**PLANNING COMMISSION**
**OF THE CITY OF CHESTERFIELD**
**AT CHESTERFIELD CITY HALL**
**JULY 10, 2017**

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

## I. ROLL CALL

| PRESENT | ABSENT |
|---|---|
| Commissioner Wendy Geckeler | |
| Commissioner Allison Harris | |
| Commissioner Laura Lueking | |
| Commissioner John Marino | |
| Commissioner Debbie Midgley | |
| Commissioner Mary Monachella | |
| Commissioner James Rosenauer | |
| Commissioner Steven Wuennenberg | |
| Chair Merrell Hansen | |

Mayor Bob Nation
Councilmember Dan Hurt, Council Liaison
Mr. Wesley Bell, representing City Attorney Chris Graville
Mr. Justin Wyse, Director of Planning & Development Services
Ms. Cecilia Dvorak, Project Planner
Mr. Joseph Knight, Project Planner
Ms. Mary Ann Madden, Recording Secretary

Chair Hansen acknowledged the attendance of Mayor Bob Nation; Councilmember Dan Hurt, Council Liaison; Councilmember Guy Tilman, Ward II; and Councilmember Michelle Ohley, Ward IV.

## II. PLEDGE OF ALLEGIANCE

## III. SILENT PRAYER

## IV. PUBLIC HEARINGS

Chair Hansen announced that the Commission's primary focus on tonight's public hearing would be on the rezoning request and not the recent TDD issue. All Speakers are welcome to address any subject, but the Commission's main focus is the zoning and they appreciate any comments relative to it. The Commission will not make a formal recommendation on the zoning request at tonight's meeting but will listen and gather information on the proposal.

Commissioner Wuennenberg then read the "Opening Comments" for the Public Hearing.

**A. P.Z. 09-2017 18385 Chesterfield Airport Road (Chesterfield Hockey Association):** A request for a zoning map amendment from an "M3" Planned Industrial District to a new "PC" Planned Commercial District for 17.85 acres located on the north side of Chesterfield Airport Road approximately 290 feet northeast of its intersection with Olive Street Road and 860 feet northwest of its intersection with Wings of Hope Boulevard (17W640080).

**STAFF PRESENTATION:**
Project Planner Cecilia Dvorak gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. Dvorak stated that the subject property was zoned "M3" Planned Industrial District by St. Louis County prior to the City's incorporation. She then provided the following information about the subject site:

**Comprehensive Land Use Plan**
The Comprehensive Plan designates the subject site as *Mixed Commercial* use in order to take advantage of its high visibility along I64-US/40.

**Requested Uses**
1. Art Gallery
2. Art Studio
3. Auditorium
4. Church and other places of worship
5. Community Center
6. Automobile dealership
7. Automotive retail supply
8. Bakery
9. Bar
10. Bowling center
11. Brewpub
12. Coffee shop
13. Coffee shop, drive thru
14. Grocery-community
15. Grocery-neighborhood
16. Grocery-supercenter
17. Drug Store and Pharmacy
18. Dry Cleaning Establishment
19. Financial Institution, without Drive-Thru
20. Restaurant-fast food
21. Restaurant-sit down
22. Restaurant-take out
23. Retail sales establishment – community
24. Retail sales establishment –neighborhood
25. Retail sales establishment – regional
26. Animal grooming service
27. Banquet Facility
28. Barber or beauty shop
29. Laundromat
30. Office – dental
31. Office – general
32. Office – medical
33. Recreation Facility
**34. Self-storage facility**
35. Theatre, indoor
36. Theatre, outdoor
37. Vehicle repair and service facility
38. Veterinary clinic
**39. Warehouse, general**
40. College/university
41. Kindergarten or nursery school
42. Specialized private school
43. Vocational school
**44. Vocational school with outdoor training**

Uses 34, 39, and 44 (*shown in **bold** above*) take advantage of the light industrial uses that are only permitted in Planned Commercial districts in Chesterfield Valley west of Long Road per the Unified Development Code.

**Preliminary Plan**
The Preliminary Plan shows two multi-story buildings on two lots. The Applicant's intent is to dedicate the eastern lot for a recreational facility to be used by the Chesterfield Hockey Association.

The Plan also shows the Olive Street Road extension along the southern property line, and includes several curb cuts for the subject site. The curb cuts do not currently meet the City's access management standards but will be required to do so prior to the Planning Commission's vote.

The Olive Street Road extension is driven by the St. Louis County feasibility study and preliminary design completed in 2009. If the road extension continues through preliminary design phase and to construction, the Petitioner would cover the cost of construction for their portion of the extension. Because the road extension will not be fully constructed prior to the completion of the development, the Petitioner has proposed an interim condition which draws access off of an existing curb cut from Chesterfield Airport Road along the eastern side of the property to the south, also known as the Valley Village Subdivision. A 26-foot wide cross access easement currently exists at this location.

