PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
AUGUST 8, 2016

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

I. ROLL CALL

PRESENT	ABSENT
Ms. Wendy Geckeler	
Ms. Merrell Hansen	
Ms. Allison Harris	
Ms. Laura Lueking	
Mr. John Marino	
Ms. Debbie Midgley	
Mr. Nathan Roach	
Mr. Steven Wuennenberg	
Chair Stanley Proctor	

Mayor Bob Nation
Councilmember Dan Hurt, Council Liaison
Interim City Attorney Christopher Graville
Ms. Aimee Nassif, Planning & Development Services Director
Mr. Jonathan Raiche, Senior Planner
Mr. Justin Wyse, Senior Planner
Ms. Jessica Henry, Project Planner
Ms. Cecilia Hernandez, Project Planner
Mr. Simon Nogin, Planning Intern
Ms. Mary Ann Madden, Recording Secretary

Chair Proctor acknowledged the attendance of Mayor Bob Nation; Councilmember Dan Hurt, Council Liaison; and Councilmember Bruce DeGroot, Ward IV.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS –

Commissioner Wuennenberg read the "Opening Comments" for the Public Hearing.

A. P.Z. 06-2016 Chesterfield Ridge Center (875 Chesterfield Parkway W): A request for an ordinance amendment to existing use allocation and density requirements in a "C-8" Planned Commercial District for 31.83 acres located west of Chesterfield Parkway W and north of Olive Blvd. (18S521098).

STAFF PRESENTATION:
Senior Planner Justin Wyse gave a PowerPoint presentation showing photographs of the site and surrounding area. Mr. Wyse also provided the following information:

Site Information
The subject petition is located within the northwest quadrant of Chesterfield Parkway, north of I-64 and west of Olive/Clarkson. The western end of the site includes the Dierberg's office building, RGA site, and vacant land; the eastern portion of the site includes the Homewood Suites, two vacant parcels situated behind Hilltown Center, and the large vacant parcel of the subject site.

The subject site pertains to Parcel VII located along Olive Boulevard, and includes Building Groups F, G, and H.

Request Summary
Mr. Wyse explained that the existing ordinance defines uses and densities by building groups and parcels. The Applicant is requesting a modification to the use allocation to permit *medical and scientific laboratories* on the subject site.

The table below shows the *Existing Uses* for the three building groups compared to two scenarios of *Proposed Uses.*

Building Group	**Existing Uses**	**Proposed Uses Scenario 1** *Existing Use Allocation*	**Proposed Uses Scenario 2** *If Building Groups F, G, & H are developed as a single campus*
Building Group F	Office	Office	Medical and Scientific Laboratories
Building Group G	Office Restaurant *(limited to 1)*	Office Restaurant *(limited to 1)*	
Building Group H	Office Restaurant *(limited to 1)*	Office Restaurant *(limited to 1)*	

The table below compares the permitted *Existing Maximum Density* of the building groups to two scenarios of *Proposed Density*.

Building Group	**Existing Max. Density**	**Proposed Max. Density Scenario 1** *Existing Density Allocation*	**Proposed Max. Density Scenario 2** *If Building Groups F, G, & H are developed as a single campus*
Building Group F	240,000 sq. ft.	240,000 sq. ft.	460,000 sq. ft. F.A.R. = 0.33
Building Group G	345,000 sq. ft.	345,000 sq. ft.	
Building Group H	345,000 sq. ft.	345,000 sq. ft.	
Building Groups F, G, H, and I *(along Olive)*	500,000 sq. ft.* F.A.R. = 0.29	500,000 sq. ft.* F.A.R. = 0.29	
Building Group I			150,000 sq. ft.* F.A.R. = 0.47
*96,293 sq. ft. currently constructed in Building Group I (Homewood Suites)			

For comparison purposes regarding the proposed density, Mr. Wyse noted that both the Planned Commercial and Urban Core Districts allow a maximum Floor Area Ratio (F.A.R.) of 0.55.

Approved Site Development Section Plan compared to Proposed Preliminary Plan
The approved 2001 Site Development Section Plan shows:

- A three-level parking structure along Chesterfield Parkway;
- An eight-story office building situated in the middle of the site;
- A four-story building at the corner of Olive and Chesterfield Parkway; and
- Additional future buildings on the western and northern ends of the site.

