**PLANNING COMMISSION**
**OF THE CITY OF CHESTERFIELD**
**AT CHESTERFIELD CITY HALL**
**July 22, 2002**

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

**I. PRESENT** **ABSENT**

Mr. David Banks
Mr. Fred Broemmer
Mr. Mike Kodner
Mr. Dan Layton, Jr.
Ms. Stephanie Macaluso
Ms. Rachel Nolen
Mr. Jerry Right
Mr. B. G. Wardlaw
Chairman Victoria Sherman
Mr. Rob Heggie, Acting City Attorney
Mayor John Nations
Mr. Dan Hurt, Council Liaison
Ms. Teresa Price, Director of Planning
Ms. Barbara Weigel, Senior Planner
Mr. David Bookless, Project Planner
Mr. Mike Hurlbert, Project Planner
Ms. Kathy Lone, Planning Assistant

**II. INVOCATION**: Commissioner Kodner

**III. PLEDGE OF ALLEGIANCE**:

Chairman Sherman recognized the attendance of Mayor John Nations, Councilmember Bruce Geiger (Ward II), Councilmember Connie Fults (Ward IV) and Council Liaison Dan Hurt (Ward III).

**IV. PUBLIC HEARINGS**: None

**V. APPROVAL OF MEETING MINUTES**

Commissioner Broemmer made a motion to **approve** the July 8, 2002 Meeting Minutes. The motion was seconded by Commissioner Kodner **and passes by a voice vote of 9 to 0.**

## VI. PUBLIC COMMENT -

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

- Speaker stated that the petitioner for Monarch Trace will provide a low wall (approximately 4 feet in height and of stone material, similar to the units) along Lydia Hill Drive. The wall would be between the landscaping and the carports.

2. Mr. Jean Magre, 5055 New Baumgardner, St. Louis, MO, speaking in favor of **Monarch Trace (formerly Lydia Hill)**;

- Speaker declined to speak.

3. Mr. Gary Feder, 1890 Carondelet Plaza, Clayton, MO , attorney and speaking in favor of **P.Z. 08-2002 Solon Gershman, Inc.;**

- Speaker stated that issues regarding access to the site have been addressed;
- Speaker asked the Planning Commission to approve this petition.

4. Mr. Robert Boland, 16839 Chesterfield Bluff Circle, Chesterfield, MO 63005; architect and speaking in favor of **P.Z. 38-2001 Davis Street Land Company, L.L.C.**;

- Speaker stated that this will be a high-quality development;
- Speaker stated that an emergency access will be on the south side of the development, at the request of the Fire District. The access would be located there to serve this proposed development and any development to the south;
- Speaker stated that there would not be any circulation or services on the east side by Old Baxter Road.

5. Mr. George Stock, 425 North New Ballas Road, St. Louis, MO 63141, engineer and speaking in favor of **P.Z. 38-2001 Davis Street Land Company, L.L.C.;**

- Speaker stated that the Fire Marshall is requesting either asphalt or a concrete drive, not pavers;
- Speaker stated that the proposed finished floor would be five (5) feet below the cul-de-sac on Old Baxter Road;
- Speaker stated that the Fire District needs access to the back of the buildings.

6. Ms. Julie Nolfo, Crawford, Bunte, Brammeier, 1830 Craig Park Court, St. Louis, MO 63146, speaking neutral to **P.Z. 38-2001 Davis Street Land Company, L.L.C.;**

- Speaker stated that she was present to answer questions;
- Speaker stated that the traffic study did recommend realignment with the outer road.

7. Mr. Robert Perlmutter, 630 Davis Street, Evanston, IL 60201, petitioner and speaking in favor of **P.Z. 38-2001 Davis Street Land Company, L.L.C.;**

- Speaker stated that this would be a high-quality development.

8. Mr. Mike Doster, 17107 Chesterfield Airport Road, Chesterfield, MO 63005, attorney and speaking in favor of **P.Z. 38-2001 Davis Street Land Company, L.L.C.;**

- Speaker stated that the petitioner is asking for a parking reduction because 3,000 square feet will be used for storage only;
- Speaker asked the Planning Commission to allow a temporary access using the existing access as is with the changes recommended in the Crawford, Bunte, Brammeier traffic report.

## VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

**A.** **Willows at Brooking Park:** Amended Site Development Section Plan, Architectural Elevations, and Landscape Plan for multi-family residence buildings on a 14.67-acre tract of land zoned "R-1" one-acre, "FPR-1" Flood Plain one-acre, and "R-3" 10,000 square foot Residence District, located on the west side of Old Woods Mill Road, north of Conway Road.

