

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
July 8, 2002

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

I. PRESENT

ABSENT

Mr. David Banks
Mr. Fred Broemmer
Mr. Mike Kodner
Mr. Dan Layton, Jr.
Ms. Stephanie Macaluso
Ms. Rachel Nolen
Mr. Jerry Right
Mr. B. G. Wardlaw
Chairman Victoria Sherman
Mr. Doug Beach, City Attorney
Mayor John Nations
Mr. Barry Streeter, Council Liaison
Ms. Teresa Price, Director of Planning
Ms. Barbara Weigel, Senior Planner
Mr. David Bookless, Project Planner
Mr. Mike Hurlbert, Project Planner
Ms. Annissa McCaskill, Project Planner
Mr. John Wagner, Project Planner
Ms. Kathy Lone, Planning Assistant

II. INVOCATION: Commissioner Wardlaw

III. PLEDGE OF ALLEGIANCE:

Chairman Sherman recognized the attendance of Mayor John Nations, Councilmember Bruce Geiger (Ward II), Councilmember Connie Fults (Ward IV) and Council Liaison Barry Streeter (Ward II).

IV. PUBLIC HEARINGS:

Chairman Sherman stated that the following petition, P.Z. 10-2002 Times Square c/o Cole & Associates, has been withdrawn by the petitioner.

A. P.Z. 10-2002 Times Square c/o Cole & Associates: A request for a change of zoning from an "NU" Non-Urban District and "FPNU" Flood Plain Non-Urban District to an "E-3" one-half acre Residence District for 10.32 acres of land located behind the Full Gospel Church of St. Louis on the south side of Wildhorse Creek Road, east of Wildhorse Parkway. (Locator Number 18V-33-0013). Proposed Use: Single-Family Residences

V. APPROVAL OF MEETING MINUTES

Commissioner Broemmer made a motion to approve the June 24, 2002 Meeting Minutes. The motion was seconded by Commissioner Kodner and passes by a voice vote of 9 to 0.

VI. PUBLIC COMMENT -

1. Mr. Greg Smith, 190 Carondelet Plaza, St. Louis, MO 63105, speaking in favor of P.Z. 34-2001 Chesterfield Village/Altshuler Tract;

- Speaker stated that he was present to answer questions.

2. Mr. Skip Kincaid, 737 Kirkshire, St. Louis, MO 63122, forestry consultant, speaking in favor of P.Z. 34-2001 Chesterfield Village/Altshuler Tract;

- Speaker stated that trees located along the south edge of the property are in poor condition;

- Speaker stated that the proposed building would be well landscaped if the setback were changed.

3. Mr. Andy Sutton, 902 Silverstone Drive, St. Louis, MO, speaking in favor of P.Z. 34-2001 Chesterfield Village/Altshuler Tract;

- Speaker stated that he was present to answer questions.

4. Mr. Jim Jacobi, Sachs Properties, 400 Chesterfield Center, Chesterfield, MO 63017, speaking in favor of P.Z. 34-2001 Chesterfield Village/Altshuler Tract;

- Speaker stated that there is a substantial economic penalty to Sachs Properties for making some of the requested changes.

5. Ms. Judith Hart, 17631 Bridgeway Circle Drive, Chesterfield, MO, speaking in opposition to
P.Z. 10-2002 Times Square c/o Cole & Associates;

- Speaker stated that adjacent property to this site is zoned one (1) acre;
- Speaker stated that rezoning this site to .5 acre would be a mistake.

6. Mr. Hugh Kinney, 17549 Wildhorse Creek Road, Chesterfield, MO, speaking neutral to P.Z. 10-2002 Times Square c/o Cole & Associates;

- Speaker stated that there already is too much traffic on Wildhorse Creek Road and many accidents.

7. Ms. Diane Leidy, 17683 Bridgeway Circle Drive, Chesterfield, MO, speaking in opposition to P.Z. 10-2002 Times Square c/o Cole & Associates;

- Speaker stated that she has concerns with the petitioner not building to code;
- Speaker stated that this project would not enhance the area.

8. Ms. Teresa White, 1008 Yellowwood Court, Chesterfield, MO, speaking in opposition to P.Z. 10-2002 Times Square c/o Cole & Associates;

- Speaker declined to speak.

9. Ms. Mary Lindner, 1000 Yellowwood Court, Chesterfield, MO, speaking in opposition to P.Z. 10-2002 Times Square c/o Cole & Associates;

- Speaker declined to speak.