**Items for Consideration**
1. Requested Uses
2. Location/configuration of Olive Street Road extension
3. Preliminary Plan revisions
4. Agency Comments

**Discussion**

**Requested Uses**
During discussion, the Commission asked that the following requested uses be reviewed for possible removal in order to be consistent with uses removed from the recently-approved rezoning of the property located east of the subject site:
- Automobile dealership
- Automotive retail supply
- Dry Cleaning Establishment
- Retail sales establishment – regional

**Hours of Operation**
It was agreed that *Hours of Operation* would be included in the Issues Letter to the Applicant noting the Commission's desire that the City standards be followed for the types of businesses allowed.

**Traffic**
Noting that the proposed intersection will not be fully constructed upon completion of the project, Commissioner Rosenauer expressed concern that motorists may find it difficult making a left turn out of the site with the proposed interim approach. Ms. Dvorak stated that St. Louis County has provided comments regarding this issue, which will be included in Staff's Issues Letter to the Petitioner.

**PETITIONER'S PRESENTATION:**

1. **Mr. Mark Kraus**, President of Chesterfield Hockey Association, 2796 Autumn Run Court, Wildwood, MO.

Mr. Kraus stated that their club has been in the Chesterfield area for the last 23 years representing a part of the youth sports community and they believe that Chesterfield is the "perfect place" for them to stay. The club brings in a lot of teams from outside the area for games, tournaments, and showcases for youth hockey. They are proposing a new facility to replace their previous home at the Hardee Iceplex, and they feel that the facility will be a good addition to the community.

2. **Mr. George Stock**, Stock & Associates Consulting Engineers, 257 Chesterfield Business Parkway, Chesterfield, MO.

Mr. Stock stated that the Chesterfield Hockey Association is requesting consideration for a rezoning from the "M3" Planned Industrial District to "PC" Planned Commercial District. The City's Comprehensive Plan calls for the property to be *Mixed Commercial* use, which allows permitted land uses of *Retail, Low-density office,* and *Limited Office/Warehouse Facilities.*

The site is 17.85 acres in size and the Chesterfield Ice & Sports Complex would be utilizing the 12 eastern acres of the site. The remaining 6 acres on the western portion of the site is for future development that would be complementary to the Ice & Sports Complex.

They have also provided, at a minimum, half of a 100-foot right-of-way on their property for the Olive Street Road Extension, as outlined in a 2009 feasibility study by St. Louis County.

**Preliminary Plan**

Their Preliminary Plan shows the accommodation of the future Olive-connector road running along their south property line. The Plan also shows a connection to the existing drive on the east side of Valley Village, which would be aligned with the subject site's drive in order to provide access on an interim basis until such time as the connector road is fully developed. The Plan shows two multi-story buildings with the Ice & Sports Complex to the east, and a second building to the west for which a user has not yet been identified.

**Objectives and Public Need**

- To facilitate and increase participation in ice hockey and other sports among St. Louis area youth and adults.
- To create a premier hockey and sports destination in St. Louis and the Midwest which will attract local and regional players, teams, tournaments and activities and contribute to the economy and quality of life in the St. Louis region.
- To build a facility which is financially stable, sustainable and maintainable for the long-term.

**Requested Design Criteria**

- Maximum building height: 45 feet
- Maximum Floor Area Ratio (F.A.R.): 0.55
- Minimum Open Space: 35%

- Structure Setbacks:
  - 30 feet from the southern boundary
  - 30 feet from the northern boundary
  - 30 feet from the eastern boundary
  - 10 feet from the western boundary
  - 10 feet from the interior boundary lines

- Parking Setbacks:
  - 30 feet from the southern boundary
  - 30 feet from the northern boundary
  - 30 feet from the eastern boundary
  - 10 feet from the western boundary
  - 0 feet from the interior boundary lines to accommodate parking and shared drives

- Landscape & Tree Preservation: 30-foot landscape buffer along the major roadways

**Requested Permitted Uses**

While the main focus is the Ice & Sports Complex, they are requesting over 40 uses for the six-acres that do not yet have a user identified.

**Discussion**

**Access**

Chair Hansen inquired as to what would happen if the proposed intersection doesn't occur. Mr. Stock referred to the current drive extending past Comfort Inn and replied that their desire would be to extend that drive into the subject site for ingress and egress. As they start addressing access and traffic management at the Site Development stage, a traffic study may be developed at that time to identify the available capacity and/or improvements that may be needed to facilitate it.

**Hours of Operation**

It was noted that operating hours for retail use are 6:00 a.m. to 11:00 p.m. Commissioner Lueking requested the hours of operation for the TopGolf development and the Hardee's Iceplex. Mr. Wyse stated that the standard language used for *hours of operation* would not restrict the hours of the ice rink; but would restrict the hours for *retail sales* uses that may be developed on the six-acre portion of the site. It was further noted any *restaurant* uses typically are not regulated under those restricted hours.

**SPEAKERS IN FAVOR:**

1. **Mr. Bill Lawson,** 2114 Riding Trail Drive, Chesterfield, MO.

