

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
JUNE 25, 2012**

The meeting was called to order at 7:03 p.m.

I. ROLL CALL

PRESENT

Ms. Wendy Geckeler
Ms. Laura Lueking
Ms. Debbie Midgley
Ms. Amy Nolan
Mr. Stanley Proctor
Mr. Robert Puyear
Mr. Steven Wuennenberg
Chair Michael Watson

ABSENT

Mr. Bruce DeGroot

Mayor Bruce Geiger
Councilmember Elliot Grissom, Council Liaison
City Attorney Rob Heggie
Ms. Aimee Nassif, Planning & Development Services Director
Ms. Mara Perry, Senior Planner
Mr. Shawn Seymour, Senior Planner
Mr. Justin Wyse, Senior Planner
Ms. Purvi Patel, Project Planner
Ms. Mary Ann Madden, Recording Secretary

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

Chair Watson acknowledged the attendance of Mayor Bruce Geiger; Councilmember Elliot Grissom, Council Liaison; and Councilmember Derek Grier, Ward II.

Chair Watson recognized Senior Planner Mara Perry noting that she is leaving the City to accept the position of Director of Planning & Development with the City of Webster Groves. On behalf of the Commission, he thanked her for all her time and commitment during her service with the City.

Commissioner Geckeler presented Commissioner Nolan with a gift from the Commission to express their appreciation for her service as Chair of the Planning Commission during the past year.

IV. PUBLIC HEARINGS – Commissioner Lueking read the “Opening Comments” for the Public Hearing.

- A. P.Z. 07-2012 Chesterfield Village NW Quadrant (RGA Reinsurance Co.)** A request for an ordinance amendment in a “C8” Planned Commercial District of 225 acres in size located generally in the northwest quadrant of the intersection of Missouri Route 340 and US Highway 40/Interstate 64 including those properties along Chesterfield Parkway West (17S110147, 18S430237, 18S440148 & 18S420085).

STAFF PRESENTATION:

Senior Planner Shawn Seymour stated the following:

- All Public Hearing notifications per City and State statute were met.
- The site is quite large and is composed of both developed and undeveloped properties. The site includes the Dierbergs Corporate Headquarters, Chesterfield Village Apartments and Townhomes, an office building, a restaurant, and the Homewood Suites Hotel.
- The proposed amendment applies to only a small portion of the site – Parcels III and IV, which are the westernmost properties.
- The site was zoned “C8” Planned Commercial District by St. Louis County in 1979. In 1982, the “C8” Planned Commercial District was amended by St. Louis County, and then further amended by the City in May 1997 and December 1997 to modify some uses and setbacks.
- The “C8” Planned Commercial District was approved with a number of parcels and number of building groups within the parcels. The building groups provide the permitted uses and the allocated density for each of the areas of the site.
- Petitioner’s Request:
 - **For Parcel III:** A maximum of 650,000 sf. of office floor area, exclusive of the Dierbergs office building; **or**, a maximum of 400,000 sf. of office floor area, exclusive of the Dierbergs office building, with a 350-room hotel.
 - **For Parcels III & IV:** Removal of 1 million sf. cap on building floor area.
 - Increase in maximum height of office buildings from six (6) stories to ten (10) stories.
 - Removal of Dierbergs Building from Building Group A and created into its own building group.

- The ordinance currently allows an allotment of 500,000 sf. of office floor area to Parcel III. Approximately 100,000 sf. of this allotment has been built (*Dierbergs building*) leaving available 400,000 sf. of office. The Petitioner is requesting 650,000 sf. of office on this tract, which is an additional 250,000 sf. of office over what is currently approved.
- Removal of the 1 million sf. cap would allow the additional 250,000 sf. of office to be constructed. However, there will always be density restrictions placed upon Parcels III and IV.
- The adjacent zoning surrounding the site is mainly Planned Commercial with a small portion of "R2".
- The Comprehensive Land Use Plan delineates the site as *Urban Core*, which permits a mixing of uses and the highest densities permitted in the City.
- Outstanding Issues:
 - Awaiting outside Agency review letters
 - Staff is requesting a modification to the Preliminary Plan
 - Awaiting Traffic Study

DISCUSSION

Commissioner Lueking requested a breakdown of what was approved for each of the building groups. Mr. Seymour indicated that this information will be provided.

