

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
July 9, 2001

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

I. PRESENT

Mr. Fred Broemmer

Mr. Mike Kodner

Mr. Dan Layton, Jr.

Ms. Rachel Nolen

Mr. Jerry Right

Ms. Victoria Sherman

Mr. B. G. Wardlaw

Chairman David Banks

Mr. Doug Beach, City Attorney

Mayor John Nations

Mr. Charlie Scheidt, Council Liaison

Ms. Teresa Price, Director of Planning

Ms. Barbara Weigel, Senior Planner

Mr. Tom Blanchard, Project Planner

Mr. Matt Brandmeyer, Project Planner

Mr. Paul DeLuca, Project Planner

Ms. Hannah Wilhelm, Executive Secretary

ABSENT

Ms. Stephanie Macaluso

II. INVOCATION: Commissioner Kodner

III. PLEDGE OF ALLEGIANCE: All

IV. PUBLIC HEARINGS:

Commissioner Nolen read the first portion of the "Opening Comments."

A. P.Z. 21-2001 Delmar Gardens; a request for a change of zoning from an "NU" Non-Urban District to a "PC" Planned Commercial District for 8.5 acres of land located on the north side of North Outer Forty Road, east of Delmar Gardens. (Locator Numbers: 18S-32-0039 and parts of 18S-32-0051, 18S-32-0062, 18S-32-0073, 18S-32-0084 and 18S-32-0095).

Proposed uses:

- (e) Associated work and storage areas required by a business, firm, or service to carry on business operations.
- (g) Automatic vending facilities for:
 - (i) Ice and solid carbon dioxide (dry ice);
 - (ii) Beverages;
 - (iii) Confections.
- (l) Cafeterias for employees and guests only.
- (m) Child care centers, nursery schools, and day nurseries.
- (z) Offices or office buildings.
- (cc) Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.
- (ff) Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practice driving ranges, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters.
- (kk) Sales, rental, and leasing of new and used (medical equipment) vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles.

and

B. P.Z. 22-2001 Delmar Gardens; a request for a change of zoning from an “NU” Non-Urban District to a “R3” 10,000 Square-foot Residence District for 6.3 acres of land located on the south side of Conway Road, east of Delmar Gardens. (Locator Numbers: parts of 18S-32-0051, 18S-32-0062, 18S-32-0073, 18S-32-0084 and 18S-32-0095).

and

C. P.Z. 23-2001 Delmar Gardens; a request for a Planned Environment Unit in an “R3” 10,000 Square-foot Residence District for 6.3 acres of land located on the south side of Conway Road, east of Delmar Gardens. (Locator Numbers: parts of 18S-32-0051, 18S-32-0062, 18S-32-0073, 18S-32-0084 and 18S-32-0095). Proposed use: Single-family attached residences.

Project Planner John Wagner stated that Mr. John King, attorney for both P.Z. 21-2001 Delmar Gardens and P.Z. 22 & 23-2001 Delmar Gardens, would like both petitions presented together.

Project Planner, John Wagner gave a slide presentation of the subject site and surrounding area.

1. Mr. John King, 168 N Meramec, Clayton, MO 63105, Attorney for the Petitioner, speaking in favor on P.Z. 21, 22&23-2001 Delmar Gardens presented the following:
 - Proposed R3 with the PEU and PC 14.88 acres in size.
 - Requesting R3 on 6.3 acres with a PEU and PC 8.5 acres to the south
 - Building to the east would be the Corporate Headquarters for Delmar Gardens.

- Two Office buildings.
- Both buildings will be 3-story 60,000 sq. ft. in each building.
- One entrance off of North Outer Forty.
- Total of 502 parking spaces with 64 covered spaces.
- Buffered area to the north for the single family attached homes.

2. Mr. Dennis Hayen, President of Hayden Homes Inc.

- Single access to Conway Rd. via private gated road; fencing and landscaping along Conway Rd.
- Single family attached homes, 2,450–3,500 sq ft., low \$500,000 average \$600,000.
- Grounds will be cared for by Home Owners Association.

General discussion followed concerning relation to August Hill on Conway homes and Delmar Gardens office building being built first.

1. Ms. Melanie Trimmer, 1305 Conway Oaks, Chesterfield, MO 63017, resident of Conway Glen Subdivision, speaking neutral to P.Z. 21, 22&23-2001 Delmar Gardens;
 · Speaker expressed concern about the threat to widening the road, wants no turn lane onto Conway Rd. in the residential, wants there to be no 8' paved shoulder along the frontage but keep the 8' grass area. Would like the parking lot to be a garage to keep the 500 cars out of sight.

2. Mr. Lee Wahl, 14759 Plumes Dr. Chesterfield, MO 63017, resident of Conway Forest Subdivision, speaking neutral to P.Z. 21, 22 & 23-2001 Delmar Gardens;
 · Speaker express concern about the drainage toward Highway 40, asphalt creates runoff of the rainwater, a 2 level parking garage would benefit the community, very nice design.

3. Mr. Joe McHugh, 1343 Amherst Terrace Way, Chesterfield, MO 63017, resident of Amherst Subdivision, speaking neutral to P.Z. 21, 22 & 23-2001 Delmar Gardens;
 · Speaker would rather see a parking garage than the parking lot, because of the noise level from Highway 40,

4. Ms. Laura Lueking, 15021 Conway Rd., Chesterfield, MO 63017, resident of Conway Glen, speaking neutral of P.Z. 21, 22&23-2001 Delmar Gardens;
 · Speaker is pleased with Hayden Homes as the developer, would like to see a parking garage rather than a parking lot built on the south western edge to preserve trees that would help buffer the noise. Would like to protect Conway Rd. from widening.
 General discussion followed about parking garage cost and the safety issues, lighting, and pedestrian access: a parking garage would sit higher then the condominiums to the north and to the east.