Mr. Lawson stated that "in anticipation of any political issues", he hopes that the Commission considers only the zoning issue and not consider any political issues, such as the TDD issue. He feels that the proposed development would be very good for the City and is well-supported by the people of the City. He thinks it would be a "just and

appropriate use" and feels that the development team is a cooperative group who works "hand-in-hand with the neighboring property owners".

2. **Mr. Dean Wolfe,** founder and owner of Wolfe Properties and manager of Chesterfield Blue Valley, LLC, 7711 Bonhomme Avenue, Clayton, MO.

Mr. Wolfe stated that Chesterfield Blue Valley, LLC favors the proposed rezoning and they think it is important in the development of the western end of the Valley.

3. **Mr. Jim Schloeman,** 544 Conway Village Drive, Town & Country, MO.

Mr. Schloeman stated that he is an adjacent landowner to the subject property with his property being immediately east of the hotel, and south of the proposed project. He owns two pieces of property in this area totaling just under 17 acres. He is in favor of the proposed project and thinks it is a project whose timing is appropriate in light of what is happening with the Hardee's Iceplex. He feels that Chesterfield has developed as a regional sports venue and this development will only help to enhance that reputation. He believes the project will be good for adjacent businesses and will encourage further planned development within that region of the Valley.

4. **Mr. Matt Favazza**, Clayton Forsyth Realty, LLC, 1700 Clarkson Road, Chesterfield, MO.

Mr. Favazza stated that Clayton Forsyth Realty is a wholly-owned subsidiary of Central Bank of St. Louis and noted that Clayton Forsyth Realty owns the three-acre parcel east of Comfort Inn and south of the proposed development. The site development plan shows the possibility of a 3,000 sq. ft. bank with drive-thru, a 5,000 sq. ft. retail building, and a 26-foot easement that would go from the Comfort Inn drive over to their neighbor, Gumbo Realty.

Mr. Favazza acknowledged that they have known about the Olive Road Extension through meetings with the County and City, but he was under the assumption that all of the land owners would meet to discuss the development of that road. They support the proposed ice rink but have concerns that if the proposed road takes away some of their square footage, it could negatively affect the zoning that is already in place for their property.

Councilmember Hurt stated that while he understands Mr. Favazza's concern, he pointed out that additional access could potentially improve their frontage for retail. Mr. Favazza then explained that they currently have access to the Comfort Inn drive and, as he understands it, the proposed Olive Street extension would not have a curb cut for their property.

**SPEAKERS IN OPPOSITION:**

1. **Mr. Marty Henson,** 2317 Ossenfort Road, Wildwood, MO.

Mr. Henson stated that he is representing Winter Brothers Material Company, the property owners located to the west and adjacent to the project. They own two tracts of land – one being 1.08 acres and which the proposed extension of Olive Boulevard goes through. The second tract is 9.6 acres and is currently occupied by American Ready Mix.

They do not oppose the rezoning of the subject site but they do have issues with the Site Plan in that the Olive Road extension goes through a triangular piece of ground owned by the Winter Brothers without the Petitioner having an agreement with them. There has been no conclusion between the developer and his client as to extending that road through their property. Mr. Henson explained that his client had purchased this road last year in the event they would want to redevelop their 9.6 acre tract seeing that their current access is somewhat restricted because of the new intersection of Olive Road and Chesterfield Airport Road.

During an exchange between Mr. Henson and Councilmember Hurt, Mr. Henson pointed out that the site plan does not reflect a replacement access for the Winter Brothers' property if the Developer takes the proposed access. He further explained that when the road is built, his client could not have a drive to the Olive Road Extension because of its close proximity to Chesterfield Airport Road.

Councilmember Hurt thanked Mr. Henson for bringing up this issue and then asked Mr. Stock to provide Staff with information on how this could be remedied.

**SPEAKERS – NEUTRAL:** None

**ISSUES:**
1. Traffic flow
2. Hours of operation
3. Consistency of uses
4. Cross access

Commissioner Geckeler asked for clarification as to the location of the historic barn east of Comfort Inn. Ms. Dvorak replied that the barn is not adjacent to the subject site and would not be impacted by its development.

Commissioner Wuennenberg read the Closing Comments for the Public Hearings.

## V. APPROVAL OF MEETING SUMMARY

**Commissioner Midgley made a motion to approve the Meeting Summary of the June 26, 2017 Planning Commission Meeting.** The motion was seconded by Commissioner Wuennenberg and **passed by a voice vote of 8 to 0 with 1 abstention.** *(Commissioner Marino abstained)*

## VI. PUBLIC COMMENT - None

## VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS - None

## VIII. UNFINISHED BUSINESS - None

## IX. NEW BUSINESS - None

## X. COMMITTEE REPORTS - None

## XI. ADJOURNMENT

The meeting adjourned at 7:50 p.m.

Steve Wuennenberg, Secretary