PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
June 28, 1999

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

I. **PRESENT** **ABSENT**

Mr. David Banks
Mr. Fred Broemmer
Mr. Charles Eifler
Ms. Stephanie Macaluso
Mr. John Nations
Ms. Rachel Nolen
Mr. Jerry Right
Ms. Victoria Sherman
Chairman Dan Layton, Jr.
Mayor Nancy Greenwood
Mr. Douglas R. Beach, City Attorney
Councilmember Mike Casey, Council Liaison
Ms. Teresa Price, Director of Planning
Ms. Laura Griggs-McElhanon, Assistant Director of Planning
Ms. Reveena Shook, Planner II
Ms. Annissa McCaskill, Planner I
Ms. Kathy Lone, Executive Secretary/Planning Assistant

II. **INVOCATION**: Commissioner Nolen

III. **PLEDGE OF ALLEGIANCE**: All

Chairman Layton welcomed newly appointed Planning Commissioner David Banks. He recognized the attendance of Councilmember Larry Grosser (Ward II), Councilmember Dan Hurt (Ward III) and Councilmember Mary Brown (Ward IV).

Chairman Layton gave an overview of the rezoning process.

IV. **PUBLIC HEARINGS:**

Commission Right read the first portion of the "Opening Comments."

A. The Planning Commission of the City of Chesterfield will hold a Public Hearing on an update to the City of Chesterfield **Comprehensive Plan**. Specifically, the Comprehensive Plan will be updated relative to property in the Chesterfield Valley not included in **Phase 3 of the Chesterfield Valley Master Development Plan and Implementation Strategy**.

Assistant Director of Planning Laura Griggs-McElhanon gave a presentation on the **Comprehensive Plan Amendment** for property in the Chesterfield Valley not included in **Phase 3 of the Chesterfield Valley Master Development Plan and Implementation Strategy**.

Commission Right read the middle portion of the "Opening Comments."

B. **P.Z. 18-1999 TriStar Business Communities;** A request for a change in zoning from "NU" Non-Urban District to "PC" Planned Commercial District for an 8.715 acre tract of land located on South Outer Forty Drive, 500 feet east of Yarmouth Point Drive and west of Woods Mill Road.
Proposed use:
- Offices or office buildings or other uses which may be sought under the Chesterfield Zoning Ordinance after future public hearings.

Assistant Director Griggs-McElhanon gave a slide presentation of the subject site and surrounding area.

City Attorney Doug Beach stated that the Comprehensive Plan is a concept plan. This specific site says that the property could be developed for single-family. It has not indicated that it will not be commercial. Even if it says it is to be residential property, the City does not prevent anyone from coming before the Commission and seeking to have it changed. One of the main factors to be considered by the Commission and City Council is what the Comprehensive Plan says.

Mr. Larry Chapman, 13397 Lake Front Drive, Earth City, MO 63045, petitioner, stated the following:

- Site is 8.7 acres, located south side of Highway 40, east of Chesterfield Hill Subdivision;
- Has done traffic study;
- Property is under contract;
- Has had meeting with the residents;
- Dry basin for detention;
- Wants to preserve as many trees as possible;
- Petitioner has pushed the office building as close to the highway as possible;
- Eliminated as much surface parking as possible;

- Setbacks range from 7o feet to 135 feet;
- 130,000 square foot, 3 ½ story office building;
- 530 parking spaces, 4.4 per thousand parking ratio;
- Has mixed ideas about the true intent of the Comprehensive Plan; Section 2.3.1 Office Development along I-64/Highway 40 Corridor states "The undeveloped property along I-64/Highway 40, to the east of the Highway 340 intersection, should receive first consideration for office development employing good site design, vehicular access, and building materials. Page 8-7 states "Undeveloped land to the east of Yarmouth Point Drive could be developed for single family attached or low-rise multifamily." The words "could be" and "should be" are confusing.
- Wants to create a good transition development following the Comprehensive Plan's call for good site design, vehicular access and building materials;
- Will preserve over 50% of the green space on the property;
- Initial investigation showed that main impact would be Woods Mill Road and the eastbound Outer Road. Petitioner is proposing a traffic light.

