

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
June 11, 2001

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

I. PRESENT

Mr. Fred Broemmer

Banks

Mr. Mike Kodner

Mr. Dan Layton, Jr.

Ms. Rachel Nolen

Mr. Jerry Right

Mr. B. G. Wardlaw

Vice Chairman Stephanie Macaluso

Mr. Doug Beach, City Attorney

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

Mr. Mike Hurlbert, Project Planner

Ms. Kathy Lone, Executive Secretary/Planning Assistant

ABSENT

Chairman David

Ms. Victoria Sherman

II. INVOCATION: Commissioner Kodner

III. PLEDGE OF ALLEGIANCE: All

Vice Chairman Macaluso recognized the attendance of Council Liaison Charlie Scheidt (Ward IV).

IV. PUBLIC HEARINGS: None

V. APPROVAL OF MEETING MINUTES

Commissioner Nolen made a motion to approve the May 30, 2001 Meeting Minutes, as amended. The motion was seconded by Commissioner Kodner and passes by a voice vote of 7 to 0.

VI. PUBLIC COMMENT

1. Ms. Angela Kelley, 16476 Chesterfield Airport Road, Chesterfield, MO 63017, attorney for and speaking in favor of P.Z. 07-2001 Chesterfield Technology Park, Phase II;

- Presented hand-out to the Planning Commission;
- Speaker stated that she received the Staff report on Friday afternoon and, after submittal to the petitioner's engineer, petitioner has issues that need to be addressed.

Commissioner Nolen stated that she would request that this petition be held in order to give the Planning Commission time to review the issues brought up in the hand-out.

2. Mr. Dean Burns, THF Realty, 2127 Innerbelt Business Center Drive, St. Louis, MO, petitioner and speaking in favor of P.Z. 07-2001 Chesterfield Technology Park, Phase II;

- Speaker stated that the petitioner received the Staff report on Friday afternoon and is not prepared to move forward tonight with technical errors in the report.

3. Mr. Tom Walker, 510 Redondo Drive, Chesterfield, MO, speaking in favor of P.Z. 14-2001 Valley Partners;

- Speaker stated that he is in general agreement with Staff concerning Attachment A but is requesting minor changes;
- Speaker discussed the minor changes with the Planning Commission.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

A. Villas at Chesterfield Pointe: A Site Development Plan, Architectural Elevations and Landscape Plan. The subject property is zoned "R-4" Planned Environmental Unite (PEU) Residential District and is located on a 14.53 acre tract located south of Olive Boulevard, west of Appalachian Trail and east of Chesterfield Parkway North.

Commissioner Nolen, on behalf of the Site Plan Committee, recommends approval of the Site Development Plan, Architectural Elevations and Landscape Plan for Villas at Chesterfield Pointe with additional landscaping of street trees behind lots 10, 11 and 12, replantings around the retaining wall behind lots 13, 14 and 15, and additional landscaping will be added on the island with the Garden View monument sign. The motion was seconded by Commissioner Kodner and passes by a voice vote of 6 to 1. (Commissioner Wardlaw voted nay.)

Commissioner Broemmer stated that he voted for this plan but considers this project too dense for the area.

B. August Hill on Conway; a Record plat for a subdivision of an 8.182 acre tract in the “R-3” Residence District located on Conway Road.

Commissioner Nolen, on behalf of the Site Plan Committee, recommends approval of the Record Plat for August Hill on Conway. The motion was seconded by Commissioner Layton and passes by a voice vote of 7 to 0.

VIII. OLD BUSINESS

A. P.Z. 16-2001 Coventry Farm, Second Addition; a request for a change in zoning from a “NU” Non Urban District to an “R-3” Residential District for 3.84 acres of land located on Kehrs Mill Road and Coventry Woods Ct. (Locator Number 21S 41 0066).
And

B. P.Z. 17-2001 Coventry Farm, Second Addition; a request for a change in zoning from an “R-3” Residential District to a “PEU” Planned Environmental District for 3.84 acres of land located on Kehrs Mill Road and Coventry Woods Ct. (Locator Number 21S 41 0066).

Project Planner Mike Hurlbert gave an overview of these petitions and asked the Planning Commission if they had additional issues to be reviewed and addressed.

