missouri Department of Transportation determine that left turns into the Dairy Queen site from Olive Boulevard (Highway 340) are no longer acceptable from a public safety perspective, the Missouri Department of Transportation may extend the median on Olive Boulevard (Highway 340) across the entrance to the Dairy Queen site. The cost of the median extension shall be paid by agreement between the petitioner and the Missouri Department of Transportation,' was in the original Attachment A dated July 22, 2002.

Mr. Hurlbert stated that it was not.

Vice Chairman Macaluso made an amendment to the motion that, c. 'If, in the future, the City of Chesterfield and the Missouri Department of Transportation determine that left turns into the Dairy Queen site from Olive Boulevard (Highway 340) are no longer acceptable from a public safety perspective, the Missouri Department of Transportation may extend the median on Olive Boulevard (Highway 340) across the entrance to the Dairy Queen site. The cost of the median extension shall be paid by agreement between the petitioner and the Missouri Department of Transportation,' be added to Section VII. #5 of the original Attachment A, dated July 22, 2002. The amendment to the motion was seconded by Commissioner Layton and passes by a voice vote of 7 to 1. (Commissioner Kodner voted nay.)

The Planning Commission voted on the following:

Commissioner Nolen made a motion to approve the original Attachment A of July 22, 2002, as amended, for P.Z. 08-2002 Solon Gershman, Inc. The motion was seconded by Commissioner Wardlaw.

Upon a roll call the vote was as follows: Commissioner Banks, yes; Commissioner Broemmer, yes; Commissioner Kodner, no; Commissioner Layton, yes; Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Wardlaw, yes; Vice Chairman Macaluso, yes.

The amended motion was approved by a vote of 7 to 1.

B. P.Z. 12-2002 TDG Acquisitions (Junior Achievement): A request for a change of zoning from an "NU" Non-Urban District and a "FPNU" Floodplain Non-Urban District to a "PI" Planned Industrial District for 5.3 acres of land located north of Outer Forty Road, west of Boone's Crossing. (Locator Numbers 17U 61 0085 & 17U 63 0061).

Project Planner Mike Hurlbert gave an overview of P.Z. 12-2002 TDG Acquisitions (Junior Achievement). Mr. Hurlbert asked the Commission if they had additional issues to be reviewed and addressed.

The Commission stated that they would like the petitioner to review the permitted use list, possible future cross access and the signage.

Vice Chairman Macaluso stated that P.Z. 12-2002 TDG Acquisitions (Junior Achievement) would be held until all issues are reviewed and addressed.

IX. NEW BUSINESS - None

A. River Crossings – Ordinance Amendment; an amendment to City of Chesterfield Ordinance Number 1772 governing River Crossings, a 15.8-acre “PC” Planned Commercial District located on Chesterfield Airport Road across from Public Works Drive.

Project Planner John Wagner gave an overview of the ordinance amendment for River Crossing. Mr. Wagner stated that the request is for the addition of a project identification sign. Mr. Wagner stated that on July 11, 2002 the Board of Adjustment granted a variance from the Zoning Ordinance requirement that developments less than 20 acres are not allowed a project identification sign. Mr. Wagner stated that the Commission was to decide how large the sign can be and where it will be located.

Commissioner Nolen made a motion to allow one (1) project identification sign, in the area noted on the plan, no larger than 50 square feet and at ground level. The motion was seconded by Commissioner Banks.

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

The motion was approved by a vote of 8 to 0.

X. COMMITTEE REPORTS:

A. Committee of the Whole
· Comprehensive Plan Update

Vice Chairman Macaluso stated that the next meeting for review of the Comprehensive Plan Update would be Wednesday, August 28, 2002 at 6:00 p.m. in the City Council Chambers.

B. Ordinance Review Committee

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

The meeting unanimously adjourned at 9:14 p.m.

Jerry Right, Secretary