

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
JULY 25, 2022**

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

I. ROLL CALL

PRESENT

Commissioner Gail Choate
Commissioner Allison Harris
Commissioner John Marino
Commissioner Debbie Midgley
Commissioner Nathan Roach
Commissioner Jane Staniforth
Commissioner Steven Wuennenberg
Chair Guy Tilman

ABSENT

Commissioner Khalid Chohan

Councilmember Merrell Hansen, Council Liaison
Mr. Nathan Bruns, representing City Attorney Christopher Graville
Mr. Justin Wyse, Director of Planning
Ms. Alyssa Ahner, Planner
Ms. Shilpi Bharti, Planner
Ms. Mary Ann Madden, Recording Secretary

Chair Tilman acknowledged the attendance of Councilmember Merrell Hansen, Council Liaison; Councilmember Aaron Wahl, Ward II; Councilmember Dan Hurt, Ward III; and Councilmember Gary Budoor, Ward IV. He then introduced and welcomed Gail Choate as a new member to the Planning Commission.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS - Commissioner Wuennenberg read the "Opening Comments" for the Public Hearings.

- A. P.Z. 05-2022 Gateway Golf Center (Gateway Studios, LLC):** A request for a zoning map amendment from the "PC" Planned Commercial District to a new "PC" Planned Commercial District for 22.78 acres located on the north side of Outer 40 Road (17V630059).

STAFF PRESENTATION:

Planner Shilpi Bharti gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. Bharti then provided the following information about the subject site.

Request

The Applicant is requesting to rezone the parcel from “PC” Planned Commercial to a new “PC” Planned Commercial District to allow 29 permitted uses.

Site History

The site was zoned “M3” Planned Industrial District prior to the City’s incorporation. In 2002, the site was rezoned to “PC” Planned Commercial District with modifications to the Attachment A in 2004. The site was developed as Gateway Golf Center in 2006 and is currently governed by Ordinance No. 2105.

Comprehensive Plan

The subject site is within the *Regional Commercial* Land Use District, which is defined as serving regional commercial needs (emphasizing retail, dining, entertainment, hotel, and leisure components) and drawing visitors from both Chesterfield and the surrounding areas. Primary land uses include retail, entertainment, office, lodging, and limited Office/Warehouse.

Development Standards

Development Standards	PC District	Applicant Request
Maximum height of structure	-	65 feet
Building setback from west	35 feet	25 feet
Parking setback from west	25 feet	0 feet
Building setback from east	-	25 feet
Parking setback from east	-	0 feet
Building setback from south	-	50 feet
Parking setback from south	-	50 feet
Open space	35%	35%
Density Requirement	Maximum 0.55 FAR	Maximum 0.55 FAR

Requested Uses

1. Arena and Stadium
2. Auditorium
3. Art Gallery
4. Art Studio
5. Banquet Facility
6. Recreational Facility
7. Office- Dental
8. Office- General
9. Office- Medical
10. Bakery
11. Bar
12. Brewpub
13. Coffee Shop
14. Grocery-Community
15. Grocery-neighborhood
16. Restaurant-Sit Down
17. Restaurant- Fast Food, Drive-Thru
18. Restaurant -Fast Food, No Drive-Thru
19. Restaurant – Take Out
20. Retail Sales Establishment – Community
21. Retail Sales Establishment – Neighborhood
22. Film drop-off and pick up stations
23. Film processing plant
24. Financial Institution, No Drive-Thru
25. Financial Institution, Drive-Thru
26. Parking area (stand-alone), including garages, for automobiles. Not including sales or storage of damage vehicles for more than 72 hours.
27. Professional and technical service facility
28. Theatre, indoor
29. Theatre, Outdoor

PC District Regulations

- Ensure consistency with the Comprehensive Plan.
- Promote building styles and architectural styles that complement one another.
- Promote more efficient use of land.
- Incorporate site features, such as topography, views, vegetation, water features, and other factors into the design so they become assets to the development.
- Promote the most efficient arrangement of circulation systems, land use, and buildings.
- Promote environmentally sensitive developments.
- Allow development, under a specifically approved design concept and site plan.

Preliminary Development Plan

The applicant will be developing 18.1 acres of land concentrated on the southern portion of the site. The remaining 4.68 acres will not be developed. It was noted that the levee trail runs north of the subject site. The Preliminary Development Plan shows two buildings with two access points from an existing private road.

PETITIONER'S PRESENTATION:

Mr. George Stock, Stock & Associates Consulting Engineers, 257 Chesterfield Business Parkway, Chesterfield, MO - representing J2 Management Group, LLC and Gateway Studios, LLC

Mr. Stock stated that the subject site of 22.78 acres is located at 17795 N. Outer 40 Drive. The request is to rezone to a new "PC" Planned Commercial District in order to facilitate the goals and objectives of Gateway Studios' continued business plan. It was noted that the applicant's studio and hotel facility are currently under construction at the southeast corner of I-64 and Spirit of St. Louis Boulevard. The intent of those two facilities is to serve the entertainment industry.

