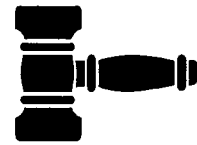


**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
May 22, 2000**



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

I. PRESENT

ABSENT

Mr. David Banks
Mr. Fred Broemmer
Mr. Charles Eifler
Mr. Mike Kodner
Ms. Stephanie Macaluso
Ms. Rachel Nolen
Mr. Jerry Right
Ms. Victoria Sherman
Chairman Dan Layton, Jr.
Mr. Doug Beach, City Attorney
Councilmember John Nations, Council Liaison
Ms. Teresa Price, Director of Planning
Ms. Laura Griggs-McElhanon, Assistant Director of Planning
Ms. Kathy Lone, Executive Secretary/Planning Assistant

INVOCATION: Commissioner Broemmer

PLEDGE OF ALLEGIANCE: All

Chairman Layton recognized the attendance of Councilmember Charles Scheidt (Ward IV) and Councilmember John Nations (Ward II) as Council Liaison.

PUBLIC HEARINGS:

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

- A. P.Z. 14-2000 One Chesterfield Place;** a request for a rezoning from "NU" Non-Urban District to "PC" Planned Commercial District for a 6.4 acre tract of land located on the north side of North Outer Forty Road, just west of Bonhomme Presbyterian Church (Locator Number: 18R110011).
Proposed Uses:
- Offices or Office Buildings;
 - Cafeterias for employees and guests only;
 - Parking areas, including garages, for automobiles, but not including any sales

of automobiles, or the storage or wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.

Chairman Layton stated that the Public Hearing for P.Z. 14-2000 One Chesterfield Place was held on April 24, 2000. Due to an error in the posting of signs in the correct location, this petition needed to be re-advertised.

City Attorney Beach stated that it is only necessary to have a statement on behalf of the petitioner stating that they are present and prepared to answer any questions.

1. Mr. John Pitcher, Vice President of Alvin D. Vitt & Company, 12935 North Outer 40 Drive, Town & Country, MO 63141, petitioner for P.Z. 14-2000 One Chesterfield Place, stated the following:

- Speaker stated that he wants comments from the April 24, 2000 meeting entered into the record. Those comments are as follows:
- Proposed development is in accordance with the Comprehensive Plan;
- Office would be developed on 6.44 acres;
- Proposed development would be 5-story building, 142,500 square feet;
- Proposed development would have 3-story parking structure;
- Rezoning from NU to PC Planned Commercial;
- There would be a cafeteria for employees and guests;
- Parking would provide 570 spaces (4/1000 sq. ft.);
- Seventy-five (75%) percent of the parking would be contained in the structure and 25% on-site;
- These two (2) projects address the Comprehensive Plan;
- Floor Area Ratio would be 51%; open space would be 51%;
- Building height would be 70 feet;
- First floor elevation of the building will 558 square feet, so the top of the building will be 628 feet above sea level (compared to 650 feet for Bonhomme Presbyterian Church);
- Proposed site has 725 feet of frontage along the North Outer Road;
- Building will be set 130 feet from the North Outer road;
- There will be one (1) access point to North Outer Forty Road;
- Most of the first and second floors of the garage will be underground;
- Elevations:
 - Conway Road is approximately 608 feet above sea level and falls to 540 feet from the North Outer Road to the south;
 - The residential units are approximately 30 feet in height and are approximately 617 feet to 620 feet about sea level;
 - Lower units would be approximately 610 feet in height to the top gable;
 - Building is 628' in height to the outside edge of the office building;
 - Roof screen is approximately an additional 7 feet.
- The property drops approximately 80 feet from the northwest corner to the southeast corner of the site.

2. Ms. Julie Nolfo, Crawford, Bunte, Brammeier, 1830 Craig Park Court, Suite 209, St. Louis, MO 63146, traffic engineer for P.Z. 15 Hayden Homes and P.Z. 16 Hayden Homes;

One Chesterfield Place

Ms. Nolfo stated that there is ample capacity available along the existing road system to accommodate additional traffic with the exception of one (1) intersection: Chesterfield Parkway and North Outer Forty which operates at a level of service of an 'F' during the afternoon.