PETITIONER'S PRESENTATION:

1. Mr. Mike Doster, Doster, Ullom, 16090 Swingley Ridge Road, Chesterfield, MO – representing both Petitioners, Chesterfield Village, Inc. and RGA. Mr. Doster stated the following:
 - RGA is one of the world's largest life reinsurance companies, with more than \$2.8 trillion of life reinsurance in force and \$8.8 billion in total revenue, based upon 2011 figures.
 - Their global headquarters are located in Chesterfield with worldwide operations in 25 countries serving clients in more than 70 countries.
 - RGA employs more than 890 people in the St. Louis area.
 - RGA was ranked #289 on the 2012 FORTUNE 500 list; and was named "Life Reinsurance Company of the Year" for the fourth time in eight years.
 - RGA has the subject site under contract but there are due diligence contingencies in the contract. Part of the process involves RGA looking internally at its long-term needs. RGA is viewing the location as a long-term site for their offices – they need to accommodate their current employees but will also need to accommodate some future expansion.
 - They have met with Staff and some of the requested changes are at the recommendation of Staff. They are asking that the changes be made so RGA can proceed with its due diligence and hopefully close on the site.
 - The ordinance is complex in that it speaks to parcels and building groups. The subject request pertains to Parcel III, along with Building Groups A and B.

- Building Group B is strictly allocated to the hotel; Building Group A is for a myriad of uses – but the primary use that RGA is interested in is *office*. Dierbergs is a part of Building Group A and Staff has suggested that Dierbergs be removed from Group A and be placed in its own building group with development standards that reflect what has already been built.
- If the hotel is not built, 650,000 sf. of office would be allowed on the balance of Parcel III, which is approximately 17 acres. If the hotel is built, then 400,000 sf. of office would be allowed in Building Group A.

DISCUSSION

Chair Watson asked if it is known how many buildings the project will entail. Mr. Doster replied that it is not yet known – there are several different concepts being reviewed at this time.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION:

1. Mr. Brent Beumer, Director of Real Estate for Dierbergs Markets, Inc., 16690 Swingley Ridge Road, Ste. 475, Chesterfield, MO stated the following:
 - Dierbergs is a long-time corporate citizen of Chesterfield and operates two of its grocery stores in the City. Their corporate headquarters is approximately 97,000 sf. and sits on a four-acre parcel.
 - They are opposed to the proposed ordinance amendments but they are not in opposition to RGA or to RGA relocating to the proposed site. They have met with Mr. Doster and Mr. Robert Long of RGA last week, who shared their plans with respect to the RGA site.
 - Dierbergs has significant concerns regarding the increased traffic that could result from a 650,000 sf. building on a parcel adjacent to their office. In addition, if the 1 million sf. cap is removed from the entire Chesterfield Village area, it could further exacerbate traffic problems. Because of their concerns, they have retained a traffic engineer to review the impact of the proposed amendments.
 - It is their understanding that the Petitioner has yet to submit a traffic study or a corresponding site plan. Dierbergs' preliminary analysis leads them to believe that the proposed density of the project could have a significant impact on the general traffic flow between Swingley Ridge, the Parkway, the intersection of Swingley Ridge and the Parkway, and all the points of ingress/egress to I-64 off of the Parkway.
 - Without the benefit of a site plan and corresponding traffic study, they find it impossible to ascertain the full extent of the traffic impact.
 - At this point, they are in opposition to the Commission moving forward with a positive vote before having a traffic study or site plan.
 - They are also concerned with the fact that RGA does not know what its future expansion plans will entail, and how it may affect traffic flow.

Mr. Beumer then provided the Commission with a letter dated June 25, 2012 regarding P.Z. 07-2012, which will become a part of the public record.

Chair Watson acknowledged that Dierbergs is a “good corporate citizen of Chesterfield”, and added that tonight’s Public Hearing is the first of several meetings regarding P.Z. 07-2012. It will be followed by an Issues Meeting and then a Vote Meeting of the Planning Commission. The Vote Meeting will take place after the traffic study has been received and reviewed.

Ms. Aimee Nassif, Planning & Development Services Director asked Mr. Beumer to give his contact information to Mr. Seymour.

Commissioner Wuennenberg stated he would be interested in knowing if Baxter Road will tie into Swingley Ridge. Ms. Nassif replied that the City has not yet received any information on the traffic study. Once it is received, Staff will advise the Commission of their recommendations, findings and scope of the study.

SPEAKERS – NEUTRAL: None

ISSUES:

- Staff issues previously presented
- Commission’s request for a copy of the existing ordinance

Commissioner Lueking read the Closing Comments for the Public Hearing.

