

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
JULY 12, 2021**

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

I. ROLL CALL

PRESENT

Commissioner Caryn Carlie
Commissioner Allison Harris
Commissioner John Marino
Commissioner Debbie Midgley
Commissioner Jane Staniforth
Commissioner Guy Tilman
Chair Merrell Hansen

ABSENT

Commissioner Nathan Roach
Commissioner Steven Wuennenberg

Councilmember Dan Hurt, Council Liaison
Mr. Nathan Bruns, representing City Attorney Christopher Graville
Mr. Justin Wyse, Director of Planning
Mr. Chris Dietz, Planner
Ms. Natalie Nye, Planner
Ms. Mary Ann Madden, Recording Secretary

Chair Hansen acknowledged the attendance of Councilmember Dan Hurt, Council Liaison; Councilmember Mary Ann Mastorakos, Ward II; and Councilmember Aaron Wahl, Ward II.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS - Commissioner Staniforth read the "Opening Comments" for the Public Hearing.

- A. P.Z. 05-2021 Chesterfield Airport Service (17909 & 17947 Chesterfield Airport Rd.):** A request for a zoning change from "M3" Planned Industrial District and "PI" Planned Industrial District to a new "PI" Planned Industrial District for a tract of land totaling 1.005 acres located north of the intersection of Chesterfield Airport Road and Cepi Drive (17V520082, 17V520071).

STAFF PRESENTATION:

Planner Natalie Nye gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. Nye then provided the following information about the subject petition:

Request

The Applicant is requesting to rezone into a new "PI" Planned Industrial District to accommodate an Enterprise dealership for car and box truck rental with an internal car wash and outdoor storage area.

Site History

17909 Chesterfield Airport Road

In 1987, the site was rezoned to "M3" Planned Industrial District by St. Louis County. The current ordinance governing the site is Ordinance 13,562. The existing building on the site is currently vacant.

17947 Chesterfield Airport Road

In 2007, the site was rezoned to "PI" Planned Industrial and is currently governed under City Ordinance 2346. A concept plan for the Sentrus Place development was also approved in 2007. The site remains vacant today.

In 2021, a Boundary Adjustment Plat was submitted in conjunction with the Change in Zoning request. The Boundary Adjustment Plat is to modify the boundaries of the parcel at 17909 Chesterfield Airport Road and part of the Chesterfield Airport Service subdivision, and approximately .445 acres of the Sentrus Place parcel (17947 Chesterfield Airport Road) to create a new parcel under a new "PI" Planned Industrial District.

Preliminary Plan

The Preliminary Development Plan shows the proposed development on the newly created 1.005-acre lot. The existing building and parking lot located on the property will be renovated and used for the proposed rental car and box truck facility. The expanded area to the rear of the existing building will be used for outdoor storage, which will need to be screened per requirements of the Unified Development Code.

The property has two existing curb cuts off Chesterfield Airport Road, one of which will be removed as part of this development. Staff is also working with the Applicant to ensure cross access is provided to any future Sentrus Place development.

Requested Permitted Uses

Office Uses

- | | |
|---------------------|---------------------|
| 1. Office - dental | 3. Office - medical |
| 2. Office - general | |

Commercial Uses

- | | |
|---|---|
| 4. Automobile dealership | 8. Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facility |
| 5. Automotive detailing shop | |
| 6. Automotive retail supply | 9. Recreational vehicle dealership |
| 7. Motorcycle, ATV, and similar vehicles dealership | 10. Restaurant – sit down |
| | 11. Restaurant – fast food |

Service/Industrial Uses

- | | |
|---|---|
| 12. Automobile storage | 21. Motorcycle, ATV, and similar motor vehicle storage |
| 13. Car wash | 22. Oil change facility |
| 14. Car wash, industrial | 23. Professional and technical service facility |
| 15. Car wash, self-service | 24. Recreational vehicle storage |
| 16. Commercial service facility | 25. Research laboratory and facility |
| 17. Financial Institution, no drive-thru | 26. Trucks, trailers, construction equipment and agricultural equipment sales, rental and leasing |
| 18. Financial Institution, drive-thru | 27. Vehicle repair and service facility |
| 19. Industrial sales, service, and storage | 28. Warehouse, wholesale or storage |
| 20. Manufacturing, fabrication, assembly, processing, or packing, except explosives or flammable gases or liquids | 29. Yard for storage of contractor's equipment, material and supplies |

Discussion

During discussion, the following topics were reviewed and information provided by Staff. The Commission also raised questions for the Applicant.

Curb Cuts

The Applicant proposes to close the existing eastern curb cut off Chesterfield Airport Road.

Cross Access

Cross access would be constructed with development of the Sentrus Place site, which is adjacent to the subject property.

If cross access is provided in the future, Councilmember Hurt inquired as to whether the current proposed access point on Chesterfield Airport Road would be closed.

Gasoline Dispensing

Commissioner Carlie questioned whether gasoline will be dispensed on site.

Comprehensive Plan

In response to Chair Hansen, Ms. Nye confirmed that the request is in compliance with the Comprehensive Plan.

PETITIONER'S PRESENTATION:

1. Ms. Kate Stock-Gitto, Stock & Associates Consulting Engineers, 257 Chesterfield Business Parkway, Chesterfield, MO

Ms. Stock-Gitto stated that they are requesting to rezone an approximate one-acre tract of land to a new "PI" Planned Industrial District for an Enterprise Leasing operation. The intent is to use the existing building in place, which would be retrofitted to allow for the rental of cars and box truck vehicles. The building would also be internally retrofitted to accommodate a car wash specifically for the rental vehicles. The existing parking lot would be used in place, striped, and designated for rental-ready vehicles as well as visitor parking.