Existing congestion at this intersection is a direct result of the timing of the intersection that the County is operating there.

The developer is working with the County and is starting to implement that. The goal is to give more time to North Outer Forty in the afternoon to progress the traffic onto the parkway.

The other critical intersections could accommodate up to another 235,000 square feet on top of the build out of Timberlake before it bottoms out again at Chesterfield Parkway and North Outer Forty. Then a physical improvement would need to be made which would be the triple left turn with the insidemost lane acting as a U-turn to allow traffic to return to the east on South Outer Forty. This development has 142,500 square feet and the Solomon development (Forty West II) has approximately 150,000 square feet which would exceed the 235,000 square feet. When that point of occupancy is reached, the triple left turn will need to be implemented.

Ms. Nolfo stated that if both One Chesterfield Place and Forty West II (Solomon) are built, a triple left turn would be needed. In regards to the bridge, more infrastructure would not be needed if the triple left turn was built but widen the North Outer Forty to accommodate the triple left turn. There are enough existing lanes on the bridge to accept the traffic. Ms. Nolfo stated that the Women's Hospital and the Sach's Office would have more of an impact on this intersection in the morning. In the afternoon the critical movement is the westbound approach.

Councilmember Nations stated that during a meeting in January, it was his understanding, that the current infrastructure would accommodate only an additional 150,000 square feet of office space. Councilmember Nations stated that he asked this of Ms. Nolfo at a March 13, 2000 meeting in connection with the Solomon proposal and his understanding of what was said at the time is that it would only accommodate another 150,000 square feet. Councilmember Nations stated that now he understands Ms. Nolfo to say that it would accommodate another 235,000 square feet.

Ms. Nolfo stated that she understood Councilmember Nations to ask if it would accommodate the 150,000 square feet proposed by Solomon. Ms. Nolfo stated that the infrastructure today would. Ms. Nolfo said that it was known that the Vitt project was coming in and if it were to come in with 150,000 square feet, now downsized to 142,500 square feet, that would trigger the need for the triple left turn.

Ms. Nolfo stated that the triple left turn, once it is put in with the suggested timing, will accommodate the build out of the North Forty Corridor and maintain that intersection to operate at a level of service 'B', which is acceptable.

Ms. Nolfo stated that the it would not be allowed to have the westbound approach, or North Outer Forty, decrease to an unacceptable level because it carries the bulk of the traffic and it needs to be bolstered up to keep the weighted average.

SPEAKERS IN FAVOR – None

SPEAKERS IN OPPOSITION – None

SPEAKERS – NEUTRAL – None

REBUTTAL - None

- B. P.Z. 18-2000 Terra Investments, L.L.C.;** a request for rezoning from “M-3” Planned Industrial District to “PI” Planned Industrial District for a 24.997 acre tract of land located on the north side of Chesterfield Airport Road east of Spirit Drive (Locator Numbers: 17V62-0049, 17V62-0050, 17V62-0072). Proposed Uses:
- (a) Animal hospitals, veterinary clinics, and kennels;
 - (b) Arenas and stadiums;
 - (c) Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly;
 - (d) Automatic vending facilities for:
 - (i) Ice and solid carbon dioxide (dry ice);
 - (ii) Beverages;
 - (iii) Confections;
 - (e) Broadcasting studios for radio and television;
 - (f) Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications;
 - (g) Business, professional, and technical training schools;
 - (h) Business service establishments;
 - (i) Cafeterias for employees and guests only;
 - (j) Childcare centers, nursery schools, and day nurseries;
 - (k) Churches shall be allowed on tracts of land of at least one acre in area;
 - (l) Dwelling or lodging units, only for watchmen, caretaker, or other personnel whose residence on the premises is essential to the operation of a permitted use or uses;
 - (m) Financial institutions;
 - (n) Filling stations, including emergency towing and repair services;
 - (o) Gymnasiums, indoor swimming pools, indoor handball and racquetball courts (public or private), and indoor and unlighted outdoor tennis courts (public or private);
 - (p) Hotels and motels;
 - (q) Mail order sale warehouses;
 - (r) 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) Sulphur plants, rubber reclamation plants, or cement plants; and
- (iv) Steel mills, foundries, or smelters;
- (s) Medical and dental offices;
- (t) Mortuaries;
- (u) Offices or office buildings;
- (v) Outpatient substance abuse treatment facilities;
- (w) 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;
- (x) Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities;
- (y) Police, fire, and postal stations;
- (z) Printing and duplicating services;
- (aa) Public utility facilities;
- (bb) 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;
- (cc) Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith;
- (dd) Restaurants, fast food;
- (ee) Restaurants, sit down;
- (ff) 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;
- (gg) Sales yards operated for a charitable purpose by a church, school, or other not-for-profit organization;
- (hh) 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;
- (ii) Sewage treatment facilities, as approved by the appropriate regulatory agency;
- (jj) Permitted signs (See Section 1003.168 'Sign Regulations');
- (kk) 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;
- (ll) Union halls and hiring halls;
- (mm) Vehicle repair facilities;
- (nn) Vehicle service centers;
- (oo) Vehicle washing facilities; and,
- (pp) Warehousing, storage, or wholesaling of manufactured commodities, live animals, explosives, or flammable gases and liquids.

