

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
JULY 13, 2015**

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

I. ROLL CALL

PRESENT

Ms. Merrell Hansen
Ms. Fay Heidtbrink
Ms. Laura Lueking
Ms. Debbie Midgley
Ms. Amy Nolan
Mr. Steven Wuennenberg
Chair Stanley Proctor

ABSENT

Ms. Wendy Geckeler

Councilmember Connie Fults, Council Liaison
Interim City Attorney Harry O'Rourke
Ms. Aimee Nassif, Planning & Development Services Director
Ms. Jessica Henry, Project Planner
Ms. Purvi Patel, Project Planner
Ms. Mary Ann Madden, Recording Secretary

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

Chair Proctor acknowledged the attendance of Councilmember Connie Fults; Council Liaison.

IV. PUBLIC HEARINGS – Commissioner Wuennenberg read the “Opening Comments” for the Public Hearing.

- A. P.Z. 06-2015 17505 Chesterfield Airport Road (Autozone):** A request for a zoning map amendment from a “NU” Non-Urban District to a “PC” Planned Commercial District for 1.77 acres located on the north side of Chesterfield Airport Road, west of its intersection with Arnage Boulevard (17U230254).

STAFF PRESENTATION:

Project Planner Jessica Henry gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. Henry then provided the following information about the subject site:

Site History

The site was originally zoned “NU” Non-Urban District by St. Louis County prior to the City’s incorporation. The site was last occupied by the Heavy Duty Equipment Company, whose vacant buildings remain on the site. The majority of the site is paved and includes a wide frontage along Chesterfield Airport Road.

Land Use

The City’s Comprehensive Land Use Plan designates the subject site as *Mixed Commercial* use. Since the site is located within the Chesterfield Valley Master Plan Area, any future Site Development Plans would be required to adhere to all applicable Chesterfield Design Policies as outlined in the Comprehensive Plan.

Requested Uses

- Office, dental
- Office, general
- Office, medical
- Retail sales establishment, community
- Retail sales establishment, neighborhood
- Coffee shop, drive thru
- Restaurant, sit down
- Restaurant, fast food
- Restaurant, take out
- Financial Institution, drive-thru
- Dry cleaning establishment, with drive-thru
- Vehicle repair and service facility

Preliminary Plan

The Preliminary Plan shows two 6,000 sq. ft. buildings with Autozone identified as the tenant for the westernmost building. Ms. Henry pointed out that any of the Permitted Uses listed in the Attachment A would be allowed in either building.

The proposed setbacks are 30-foot front; 10-foot rear; and 5-foot side yard. The “PC” District requires a minimum of 35% open space and a 30-foot landscape buffer along the Chesterfield Airport Road frontage.

The Preliminary Plan identifies one access point off of Chesterfield Airport Road that aligns with Valley Center Drive to the south. Cross access for future development is required to the east, west, and north. Ultimately, one access point from Chesterfield Airport Road will serve the subject development, along with all future development in this area.

Surrounding Developments

Currently, the developments to the east of the site are served by Arnage Road which provides cross access to Chesterfield Commons Seven, River Crossings, and Chesterfield Commons Six. As development occurs around the site, Arnage Road will be extended westward to serve any new developments and to alleviate traffic congestion on Chesterfield Airport Road.

Items under Review by Staff

- Restrictions on the requested *Vehicle Repair and Service Facility* use – particularly the location and screening of vehicles being repaired
- Feasibility of drive-thru uses on the site – Staff is reviewing whether there is adequate space for the drive-thru uses
- Feasibility of the proposed 5-foot side yard structure setbacks considering the necessary cross accesses
- Location of primary access and cross-access easements
- Preliminary Plan revisions – minor revisions are necessary to assure compliance with the Unified Development Code
- Agency Comments are still under review

PETITIONER'S PRESENTATION:

Mr. Kurtis Daniels, Cochran Engineering, 8 East Main Street, Wentzville, MO

Mr. Daniels stated they have two primary requests:

1. A favorable recommendation for the change in zoning; and
2. Access onto Chesterfield Airport Road

He explained that access onto Chesterfield Airport Road is imperative to the proposed development. As recommended by St. Louis County, they have aligned the single access point on Chesterfield Airport Road with Valley Center Drive. At the time when the property to the north is developed, the Petitioner is agreeable to allowing cross access.

Discussion

In response to questions from the Commission, the following points were discussed and clarified:

Access

Ms. Aimee Nassif, Planning and Development Services Director noted that Staff is reviewing the location of the single access point onto Chesterfield Airport Road and its alignment with Valley Center Drive.

Mr. Daniels stated the access onto Chesterfield Airport Road is proposed to be full access – not right-in, right-out only. He noted that it would be aligned with Valley Center Drive, which is currently full access.

Drive-thrus/Circulation

Commissioner Hansen expressed her concern about the proposed drive-thru uses. Mr. Daniel stated that the proposed Autozone building would not need a drive-thru but some of the possible tenants for the second building would utilize a drive-thru. However, it is believed that these tenants would not require a building as large as 6,000 sq. ft. thereby allowing less site constraints throughout the site.

Councilmember Fults pointed out that the request is for two 6,000 sq. ft. buildings with a drive-thru, which is problematic with respect to site circulation.

Ms. Nassif stated that Staff has concerns with circulation because of where the buildings are positioned noting that the building on Lot 2 backs up to the water quality area. Staff has recommended that the location of the buildings be moved and that square footage

for the buildings be removed from the Preliminary Plan. Mr. Daniels indicated his agreement with these recommendations. He also stated that the traffic flow of the site is important to them as well.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

ISSUES:

The following items were added to the list of issues previously outlined by Staff:

- Removal of building square footage from the Preliminary Plan
- Relocation of the building footprints

Commissioner Wuennenberg read the Closing Comments for the Public Hearing.

V. APPROVAL OF MEETING SUMMARY

Commissioner Nolan made a motion to approve the Meeting Summary of the June 22, 2015 Planning Commission Meeting. The motion was seconded by Commissioner Wuennenberg and passed by a voice vote of 7 to 0.

VI. PUBLIC COMMENT - None

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. Chesterfield Blue Valley, 2nd Amended Sign Package: A request for an Amended Sign Package for Lots 1, 3, 4, and 5 of the Chesterfield Blue Valley development to modify the maximum wall signage allowance for single occupant retail buildings consisting of 30,000 square feet or greater.

Commissioner Nolan, representing the Site Plan Committee, made a motion recommending approval of the 2nd Amended Sign Package for Chesterfield Blue Valley, Lots 1, 3, 4, and 5. The motion was seconded by Commissioner Lueking and passed by a voice vote of 7 to 0.

VIII. OLD BUSINESS - None

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:23 p.m.

Steve Wuennenberg, Secretary