Enterprise Leasing intends to relocate its current operations at 17543 Chesterfield Airport Road to the subject site.

Ms. Stock-Gitto then responded to questions raised from the Commission:

Cross Access/Curb Cuts

It was noted that cross access would only be provided in the event the neighboring Sentrus property is redeveloped.

If the Sentrus plan comes together and a new road is constructed, the subject site would likely need to be redeveloped with the entrance coming in off Sentrus Road. In that case, it is probable that both the eastern and western curb cuts off Chesterfield Airport Road would be closed.

The intention at this time is to use everything in place, and to utilize the western entrance off Chesterfield Airport Road as access to the site. Ms. Stock-Gitto also explained that having the access come in off Sentrus Road is not feasible with using the site in place.

Commissioner Staniforth asked whether the site is being designed so that access could be changed to Sentrus Road in the future if that road gets developed. Ms. Stock-Gitto indicated that this is an issue they would address as they progress through the rezoning and section plan process. She reiterated that currently the intent is to have Chesterfield Airport Road as the access point.

Landscaping

Chair Hansen noted that the site is “very sterile” and questioned whether landscaping will be provided. Ms. Stock-Gitto stated that they will comply with any code requirements regarding landscaping.

2. Mr. Andrew Stokes, Enterprise Leasing Company, 10144 Page Avenue, St. Louis, MO.

Mr. Stokes stated that they are interested in relocating their existing business to the subject site as the current facility is not conducive for their business – parking is tight and they do not have the ability to wash cars. They are also in the midst of growing their box truck business segment.

Discussion

Services

Chair Hansen asked for clarification on what type of services would be provided on site – such as car washing and vehicle maintenance. Mr. Stokes stated that they intend to provide car washing services; but there will not be any vehicle maintenance performed on site.

Vehicle Storage

Mr. Stokes stated that they generally run at 90% occupancy so their vehicles typically don't stay on the lot longer than 48 hours. With a 200-vehicle rental facility, it is estimated there would be 15-20 vehicles parked on site at any one time. Storage capacity for the site is approximately 60+ parking spaces.

It has not yet been determined whether the storage area will be gated. They intend to keep the front of the property open so customers have access to returning vehicles after hours.

Gasoline/Diesel Dispensing

Mr. Stokes stated that while this has not yet been decided, they are moving towards having on-site fuel with the possibility of above-ground storage tanks. However, if such a request was denied, it would not change their plans on moving forward with the subject site.

Access

As the site plan is developed, Councilmember Hurt encouraged Mr. Stokes to design it in such a way that future access can be provided off Sentrus Road rather than Chesterfield Airport Road. Mr. Stokes stated that they prefer entrance off Chesterfield Airport Road, which provides access to the front of the property for customers. If future plans dictate that access must be off Sentrus Road, they will work with the City to accommodate that.

Uses

It was noted that the Applicant will work with Staff to remove any uses that may not be necessary for Enterprise's operations.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

ISSUES

1. Accommodate access off Sentrus Place on the Preliminary Development Plan and future Site Development Plan submittals
2. Determine which uses are necessary
3. Verify whether fencing will be used for the outdoor storage area
4. Code compliant nature of the rest of the site plan regarding landscaping, etc.

Commissioner Marino requested a summary of how the cross access process works.

V. APPROVAL OF MEETING SUMMARY

Commissioner Tilman made a motion to approve the Meeting Summary of the June 28, 2021 Planning Commission Meeting. The motion was seconded by Commissioner Harris and **passed** by a voice vote of 5 to 0. (*Commissioners Marino and Midgley abstained.*)

VI. PUBLIC COMMENT - None

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. **TSG Chesterfield Airport Road:** A Sign Package for a 13.02-acre tract of land zoned "PC" Planned Commercial District located north of Chesterfield Airport Road east of Long Road (17U510084).

Commissioner Staniforth, representing the Site Plan Committee, made a motion recommending approval of the Sign Package for **TSG Chesterfield Airport Road**. The motion was seconded by Commissioner Marino.

Chair Hansen stated that the Applicant provided information at the earlier Site Plan Committee meeting explaining the reason for their request, which was very helpful to the Committee.

The motion to approve **passed** by a voice vote of 6 to 1. (*Commissioner Carlie voted "no".*)

VIII. UNFINISHED BUSINESS - None

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS

A. Ordinance Review Committee

As Chair of the Ordinance Review Committee, Commissioner Marino stated that he will be meeting with Mr. Wyse, Director of Planning, to determine what the Ordinance Review Committee should concentrate on first. After that, a Zoom meeting will be scheduled with the rest of the Committee members – Commissioners Staniforth, Midgley, and Tilman, along with Chair Hansen.

The Committee's purpose is to review the ordinances for Chesterfield Valley and the City Center in relationship to the Unified Development Code and the Comprehensive Plan in an effort to simplify the development process.

B. Comprehensive Plan Committee

Chair Hansen reminded the Commission that the Comprehensive Plan needs to be reviewed every 2-3 years and encouraged them to keep notes of areas that may need to be revamped in order to keep the Comp Plan a "living and current document".

XI. ADJOURNMENT

The meeting adjourned at 7:45 p.m.


Jane Staniforth, Secretary