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

1. Mr. Michael Doster, 16476 Chesterfield Airport Road, Chesterfield, MO 63017, attorney for petitioner of P.Z. 18-2000 Terra Investments, L.L.C., stated the following:

- Rezoning from 'M-3' to 'PI' Planned Industrial;
- Subject site is 24.997 acres;
- P.Z. 12-2000 Kramer Assets Group, L.L.C. and Kramer Properties, L.L.C. was held so that it could be considered with P.Z. 18-2000 Terra Investments, L.L.C.;
- Lot 1 consists of three (3) 2-story buildings. One (1) building would have approximately 54,000 square feet and the other two (2) buildings would have approximately 45,000 square feet each;
- Lot 2 and Lot 3 are each one (1) story buildings. Lot 2 would be approximately 25,300 square feet with an office/warehouse use. Lot 3 would be approximately 24,000 square feet with office/retail/warehouse use;
- Uses are from the list of permitted uses in the Planned Industrial Ordinance;
- Parking – 846 spaces are required and 1,024 will be provided;
- Access to Chesterfield Airport Road from this development would be via Terra Corporate Park Drive and the connector road;
- Petitioner has met with the Department of Public Works to discuss their requirements in regards to the storm water and sanitary infrastructure;
- Permitted uses will be pared down and ancillary uses will be indicated.

2. Mr. George Stock, Stock & Associates, 425 N. New Ballas Road, St. Louis, MO 63141, engineer for P.Z. 18-2000 Terra Investments, L.L.C., stated the following:

- From Chesterfield Airport Road, there is a 40-foot wide dedicated street proposed lining up with Trade Center Boulevard, perpendicular to Chesterfield Airport Road and going due north. It intersects an east/west collector road. The road goes due west and ties into the property of P.Z. 12-2000 Kramer Assets Group, L.L.C. and Kramer Properties, L.L.C. St. Louis County Highway Department has agreed to the point of access in a master plan. They have designated certain intersections to be signalized in the future;
- Storm water – existing drainage ditches and culverts under the driveway service Cambridge Engineering, reach across the Long Road Crossing property and discharge under Long Road, then goes due north under Highway 40 and is pumped over the levee;
- Sanitary sewers – will be served with one regional MSD pump station to be located close to the western property line and adjacent to the east/west collector road;
- All of the property owners to be served have agreed to work with each other and MSD relative to dedicating the necessary easements that would allow a gravity system that would serve the Long Road Crossing going east to the central point for the pump station and the properties west as far as Cambridge Engineering property and one (1) regional pump station that pumps it down south under Chesterfield Airport Road and ties into the Caulks Creek Forest main.

Commissioner Kodner asked if the sanitary sewer would be built by MSD and how it would be paid for.

Mr. Stock stated that there has been discussion with the City relative to TIF funding to pay for the pump station. Each developer would be responsible for paying their fair share. The pump station is significantly more expensive than a private pump station. It meets the standards and specifications of MSD. It would be virtually impossible for one (1) developer to pay for the pump station. It is the developers' responsibility to design the pump station and the gravity system. The City, through TIF funding, has agreed to supplement the cost for the pump station. There have been discussions as to the formula for reimbursement by the individual developers. At such time as they develop, they would pay back their fair portion to the City. The pump station needs to start being built soon. The timeline for this will be available to the Planning Commission for review.

