

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
JULY 10, 2023**

V.A

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

Mayor Bob Nation
Councilmember Mary Ann Mastorakos, Council Liaison
Mr. Nathan Bruns, representing City Attorney Christopher Graville
Mr. Justin Wyse, Director of Planning
Ms. Alyssa Ahner, Planner
Mr. Isaak Simmers, Planner
Ms. Erica Blesener, Recording Secretary

Chair Tilman acknowledged the attendance of Mayor Bob Nation; Councilmember Mary Ann Mastorakos, Council Liaison; Councilmember Dan Hurt, Ward III; Councilmember Gary Budoor, Ward IV.

II. PLEDGE OF ALLEGIANCE - All

III. SILENT PRAYER – All

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

A. P.Z. 01-2023 Long Road Lipton Parcel (Cronin Valley Real Estate, LLC):

A request to amend an existing "PI" Planned Industrial District for 8.83 acres of land located north of Chesterfield Airport Rd and south of Interstate 64 (17U410115, 17U410160, 17U410126, 17U410159, 17U410137, 17U410148).

STAFF PRESENTATION:

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

Site History

- Pre-1988: Subject site was zoned “M-3” Planned Industrial.
- 1999: Subject site was rezoned from “M-3” Planned Industrial to “PI” Planned Industrial under governing Ordinance 1540. A Site Development Concept Plan was subsequently approved.
- 2006: An Amended Site Development Concept Plan was approved.
- 2007: A Record Plat was approved.

Comprehensive Plan - Industrial

The City of Chesterfield provides a character description of this area: “Conventional industrial park and associated activity involving an airport. These areas generally support manufacturing and production uses, including warehousing, distribution, light manufacturing, airport support businesses, and assembly operations. They are found in close proximity to major transportation corridors (i.e., highways and airports) and are generally buffered from surrounding development by transitional uses or landscaped areas that shield the view of structures, loading docks, or outdoor storage from adjacent properties”. Industrial areas have the following Development Policies:

- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points
- Primary entrance points should be aligned with access points immediately across the street 2 | P a g e P.Z. 01-2023 Long Road Lipton Parcel (Cronin Valley Real Estate, LLC) Public Hearing Report July 10, 2023
- Connectivity may vary as industrial parks may have low connectivity due to dead ends and lack of connection to adjacent areas
- Landscape buffering should be utilized between roadways to screen areas of surface parking
- Residential projects should be limited to areas outside of the Chesterfield Valley

Request Summary

The petitioner is requesting to amend an existing Request to amend an existing Planned Industrial District to add “Automobile Dealership”, including outdoor storage as a permitted use. “Automobile Dealership”, is a use that may be considered in the “PI” Planned Industrial District and the “PC” Planned Commercial District.

Preliminary Development Plan

The Preliminary Development Plan shows the proposed location of the Car Dealership, including the parking and drive area.

Discussion

Commissioner Wuennenberg questioned the building’s location on the cross-access easement. Ms. Ahner explained the rezoning is the very beginning of the process the project would be required to go through. The project would require easement adjustments, an amended concept plan, and site development section plan.

Commissioner Wuennenberg inquired about the ordinance and suggested it should be updated to the current standards. Ms. Ahner suggested the City coordinate with the applicant regarding the ordinance including updating any use terms or other development criteria that no longer fits current standards.

Chair Tilman requested the ordinance to be modified for the next meeting.

Commissioner Marino questioned the access points of the dealership. Ms. Ahner stated the access points will be addressed during required development processes later on

Commissioner Marino commented on the importance of the building design features to ensure the highest quality.

Chair Tilman questioned if adding "Automobile Dealership" to the site will prohibit future owners from being able to request to modify the area. Ms. Ahner stated any new owners will be able to request to rezone or amend the ordinance of the southern portion.

Chair Tilman then asked if the modified language would apply to both the southern and northern lots. Mr. Justin Wyse, Planning Director, recommended consolidating the outdated Ordinance from 1999 to the current format. Mr. Wyse stated when there are two different sets of "use terms", in the same ordinance it becomes complicated.