COMMENTS/DISCUSSION

- The evening traffic at Woods Mill Road and the Outer Road is a problem. Petitioner will approach MoDOT for a light that would activate in the evening and flash at other hours;
- Westbound Highway 40 traffic would go under the Woods Mill Road overpass, exit at Timberlake, turn left twice, then turn right into the site;
- Have tried to avoid impacting the creek as it can be difficult getting permission to do anything with it;
- Transitional development because you are going from single family residential into interstate highway, another dense office building with most of site covered with parking, high tension power lines. Petitioner felt that by creating a big buffer with a natural area would be the transition area. Putting the office in a confined part of that area adjacent and close to a much higher density office building. The transition is in the buffer which could be created much larger in this development than in any residential development;
- Along property line, petitioner proposes to plant fairly dense evergreen trees among the deciduous trees; petitioner would also do this within a resident's property boundaries so that the trees would not be overwhelmed by the tree canopies;
- Petitioner has also offered to put up a sight-proof fence for any adjacent resident;
- Retaining wall would be terraced as little as possible; hoping that the rock will be solid enough to have a natural rock face behind it to do most of the retaining;
- Barrier would be put up to minimize potential of someone falling off the top of the retaining wall;
- Detention would be underground;

Mayor Greenwood asked for clarification on why this would be a transition from single family to the office building.

Mr. Chapman stated that as you go from one type of development to another, you can change development types. One way would be to go to a multi-family type of development. Petitioner

does not feel that single-family development would be feasible in this location. If you go from very intense types of development, such as this, to a little less intense development and work on creating good buffers, the office building is very compatible in transition to the interstate highway and a very high density office development and power lines run through here that would not be conducive to a residential development. It is less dense than that and is working on creating buffers that will minimize the impact of development as you go up to the highway.

Petitioner met with residents in March and May.

Mr. Chapman will have more detailed information for the Commission members. Mr. Chapman will also ask for a delay for the next Issues Meeting as he will be out of the country.

Mr. Larry Miles, Gray Design Group, #9 Sunnen Drive, St. Louis, MO 63143, representative for petitioner, available to answer questions.

Mr. Douglas DeLong, 707 Spirit 40 Drive, Chesterfield, MO 63005, representative for petitioner, available to answer questions.

SPEAKERS IN FAVOR - None

SPEAKERS IN OPPOSITION -

1. Mr. Bill Chionio, 14525 Radcliffborough Court, Chesterfield, MO 63017, resident of Chesterfield Hill Subdivision, spoke in opposition to P.Z. 18-1999 TriStar Business Communities;

- Speaker has buffer concerns;
- Location of development to Chesterfield Hill Subdivision would be hazardous to motorists;
- Feels development would be detrimental to City.

2. Ms. Patricia O'Brien, 14546 Debbenham Lane, Chesterfield, MO 63017, former member of Planning Commission and resident of Chesterfield Hill Subdivision, spoke in opposition to P.Z. 18-1999 TriStar Business Communities;

- Practice of the City and the Commission is to use higher density residential zoning or institutional zoning as a buffer between the commercial development and low density residential areas; i.e. Chesterfield Hill which is zoned R1A;
- Residents of Chesterfield Hill consider the Fox-Cook property to be the buffer between their neighborhood and Corporate Plaza;
- Project is inconsistent with Comprehensive Plan;
- Urges Commission to uphold commitment to the Comprehensive Plan and to maintain its integrity;
- Speaker would prefer single-family residences to the proposed office building.