Mr. Doster stated that this agreement needs to be put in writing and finalized within a month. The agreement will deal with the reimbursement with respect to the cost and specific terms and conditions.

Commissioner Macaluso stated that she would like the green space to be more spread out and not just in one area.

Commissioner Eifler stated that the developer would be sacrificing green space because he would be providing much more parking than is required.

Mr. Doster stated that the minimum required parking is not enough to meet the needs and the developer wants to provide more parking to accommodate both the employees and visitors.

Commissioner Eifler stated that the green space would be improved if the connector road were not put in.

Mr. Doster stated that the connector road is a benefit to more than the developments but a detriment in terms of what could be provided in terms of green space and what some of the developers could do in the way of expansion of the buildings.

Mr. Doster stated that there would be sidewalks on the internal collector streets.

Commissioner Sherman asked Staff to make sure the sidewalks connect to the other developments.

Chairman Layton stated that P.Z. 18-2000 Terra Investments, L.L.C. would not need review by the Architectural Review Board (ARB) at this time.

Commissioner Eifler read the next portion of the "Opening Comments."

- C. **P.Z. 19-2000 Bluestone Commons Inc. (Chesterfield Commons)**; An amendment to the City of Chesterfield Ordinance Number 1344, as amended, revising the permitted uses to include "filling stations," "vehicle washing facilities," and "vehicle service centers" in the "C-8" Planned Commercial District. Located between the

Sachs Electric Facility and the McBride Building on the north and south side of Chesterfield Airport Road.

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

1. Mr. Michael Doster, 16476 Chesterfield Airport Road, Chesterfield, MO 63017, attorney for petitioner of P.Z. 19-2000 Bluestone Commons, Inc. (Chesterfield Commons), stated the following:

- Petitioner is under contract to purchase 2.5 acres from THF Realty;
- Petitioner is requesting to add uses to City of Chesterfield Ordinance Number 1344;
- A hotel will be located to the west of this location;
- The uses include buildings that total 10,900 square feet: convenience store (with bank, take-out restaurant), car wash (3,750 square feet);
- Car wash will be fully automatic with no activities outside of the building;
- Customers will pull into the south side of building, stay in their cars, and exit at the north end of the building after the car wash;
- Another use on this site will be a 2-bay Jiffy Lube, approximately 1,650 square feet;
- Convenience store/service station will have four (4) islands under canopy. Cashier would be inside of the convenience store;
- Access would be via a single curb cut on JW Drive;
- North end will have an extra-wide access for adequate entrance to the service station and also because a cross-access easement will be required;
- No direct access to Chesterfield Airport Road;
- Parking – 42 spaces and 2 handicapped spaces;
- Will comply with the Architecture Review Board (ARB) guidelines for the Commons in terms of materials and style;
- Designed so that the front and back look the same architecturally;
- Front and back of building would consist of brick, glass and E.I.F.S. materials;
- Petitioner will comply with the landscape and signage guidelines established for the Commons;
- Petitioner will comply with the light standards that were developed with respect to THF East;
- Petitioner will comply with the hours of operation established for the Commons;
- This project will be first of its kind in the mid-west.

Mr. Doster stated that there would not be any outside vending and sales.

Commissioner Nolen asked that before an ordinance is amended, she would like a statement from Staff that there is compliance with what has already been allowed before permission for something else is granted.

Mr. Doster stated that he does not have a problem if this ordinance amendment is site specific.

Chairman Layton stated that he has a problem with the visual impact from the hotel and Highway 40/64.

Mr. Doster stated that representatives of the hotel are satisfied with the design of the car wash as long as it is kept as is.

Commissioner Broemmer stated that this location is good for the use. Commissioner Broemmer expressed the need for a walkway from the hotel.

Mr. Doster stated that there is no problem with gas tanks underground in a flood district.

Commissioner Sherman expressed concern about the visual impact from the hotel and looking down onto the car wash and the Jiffy Lube.

