PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
JULY 24, 2006

The meeting was called to order at 7:06 p.m.

I. PRESENT

Mr. David Banks
Mr. Fred Broemmer
Ms. Wendy Geckeler
Dr. Lynn O'Connor
Ms. Lu Perantoni
Mr. Tom Sandifer
Ms. Victoria Sherman

ABSENT

Mr. David Asmus
Dr. Maurice L. Hirsch, Jr.

Councilmember Mary Brown, Council Liaison
City Attorney Rob Heggie
Mr. Michael Herring, City Administrator
Ms. Libbey Simpson, Assistant City Administrator for Economic & Community Development
Ms. Teresa Price, Director of Planning
Ms. Aimee Nassif, Senior Planner
Ms. Mara Perry, Senior Planner
Ms. Jennifer Yackley, Project Planner
Ms. Mary Ann Madden, Planning Assistant

Acting Chair Sandifer acknowledged the attendance of Councilmember Mary Brown, Council Liaison; Councilmember Jane Durrell, Ward I; Councilmember Connie Fults, Ward IV; City Administrator Mike Herring; and Boy Scout ~~Dillon~~ **Dylan** Adams.

II. INVOCATION: Commissioner Perantoni

III. PLEDGE OF ALLEGIANCE – All

PUBLIC HEARINGS – Commissioner Sherman read the "Opening Comments" for the Public Hearing.

A. P.Z. 18-2006 Beckmann Properties (16625 & 16635 Chesterfield Airport Road): A request for an amendment to City of Chesterfield Ordinance 1556 to allow for additional permitted uses for a 1.95 acre tract of land zoned "PI" Planned Industrial District located at 16625 Chesterfield Airport Road and 16635 Chesterfield Airport.

Ms Aimee Nassif, Senior Planner, gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. Nassif stated the following:

- The request is to add additional uses for the site.
- CURRENT USES ON SITE:
  - Business service establishments;
  - Cafeterias for employees and guests only;
  - Laundries and dry cleaning plants, which include dry cleaning drop-off and pickup stations;
  - Offices or office buildings;
  - Plumbing, electrical, air conditioning and heating equipment sales, warehousing and repair facilities;
  - Restaurants, sit down;
  - Sales, servicing, repairing, cleaning, renting, leasing and necessary outdoor storage of equipment and vehicles used by business, industry and agriculture;
  - Service facilities, studios or work areas for antique salespersons, artists, candy makers, craftpersons, dressmakers, tailors, music teachers, dance teachers, typists and stenographers, including cabinet makers, film processors, fishing tackle and bait shops and souvenir sales. Good and services associated with these uses may be sold or provided directly to the public on premises;
  - Warehousing, storage or wholesaling of manufactured commodities;
  - Or other uses which may be sought under the Chesterfield Zoning Ordinance after future public hearings.
- PROPOSED USES FOR THE SITE:
  - (j.) Business, professional, and technical training schools,
  - (iii.) Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, excluding indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises.
- "Excluding indoor sale of motor vehicles" will be removed from the Attachment A.
- The Public Hearing Notice was posted July 12, 2006.
- Both 16625 and 16635 Chesterfield Airport Road are part of the original Burkhardt Subdivision, which was platted in 1877. For that reason, a public hearing will be presented on the Landmark Preservation Area request for this site at the next Planning Commission meeting.

PETITIONER'S PRESENTATION:

1. Mr. John Pfaff, Architect for the project, 180 Weidman, Manchester, MO stated he was available for questions.

2. Ms. Clarice Wheeler, 3109 Summit View Place, Wildwood, MO stated the following:
   - She is proposing to open a shop at the subject site. The shop will house an interior design store and tea room.
   - It will be a small business and lend to the historical era of the area.
   - The proposed use of a "school" is being requested to allow small workshops for customers with respect to holiday and party decorating.

SPEAKERS IN FAVOR:

1. Mr. Bruce Beckmann, 2012 Emerald Crest Ct., Chesterfield, MO stated the following:
   - He is pleased to have the opportunity to lease the subject property to Ms. Wheeler, who already runs an accounting firm in Chesterfield Valley.
   - He feels Ms. Wheeler has a strong commitment to making the proposed shop an outstanding place for the community.
   - No major modifications are planned for the building. The interior was modified three years ago.

Responding to questions from the Commission, Mr. Beckmann stated the following:

- **Regarding exterior changes to the building:** They have discussed the possibility of adding flower boxes to the front windows and a canopy on the front entrance.