Chair Tilman stated the owners of the southern lot will need to be notified of the changes.

Commissioner Midgley questioned why the southern lot would need to be changed along with the northern lot, and questioned if the changes would hinder the owner of the southern lot. Mr. Justin Wyse, Director of Planning, explained that there is currently one ordinance that has very specific requirements; from the building area to the square foot that applies to both the north and south portions of the property. If you were to just rezone the northern half, you effectively up zone the southern half. The original ordinance would have to be amended to change the legal description, alter the criteria, and do a new ordinance; or do one ordinance all together. Mr. Wyse, also stated the owner of the southern lot has been involved in the process and the petitioner has been working with them.

PETITIONER'S PRESENTATION:

1. John Nations, Doster Nations Ullom and Boyle, 16150 Main Circle Drive Chesterfield, MO representing the Petitioner for **P.Z. 01-2023 Long Road Lipton Parcel**.

Mr. Nations stated he is representing the Dean Team and introduced Civil Engineer Ken Schaeffler, Architect Joe Dale, and Bill Dean, of the Dean Team. Mr. Nations addressed concerns the City had regarding the appearance of car dealerships facing the interstate and has taken that in to consideration. The Preliminary Development Plan shows that the building is facing the highway and the cars are behind. Mr. Nations stated he has no other amendments or variances requested and will comply with all applicable regulations. Mr. Nations requested the Planning Commission to vote to approve the existing "Planned Industrial District", to add one use, "Automobile Dealership". Mr. Nations added, by bringing one of the great businesses of West County to Chesterfield it will enhance the City.

2. Bill Dean, Dean Team, 10205 Manchester Road Kirkwood, MO.

Mr. Dean, would like to bring the Genesis brand; a top tier brand; along with the branding of the Dean Team to the City of Chesterfield. Mr. Dean's father started the business in 1978 and has had locations in Ballwin MO, Manchester MO, and Kirkwood MO. Mr. Dean stated he is a resident of Chesterfield; involved in the community; and would be proud to have the Dean Team located in the City of Chesterfield.

Commissioner Marino thanked Mr. Dean for considering bringing the Dean Team to the City of Chesterfield.

3. Ken Schaeffler, Senior Project Manager for Clayton Engineering, 2268 Welsch Industrial Court St. Louis, MO.

Mr. Schaeffler, replied to the comment regarding the existing cross access easements and the number of lots. Moving forward a Consolidation Plat or Boundary Adjustment Plat will need to be prepared; vacate some existing easements; and create new cross access easements between the parcels. Currently, there are no utilities on the site; except for the perimeter allowing the vacation of any easements on the site simple. After review of the prepared Site Development Plan, Mr. Schaeffler foresees no problems in making the improvements; meeting the City requirements; adhering to all the guidelines of the City; MSD; and any agencies involved.

- B. **P.Z. 10-2023 Carshield F.C. (Stock & Associates)**: A request to rezone from "PI" Planned Industrial to a new "PI" Planned Industrial district for a 16.58-acre tract of land located east of Eatherton Rd and north of Wings Corporate Dr. (17W130064).

STAFF PRESENTATION:

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

Site History

- Pre-1988: Subject site was zoned "NU" Non-Urban.
- 2022: Subject site was rezoned from "NU" Non-Urban to "PI" Planned Industrial under governing Ordinance 3197. A Site Development Plan subsequently followed the rezoning to allow an office/warehouse. The application was later withdrawn in August of that year.