3. Mr. Richard Shearer, 400 Chesterfield Center, Suite 400, Chesterfield, MO 63017, Urban Planner, spoke in opposition to P.Z. 18-1999 TriStar Business Communities;

- Hired by Chesterfield Hill Subdivision;
- According to the Concept Plan map, property is designated as single-family attached dwellings;
- Important to follow the Comprehensive Plan;
- Site has extreme problems with soils;
- A great deal of square footage is currently available in other developments;
- Floor area ratio would be .34344 (every 100 square feet of land are 34 square feet of building); Comprehensive Plan calls for .25 floor area ratio;
- Creek is a natural feature; do not allow the office zoning to encroach west of the creek as it is a natural barrier;
- Speaker feels that property is better suited for single-family attached.

4. Ms. Lynne Strasser, 14615 Adgers Wharf Drive, Chesterfield, MO 63017, President of Chesterfield Hill Homeowner's Association, spoke in opposition to P.Z. 18-1999 TriStar Business Communities;

- Comprehensive Plan and revisions to the Comprehensive Plan call for single-family attached or low-rise multi-family housing;
- Referred to the Comprehensive Plan when purchasing their property;
- Comprehensive Plan revisions in 1991 changed wording from adequate buffer to substantial buffer;
- Prefers residential to commercial development;
- Asked Commission members to follow Chesterfield's Mission Statement (to enhance property values);
- Presented petition signed by residents to the Commission.

5. Mr. Gregory J. Hagglund, 14542 Foxham Court, Chesterfield, MO 63017, resident of Chesterfield Hill Subdivision, spoke in opposition to P.Z. 18-1999 TriStar Business Communities;

- The only exit and entrance to Chesterfield Hill Subdivision is Yarmouth Point Drive. The proposed drive to the office complex is only 200 feet from Yarmouth Point Drive, 300 feet further east is the entrance to highway 40. Over 500 cars per day will be entering the office complex. Office traffic will be moving into right lane and slowing down for their right turn. At the same time Chesterfield Hill residents are getting into the left lane and speeding up along with through traffic at 45 miles per hour. This criss-crossing traffic for such a short distance is extremely dangerous. Evening traffic, including Timberlake and the other buildings being proposed, will be a mess.
- Speaker does not feel that opening up another entrance will make a difference.

6. Mr. John Saucier, 1658 Ansonborough Drive, Chesterfield, MO 63017, resident of Chesterfield Hill Subdivision, spoke in opposition to P.Z. 18-1999 TriStar Business Communities;

- Speaker stated that whether there is residential or commercial development on this property, there should be ample buffer provided to ensure the maintenance of the residential character of the neighborhood;
- City argued for a substantial buffer to insulate the adjoining residential areas along Conway Road across Highway 40;
- Heavy traffic;
- Loading docks and trash facilities will be situated on the side of the building adjacent to Yarmouth Point Drive, thus transforming the quiet entrance to the Subdivision used for jogging, walking, etc.
- Prefers residential to commercial development.

7. Mr. Shawn Furlong, 14509 Debbenham Lane, Chesterfield, MO 63017, Trustee for Chesterfield Hill Subdivision; spoke in opposition to P.Z. 18-1999 TriStar Business Communities;

- Speaker presented a statement to the Planning Commission;
- Developer originally stated he would develop property in single-family homes as the Comprehensive Plan calls for but that it was not economically feasible;
- Speaker stated that economic feasibility is not sufficient reason to violate the Comprehensive Plan;
- Comprehensive Plan was developed and approved by the citizens of Chesterfield through their representatives for the protection of the citizens. Tri-Star should develop this property according to the Comprehensive Plan;
- Asked Commission to deny this petition to rezone in the interest of the citizens of Chesterfield.

8. Mr. Richard Martens, 1616 Ansonborough Drive, Chesterfield, MO 63017, resident of Chesterfield Hill Subdivision, spoke in opposition to P.Z. 18-1999 TriStar Business Communities;

- Summarized all of the speakers' comments.