Commissioner Nolen, on behalf of the Site Plan Committee, made a motion to approve the Amended Site Development Section Plan, Architectural Elevations and Landscape Plan for **Willows at Brooking Park.** The motion was seconded by Commissioner Kodner and **passes by a voice vote of 9 to 0.**

**B.** **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 Nolen, on behalf of the Site Plan Committee, stated that additional information had been provided by the developer since the Site Plan Committee Meeting.

Commissioner Nolen, on behalf of the Site Plan Committee, made a motion to re-look at the Site Development Plan, elevations and parking structures. The motion was seconded by Commissioner Layton.

Commissioner Layton and Commissioner Macaluso stated that they like the idea of adding the wall.

Chairman Sherman clarified that the wall would be between the landscaping and the carport.

Commissioner Nolen made an amendment to the motion to approve the Site Development Plan, Architectural Elevations and Landscape Plan provided that the petitioner create a four (4) foot high stone wall in front of the parking structures on Lydia Hill Drive with landscaping in front of the wall and landscaping as depicted on the plan. The amendment to the motion was seconded by Commissioner Layton.

Commissioner Macaluso stated that the Planning Commission should see a resubmittal depicting the wall, landscape plan and lighting with a rendering showing the site from Lydia Hill Drive and Central City Park.

Commissioner Wardlaw made an amendment to the motion to hold **Monarch Trace (formerly Lydia Hill)** until the August 12, 2002 Planning Commission Meeting to see a resubmittal depicting the wall and landscaping. The amendment to the motion was seconded by Commissioner Kodner.

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

**The amendment to the motion was approved by a vote of 6 to 3.**

Commissioner Nolen made a motion to approve the Site Development Plan, Architectural Elevations and Landscape Plan provided that the petitioner create a four (4) foot high stone wall in front of the parking structures on Lydia Hill Drive with landscaping in front of the wall the and landscaping as depicted on the plan. (The wall and landscaping plans will be resubmitted to the Planning Commission for approval at the August 12, 2002 meeting.) The motion was seconded by Commissioner Layton.

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

**The motion was approved by a vote of 7 to 2.**

**C.** **Circuit City - Chesterfield Commons East**: An Amended Site Development Section Plan, Landscape Plan and Architectural Elevations for a retail building as part of the Chesterfield Commons East development, zoned "PC" Planned Commercial District located south of Chesterfield Airport Road and east of Chesterfield Commons Drive.

Commissioner Nolen, on behalf of the Site Plan Committee, made a motion to approve the Amended Site Development Section Plan, Landscape Plan and Architectural Elevations for **Circuit City – Chesterfield Commons East.** The motion was seconded by Commissioner Banks and **passes by a voice vote of 9 to 0.**

## VIII. OLD BUSINESS -

**A.** **P.Z. 38-2001 Davis Street Land Company, L.L.C.:** A request for a change of zoning from a "NU" Non-Urban District to a "P-C" Planned Commercial District for a 1.983 acre tract of land located between Clarkson Road and Old Baxter Road, south of Chesterfield Parkway East (Locator Numbers 19S-44-0435 and 19S-44-0468).

Project Planner David Bookless gave an overview of **P.Z. 38-2001 Davis Street Land Company, L.L.C.** Mr. Bookless stated that the parking ratio is 3.8 parking spaces per 1,000 square feet. Mr. Bookless stated that, with regards to the northern fire emergency access for the hoses, the Fire Marshall stated that no trees or shrubs would be permitted but flowers were acceptable so the hoses could get through. Mr. Bookless stated that, in Attachment A, cross access to the properties to the south is required. Mr. Bookless stated that cross access would be required in order to move the entrance 200 feet to align with the Drew Station entrance.

Director of Planning Teresa Price stated that City Attorney Doug Beach is happy with the wording in Attachment A regarding moving the entrance 200 feet to align with the Drew Station entrance.

Commissioner Banks expressed concern with excluding the storage area from the total square footage with regards to parking for this proposal.

Mr. Bookless stated that Attachment A includes square footage not inclusive of the storage area.

Chairman Sherman stated that if Attachment A were changed and did not conform to the current performance standards, this petition would have to be approved by a super majority of the Planning Commission to make the change.

Commissioner Nolen made a motion to approve **P.Z. 38-2001 Davis Street Land Company, L.L.C.** with the condition to revise the following in Attachment A, page 2, II. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS, 3. 'Gross floor area constructed for the two (2) buildings shall not exceed ~~16,500~~ **15,600** square feet. ~~Any second story construction of said building shall be used exclusively for storage~~. The square footage constructed shall be based on the development's ability to comply with the parking and stormwater regulations of the City of Chesterfield.' The motion was seconded by Commissioner Layton.