The current request includes the following design criteria in accordance with the Planned Commercial District:

- Maximum building height of 65 feet
- Maximum floor area ratio of .55
- Open space of 35%
- 29 uses of the 106 uses permitted within the Planned Commercial District

Mr. Stock pointed out that the properties along North Outer 40 Road are unique with respect to traffic and access in that North Outer 40 is a single-loaded road. There is no traffic or curb cuts from the southern side because of I-64, so all curb cuts are located on the north side. The subject site has one shared access with the City of Chesterfield in the southwest corner of the site. There is also a private road easement extending along the western property line to serve properties north of the levee.

For master planning purposes, the applicant is requesting a 0-foot setback on the west and east property lines to allow cross access and parking. It was also noted that the property at 17775 N. Outer 40 Road sits between the two subject sites (*17795 and 17733 North Outer 40*) and is not owned by the applicant. The property owner has been contacted but is not interested in selling. This sliver of land is 134 feet wide.

The site is challenged on infrastructure, particularly water and sewer. The City of Chesterfield, MSD, and St. Louis County are working collaboratively to bring water and sanitary sewer to the north side of I-64. It was noted that there is a regional storm water pump station owned by the Corps of Engineers at Long Road but there is a need to facilitate the conveyance of water from the Chesterfield sports complex to the site.

Discussion

In response to questions from the Commission, the following information was provided.

0-Foot Parking Setback

The property owner at 17775 N. Outer 40 has not contacted the City regarding the proposed 0-foot parking setback. Mr. Stock indicated that the applicant has reached out to the property owner on several occasions so they are aware of the proposed plan.

Uses

In response to concerns about some of the proposed uses, Mr. Stock stated that they will review the list of uses and are open to eliminating the following:

- Arena and Stadium
- Grocery- Community
- Grocery- Neighborhood
- Financial Institution, Drive-Thru
- Restaurant- Fast Food, Drive-Thru

Mr. Stock also explained that the proposed buildings will be used primarily for film and video production, and will not be open to the general public.

Levee Trail / Cross Access

Commissioner Marino stated that he wants to insure that the integrity of the levee trail is preserved.

Commissioner Wuennenberg referred to an existing road/cross access easement that goes along the base of the levee near the Chesterfield Valley Athletic Complex, and questioned whether it would make sense to continue the road going east. Mr. Stock stated that Chesterfield has additional land adjacent to the subject site, so if there was interconnectivity of cross access or shared parking that made sense, they are open to reviewing it as long as it doesn't adversely impact the proposed business. Because security is of the utmost importance to Gateway Studios, Mr. Stock stated that the site will be secured with gates and fences.

Issues

Ms. Bharti stated that she will work with the applicant regarding the permitted uses and easement.

- B. P.Z. 06-2022 17733 N. Outer Forty Road (Gateway Studios, LLC):** A request for a zoning map amendment from a "M3" Planned Industrial District to a "PC" Planned Commercial District for 34.02 acres located on the north side of Outer 40 Road (16V320056).

Request

The Applicant is requesting to rezone the parcel from “M3” Planned Industrial to “PC” Planned Commercial to allow 29 permitted uses.

Site History

The site was zoned “M3” Planned Industrial District prior to the City’s incorporation.

Comprehensive Plan

The subject site is within the *Regional Commercial* Land Use District, which is defined as serving regional commercial needs (emphasizing retail, dining, entertainment, hotel, and leisure components) and drawing visitors from both Chesterfield and the surrounding areas. Primary land uses include retail, entertainment, office, lodging, and limited Office/Warehouse.

Development Standards

Development Standards	PC District	Applicant Request
Maximum height of structure	-	65 feet
Side yard setback	-	25 feet
Parking setback from property line	-	0 feet
Front setback	-	50 feet
Front parking setback	-	50 feet
Open space	35%	35%
Density Requirement	Maximum 0.55 FAR	Maximum 0.55 FAR

Requested Uses

1. Arena and Stadium
2. Auditorium
3. Art Gallery
4. Art Studio
5. Banquet Facility
6. Recreational Facility
7. Office- Dental
8. Office- General
9. Office- Medical
10. Bakery
11. Bar
12. Brewpub
13. Coffee Shop
14. Grocery-Community
15. Grocery-neighborhood
16. Restaurant-Sit Down
17. Restaurant- Fast Food, Drive-Thru
18. Restaurant -Fast Food, No Drive-Thru
19. Restaurant – Take Out
20. Retail Sales Establishment – Community
21. Retail Sales Establishment – Neighborhood
22. Film drop-off and pick up stations
23. Film processing plant
24. Financial Institution, No Drive-Thru
25. Financial Institution, Drive-Thru
26. Parking area (stand-alone), including garages, for automobiles. Not including sales or storage of damage vehicles for more than 72 hours.
27. Professional and technical service facility
28. Theatre, indoor
29. Theatre, Outdoor

PC District Regulations

- Ensure consistency with the Comprehensive Plan.
- Promote building styles and architectural styles that complement one another.

- Promote more efficient use of land.
- Incorporate site features, such as topography, views, vegetation, water features, and other factors into the design so they become assets to the development.
- Promote the most efficient arrangement of circulation systems, land use, and buildings.
- Promote environmentally sensitive developments.
- Allow development, under a specifically approved design concept and site plan.