2. Mr. Randy Bluestone, 1700 Ford Lane, St. Charles, MO 63303, petitioner for P.Z. 19-2000 Bluestone Commons, Inc. (Chesterfield Commons), stated the following:

- The car wash will be a self-loading conveyor and will not have long lines of cars waiting. The car wash is automated;
- Patrons can pay for the car wash at the gas pump, at the entrance to the car wash by credit card or cash, or go inside the convenience store to the cashier;
- The front and sides will appear identical;
- Garage doors will be up except in inclement weather at which time the doors would go up and down as needed;
- Convenience store will be upscale with hardwood floors;
- Petitioner presented petitions from approximately 55 residents of Ward IV in favor of this project.

Commissioner Broemmer asked Mr. Bluestone about the lighting at this site.

Mr. Bluestone stated that much of the lighting would be determined by the gasoline company. Their main concern is security but the petitioner will follow the guidelines of the Commons.

Commissioner Banks expressed concern about the decibel level of the air dryers and the discussion as to why a car wash was never approved before.

Mr. Bluestone stated that the decibel level on the dryers is between 87 and 89 which is approximately 10 decibels below the noise that Highway 40/64 produces, so the dryers would be drowned out by Highway 40/64 traffic. Mr. Bluestone stated that the dryers have sound absorbers.

Mr. Bluestone gave the Commissioners directions to his other car washes.

3. Mr. Mark Levisky, 1005 Fourth Street, St. Louis, MO 63102, attorney for the hotel, speaking in favor of P.Z. 19-2000 Bluestone Commons, Inc. (Chesterfield Commons);

- Speaker stated that his client has reviewed the plan and has no concerns with this project.

4. Mr. Rich Lange, 2139 Zumbahl Road, St. Charles, MO 63302, representing Jiffy Lube, speaking in favor of P.Z. 19-2000 Bluestone Commons, Inc. (Chesterfield Commons);
 - Speaker stated that he was present to answer any questions.
5. Mr. Shawn Steadman, 101 LaGorce Drive, Chesterfield, MO 63017, speaking in favor of P.Z. 19-2000 Bluestone Commons, Inc. (Chesterfield Commons);
 - Speaker stated that this project will be state-of-the-art.
6. Mr. Stewart MacGregor, 14762 Pulmas Drive, Chesterfield, MO 63017, architect for petitioner of P.Z. 19-2000 Bluestone Commons, Inc. (Chesterfield Commons), stated that;
 - Speaker stated that, as a resident of Chesterfield, he is in favor of this project;
 - Trellis' are being used to help shield doors and make the building appear larger since it will be next to a hotel.
7. Mr. Mike O'Reilly, 16614 Equestrian Lane, Chesterfield, MO 63005, speaking in favor of P.Z. 19-2000 Bluestone Commons, Inc. (Chesterfield Commons);
 - Speaker stated that there is the need for another car wash in Chesterfield;
 - Speaker stated that he wants the competition and convenience.
8. Mr. Herman W. Elmore, 2057 Beau Court, St. Charles, MO 63303, speaking in favor of P.Z. 19-2000 Bluestone Commons, Inc. (Chesterfield Commons);
 - Speaker stated that the petitioner runs business as professional;
 - Speaker stated that Mr. Bluestone has provided jobs for school kids;
 - Speaker stated that this will be a state-of-the-art facility.
9. Ms. Julie Wendell, 16745 Chesterfield Farms, Chesterfield, MO 63005, speaking in favor of P.Z. 19-2000 Bluestone Commons, Inc. (Chesterfield Commons);
 - Speaker lives on Chesterfield Bluffs;
 - Speaker stated that competition is needed;
 - Speaker stated that she has discussed her concerns (lighting) with the principals and feels that they are willing to work within the ordinance;
 - Speaker stated that she wants to have the zoning change apply only to this site.

SPEAKERS IN OPPOSITION - None

SPEAKERS – NEUTRAL –

1. Ms. Karyn Griffin, 16657 Chesterfield Manor Drive, Chesterfield, MO 63005, trustee for Chesterfield Farms Subdivision, speaking neutral to P.Z. 19-2000 Bluestone Commons, Inc. (Chesterfield Commons);

- Speaker stated that concerns of the residents include noise and lighting;
- Speaker asked the Commission that, if approved, car repair and service stations be kept as far north and west as possible;
- Speaker asked the City to hire lighting expert, Mr. Randy Burkett, to help in the design and review of appropriate lighting for the proposed project and all future projects.