Commissioner Macaluso made an amendment to the motion to change the first sentence to the following in Attachment A, page 8, G. Landscape Plan, 3. 'There shall be a densely screened landscape buffer **and a berm where appropriate** along the eastern edge of the site that shields the proposed building from the existing neighborhoods adjacent to Old Baxter Road.' Commissioner Nolen and Commissioner Layton accepted the amendment to their motion.

Commissioner Macaluso made an amendment to the motion to add the following to Attachment A, page 9, J. Architectural Elevations, add to 1. 'To add a faux window(s) to the second story of the back side of the building.' The motion was seconded by Commissioner Layton.

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

**The amendment to the motion was approved by a vote of 9 to 0.**

**B.** **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.

Project Planner Mike Hurlbert gave an overview of **P.Z. 08-2002 Solon Gershman, Inc.**

Commissioner Kodner made a motion to approve **P.Z. 08-2002 Solon Gershman, Inc.** as presented in Attachment A. The motion was seconded by Commissioner Right.

Commissioner Nolen presented a diagram hand-out to the Commission concerning access. Commissioner Nolen stated that due to the level of service on Olive Boulevard, it is safer not to have two (2) full access points close together.

Commissioner Layton suggested extending the curb barrier in the middle of Olive Boulevard.

Commissioner Macaluso suggested placing a barrier to prevent Jack-in-the-Box customers from using the Seven-Eleven drive.

Commissioner Nolen stated that she could agree to change Point C on her hand-out to read: ‘Close the cross access between Jack-in-the-Box and Seven-Eleven.’

Mr. Hurlbert stated that this could not legally be done because there is just enough room for cars to back out from both of the aisles. Mr. Hurlbert stated that the revised preliminary plan resolved the Department of Public Works issue with closing of the cross access. Mr. Hurlbert stated that the entrance opening in front of the Jack-in-the-Box has been reduced from 60 feet to 38 feet allowing turns in both directions.

General discussion followed concerning different accesses from the Jack-in-the-Box.

Councilmember Hurt agreed that the Department of Public Works review Commissioner Nolen’s diagram hand-out of possible accesses.

Commissioner Nolen made an amendment to the motion, per her diagram hand-out, that Point A remains full access, Point B be changed to right in/right out only, Point C has the cross access between the Seven-Eleven and Jack-in-the-Box closed, and Point D remains right in/right out only. (Earlier discussion concluded that Point C is not feasible.) The amendment to the motion was seconded by Commissioner Broemmer.

Commissioner Layton asked if MoDOT would agree to extend the median on Olive Boulevard if the petitioner was required to pay for it.

Commissioner Layton made an amendment to the motion, subject to State (MoDOT) approval, that the petitioner would pay for an extension of the median to prevent left turns from the site.

Councilmember Hurt stated that it would be more appropriate to express what the Commission wants based on the direction of the Department of Public Works engineers and the State.

Commissioner Banks expressed concern with making too many requests of the petitioner that he withdraws his petition and something less desirable applies for this site.

Commissioner Macaluso stated that she would like to have all items that need to be addressed included in Attachment A and to hold **P.Z. 08-2002 Solon Gershman, Inc.** until the August 12, 2002 Planning Commission Meeting.

Commissioner Layton withdrew his amendment to the motion.

Commissioner Nolen withdrew her amendment to the motion and Commissioner Broemmer also accepted the withdrawal of the amendment to the motion.

Commissioner Macaluso made an amendment to the motion to hold **P.Z. 08-2002 Solon Gershman, Inc.** until the August 12, 2002 Planning Commission Meeting and direct Staff to rewrite Attachment A including that, on the Chesterfield Plaza drawing, Point B be changed to right in/right only, construct a curb to not allow cross access out of the site (Point C) and to also investigate the possibility of having the median extended to block a left turn out of Point B, subject to the petitioner paying for this. The amendment to the motion was seconded by Commissioner Wardlaw.

Chairman Sherman stated that the amendment to the motion is asking for a delay with Public Works input to rewrite Attachment A with the suggested changes.

Ms. Price stated that the Staff report would provide the Commission with Public Works input on the proposed changes.

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

**The amendment to the motion was approved by a vote of 5 to 4.**

**IX. NEW BUSINESS - None**

**X. COMMITTEE REPORTS:**

**A. Committee of the Whole**

- **Comprehensive Plan Update**

Chairman Sherman stated that the next meeting for review of the Comprehensive Plan Update would be Wednesday, July 24, 2002 at 6:00 p.m. in the City Council Chambers.

**B. Ordinance Review Committee**

**C. Architectural Review Committee**

Chairman Sherman stated that Ms. Price would be scheduling a meeting for the 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.

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**Jerry Right, Secretary**