The proposed modified Preliminary Plan shows:

- A consolidation of the Building Groups;
- One 4-5 story structure;
- Access to the site based off the current curb cuts serving the site:
  - Full access at the signalized intersection at Chesterfield Parkway on the northern end of the site;
  - Right-in/right-out access off of Olive Boulevard at the southern end of the site.

Traffic Impact
Mr. Wyse explained that the chart below is based off of high-level data collected at a national level through the Institute of Transportation Engineers. The chart compares three different types of office use to a Research & Development Center, the use being proposed by the applicant. For simplification purposes, Mr. Wyse noted that while *Restaurant* use is permitted on two of the Building Groups, it was not included in this traffic analysis.

Mr. Wyse pointed out that the chart demonstrates that a Research and Development Center has both a lower daily and peak hour trip generation than any of the office uses.

	Trip Generations		
Use	**Daily***	**A.M.***	**P.M.***
General Office	4,461	693	638
Single-Tenant Office	5,825	900	870
Office Park	4,610	690	597
R&D Center (proposed use)	4,055	610	535
* Based on an assumed 500,000 square foot development			

Mr. Wyse then presented the following chart showing the anticipated decreases in trip generation when shifting from an office use to an R&D use.

	Trip Generation Decrease		
	Daily	**A.M.**	**P.M.**
Minimum Anticipated Decrease	9%	12%	16%
Avg. Anticipated Decrease	19.5%	22%	27.5%
Maximum Anticipated Decrease	30%	32%	39%

Comprehensive Land Use Plan
The Comprehensive Land Use Plan designates all of the Chesterfield Ridge Center, including the subject site, in the Urban Core. Mr. Wyse also noted that there are several Plan Policies within the Comprehensive Plan that relate to the Urban Core and which are detailed in the Staff Report.

Outstanding Items
Staff is waiting on final agency coordination with MoDOT and St. Louis County.

Review Process
- Only one section of the ordinance is being amended.
- The new Preliminary Plan would be an amendment to the Preliminary Plan attached to the existing ordinance and would be referred to as "Attachment C".
- All other ordinance requirements will remain in place.

Discussion
During discussion, the following items were reviewed and clarified as necessary:

Traffic Analysis
The traffic information was provided by Staff and collected from the 9th Edition of the Institute of Transportation Engineers' trip generation. To simplify the analysis, Mr. Wyse stated that *restaurant* use was not included because restaurants have a higher daily trip rate, lower a.m. rate, and higher p.m. rate. The analysis only included office uses compared to the research and development use. The analysis shows a lower trip generation for R&D because R&D centers generally have more space allocated towards research activities vs. office cubicles resulting in less people per square foot for an R&D center.

Mr. Wyse also stated that the traffic comparison is not an analysis of the existing conditions or any future conditions – it simply compares what the applicant is currently entitled to build vs. what is being proposed. Because the increased floor area is offset by the decreased trip generation, Staff feels there will not be much of an impact to traffic under the current proposal vs. what is currently allowed to be built.

Proposed Parking
Mr. George Stock confirmed that the proposed parking structure would be to the west of the building; a surface parking lot is proposed between the building and Chesterfield Parkway West.

Proposed Density
Mr. Wyse confirmed that the proposal would result in an increase in square footage and floor area, but Staff does not believe there would be an increase in the intensity of the use because of the change to an R&D use.

Stacking Space
It is anticipated that any stacking would take place on the subject property as opposed to on Olive or Chesterfield Parkway. Mr. Wyse added that these types of details will be reviewed at the site plan stage.

PETITIONER'S PRESENTATION:

1. Mr. Mike Doster, Land Use Attorney on the Development Team, 16090 Swingley Ridge, Chesterfield, MO.

Mr. Doster stated that they are seeking a text amendment to Ordinance 2723, which was adopted in 2012. The language for the proposed text amendment as prepared by Staff is acceptable to the petitioner and allows for the consolidated development on Building Groups F, G, and H. The development being proposed is a single research laboratory campus resulting in more square footage but less intensity because of the use.

Discussion

Mayor Nation questioned as to how much development has occurred in the area since the current development was approved and asked how it would impact traffic. Mr. Doster replied that in 2001 an Amended Site Development Section Plan was approved for the subject site, which included a number of office buildings with the tallest being eight-stories. Office use tends to have a higher intensity because there are more people per square foot in an office building than in a laboratory use.

Mr. Doster also stated that while certain development standards and conditions have been adjusted to accommodate developments such as RGA, there has not been a significant increase in total square footage for the northwest quadrant under this particular ordinance since its predecessor was adopted many years ago. With the proposed development, the petitioner is not increasing the intensity of what was originally contemplated.