Preliminary Development Plan

The applicant plans to develop the southern 29.25 acres of the total 34.02 acre site. There are no plans to develop the 5.77 acres at the north of the site. It was pointed out that the levee trail runs along the northern side of the site. The plans shows two access points from North Outer 40 Road and two buildings on the southern portion of the site.

PETITIONER'S PRESENTATION:

Mr. George Stock, Stock & Associates Consulting Engineers, 257 Chesterfield Business Parkway, Chesterfield, MO - representing J2 Management Group, LLC and Gateway Studios, LLC

Mr. Stock stated that they are requesting the City's consideration for rezoning from "M3" Planned Industrial District to the "PC" Planned Commercial District. The purpose of the request is to facilitate the goals and objectives of Gateway Studios' continued business plan within the City of Chesterfield.

This site is located at 17733 N. Outer Forty Road, and would be developed in the same fashion as the property to the west in order to serve the entertainment industry, particularly focused on the creation of content for film, television, video, and music.

The request includes the following design criteria in accordance with the Planned Commercial District:

- Maximum building height of 65 feet
- Maximum floor area ratio of .55
- Open space of 35%
- 29 uses of the 106 uses permitted within the Planned Commercial District

Mr. Stock noted that the uses would be amended per the discussions during the earlier Public Hearing for P.Z. 05-2022.

They believe that their request, uses, and preliminary development plan are consistent with the City's development policies.

The subject site is divided into two pieces with 5.77 acres to the north, and 28.2 acres to the south. *(Mr. Stock noted that this is a discrepancy between what the City shows as 29.2 acres, and stated that he would work with Staff to determine the correct acreage.)* Two buildings are proposed for the site, with security fencing and gates. There will also be some connectivity to the levee trail.

Discussion

Mr. Justin Wyse, Director of Planning, stated that the applicant has been working with the City on utility extensions to this area. He explained that there are some severe deficiencies with the Athletic Complex as it exists today, and the City appreciates the applicant's willingness to finding mutual solutions that benefit both parties.

Chair Tilman stated that the levee trail is one of the City's best public spaces, and if there are going to be any restrictions during filming, the Parks Department should get guidance on how to insure public access to what is currently a public trail that runs through the subject site.

ISSUES

Ms. Bharti stated that she will work with the applicant regarding the permitted uses and utilities.

V. APPROVAL OF MEETING SUMMARY

Commissioner Choate pointed out a typo on page 6 of the June 13, 2022 draft meeting minutes, which needs to be corrected.

Commissioner Marino made a motion to approve the Meeting Summary of the June 13, 2022 Planning Commission Meeting, as corrected. The motion was seconded by Commissioner Midgley and **passed by a voice vote of 8 to 0.**

VI. PUBLIC COMMENT

A. The Smoke House (ASDP)

Mr. Thom Sehnert, The Smoke House, 16806 Chesterfield Airport Road, Chesterfield, MO

Mr. Thom Sehnert introduced his son, Liam, to the Commission noting that they are truly a family business entering their third generation. He stated that one of the great traditions of Annie Gunn's and The Smoke House Market has been how the community has shared their family experiences with them, contributed to and helped them build the Annie Gunn's and Smoke House Market story. They have turned their vision into nearly a half century of making a difference in Chesterfield. He thanked the City for allowing them to continue this tradition.

Commissioner Marino thanked Mr. Sehnert for being a part of the community and noted that their business is "the crown jewel of Chesterfield".

B. Wildhorse Village (Lot 6) Record Plat

Mr. George Stock, Stock & Associates Consulting Engineers, 257 Chesterfield Business Parkway, Chesterfield, MO – available for questions.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. The Smoke House (ASDP):** An Amended Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for a 2.46 acre tract of land zoned "PC" – Planned Commercial located on the south side of Chesterfield Airport Road and west of Baxter Road.

Commissioner Staniforth, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for **The Smoke House**. The motion was seconded by Commissioner Marino and **passed** by a voice vote of 8 to 0.

- B. Wildhorse Village (Lot 6) Record Plat:** A Record Plat for an 11.6 acre tract of land zoned PC&R Planned Commercial and Residence District located both north and east of Burkhardt Place.

Commissioner Staniforth, representing the Site Plan Committee, made a motion recommending approval of the Record Plat for **Lot 6 of Wildhorse Village**. The motion was seconded by Commissioner Midgley and **passed** by a voice vote of 8 to 0.

VIII. UNFINISHED BUSINESS - None

IX. NEW BUSINESS

- A. Proposed Amendments to the By-Laws**

Commissioner Marino stated that the Nominating Committee had proposed minor amendments to the By-Laws regarding: (1) mandatory requirements for the Chair to attend the Architectural Review Board meetings; and (2) the automatic nomination of the Vice-Chair once the Chair's term expires. The amendments were reviewed at the earlier Site Plan Committee meeting with no objections expressed.

Commissioner Marino made a motion to approve the proposed amendments to the By-Laws. The motion was seconded by Commissioner Wuennenberg and **passed** by a vote of 8 to 0.

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:47 p.m.


Jane Staniforth, Secretary