Commissioner Broemmer stated that one of his concerns is lighting under the canopy at the gas station.

REBUTTAL – None

Chairman Layton stated that P.Z. 19-2000 Bluestone Commons, Inc. (Chesterfield Commons) would be reviewed by the Architectural Review Board (ARB). The ARB would review: the visual impact from Highway 40/64 and the hotel, including looking down on this project from the hotel, the back of the building, properness of design in this area, materials and compatibility, and landscaping.

Commissioner Nolen left the meeting at 8:37 p.m. and returned at 8:40 p.m.

Commissioner Eifler reading the closing portion of the “Opening Comments.”

APPROVAL OF MEETING MINUTES

A motion to **approve** the May 8, 2000 Meeting Minutes, as corrected, was made by Commissioner Eifler and seconded by Commissioner Sherman. The motion **passes by a voice vote of 9 to 0.**

PUBLIC COMMENT:

1. Mr. Phil Hulbut, 16373 Pepper Mill Drive, Wildwood, MO 63005, speaking neutral to P.Z. 19-2000 Bluestone Commons Inc. (Chesterfield Commons);

- Owns a service station and good lighting is needed for safety.

Commissioner Kodner left the meeting at 8:40 p.m. and returned at 8:45 p.m.

Commissioner Banks left the meeting at 8:47 p.m. and returned at 8:49 p.m.

1. Mr. Michael Doster, 16476 Chesterfield Airport Road, Chesterfield, MO 63017, attorney for and speaking in favor of P.Z. 43-1999 SSM Health Care Region;

- Speaker stated that the Certificate of Need for this petition has a time limit and conditions that need to be met;
- Speaker stated that the petitioner has pared down the request for changes to Attachment A;
- Speaker stated that it is the intent of the petitioner to connect the Pathway on the Parkway to the interior walkway system of this project.

Commissioner Eifler stated that he was troubled by the fact that the petitioner submitted a plan and then requested several changes to the setbacks. Commissioner Eifler wanted to know why these requests should be accepted.

Mr. Doster stated that usually when setbacks are in the Attachment A, it is a reflection of the preliminary development plan. Mr. Doster stated that the petitioner wanted some flexibility due to possible issues that may cause the building to be moved a foot or two and petitioner would later have to ask for an ordinance amendment to change the setbacks.

2. Mr. Todd Scheibe, Volz Engineering, Inc., 10849 Indian Head Industrial Blvd., St. Louis, MO 63132, speaking in favor of P.Z. 43-1999 Health Care Central Region;

- Speaker stated that the setback changes are not major.

3. Ms. Julie Nolfo, Crawford, Bunte, Brammeier, 1830 Craig Park Court, St. Louis, MO 63146, speaking in favor of P.Z. 43-1999 SSM Health Care Central Region;

- Speaker stated that there was a meeting with the County and has received their agreement that the TGA funds, which are more than adequate to cover the cost of improvements, will be used for the improvements both on County and State roads;
- Speaker stated that the improvements were summarized in meeting minutes and the County signed them;
- Speaker stated that the County is now working on timing changes.

City Attorney Beach stated that he would like a copy of the signed minutes.

4. Mr. Stu Johnson, 12503 DePaul Drive, Bridgeton, MO 63044, speaking in favor of P.Z. 43-1999 SSM Health Care Central Region;

- Speaker stated the patients will be given reference cards as to where to park and the directions of traffic.

5. Mr. Willie Stokes, 2244 Metro Center Blvd, Suite 208, Nashville, TN, architect for and speaking in favor of P.Z. 43-1999 SSM Health Care Central Region;

- Declined to speak.

6. Dr. James Ottolini, 660 South Woods Mill Road, Chesterfield, MO 63017, a physician and speaking in favor of P.Z. 43-1999 SSM Health Care Central Region;

- Speaker stated that this hospital is a unique opportunity and he is very much in favor of it.

Chairman Layton called a recess at 9:10 p.m. and reconvened the meeting at 9:20 p.m.