10. Ms. Melissa Bream, 17712 Blackwood Court, Chesterfield, MO 63005, speaking in opposition to P.Z. 10-2002 Times Square c/o Cole & Associates;

- Speaker declined to speak.

11. Mr. Malio Leone, 17770 Hornbean Drive, Wildwood, MO, President of Wildhorse Board of Trustees, speaking in opposition to P.Z. 10-2002 Times Square c/o Cole & Associates;

- Speaker stated that he opposes the .5 acre proposal;

- Speaker stated that the proposal needs to be consistent with adjoining developments.

12. Mr. Don Bowers, 17531 Wild Horse Creek, Chesterfield, MO, speaking in opposition to P.Z. 10-2002 Times Square c/o Cole & Associates;

- Speaker stated that this rezoning is out of place;
- Speakers opposes the .5 acre rezoning;
- Speaker stated that the proposed site is a narrow strip of land that is steep and has a ravine;
- Speaker stated that homes are already being advertised for this proposed development;
- Speaker asked the Planning Commission to deny if this is proposed again.

13. Ms. Wendy Geckeler, 25 Chesterfield Lakes, Chesterfield, MO, speaking in opposition to P.Z. 10-2002 Times Square c/o Cole & Associates;

- Speaker stated that she is opposed to .5 acre rezoning in this area;
- Speaker stated that this proposal is against the Comprehensive Plan.

14. Mr. Bob Nation, 17669 Bridgeway Circle Drive, Chesterfield, MO, speaking in opposition to P.Z. 10- 2002 Times Square c/o Cole & Associates;

- Speaker stated that this proposal is incompatible with the surrounding area.

15. Mr. Patrick Worzer, Land Design Services, #1 First Missouri Center, St. Louis, MO 63141, speaking in favor of P.Z. 09-2000 & P.Z. 10-2000 Mill Valley Estates;

- Speaker stated that the petitioner for P.Z. 09-2000 & P.Z. 10-2000 Mill Valley Estates has been working with Federal, State and local agencies and is asking for a one-year extension to submit a site development plan for review.

16. Ms. Ellen Becker, 16827 Chesterfield Bluffs Circle, Chesterfield, MO, speaking in opposition to P.Z. 09-2002 THF Chesterfield Two Development (Abichandani Tract);

- Speaker stated that she opposes the use of drive-thru restaurants on this site;
- Speaker asked the Planning Commission to limit the hours of restaurants and make them more consistent with the hours for retail in the Valley.

17. Mr. Mike Doster, 17107 Chesterfield Airport Road, Chesterfield, MO 63005, attorney for and speaking in favor of P.Z. 09-2002 THF Chesterfield Two Development (Abichandani Tract);

- Speaker stated that the list of permitted uses is consistent with the Valley Boys parcel.

18. Mr. Dan Bloom, 17643 Bridgeway Circle Drive, Chesterfield, MO, speaking in favor of

P.Z. 09-2000 & P.Z. 10-2000 Mill Valley Estates;

- Speaker stated that delay in approval has been due to the flood plain engineering and is beyond the control of the petitioners;

- Speaker requests six (6) months after flood plain approval to submit a site development plan.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

A. National Wood Flooring Association; Site Development Section Plan, Landscape Plan and Architectural Elevations for a 2.75-acre tract of land in a 4.75-acre “PI” Planned Industrial District located on the west side of Chesterfield Industrial Boulevard south of its intersection with Chesterfield Airport Road.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Site Development Section Plan, Landscape Plan and Architectural Elevations for National Wood Flooring Association with the following Architectural Review Board (ARB) recommendations and conditions: 1. The down spouts should be painted to match the building; 2. The landscaping should be as presented on the rendering; 3. The rooftop units should be fully screened either within the existing parapet or constructed using metal to match the screen; 4. The trash enclosure should be constructed and painted to match the building; 5. The back or side of the building (west) should be painted in two tones to be consistent with the other sides of the building and to lessen the effect of the blank wall; 6. The deciduous trees will be 2.5 inch caliper or larger; and 7. That additional landscaping will be added to the west elevation of the building. The motion was seconded by Commissioner Broemmer and passes by a voice vote of 9 to 0.

B. Alexo – 6 (Lot 3 – Spirit of St. Louis Airport); Amended Site Development Plan for Lot 3 of the Spirit of St. Louis Airport, in the “M-3” Planned Industrial District; located south of Edison Avenue, west of Turbine Avenue (525 Turbine Avenue).

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Amended Site Development Plan for Alexo 6 (Lot 3 – Spirit of St. Louis Airport). The motion was seconded by Commissioner Layton and passes by a voice vote of 9 to 0.