Comprehensive Plan - Industrial

The City of Chesterfield provides a character description of this area: "Conventional industrial park and associated activity involving an airport. These areas generally support manufacturing and production uses, including warehousing, distribution, light manufacturing, airport support businesses, and assembly operations. They are found in close proximity to major transportation corridors (i.e., highways and airports) and are generally buffered from surrounding development by transitional uses or landscaped areas that shield the view of structures, loading docks, or outdoor storage from adjacent properties". Industrial areas have the following Development Policies:

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Requested Uses

The applicant is proposing retaining the existing floor area ratio and open space requirement. The modifications requested pertain to the maximum building height and the parking/building setbacks in addition to three additional permitted uses than what the existing zoning allows. These uses include “Athletic Courts & Fields”, “Gymnasium”, and “Recreation Facility” which were recently approved as uses in the Planned Industrial District via P.Z. 09-2023 Recreation Uses.

The requested permitted uses include those of the existing governing ordinance (in BOLD) and three additional uses (in italics):

- a. Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facility
- b. **Mail order sales warehouse**
- c. **Industrial sales, service, and storage**
- d. **Professional and technical service facility**
- e. **Office, general**
- f. **Warehouse, general**
- g. *Athletic Courts & Fields*
- h. *Gymnasium*
- i. *Recreation Facility*

The applicant is also requesting lighting standards that exceed the height that is allowed in the Unified Development Code. A modification to the lighting standards may either be reviewed/approved in a zoning ordinance or through a specialty lighting package. The Unified Development Code permits a maximum height of twenty (20) feet. The applicant is requesting a maximum of seventy (70) feet. The increase in height must be coordinated with the Spirit of St. Louis Airport and the applicant is actively working through this process. The exact location and photometrics of the lights would be reviewed during the Site Development Plan process but it should be noted that, per the Unified Development Code, lights for a recreation facility are not allowed past 10:30 p.m.

Preliminary Development Plan

1. Request to rezone an existing “PI” Planned Industrial District to a new “PI” Planned Industrial District.
2. Retain the existing floor area ratio and open space requirement.
3. Modifications from existing ordinance:
 - Maximum building height
 - Parking/building setbacks
 - Permitted Uses
 - Lighting standards that exceed the height permitted in the UDC

Commissioner Wuennenberg expressed concerns regarding the traffic on Eatherton, and the lighting impact on residents. Ms. Ahner, explained further details will be on the Site Development Plan. Mr. Wyse, stated additional language could be added to ensure the angle, and impact of the lights off sight are addressed.

Council Liaison, Mastorakos agreed with Mr. Marino regarding the importance of addressing concerns with traffic and lighting.

Chair Tilman asked if a traffic study with St. Louis County will be done. Ms. Ahner, explained Eatherton is a St. Louis County Road and jurisdiction is up to them, in terms of access, studies, etc.

PETITIONER'S PRESENTATION:

1. George Stock, Stock & Associates Consulting Engineers, 257 Chesterfield Business Parkway, Chesterfield, MO representing the Petitioner for: **P.Z. 10-2023 Carshield F.C.**

Mr. Stock explained he is representing Carshield F.C. and requested the City of Chesterfield to consider in Ordinance Amendment for the tract of land located at 530 Eatherton Road zoned "PI" Planned Industrial District (City of Chesterfield Ordinance 3197) to add "athletic fields" as a permitted use. The request is to add three (3) uses to the existing "PI", athletic courts and fields, gymnasium, recreation facility. Mr. Stock stated Carshield currently has sixty (60) teams and six hundred fifty (650) children. Mr. Stock explained the proposed design criteria request is to retain the current floor area ratio and openspace requirements, but modify the building and parking setbacks, and building height requirements. Carshield F.C. intends to develop three (3) outdoor athletic fields, including lighting. In addition, an indoor facility for indoor training and play. Concessions and restrooms will be included.

Commissioner Marino questioned the amount of parking during the winter months. Mr. Stock explained it currently is parked per code; the amount of parking is based off of seating and there is not a lot of seating; parking will be addressed as they proceed. Mr. Marino, added he appreciates the convenience of the parking lot and how it is broken up to allow easier access to the fields. Mr. Marino, asked what would be located in the indoor facility. Mr. Stock replied: concessions; storage, and restrooms.