2. Mr. Bob Payne, 9 Picardy Hill Drive, Chesterfield, MO stated the following:
   - He feels Ms. Wheeler has the training and background to make the proposed shop a success.

3. Ms. Lori Cannon, 15530 Century Lake Drive, Chesterfield, MO stated the following:
   - She feels the proposed shop would be an asset to the community.

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

REBUTTAL: None

ISSUES:

1. What will the signage be like? Ms. Nassif stated that no sign has been proposed at this time. Signage would have to be approved by the

Department. Any major changes to the exterior would be presented to the Commission through a Site Plan.

2. City Attorney Heggie and Ms. Nassif will review the language and uses for the site.

Commissioner Sherman read the Closing Comments for Public Hearing **P.Z. 18-2006 Beckmann Properties (16625 & 16635 Chesterfield Airport Road)**

V. APPROVAL OF MEETING MINUTES

Commissioner Broemmer made a motion to approve the minutes of the July 10, 2006 Planning Commission Meeting. The motion was seconded by Commissioner Perantoni and **passed by a voice vote of 7 to 0.**

VI. PUBLIC COMMENT

RE: Gundaker Commercial Group

Petitioner:

1. Mr. Jack Holleran, HDA Architects, 14755 N. Outer 40, St. Louis, MO stated the following:
   - He is asking for approval of two monument signs for the Gundaker commercial office building located in Chesterfield Valley. The building has been completed and the Gundaker Group has recently moved in.
   - Each monument sign is six feet high facing the two roads which border the property – one facing the internal road and the other facing Chesterfield Airport Road.
   - The zoning ordinance allows for the two signs.
   - The signs are masonry and limestone matching the building architecture.
   - The signage for the signs has not yet been determined.

For clarification, Ms. Yackley stated that the site specific ordinance requires the Planning Commission to approve all monument signs. The signs are approximately 72 sq. ft., which is larger than the 50 sq. ft. allowed in the ordinance; however, the Planning Commission can approve square footage up to 100 sq. ft.

Mr. Holleran stated that the actual signage area will be less than the prescribed ordinance. The limestone cap and base are part of the structure, which make up the sign. The masonry signage area is approximately 38 sq. ft. Ms. Yackley stated that the Department measures the entire structure in its sign calculations which would include the cap and base architectural elements.

Commissioner Geckeler stated that the locations of the signs are in very open areas, which would not present any sight difficulties in seeing them. She also noted that the building itself has a big sign on it facing Chesterfield Airport Road.

Ms. Teresa Price, Director of Planning, stated that although the signs are over the allowable 50 sq. ft., they are not over the 100 sq. ft. which the Planning Commission can approve. The zoning ordinance allows for one free-standing sign on each roadway.

RE: P.Z. 8-2006 Four Seasons Plaza (Dr. Phil Hendricks)

Petitioner:

1. Mr. Eric Schmitt, Attorney for the Petitioner, 168 North Meramec, Clayton, MO, responding to issues raised at the earlier Work Session, stated the following:
   - MoDOT is suggesting that the Petitioner remove the first raised island and then re-stripe for separate left-hand and right-hand turn lanes.
   - The first entry-way into the parking lot will be closed off to mitigate some of the concerns with access.
   - The canopy lane is 30 feet in width and narrows down to 19 feet. This should allow plenty of room for two lanes.
   - The 80% calculation on square footage refers to 5 spaces/1000 sq. ft for retail establishments only. A different parking calculation would apply for the restaurants, which would be 1 space/3 seats in the restaurant.

Responding to questions from the Commission, Mr. Schmitt stated the following:

- **Regarding adding additional green space because of the removal of the island:** He felt they could work with the City on adding green space to the site.

RE: The Reserve at Chesterfield Village Site Development Section Plans

Petitioner:

1. Mr. Dennis M. Hayden, President of Hayden Homes, 7 The Pines Court, St. Louis, MO stated he would continue his presentation from the earlier Work Session outlining the development's goals:
   - Protect the Values of the Neighboring Communities: This has been accomplished by backing the single-family, detached homes up to Baxter. It was noted that the single-family, attached homes are similar to the product across the street.
   - Create a Natural Eco-environment in the Community: This will be done with ADA-accessible public and private trail systems and scenic overlooks for public use, along with open areas with access to the Riparian Corridor and future park trail system. The trail system is both publicly and privately-

maintained and provides access for all with reasonable grades. The trail system has several meditation areas providing resting spots.