V. APPROVAL OF MEETING MINUTES

Commissioner Wuennenberg made a motion to approve the minutes of the June 11, 2012 Planning Commission Meeting with the following correction to page 4:

Commissioner Watson made a motion to ~~table~~ **hold** P.Z. 05-2012 CVPBA III (17298 & 17280 North Outer 40 Road).

The motion was seconded by Commissioner Lueking and **passed by a voice vote of 6 to 0** with 2 abstentions from Commissioners Nolan and Puyear.

VI. PUBLIC COMMENT

A. Delmar Gardens on the Green:

Petitioner:

1. Mr. Ed Ehret, Gray Design Group, 9 Sunnen Drive, St. Louis, MO stated he was representing Delmar Gardens on the Green and was available for questions.

B. Friendship Village of West County (15201 Olive Boulevard):

Petitioner:

1. Mr. John Harrell, 2100 Riveredge Parkway, Atlanta, GA stated he works with THW Design, architects for the Friendship Village project, and was available for questions related to the architectural design of the project.
2. Mr. Brandon Harp, Principal at Civil Engineering Design Consultants on behalf of Friendship Village, 11402 Gravois, St. Louis, MO was available for questions.

Mayor Geiger inquired as to the timetable for the expansion. Mr. Harp stated that construction will begin later this fall, and it is an approximately twelve-month construction project.

C. P.Z. 05-2012 CVPBA III (17298 & 17280 North Outer 40 Road):

Petitioner:

1. Mr. Mike Doster, Attorney for the Petitioner, 16090 Swingley Ridge, Chesterfield, MO stated that the Attachment A proposed language is acceptable to them as it will be amended by revised comments received from St. Louis County.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. Arbors at Wild Horse Creek: A Record Plat for a 23 acre tract of land zoned "PUD" Planned Unit Development located on the south side of Wild Horse Creek Road and west of its intersection with Long Road (18V330046).

Commissioner Puyear, representing the Site Plan Committee, made a motion recommending approval of the Record Plat for Arbors at Wild Horse Creek. The motion was seconded by Commissioner Proctor and passed by a voice vote of 8 to 0.

- B. **Delmar Gardens on the Green**: Amended Architectural Elevations, an Amended Landscape Plan and an Architect's Statement of Design for an 11.686 acre lot of land zoned "R1" Residence District with a "CUP" Conditional Use Permit located on the north side of Clayton Road.

Commissioner Puyear, representing the Site Plan Committee, made a motion recommending approval of the Amended Architectural Elevations, Amended Landscape Plan, and Architect's Statement of Design for **Delmar Gardens on the Green**. The motion was seconded by **Commissioner Lueking** and **passed** by a voice vote of 8 to 0.

- C. **Friendship Village of West County (15201 Olive Boulevard)**: 6th Partial Amended Site Development Plan, Amended Landscape Plan, Amended Lighting Plan, Architectural Elevations and an Architect's Statement of Design for a 34.5 acre tract of land zoned "R4" Residence District with a "CUP" Conditional Use Permit at the northwest corner of Olive Boulevard and Arrowhead Estates Lane.

Commissioner Puyear, representing the Site Plan Committee, made a motion recommending approval of the 6th Partial Amended Site Development Plan, Amended Landscape Plan, Amended Lighting Plan, Architectural Elevations, and Architect's Statement of Design for **Friendship Village of West County (15201 Olive Boulevard)**. The motion was seconded by **Commissioner Proctor** and **passed** by a voice vote of 8 to 0.

- D. **Spirit Valley Business Park, Adjusted Lot 10**: A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for a 1.1 acre tract of land zoned "PI" Planned Industrial District located on the east side of Spirit Valley East Dr., south of Olive Street Rd.

Commissioner Puyear, representing the Site Plan Committee, made a motion recommending approval of the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for **Spirit Valley Business Park, Adjusted Lot 10**. The motion was seconded by **Commissioner Lueking** and **passed** by a voice vote of 8 to 0.

If Power of Review is called on one of the Site Plans and then the Petitioner makes requested changes, **Mayor Geiger** asked if he could rescind the Power of Review before the agenda for the Planning & Public Works Committee goes out.

Ms. Nassif stated that it could be removed from the Agenda, or the Agenda could be revised if necessary.

VIII. OLD BUSINESS

- A. P.Z. 05-2012 CVPBA III (17298 & 17280 North Outer 40 Road):** A request for an ordinance amendment in a “PC” Planned Commercial District of 6.172 acres in size and located north of US Highway 40/Interstate 64 and immediately east of its intersection with Boone’s Crossing (17U620172 & 17U620183).