Commissioner Choate questioned the hours of operation. Mr. Doster, confirmed the facility will be open seven (7) days a week, and have similar hours to other sport facilities.

Mr. Justin Wyse, Director of Planning questioned if the pipeline runs underneath the property. Mr. Stock stated it runs further south and east.

Mr. Justin Wyse, Director of Planning clarified the storm water reservoir is no longer owned by the City; it is now owned by the Levee District. Mr. Stock stated he will change the name on the Site Development Plan.

2. Dustin English, 503 Pearl Drive St. Peters, MO, explained that by bringing Carshield to the City of Chesterfield it will eliminate youth having to play soccer at multiple locations. Mr. Marino commented that any of the athletics are a great addition to the valley.

Commissioner Wuennenberg commented that any athletics in the Valley is a great addition to the City.

V. APPROVAL OF MEETING SUMMARY

Commissioner Staniforth made a motion to approve as amended, **Meeting Summary of the May 26, 2023 Planning Commission Meeting**. The motion was seconded by Commissioner Midgley and **passed by a voice vote of 7 to 0. (Commissioner Roach abstained.)**

VI. PUBLIC COMMENT

- Emily Ackley, with the Staenberg Group, 630 Valley Drive, Chesterfield, MO representing the Petitioner for **The District ASDP** and is available for questions
- Austin Barkly, 3500 Deer Creek Road, Palo Alto, CA representing Tesla
Mr. Barkly explained Tesla has added charging stations in the St. Louis Area and is excited to bring them to the City of Chesterfield. Mr. Barkly explained residents of Chesterfield have asked for charging stations for years.
- Quinton Nicolace, 10437 King Street Overland Park, KS technical and design for Tesla and is available for questions.

VII. SITE PLANS, BUILDING ELEVATIONS, PLATS, AND SIGNS

- A. The District ASDP:** An Amended Site Development Plan for site improvements on a 48.15-acre tract of land located north of N. Outer 40 Road and east of Boone's Crossing, zoned "PC" – Planned Commercial.

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Site Development Plan, Landscape Plan, Tree Preservation Plan, and Tree Stand Delineation for **The District ASDP**. The motion was seconded by Commissioner Marino and **passed by a voice vote of 8 to 0**.

Commissioner Marino inquired about the voltage of the chargers. Mr. Nicolace stated they are forty (40) volt, super chargers, and only take thirty (30) minutes to charge.

Commissioner Choate questioned the height and concrete base of the chargers. Mr. Nicolace explained the cabinets are "stock" cabinets and are the lowest height possible.

Mayor Nation questioned if the charging station will have the highest wattage available. Mr. Nicolace confirmed they are two hundred fifty (250) kilowatts.

Commissioner Harris questioned the red lighting. Mr. Nicolace explained Tesla doesn't use wayfinding signage and used as an indicator of the location of station. He added, the lighting is not bright.

Commissioner Marino asked Mr. Nicolace how far behind is Chesterfield based on Tesla sales regarding the number of chargers we should have. Mr. Nicolace explained there are

currently stalls in, Brentwood, Fenton, and other sites in the metro area. By adding the additional twelve (12) stations, he believes there will be a sufficient amount for the next couple of years.

Mayor Nation inquired about what automobile manufacturers are converting to allow use of the Tesla charging stations. Mr. Nicolace stated the following manufacturers: GM, Ford, Volvo, Mercedes, and several smaller manufacturers including, Rivian.

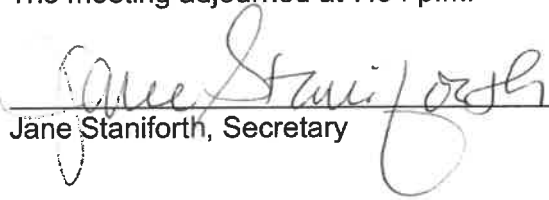
VIII. UNFINISHED BUSINESS - None

IX NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:54 p.m.


Jane Staniforth, Secretary