Issues: Drainage towards North Outer Forty, greenspace, Conway Rd. concerns, lighting for a parking garage, spines on the parking area, information on traffic weaving. Buffer

area be planted with tall trees; vertical scale to see the grade of building and trees from Conway Rd to North Outer Forty.

Commissioner Nolen read the closing portion of the Opening Comments.

V. APPROVAL OF MEETING MINUTES

Commissioner Nolen made a motion to approve the June 25, 2001 Meeting Minutes. The motion was seconded by Commissioner Kodner and passes by a voice vote of 8 to 0.

VI. PUBLIC COMMENT

1. Mr. Michael Doster, 16476 Chesterfield Airport Road, Chesterfield, MO 63017, attorney for and speaking in favor of P.Z. 41-2000 Howard Bend Tract and P.Z. 42-2000 Howard Bend Tract;

Speaker requested that this project be held until the July 23, 2001 Planning Commission Meeting.

VII. SITE PLANS BUILDING ELEVATIONS AND SIGNS

A. P.Z 41 & 42-2000 Insituform Technologies – Corporate Office/Warehouse; A Site Development Section Plan, Architectural Elevations and Landscape Plan. The subject property is zoned “M-3” Planned Industrial District and is located on a 5.59 acre tract located south side of Chesterfield Airport Road, east of Goddard Avenue and west of Cepi Drive, on Lot 1 of Chesterfield Airport Commerce Park.

Commissioner Nolen made a motion to approve the site plan for Insituform Technologies. Commissioner Broemmer seconds the motion and passes by a voice vote 8-0.

B. West County Christian Church: Site Development Plan, Architectural Elevations, and Landscape Plan for the church addition, and new parking lot located on S. Woods Mill Road.

Commissioner Layton made a motion to approve the Site Plan, Architectural Elevations and Landscape Plans according the June 20th letter to Paul Deluca, Project Planner. Commissioner Sherman seconds the motion.

Commissioner Sherman would like to amend the motion to hold the Landscape portion regarding the north side of the building until a later presentation. Commissioner Kodner seconds the motion

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

The motion was approved by a vote of 6-2.

There followed a discussion about the number of parking spaces.

Commissioner Wardlaw made a motion to amend the motion to include number 7 of the ARB concerns and staff report that the exterior of the building would be brick rather than split face block. Commissioner Broemmer seconds the motion.

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

Roll call vote was taken to approve number 7 to require the developer to use brick. The vote failed 6-2.

Discussion followed regarding the location of the building being sheltered from the view of the traffic; brick; cost; would ask for more greenery to soften rather than upgrading the building to brick.

Commissioner Layton made a motion to accept the letter by the Petitioner to Paul Deluca dated June 20, 2001, to approve the responses, to the ARB concerns and the Site Development Plan, Architectural Elevations and to hold until July 23, the portion of Landscape Plan concerning the north side of the building. Commissioner Sherman seconds the motion.

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

The motion was approved by a vote of 6-2.

VIII. OLD BUSINESS

A. P.Z. 41-2000 Howard Bend Tract; a request for a change of zoning from a "NU " Non Urban District to a "R-3" Residential District for 39.18 acres of land located on Olive Blvd, across from the intersection of Ladue Road and Olive Blvd. (Locator Number 17R42-0043).

And

B. P.Z. 42-2000 Howard Bend Tract; a request for a change of zoning from a “R-3” Residential District to a “PEU” Planned Environment District for 39.18 acres of land located on Olive Blvd, across from the intersection of Ladue Road and Olive Blvd. (Locator Number 17R42-0043).

Proposed Uses: Dwellings Single Family, Attached
Existing Communication Tower
Existing Cemetery

Commissioner Kodner made a motion to hold the P.Z. 41- & 42 –2000 Howard Bend Tract until the July 23 meeting. Commissioner Nolen seconds the motion and passes by 8-0.

C. P.Z. 40-2000 Larry Enterprises, L.L.C.; a request for a change of zoning from a “NU” Non Urban District and a “FPNU” Non Urban Flood Plain District to a “P-I” Planned Industrial District for 14.1 acres of land located north of Highway 40/61, west of Boone’s Crossing.

Project Planner, Matt Brandmeyer ask the Planning Commission hold this project until the July 23, 2001 meeting in order for the issues regarding the Landscaping requirements be addressed. The petitioner requests an exception to landscape requirements due to the levee seepage berm.

A discussion followed regarding planting more landscaping or make the front more decorative rather than have the landscaping in the back where its not as visible.

XI. NEW BUSINESS

X. COMMITTEE REPORTS:

- A. Committee of the Whole
- B. Ordinance Review Committee
- C. Architectural Review Committee
- D. Site Plan
- E. Landscape Committee
- F. Comprehensive Plan Committee
- G. Procedures and Planning Committee
- H. Architectural Review Baord Update

Commissioner Kodner made a motion to adjourn the meeting. The motion was seconded by Commissioner Right. The meeting adjourned at 8:15 p.m.

Victoria Sherman, Secretary