9. Ron and Jean Brow, 1526 Candish Lane, Chesterfield, MO 63017, residents of Chesterfield Hill Subdivision, spoke in opposition to P.Z. 18-1999 TriStar Business Communities;

- Concerned about the 30-foot drop-off being proposed and the erosion factor;
- Buffer is only 76.22 feet from the edge of their property;
- Project will adversely affect their property values.

10. Jimmy and Nickie Odom, 1528 Candish Lane, Chesterfield, MO 63017, residents of Chesterfield Hill Subdivision, spoke in opposition to P.Z. 18-1999 TriStar Business Communities;

- Speakers feel the development will decrease their property value and significantly increase the noise pollution.

11. Denise and Lawrence Koessel, 1530 Candish Lane, Chesterfield, MO 63017, residents of Chesterfield Hills and licensed real estate broker (Mr. Koessel), spoke in opposition to P.Z. 18-1999 TriStar Business Communities;

- Speakers' property is 81 feet from proposed development;
- Concerned about property values decreasing;
- Speaker stated that there is no transition (transition usually goes from shopping centers, to office buildings, strip centers, apartments, condos, single-family homes, large estates, farms and then woods).

12. Mr. David L. Gnaegy, 14567 Harleston Village Drive, Chesterfield, MO 63017, resident of Chesterfield Hill Subdivision, spoke in opposition to P.Z. 18-1999 TriStar Business Communities;

- Has planned office developments and residential developments around the world;
- Water shed is already under stress;
- Will always be point source pollution that comes off parking lots in the form of oil and manicured lawns in the form of fertilizers, etc.
- There will be visual clutter along Highway 40 if these kinds of developments are allowed;
- Questions the performa that occurs with this development. Amazing that with all of the rock removal, tree removal, build $5,000 to $7,000 a space parking lots, deal with traffic issues and permitting, etc. and still be able to charge a rent for this building that is competitive with developments across the highway. Cannot see how the performa will work. It would even be tough for multi-family residential on the hillside to make the performa work. It could be large single-family;
- Speaker feels that a vast majority of the trees will be removed.

13. Ms. Deborah Price, 1690 Ansonborough, Chesterfield, MO 63017, resident of Chesterfield Hill Subdivision, spoke in opposition to P.Z. 18-1999 TriStar Business Communities; did not speak due to time.

14. Mr. Phil Strasser, 14615 Adgers Wharf Drive, Chesterfield, MO 63017, resident of Chesterfield Hill Subdivision, spoke in opposition to P.Z. 18-1999 TriStar Business Communities; did not speak due to time.

15. Mr. Alan Rutledge, 1589 Yarmouth Point Drive, Chesterfield, MO 63017, resident of Chesterfield Hill Subdivision, spoke in opposition to P.Z. 18-1999 TriStar Business Communities; did not speak due to time.

16. Mr. Jay Kirschbaum, 1520 Woodroyal East Drive, Chesterfield, MO 63017, Trustee of the Royalwood Subdivision, spoke in opposition to P.Z. 18-1999 TriStar Business Communities;

- Increased traffic will directly affect residents of his subdivision.

SPEAKERS – NEUTRAL - None

REBUTTAL –

Mr. Chapman stated that a traffic report has been submitted. Mr. Chapman stated that he will address all of the issues and that he is open to Mr. Shearer proposing a plan that is economically feasible for everyone. Petitioner is aware of the detention basin. The plan includes housing the water in enclosed basins below the site so trees and grass do not have to be removed.

Chairman Layton stated that the Issues Meeting for this petition will be held at the July 26, 1999 Planning Commission meeting.

Chairman Layton complimented the residents on their presentation.

Commission Right read the closing portion of the "Opening Comments."

Chairman Layton called a recess at 9:07 p.m. and the meeting reconvened at 9:20 p.m.