C. Circuit City - Chesterfield Commons East: An Amended Site Development Section Plan, Landscape Plan and Architectural Elevations for a retail building as part of the Chesterfield Commons East development, zoned "PC" Planned Commercial District located south of Chesterfield Airport Road and east of Chesterfield Commons Drive.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends that the Amended Site Development Section Plan, Landscape Plan and Architectural Elevations for Circuit City – Chesterfield Commons East be held until the next Planning Commission Meeting on July 22, 2002. The motion was seconded by Commissioner Wardlaw and passes by a voice vote of 9 to 0.

VIII. OLD BUSINESS -

A. P.Z. 09-2000 & P.Z. 10-2000 Mill Valley Estates: a request for an extension of time to submit a Site Development Plan for a "R-2" Residence District with a PEU, located on the west side of Creve Coeur Mill Road, north of Olive/Mill Valley Estates.

Project Planner David Bookless asked the Planning Commission if they had any questions concerning the time extension request for P.Z. 09-2000 & P.Z. 10-2000 Mill Valley Estates.

Commissioner Nolen made a motion to request an extension of time for six (6) months after the flood plain study is completed to submit a site development plan but not to exceed a total of one (1) year. The motion was seconded by Commissioner Kodner.

Discussion followed concerning the date for submittal of a site development plan.

Commissioner Nolen amended her motion to exclude approval of the flood plain study. Commissioner Kodner accepted the amendment to the motion.

The motion is as follows:

Commissioner Nolen made a motion to request an extension of time for one (1) year to submit a site development plan. The one (1) year time extension begins today (July 8, 2002). The motion was seconded by Commissioner Kodner and passes by a voice vote of 7 to 2. (Commissioner Layton and Commissioner Macaluso voted nay.)

B. P.Z. 34-2001 Chesterfield Village/Altshuler Tract; a request for a change of zoning from "NU" Non-Urban District to "PC" Planned Commercial District for 5.29 acres of land located north of North Outer Forty Road, near the intersection of North Outer Forty Road and Chesterfield Parkway East. (Locator Number: 18R-110020) Proposed use: Five story office building.

Project Planner Annissa McCaskill gave an overview of P.Z. 34-2001 Chesterfield Village/Altshuler Tract. Ms. McCaskill stated that the setbacks proposed by the petitioner were 65 feet from the North Outer Forty Road new right-of way, 80 feet from the west, 302 feet from the north and 182 feet from the east for the office building. Ms. McCaskill stated that Staff was concerned with retaining much of the natural features of the site and changed the setbacks in Attachment A to the following: 90 feet from the new right-of-way on North Outer Forty Road, 75 feet from the west boundary (by Delmar Gardens), 280 feet from the north and 180 feet from the east (the property line of Opus.) Ms. McCaskill stated that in Attachment A, Permitted Uses, it states that said uses 'shall not exceed' instead of 'be limited to' as petitioner may decide that they are able to build a 3-story parking structure.

Commissioner Broemmer made a motion to approve P.Z. 34-2001 Chesterfield Village/Altshuler Tract, subject to Attachment A as written. The motion was seconded by Commissioner Banks.

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

The motion was approved by a vote of 7 to 2.

C. P.Z. 09-2002 THF Chesterfield Two Development (Abichandani Tract); a request for a change of zoning from an "M-3" Planned Industrial District to a "PC" Planned

Commercial District for 6.085 acres of land located south of Chesterfield Airport Road, west of Baxter Road, and east of THF Boulevard. (Locator Number 17T 14 0055).

Project Planner Mike Hurlbert gave an overview of P.Z. 09-2002 THF Chesterfield Two Development (Abichandani Tract).

Commissioner Macaluso made a motion to approve P.Z. 09-2002 THF Chesterfield Two Development (Abichandani Tract) with the limiting of the 'Restaurant, fast food' use to prohibit 'drive-thru facilities.' The motion was seconded by Commissioner Broemmer.

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

The motion was approved by a vote of 7 to 2.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS:

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

Chairman Sherman stated that a Committee of the Whole Meeting would be held at 6:00 p.m. on Wednesday, July 24, 2002 in the Council Chambers to discuss the Comprehensive Plan Update.

Chairman Sherman stated that an Ordinance Review Committee Meeting would be held at 9:00 a.m. on Thursday, July 18, 2002 in Conference Room 101.

The meeting unanimously adjourned at 8:25 p.m.

Jerry Right, Secretary