2. Mr. George Stock, Stock and Associates, 257 Chesterfield Business Parkway, Chesterfield, MO.

Mr. Stock stated that the proposed Preliminary Plan is generally consistent with the plan approved in 2001 in that they are developing the same area of the 32 acre-site, the land which is adjacent to Olive and Chesterfield Parkway West.

- The southern portion of the site includes steep slope terrain, which will remain in an undeveloped state.
- The current plan proposes a single, multi-story building to be built in phases with a parking structure to the west.
- Access to the site would be limited to the existing right-in/right-out access at Olive, along with the full-signalized intersection with Chesterfield Parkway West and Hilltown Village Center Drive.
- All of the infrastructure relative to utilities, stormwater, and sanitary currently serve the site so there are adequate facilities to support the proposed project.

Discussion

During discussion, the following items were reviewed and clarified as necessary:

Square Footage Approved

Commissioner Lueking asked for clarification on the square footage that was approved for the site. Ms. Aimee Nassif, Planning and Development Services Director, stated that in 2012 approval was granted for a first-phase buildout of 460,000 square feet. A traffic study was conducted at that time for the entire area, which incorporated Olive Boulevard

and Chesterfield Parkway down to Highway 40. That approval did not remove any of the entitlements for this particular Building Group. Ms. Nassif also pointed out that the Phase Two portion of RGA has not yet been constructed.

Mr. Doster explained that the ordinance adopted in 2012 was a result of a lot of complex adjustments. The original entitlement included a proposed 15-story hotel but it was "swapped out" for the RGA development. While some of the uses and square footage numbers were moved around, and the cap modified, the intensity of the development has not increased over what was originally contemplated.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL:
1. Mr. Michael L. Kane, 1292 Stillhouse Creek, Chesterfield, MO.

Mr. Kane stated that he has no problem with any of the information presented but pointed out that the intersection in this area is very dangerous. The light changes too quickly for pedestrians trying to cross Olive Boulevard. He feels there needs to be a complete make-over of the intersection for the proposed project to work.

Discussion

Ms. Nassif stated that when the Site Plan is submitted, a full traffic impact study will be required. She noted that MoDOT has some future projects budgeted for improvements to both Olive and Chesterfield Parkway, which will improve the light signalization and its timing. Mr. Wyse added that MoDOT has projects coming up in 2017 that involve improvements to the subject intersection and to Chesterfield Parkway. At Councilmember Hurt's request, Staff will clarify as to whether the 2017 projects are for design or construction.

Additional comments were made pertaining to the number of accidents that occur along Olive Boulevard with vehicles heading east and trying to make left-hand turns into Hilltown Center.

ISSUES:
In addition to the issues previously noted by Staff, Mr. Wyse outlined the following issues raised during the Public Hearing:

1. Provide additional information on the MoDOT project for this area, along with the timeline for the work.
2. Continue to flush out some of the traffic impact associated with the proposed change.

Commissioner Wuennenberg read the Closing Comments for the Public Hearing.

V. APPROVAL OF MEETING SUMMARY

Commissioner Lueking made a motion to approve the Meeting Summary of the July 25, 2016 Planning Commission Meeting. The motion was seconded by Commissioner Midgley and **passed by a voice vote of 9 to 0.**

VI. PUBLIC COMMENT

The following individuals, representing Petitioners, stated they were available for questions:

1. Mr. Jim Whislom, 12300 Old Tesson, St. Louis, MO with respect to Boone's Crossing NE – SDCP and SDSP.

2. Mr. Terry Dawdy, 1850 Craigshire Road, St. Louis, MO with respect to Boone's Crossing NE, Lot 1B (Midwest Regional Bank) – SDSP.

3. Mr. George Stock, 257 Chesterfield Business Parkway, Chesterfield MO with respect to both MPD Investments, Adjusted Lot 2 (Beyond Self Storage at Chesterfield) ASDSP and P.Z. 04-2016 US Ice Sports Complex & Valley Gates (Topgolf USA Chesterfield LLC).

4. Mr. Tim Byrd, 14368 Manchester Road, Manchester, MO with respect to Wings Corporate Estates, Lot 14 – ASDSP.

5. Mr. Rhein Dabler, 2268 Welsch Industrial Court, St. Louis, MO with respect to Wings Corporate Estates, Lot 14 – ASDSP.