V. APPROVAL OF MEETING MINUTES

A motion to **approve** the June 14, 1999 Meeting Minutes, as corrected, was made by Commissioner Eifler and seconded by Chairman Layton. The motion **passes by a voice vote of 9 to 0.**

VI. PUBLIC COMMENT:

1. Mr. Glenn DeWees, 4 Sir Ryan, Chesterfield, MO 63017, petitioner for P.Z. 15-1999 Beckmann Bros./Alexander Reed Cleaners, is available to answer questions concerning this petition.

Commissioner Eifler asked petitioner if it would be easier for service if customer entered from the west side and exited on the east side so that the attendant would not have to walk around the car.

Mr. DeWees stated that the turn would then be too tight of a circle to make the turn. It can be made if the customer was westbound or, if eastbound, the customer would cross the street and have plenty of room to make the turn.

Mr. DeWees stated that most of the building would be comprised of the cleaning plant and offices. The retail section would be very small. The front of the building would have large plate glass windows.

2. Mr. John Holthaus, 14562 Burnley Court, Chesterfield, MO 63017, speaking in favor of P.Z. 11-1999 Swingley Ridge Development II, L.L.C. (Nardin Tract);

- Site is on the Master Plan as the core business district;
- 20 lots on Nardin Drive - only 3 lots are not for sale. Petitioner is not going into an area where the residents do not want commercial;
- Petitioner owns the property that fronts onto Swingley Ridge. Only about 30% of the traffic will be exiting onto Nardin Drive, the rest will be using Swingley Ridge Road. If someone else purchased Nardin Road, all traffic would be exiting here as petitioner would not have to grant access to Swingley Ridge Road;
- Project is well below the sky line view; parking is well within the current density requirements.

3. Mr. Bill Akers, 863 Nardin Drive, Chesterfield, MO 63017, speaking in favor of P.Z. 11-1999 Swingley Ridge Development II, L.L.C. (Nardin Tract);

- Speaker's property is surrounded on three sides by commercial so he feels that he is more in a commercial zone than residential.

4. Mr. Don Toone, 845 Nardin Drive, Chesterfield, MO 63017, speaking in favor of P.Z. 11-1999 Swingley Ridge Development II, L.L.C. (Nardin Tract);

- There is a lot of noise from the commercial developments in the area;
- Surrounded by commercial;
- Speaker's property is under contract.

5. Mr. John Cooper, 852 Nardin Drive, Chesterfield, MO 63017, speaking in favor of P.Z. 11-1999 Swingley Ridge Development II, L.L.C. (Nardin Tract);

- Presented the Commission with a summary of his comments;
- Development is just another step in the Chesterfield urban core area.

6. Mr. Bob Brinkmann, 16650 Chesterfield Grove Road, Chesterfield, MO 63005, petitioner for P.Z. 11-1999 Swingley Ridge Development II, L.L.C. (Nardin Tract):

- Speaker agrees that 4 parking spaces per 1,000 square footage is necessary;
- Buffer is 35 feet from the residential property;
- Top of this building is only 3 feet higher than the Hampton Inn;
- Exceeded the sky plain issue;
- Speaker agrees with the Staff Report on curb cuts;
- Lighting has not yet been addressed but petitioner would put lighting along Swingley Ridge Road.

City Attorney Beach asked Mr. Brinkmann if he had an objection to a condition of approval that the two developments would tie in for access on Swingley Ridge Road.

Mr. Brinkmann stated that he would agree to this condition.

Mr. Brinkmann stated that he feels that his project is below density and consistent with the neighborhood. Speaker would be willing to limit the building square footage to 100,000.

Mr. and Mrs. Wilson did not wish to speak before the Planning Commission.

VII. NEW BUSINESS

A. **P.Z. 11-99 Swingley Ridge Development II, L.L.C. (Nardin Tract)**; A request for a change in zoning from "R-2" Residence District to "PC" Planned Commercial District for a 4.6 acre tract of land located on the west side of Nardin, approximately 300 feet north of Swingley Ridge Road. (Locator Numbers: 18S-51-0229, 18S-51-0021 and 18S-23-0158)

Proposed uses:

- Office or office buildings, stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind are being offered for sale or hire to the general public on the premises, restaurants - sit-down;

The uses of stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind are being offered for sale or hire to the general public on the premises shall be ancillary to the office uses and shall be focused to the interior of the office building, with the exception of the use – restaurants – sit-down.