Vice Chairman Macaluso asked that the developer state why certain trees would and would not be saved on the proposed development. Vice Chair Macaluso asked if the following numbered trees on the plan could possibly be saved: 1, 4, 22, 23, 24, 31, 35, 36, 37 and 39.

Vice Chairman Macaluso stated that P.Z. 16-2001 Coventry Farm, Second Addition and P.Z. 17-2001 Coventry Farm, Second Addition would be held until all agency comments were reviewed and addressed.

C. P.Z. 25-2001 City of Chesterfield; A proposal to amend the City of Chesterfield Comprehensive Plan to include map changes to four geographic areas located within Chesterfield Valley, and the definition of the new use, "Low Intensity Industrial".

Senior Planner Barbara Weigel gave an overview of this petition and stated that it would be introduced later in the meeting as a Resolution.

Commissioner Layton made a motion to approve P.Z. 25-2001 City of Chesterfield. The motion was seconded by Commissioner Broemmer and passes by a voice vote of 7 to 0.

D. P.Z. 07-2001 Chesterfield Technology Park, Phase II; a request for a change of zoning from a "NU" Non-Urban to a "P-I" Planned Industrial District for 21.6 acres of land located south of Chesterfield Airport Road, east of Public Works Drive, and north of Edison Avenue. (Locator Number 17U24-0033).

Permitted uses:

- (b) Animal hospitals, veterinary clinics, and kennels (all uses shall be indoor).
 - (f) Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.
 - (h) Broadcasting studios for radio and television.
 - (j) Business, professional, and technical training schools.
 - (k) Business service establishments.
 - (m) Child care centers, nursery schools, and day nurseries.
 - (q) Financial institutions.
 - (y) Hotels and motels.
 - (cc) Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
 - (i) Adequately screened with landscaping, fencing or walls, or any combination thereof; or
 - (ii) Placed underground; or
 - (iii) Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.
- All plans for screening these facilities shall be submitted to the Department of Planning for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning.
- (dd) Mail order sale warehouses.
 - (ff) Manufacturing, fabrication, assembly, processing, or packaging of any commodity except:
 - (i) Facilities producing or processing explosives or flammable gases or liquids;
 - (ii) Facilities for animal slaughtering, meat packing, or rendering;
 - (iii) Sulfur plants, rubber reclamation plants, or cement plants, and
 - (iv) Steel mills, foundries, or smelters.

- (gg) Medical and dental offices.
- (ii) Offices or office buildings.
- (mm) Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities.
- (oo) Printing and duplicating services.
- (tt) 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 (excluding golf courses, golf practice ranges, and drive-in theaters).
- (uu) Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.

- (vv) Restaurants, fast food.
- (ww) Restaurants, sit down.
- (ccc) 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 the premises.
- (iii) Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises.
- (ooo) Vehicle repair facilities.
- (ppp) Vehicle service centers.
- (qqq) Vehicle washing facilities.
- (rrr) Warehousing, storage, or wholesaling of manufactured commodities, live animals, explosives, or flammable gases and liquids (excluding live animals, explosives, or flammable gases and liquids).

Ancillary Uses:

- (g) Automatic vending facilities for:
 - (i) Ice and solid carbon dioxide (dry ice);
 - (ii) Beverages;
 - (iii) Confections.
- (l) Cafeterias for employees and guests only.
- (kk) Outpatient substance abuse treatment facilities.
- (ll) 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.
- (eee) Permitted signs (See Section 1003.168 'Sign Regulations').

Project Planner Matt Brandmeyer gave an overview of this petition. Mr. Brandmeyer stated that the Staff report was available to the petitioner on Wednesday afternoon, prior to the June 11, 2001 Planning Commission meeting. Mr. Brandmeyer stated that Staff

agrees with some of the changes requested by the petitioner but other requests will need to be reviewed by the Department of Public Works and the Department of Planning.

Mr. Brandmeyer stated that Staff does agree with the following items in the letter of June 11, 2001: Numbers 2, 3, 4, and 6.

Commissioner Nolen made a motion to hold P.Z. 07-2001 Chesterfield Technology Park, Phase II until all issues are reviewed and addressed by the Department of Public Works and the Department of Planning. The motion was seconded by Commissioner Wardlaw and passes by a voice vote of 7 to 0.