- Provide Privacy and Enduring Value Appreciation: This is accomplished through the abundant use of landscaping, large green areas, natural ground cover, and bringing the Riparian Corridor to Baxter Road.
- Create a Pedestrian Community Feeling: This is accomplished through ornamental street signage, street lighting, and mailboxes including graceful geometrics and natural hardscapes in the meditation areas, streets, trails, walks, drives and porches. The use of park areas throughout the neighborhood enhances pedestrian enjoyment.
- Create Marketable Architecture in the Homes that Complement the Abundant Use of Landscaping: Three prominent local architects have been retained to perform the architectural services for the homes. A significant use of brick, stone, architectural shingles, and architectural concrete and pavers shall prevail.
- To Utilize Materials and Colors that are Enduring and Complement the Natural Surrounding: Materials for the trails will be weathered concrete; the streets will be weathered concrete with a trap rock asphalt overlay pavement; the monument and meditation area wall will be granite or stone.
- The challenges on the site are the vertical fall from the site to the creek and the Riparian Corridor; the extreme topography; and developing an eco-friendly and economically-sound plan. The design team has collaborated for over 1-1/2 years to develop the proposed plan sensitive to the mission statement.

Responding to questions from the Commission, Mr. Hayden stated the following:

- **Regarding the number of units for the site:** The zoning would allow 459 units; the Petitioner is proposing 190 units.
- **Regarding parking for the two-story buildings:** All of the resident parking is underground below the buildings. There are parallel parking areas in front of each building that satisfy all the City's visitor parking requirements.
- **Regarding tree canopy:** The site has approximately 20 acres of tree canopy.
- **Regarding grading with respect to the trees:** They will work with an arborist to establish the protection line for the trees.
- **Regarding possible archeological evidence on the site:** The Petitioner has had a cultural resource survey completed on the site about two months ago. The site was deemed to not be historically significant with any cultural resources that need to be preserved.
- **Regarding public/private streets and trails:** All streets are public. The trail systems are for the residents of The Reserve and are also accessible for pedestrians from the adjacent neighboring communities. The trail systems that run adjacent to the right-of-way in the community

are publicly-maintained. The trail systems in the common areas are privately-maintained by the Homeowners Association at the request of the Department of Public Works. An easement will be granted for public use over a portion of the common area, which will be privately-maintained.

Commissioner Geckeler commended Mr. Hayden on the Mitigation Plan, which includes a list of native trees and a diversity of species.

Commissioner O'Connor expressed her enthusiasm for the project.

Councilmember Brown pointed out that Mr. Hayden has met with the Trustees from Stonehill and Baxter Pointe, at which time his proposal was presented.

Commissioner Sherman stated her appreciation of the trail system and thanked Mr. Hayden for his plan.

Commissioner Broemmer also expressed his appreciation and approval of the plan.

2. Mr. Dan Koziabek, Volz, was available for questions.

3. Mr. Matt Moynihan was available for questions.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

A. Chesterfield Commons East (Dick's & Inline Shops E): A second amendment of a Site Development Concept Plan, Landscape Plan, and Lighting Plan for a 82.524 acre lot of land zoned "PC" Planned Commercial located at THF Boulevard and Chesterfield Commons Drive.

Commissioner O'Connor, representing the Site Plan Committee, made a motion to approve the second amendment of the Site Development Concept Plan, Landscape Plan, and Lighting Plan with the addition of planters in the shop area in front of the columns; and with the condition that the Petitioner work with the Department to possibly reduce the size of the planter on the west end of Dick's to accommodate more pedestrian space. The motion was seconded by Commissioner Banks and **passed by a voice vote of 7 to 0**.

B. **Chesterfield Commons East (Dick's & Inline Shops E)**: A second amendment of a Site Development Section Plan, Architectural Elevations, Landscape Plan, and Lighting Plan for a 82.524 acre lot of land zoned "PC" Planned Commercial located at THF Boulevard and Chesterfield Commons Drive.

Commissioner O'Connor, representing the Site Plan Committee, made a motion to approve the second amendment of the Site Development Section Plan, Architectural Elevations, Landscape Plan, and Lighting Plan. The motion was seconded by Commissioner Sherman and **passed by a voice vote of 7 to 0**.

C. **Gundaker Commercial Group**: Sign Approval for Gundaker Commercial Group zoned "PI" Planned Industrial District located at 100 Chesterfield Business Parkway.

Commissioner Sherman made a motion to accept the signs as presented. The motion was seconded by Commissioner Banks.