Assistant Director of Planning Laura Griggs-McElhanon presented an overview of the project. Ms. Griggs-McElhanon received additional information from the Department of Public Works

concerning the 4-foot sidewalk. The City and County standard on this type of street is 4 feet. She also stated that after a conversation with the petitioner's engineer, the total impervious surface (the building, parking structure and the parking) is 56%. Forty-four percent (44%) of the site is pervious (grass, trees or pond). Floor area ratio is the building only. It does not include the parking structure or any of the asphalt.

For comparison, the floor area ratio for Chesterfield Ridge (6 stories from the south and 7 stories from the north) is 64.7% and parking is 3.53 spaces/1000 square feet. Dierbergs, a 4-story office building, has a floor area ratio of 46.8% and parking is provided at 3.9 spaces/1000 square feet. (By comparison, relative to floor area ratio, the Solomon project is approximately 70%, Vitt is 34% and Timberlake is 60%.)

Assistant Director of Planning Griggs-McElhanon stated that Staff looks at surface parking setbacks differently than structured parking setbacks. Structured parking setbacks are viewed like building setbacks whereas, with surface parking, you get closer to the property line.

Assistant Director of Planning Griggs-McElhanon stated that Attachment A does not contain a specific condition relative to street lighting. It is covered in the Subdivision Ordinance and can be adequately addressed when a residential or non-residential subdivision comes in.

Discussion ensued.

Commissioner Nations made a motion to suspend the rules to allow Mrs. Sandra Wilson to speak before the Commission. The motion was seconded by Commissioner Nolen **and passes by a voice vote of 8 to 1.**

Mrs. Sandra Wilson stated that her position remains the same. Mrs. Wilson feels that information stated tonight is erroneous. Mrs. Wilson stated that the Nelson's property is in Plat 2. Mrs. Wilson disagrees with the interpretation of the Deed Restrictions. Mrs. Wilson is against the project because of the Deed Restrictions. She does not feel that they have been lifted and refers to West County Acres as one subdivision.

Mr. Brinkmann did not wish to respond.

City Attorney Beach stated that the City does not look at the underlying issues, such as whether or not Indentures have been lifted. It is the responsibility of the developers to work out any legal issues.

Mr. Brinkmann clarified his belief that there are two (2) plats at West County Acres with identical Deed Restrictions not allowing commercial development. All five (5) Deed Restrictions for Plat One have been released.

Commissioner Broemmer made a motion to approve Attachment A for P.Z. 11-99 Swingley Ridge Development II, L.L.C. (Nardin Tract) subject to and the following: as shown for 91,500 square feet with 366 parking spaces, the 4.0 parking ratio, four (4) stories with the setbacks indicated, 100 feet from Nardin Drive, 240 from the residential, 15 feet from the west property, and the parking setbacks of 25 feet from Nardin Drive, 34 feet from residential. The motion was seconded by Commissioner Right.

Assistant Director of Planning Griggs-McElhanon clarified that the setback to the center line of the entance on Nardin Drive of 68 feet was included in this recommendation.

Upon a roll call the vote was as follows: Commissioner Banks, abstained; Commissioner Broemmer, yes; Commissioner Eifler, yes; Commissioner Macaluso, yes; Commissioner Nations, abstained; Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Sherman, yes; Chairman Layton, yes.

The motion to approve this petition passes by a vote of 7-0-2.

There was discussion about parking ratio and density.

Chairman Layton directed the Ordinance Review Committee to study the required parking, looking at projects that have been approved recently, and come back to the Commission with a recommendation for a revision to the Zoning Ordinance.