6. Mr. Mike Doster, 16090 Swingley Ridge, Chesterfield, MO with respect to P.Z. 04-2016 US Ice Sports Complex & Valley Gates (Topgolf USA Chesterfield LLC).

7. Mr. Tanner Micheli, 8750 N. Central Expressway, Dallas, TX with respect to P.Z. 04-2016 US Ice Sports Complex & Valley Gates (Topgolf USA Chesterfield LLC).

8. Mr. Mark Foster, 8750 N. Central Expressway, Dallas, TX with respect to P.Z. 04-2016 US Ice Sports Complex & Valley Gates (Topgolf USA Chesterfield LLC).

9. Mr. Bill Krol, 3110 Woodcreek Drive, Downers Grove, IL with respect to P.Z. 04-2016 US Ice Sports Complex & Valley Gates (Topgolf USA Chesterfield LLC).

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

A. Boone's Crossing NE - SDCP: A Site Development Concept Plan, Conceptual Landscape Plan, Conceptual Lighting Plan, Tree Stand Delineation, and Tree Preservation Plan for a 6.18 acre tract of land zoned "PC" Planned Commercial District located north of US Highway 40/Interstate 64 and east of its intersection with Boone's Crossing (17U620204 & 17U620194).

Commissioner Hansen, representing the Site Plan Committee, made a motion recommending approval of the Site Development Concept Plan, Conceptual Landscape Plan, Conceptual Lighting Plan, Tree Stand Delineation, and Tree Preservation Plan for Boone's Crossing NE. The motion was seconded by Commissioner Wuennenberg and **passed by a voice vote of 9 to 0**.

B. Boone's Crossing NE, Lot 1B (Midwest Regional Bank) - SDSP: A Site Development Section Plan, Landscape Plan, Lighting Plan, Tree Stand Delineation, Tree Preservation Plan, Architectural Elevations and an Architect's Statement of Design for a 1.18 acre tract of land zoned "PC" Planned Commercial District located north of US Highway 40/Interstate 64 and east of its intersection with Boone's Crossing (17U620194)

Commissioner Hansen, representing the Site Plan Committee, made a motion recommending approval of the Site Development Section Plan, Landscape Plan, Lighting Plan, Tree Stand Delineation, Tree Preservation Plan, Architectural Elevations and Architect's Statement of Design for Boone's Crossing NE, Lot 1B (Midwest Regional Bank). The motion was seconded by Commissioner Midgley and **passed by a voice vote of 9 to 0**.

C. MPD Investments, Adjusted Lot 2 (Beyond Self Storage at Chesterfield) ASDSP: An Amended Site Development Section Plan, Landscape Plan, Lighting Plan and Parking Modification for a 2.99 acre tract of land zoned "PI" Planned Industrial District located north of North Outer 40 Road, west of its intersection with Boone's Crossing.

Commissioner Hansen, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Section Plan, Landscape Plan, Lighting Plan, and Parking Modification for MPD Investments, Adjusted Lot 2 (Beyond Self Storage at Chesterfield). The motion was seconded by Commissioner Wuennenberg and **passed by a voice vote of 9 to 0**.

D. Wings Corporate Estates, Lot 14 - ASDSP: An Amended Site Development Section Plan, Amended Landscape Plan, Amended Lighting Plan, Amended Architectural Elevations and an Amended Architect's Statement of Design for a 1.61 acre tract of land zoned "PI" Planned Industrial District located on the east side of Eatherton Road, south of Wings Corporate Drive.

Commissioner Hansen, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Section Plan, Amended Landscape Plan, Amended Lighting Plan, Amended Architectural Elevations and Amended Architect's Statement of Design for Wings Corporate Estates, Lot 14. The motion was seconded by Commissioner Wuennenberg and **passed by a voice vote of 8 to 1**. *(Commissioner Lueking voted "no".)*

VIII. UNFINISHED BUSINESS

A. P.Z. 04-2016 US Ice Sports Complex & Valley Gates (Topgolf USA Chesterfield LLC): A request for a zoning map amendment from an existing "PC" Planned Commercial District to a new "PC" Planned Commercial District for 22.22 acres located north of North Outer 40 Road and east of Boone's Crossing (17T510041, 17T520062, 17T520095, 17T520084).

Senior Planner Jonathan Raiche stated that the subject proposal is for an entertainment complex, including a golf driving range, restaurant, bar, meeting space, and game area. The petitioner is requesting a total of 35 uses and is proposing a three-level building in the middle of the site.