Senior Planner Shawn Seymour stated that the Public Hearing was held on May 30th at which time Staff was still awaiting comments from St. Louis County. Staff has now received those comments.

The proposed ordinance amendment would: (1) allow an accessory use of overnight stays in association with a medical office facility; and (2) modify a setback along the northern boundary line of the planned commercial district – along North Outer 40 Road from 160 feet to 140 feet to permit a constructed, covered entryway.

Last week, St. Louis County submitted revised comments which relate to the TGA. The previous TGA numbers were based solely on parking – as are all ordinances in planned districts. County’s revised calculations are now based on *square footage of land uses permitted up until 2008 and the remaining area would be permitted by parking stalls*. The accessory use will be calculated by parking value.

DISCUSSION

Overnight Stays

Chair Watson asked if there was any concern about the length of the requested overnight stay. Mr. Seymour stated that it was not raised as an issue. Staff had received proposed language from the Petitioner prior to the Public Hearing, which restricts the accessory use. Staff worked with the Petitioner to craft language that was agreeable on all parts.

Commissioner Geckeler noted that 5% of the floor area would be used for overnight stays and asked how this relates to square footage. Mr. Seymour explained that it would be 3,115 square feet if they utilize 5% of the building that was approved in the previous site plan. The Petitioner would need to amend the Site Plan to include the proposed covered entryway. Mr. Doster added that it is his understanding that there will be no more than seven beds designated for overnight stays.

Commissioner Midgley asked if there are insurance restrictions related to the number of beds for overnight stay. Mr. Doster replied that the current practice is managed by professionals, who review such issues and they have assured him that there are no insurance issues or Certificate of Need issues.

TGA Calculations

Ms. Nassif pointed out that the revised TGA calculations will be presented to the Planning & Public Works Committee.

Mayor Geiger questioned as to how TGA numbers for new rezonings will be calculated. Mr. Seymour stated that it is his understanding that the calculations will be based upon the number of parking spaces – not square footage of land uses. The revised calculations pertain to this instance only.

Commissioner Puyear made a motion to approve **P.Z. 05-2012 CVPBA III (17298 & 17280 North Outer 40 Road)**. The motion was seconded by Commissioner Nolan.

Upon roll call, the vote was as follows:

**Aye: Commissioner Geckeler, Commissioner Lueking,
Commissioner Midgley, Commissioner Nolan,
Commissioner Proctor, Commissioner Puyear,
Commissioner Wuennenberg, Chair Watson**

Nay: None

The motion passed by a vote of 8 to 0.

- B. P.Z. 06-2012 143 Long Road (Long Road Dental):** A request to amend City of Chesterfield Ordinance 2510 to modify the list of permitted land uses on a 0.5 acre tract of land zoned “PI” Planned Industrial District located on the west side of Long Road, south of the intersection of Chesterfield Airport Road and Long Road (17U120221).

Senior Planner Shawn Seymour stated that the Public Hearing was held on June 11th at which time Staff was awaiting outside Agency comments from St. Louis County, which have now been received. The request is to add additional land uses to the “PI” District. Currently, the only permitted uses on the site are *dental, medical, and general office*. The additional land uses are being requested in hopes of finding a tenant for a vacant unit in the existing office structure. The site was constructed with only 18 parking spaces, a number of which are used for the property owner’s dental use which leaves only a small number of parking available. The uses being requested are uses that will be able to be parked on

the site at 3.5 parking spaces (or less)/1,000 square feet of building area; these uses are also found in this area of Chesterfield Valley.

The requested land uses are *Professional and technical service facility with accessory retail; Financial institutions; Laboratories, professional scientific; and Dry cleaning establishment*. The dry cleaning establishment is strictly a drop-off and pick-up facility – dry cleaning will not be done on the premises.

Commissioner Wuennenberg made a motion to approve P.Z. 06-2012 143 Long Road (Long Road Dental). The motion was seconded by Commissioner Lueking.

Upon roll call, the vote was as follows:

**Aye: Commissioner Lueking, Commissioner Midgley,
Commissioner Nolan, Commissioner Proctor,
Commissioner Puyear, Commissioner Wuennenberg,
Commissioner Geckeler, Chair Watson**

Nay: None

The motion passed by a vote of 8 to 0.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:55 p.m.

Bruce DeGroot, Secretary