B. **P.Z. 14-1999 City of Chesterfield:** A proposal to amend Section 1003.150 "PI" Planned Industrial District of the City of Chesterfield Zoning Ordinance to allow dry cleaning drop-off and pickup stations and to read as follows:

4. (2)(bb) Laundries and dry cleaning plants, **which include dry cleaning drop-off and pickup stations.** (Additional language has been provided in bold.)

And

C. **P.Z. 15-1999 Beckmann Bros., Inc./Alexander Reed Cleaners**: A request for a change in zoning from "C-7" General Extensive Commercial District to "PI" Planned Industrial District for a 2.67 acre tract of land located on Chesterfield Airport Road, 450 feet East of the Baxter Road extension. (Locator Numbers: 17T31-0214 and 17T31-0379)
Proposed Uses:
- Business service establishments;
- Cafeterias for employees and guests only;

- Laundries and dry cleaning plants, which include dry cleaning drop-off and pickup stations:
- Offices or office buildings
- Plumbing, electrical, air conditioning and heating equipment sales, warehousing and repair facilities;
- Restaurants, sit down
- Sales, servicing, repairing, cleaning, renting, leasing and necessary outdoor storage of equipment and vehicles used by business, industry and agriculture;
- Service facilities, studios or work areas for antique salespersons, artists, candy makers, craftpersons, dressmakers, tailors, music teachers, dance teachers, typists and stenographers, including cabinet makers, film processors, fishing tackle and bait shops and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on premises;
- Warehousing, storage or wholesaling of manufactured commodities, live animals, explosives or flammable gases and liquids
- Or other uses which may be sought under the Chesterfield Zoning Ordinance after future public hearings.

Assistant Director Laura Griggs-McElhanon stated that the Commissioners packet included the issues for the above two petitions: **P.Z. 14-1999 City of Chesterfield and P.Z. 15-1999 Beckmann Bros.,/Alexander Reed Cleaners**. It also included issues from the Architectural Review Board. Staff is recommending that these petitions be held until the next meeting.

Commissioner Broemmer made a motion to hold **P.Z. 14-1999 City of Chesterfield and P.Z. 15-1999 Beckmann Bros.,/Alexander Reed Cleaners** until the July 12, 1999 Planning Commission meeting. The motion was seconded by Chairman Layton **and passes by a voice vote of 9 to 0.**

VIII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

A. **Hampton Inn & Suites;** An Amended Site Development Section Plan and Amended Architectural Elevations for a 3.37 acre "C-8" Planned Commercial District site located north of Chesterfield Airport Road and west of Boones Crossing within the McBride & Son's development.

Commissioner Macaluso, on behalf of the Site Plan Committee, made a motion to approve the Amended Site Development Section Plan and Amended Architectural Elevations for Hampton Inn & Suites. The motion was seconded by Commissioner Right **and passes by a voice vote of 9 to 0.**

B. **P.C. 141-79 Chesterfield Village-Sachs Properties, Inc. (Homewood Suites, Parcel C314)**; "C-8" Planned Commercial District Amended Site Development Plan, east of Chesterfield Parkway North and north of Hilltown Village Center.

Commissioner Macaluso, on behalf of the Site Plan Committee, made a motion to approve the Amended Site Development for **P.C. 141-79 Chesterfield Village-Sachs Properties, Inc. (Homewood Suites, Parcel C314)**. The motion was seconded by Chairman Layton **and passes by a voice vote of 9 to 0**.

IX. COMMITTEE REPORTS:

A. **Ordinance Review Committee** – No Report
B. **Architectural Review Committee** – No report
C. **Site Plan/Landscape Committee** – No report
D. **Comprehensive Plan Committee** – No report
E. **Procedures and Planning Committee** – No report

X. ADJOURNMENT

A motion to adjourn was made by Chairman Layton and seconded by Commissioner Broemmer. The motion **passes by a voice vote of 9 to 0.**

The meeting adjourned at 10:50 P.M.

Charles Eifler, Secretary