The Public Hearing for this petition was held on June 27, 2016 at which time five issues were identified, as noted below:

1. Review the list of uses and their compatibility with both the proposed recreational use and existing uses. *The petitioner has removed 20 uses from the original 55 uses requested. The remaining 35 uses are consistent with the Comprehensive Plan and with the land use patterns in the area.*

2. a.) Provide photos to show the visual effects of the proposed poles and netting that will be required in the outfield of the driving range. *Two photos provided by the applicant have been included with the meeting packet. The poles are to be painted a neutral color and the netting is a nearly-transparent mesh material.*

   b.) Provide a comparison to the CVAC lights with respect to height. *The applicant is proposing poles that range in height from 90-170 feet compared to the light poles at the CVAC which range in height from 70-90 feet. The poles are to support the netting and will not include any lighting.*

3. Cross access. *The petitioner is amenable to requiring cross access to the east and west as directed by the City. This requirement has been added to the Attachment A and as a note on the Preliminary Plan.*

4. Consider restricting the hours of operation. *The petitioner has indicated that the desired hours of operation are from 9:00 am to 2:00 am. but has agreed to limit the hours of operation for retail uses to 6:00 am to midnight. The petitioner wants to reserve the right to play music during their normal hours of operation for their entertainment complex. Because there is not any residential development nearby, Staff does not have any concern with the requested operating hours.*

5. Building height restrictions. *There will be a maximum building height of 60 feet to accommodate the required 60-foot height for the recreation facility. The netting poles will go up to 170 feet. Any other uses on this site will be capped at a height of 45 feet, which is consistent with the adjacent developments. These height restrictions are included in the Attachment A.*

Mr. Raiche stated that all the outstanding items have been addressed and the plan is consistent with the Comprehensive Plan and compliant with all sections of the Unified Development Code.

Discussion

In response to Commissioner Lueking, Mr. Raiche confirmed that Chesterfield Valley Nursery has its commercial operation in this area, which includes a residence on site. He added that all public nuisance and noise ordinances would have to be followed by the proposed development.

Commissioner Lueking expressed concern about live music being played until 2:00 a.m. Commissioner Wuennenberg asked about the operating hours for Harpo's with respect to live music. Ms. Nassif stated that there is no restriction on the live music for Harpo's or other restaurants/bars in Chesterfield Commons – the only restrictions to hours of operation pertain to retail.

Commissioner Wuennenberg made a motion to approve P.Z. 04-2016 US Ice Sports Complex & Valley Gates (Topgolf USA Chesterfield LLC). The motion was seconded by Commissioner Marino.

Commissioner Lueking made a motion to amend the motion to amend the operating hours for outdoor live entertainment from *9:00 a.m. – 2:00 a.m*. to 9*:00 a.m. to midnight.* The motion was seconded by Commissioner Geckeler.

Upon roll call, the vote to amend the operating hours was as follows:

Aye: Commissioner Midgley, Commissioner Roach, Commissioner Geckeler, Commissioner Lueking

Nay: Commissioner Wuennenberg, Commissioner Hansen, Commissioner Harris, Commissioner Marino, Chair Proctor

The motion failed by a vote of 4 to 5.

Chair Proctor called for discussion on the original motion to approve the petition as presented.

Councilmember Hurt asked for clarification as to whether cross access will be provided in all directions, including the small piece in the southeast portion of the site. Ms. Nassif replied that cross access will be provided to all parcels to the east and west noting that the levee is to the north of the site. Required access will include the southeast portion of the subject site.

Upon roll call, the vote on the original motion to approve the petition was as follows:

Aye: Commissioner Wuennenberg, Commissioner Geckeler, Commissioner Hansen, Commissioner Harris, Commissioner Marino, Commissioner Midgley,

Commissioner Roach, Chair Proctor

Nay: Commissioner Lueking,

The motion passed by a vote of 8 to 1.

IX. NEW BUSINESS

Mayor Nation congratulated Councilmember DeGroot as being the victor in the Republican Primary for House of Representatives, District 101.

Ms. Nassif advised that Jonathan Raiche has accepted the City Planner position for the City of Kirkwood and will be leaving Chesterfield as of August 19th. Ms. Nassif then introduced Cecilia Hernandez as the Department's new Project Planner, who has come from a planning consultant firm out of Chicago.

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 8:11 p.m.

Steve Wuennenberg, Secretary