E. P.Z. 14-2001 Valley Partners; a request for a change of zoning from “C-8” Planned Commercial District to “PC” Planned Commercial District for 15.841 acres of land located north of Chesterfield Airport Road across from Public Works Drive. (Locator Number 17U52-0016).

A. Primary Land Uses in this Development:

- (h) Barber shops and beauty parlors.
- (i) Bookstores.
- (o) Dry cleaning drop-off and pick-up stations.
- (s) Financial institutions.
- (v) Hotels and motels.
- (x) Medical and dental offices.
- (z) Offices or office buildings.
- (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 (excluding golf courses, golf practice driving ranges, and drive-in theaters).
- (gg) Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
- (hh) Restaurants, fast food (frontage on Interstate 64/40 shall not be allowed)
 - (ii) Restaurants, sit down
 - (kk) Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles.
 - (ll) Sales, servicing, repairing, cleaning, renting, leasing, and necessary outdoor storage of equipment and vehicles used by business, industry, and agriculture.
 - (mm) Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training.
 - (nn) 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 the premises.

(rr) Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises.

B. Ancillary Land Uses in this Development:

(l) Cafeterias for employees and guests only.

(m) Child care centers, nursery schools, and day nurseries.

(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.

(uu) Vehicle repair facilities for automobiles.

(vv) Vehicle service centers for automobiles.

(ww) Vehicle washing facilities for automobiles.

Items in bold are permitted use changes since the Public Hearing.

Project Planner Matt Brandmeyer gave an overview of this petition. Mr. Brandmeyer stated that the petitioner has agreed to remove golf courses, golf driving ranges, and drive-in theaters from the permitted use list. The petitioner has also agreed to not allow the fast food use to have Interstate 64/40 frontage. Mr. Brandmeyer stated that the petitioner has withdrawn the sign package and will resubmit during the Site Development Concept Plan and Site Development Plan stages.

City Attorney Doug Beach requested that Attachment A state that the sign package will be reviewed during the Site Development Concept Plan and Site Development Plan stages.

Commissioner Layton made a motion to approve P.Z. 14-2001 Valley Partners as presented with Attachment A and amendments as noted. The motion was seconded by Commissioner Right.

Upon a roll call the vote was as follows: Commissioner Broemmer, yes; Commissioner Kodner, yes; Commissioner Layton, yes; Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Wardlaw, yes; Vice Chairman Macaluso, yes.

The motion was approved by a vote of 7 to 0.

IX. NEW BUSINESS –

P.Z. 1-2001 and P.Z. 25-2001; Resolution to Amend the City of Chesterfield Comprehensive Plan; a resolution to amend the City of Chesterfield Comprehensive Plan to include map changes for four geographic areas in Chesterfield Valley, to include the

definition of a new use, “Low Intensity Industrial”, and to provide for a policy relative to the Chesterfield traffic model for consideration of using in future development decisions.

Senior Planner Barbara Weigel gave an overview of this Resolution.

Commissioner Layton made a motion to approve P.Z. 1-2001 and P.Z. 25-2001; Resolution to Amend the City of Chesterfield Comprehensive Plan. The motion was seconded by Commissioner Kodner and passes by a voice vote of 7 to 0.

X. COMMITTEE REPORTS:

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

Commissioner Nolen suggested that a policy of the Department of Planning be that it is the responsibility of the petitioner to obtain a copy of the Staff report.

Commissioner Macaluso suggested that another policy would be that the Planning Commission would not take action on an item that had information handed out the night of the meeting.

Ms. Price stated that the Planning and Zoning Committee has adopted the policy that they will not accept information pertaining to a project that is submitted within 24 hours of the meeting. Only the Committee can waive this exception. Ms. Price stated that the Procedures and Planning Committee could address these possible policy changes.

Commissioner Macaluso stated that the Planning and Zoning Committee is requesting information on the lighting standards.

Commissioner Nolen made a motion to adjourn the meeting. The motion was seconded by Commissioner Kodner. The meeting adjourned at 7:57 p.m.

Victoria Sherman, Secretary