Commissioner Perantoni felt that she did not have an adequate explanation for the Petitioner's request for the larger size signs. Commissioner Sherman stated that under the ordinance, any sign over 50 sq. ft. must be presented to the Planning Commission. It was her opinion that the placement and architectural style of the signs justify the larger size of these two signs.

Upon roll call, the vote was as follows:

Aye: Commissioner Banks, Commissioner O'Connor, Commissioner Sherman, Acting Chair Sandifer

Nay: Commissioner Broemmer, Commissioner Geckeler, Commissioner Perantoni

Because the vote was 4 to 3, City Attorney Heggie stated he would need to research the By-Laws to determine if a simple majority can approve this or whether 5 votes are necessary for approval.

Commissioner Sherman made a motion to re-consider the vote. The motion was seconded by Commissioner O'Connor and **passed by a voice vote of 7 to 0.**

Commissioner Sherman made a motion to hold the sign approval for Gundaker Commercial Group until the next Planning Commission meeting. The motion was seconded by Commissioner O'Connor and **passed by a voice vote of 7 to 0.**

D. **The Reserve at Chesterfield Village Site Development Section Plans**: Site Development Section Plans, Tree Stand Delineation Plan, Tree Preservation Plan, and a Landscape Plan for a 43.3 acre lot of land zoned R-5 and R-8 PEU "Residence District - Planned Environment Unit" located at Baxter Road south of the intersection with Wild Horse Creek Road.

Commissioner Broemmer made a motion to approve the Site Development Section Plan, Tree Stand Delineation Plan, Tree Preservation Plan, and Landscape Plan. The motion was seconded by Commissioner Sherman.

Upon roll call, the vote was as follows:

Aye: Commissioner Geckeler, Commissioner O'Connor, Commissioner Perantoni, Commissioner Sherman, Commissioner Banks, Commissioner Broemmer, Acting Chair Sandifer

Nay: None

The motion passed by a vote of 7 to 0.

VIII. OLD BUSINESS

A. **P.Z. 8-2006 Four Seasons Plaza (Dr. Phil Hendricks):** A request for an amendment to City of Chesterfield Ordinance 775 to permit financial institutions, medical offices, restaurants, and drive-up facilities in Four Seasons Plaza, a 2.35 acre "C8" Planned Commercial District located on the south side of Olive Boulevard, directly across from the intersection of State Highway 340 and River Valley Drive. (LOCATOR NUMBER 16Q230260)

Senior Planner Aimee Nassif addressed a comment made during the Public Comment portion of the meeting:

- Regarding Item I.C.2.f. of the Attachment A stating "No more than 80% of the maximum gross floor area permitted via this ordinance shall be utilized for retail or other uses having parking requirements in excess of 5 spaces

per 1000 sq. ft. …" refers to retail only – restaurant parking has a different calculation.

Responding to questions from the Commission, Ms. Nassif stated the following:

- **Regarding clarification of "bakery" and "coffee shop":** Places like Einstein's or St. Louis Bread Co. would fall under both categories of "bakery" and "coffee shop". "Coffee shop" is defined as an informal restaurant where limited menu items are sold.
- **Regarding potential expansion of a restaurant into adjoining shops and parking limitations:** It was noted that "restaurants" require more parking than "bakeries" and "coffee shops" so parking would be reviewed for any possible expansion.
- **Regarding clarification of the drive-thru area with two lanes – will a kiosk be built for use by a bank?** A kiosk is not shown on the plan or included in the Attachment A. There will not be two drive-thru windows – the second lane would be used by a vehicle that wants to pass a vehicle at the drive-thru window.

Commissioner Broemmer made a motion to approve P.Z. 8-2006 Four Seasons Plaza (Dr. Phil Hendricks) with the following amendment to Section I. K. 3. of the Attachment A: (Changes in **bold)**

> Remove the first raised island **off of Olive Boulevard when entering the subject site** then re-stripe for separate left and right turn lanes.

The motion was seconded by Commissioner Perantoni.

Commissioner Sherman made a motion to amend the above motion to include additional green space, if possible, in the area where the first cross access is to be removed. The motion was seconded by Commissioner Banks. The motion amendment was accepted by both Commissioners Broemmer and Perantoni.

Upon roll call, the vote was as follows:

Aye: Commissioner Sherman, Commissioner Banks, Commissioner Broemmer, Commissioner Geckeler, Commissioner O'Connor, Commissioner Perantoni, Acting Chair Sandifer

Nay: None

The motion passed by a vote of 7 to 0.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 8:28 p.m.

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David Banks, Secretary