NEW BUSINESS

- A. **P.Z. 43-1999 SSM Health Care Central Region:** A request for a change in zoning from "C-8" Planned Commercial District to "PC" Planned Commercial District for a 23.973 acre tract of land located on South Outer Forty, with frontage on Chesterfield Parkway East, approximately 400 feet east of Clarkson Road/State Highway 340. (Locator Numbers: 18S22-0171, 18S22-0148, 18S22-0061)
- Proposed Uses:
- Associated work and storage areas required by a business, firm, or service to carry on business operations;
 - Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly;
 - Automatic vending facilities for:
 - (i) Ice and solid carbon dioxide (dry ice);
 - (ii) Beverages;
 - (iii) Confections;
 - Barber shops and beauty parlors;
 - Bookstores;
 - Cafeterias for employees and guests only;
 - Child care centers, nursery schools, and day nurseries;
 - Dry cleaning drop-off and pick-up stations;
 - Film drop-off and pick-up stations;
 - Financial institutions;
 - Hospitals;
 - 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 complement the character of the surrounding area.
 - Dental offices;
 - Offices or office buildings;
 - 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;
 - Public utility facilities;
 - Recreational facilities consisting of an outdoor exercise path;
 - Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith;
 - Restaurants, sit down;
 - Permitted signs (see Section 1003.168 "Sign Regulations");
 - Souvenir shops and stands, not including any zoological displays, or permanent open storage and display of manufacturing goods;
 - 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; or other uses which may be sought under the Chesterfield Zoning Ordinance after future public hearings.

Chairman Layton stated that the following motions were made at the May 22, 2000 Meeting and do not have to be made again:

Commissioner Eifler made a motion to approve P.Z. 43-1999 SSM Health Care Central Region with Attachment A as prepared by the Planning Department. The motion was seconded by Commissioner Banks.

Commissioner Eifler made an amendment to the motion to accept the petitioner's request for the building height to be changed to a forty-eight (48) foot height only for the hospital building. The amendment to the motion was seconded by Chairman Layton.

Commissioner Macaluso made an amendment to the amendment to the motion that the overall height, including the mechanical equipment, be less than sixty (60) feet.

Commissioner Eifler and Chairman Layton accepted this amendment to their amendment to the motion.

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

The amendment passes by a vote of 9 to 0.

Assistant Director of Planning Laura Griggs-McElhanon stated that Staff is recommending that a clarification condition be added to Attachment A. Staff is recommending that the clarification condition be added in two (2) places. The statement says, "Any portion of a parking structure that is located beneath a building shall comply with the appropriate building setback."

Ms. Griggs-McElhanon stated that this statement clarifies how the setbacks are measured. If there is underground parking, it is considered part of the structure and must meet that setback.

Commissioner Macaluso made an amendment to the motion that the clarification condition, "Any portion of a parking structure that is located beneath a building shall comply with the appropriate building setback," shall be added to Attachment A, VII. SPECIFIC CRITERIA, A. 2. Parking Structures. The amendment to the motion was seconded by Commissioner Nolen.

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

The amendment to the motion passes by a vote of 9 to 0.

Commissioner Eifler made an amendment to the motion to add to Attachment A, VII. SPECIFIC CRITERIA, A. 5. Access, b... or as directed by the St. Louis County Department of Highways and Traffic and the City of Chesterfield but in no event shall it be closer than 120' to the centerline of said drives." The amendment to the motion was seconded by Commissioner Macaluso.

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

The amendment to the motion passes by a vote of 9 to 0.

Commissioner Eifler made an amendment to the motion that the wording requested by the petitioner in Attachment A, VII. SPECIFIC CRITERIA, A. 6. Public/Private Road Improvements, Including Sidewalks, b. be approved as modified to include, "All costs associated with condemnation and property acquisition are to be borne by the petitioner." The amendment to the motion was seconded by Commissioner Broemmer.

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

The amendment to motion passes by a vote of 9 to 0.

Commissioner Macaluso made an amendment to the motion to accept the petitioner's request to change Attachment A, VII. SPECIFIC CRITERIA, A. 8. Landscape Requirements, a. to revise the minimum percent of green space from 69% to 65%. The amendment to the motion was seconded by Commissioner Sherman.

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

The amendment to the motion passes by a vote of 9 to 0.

Commissioner Broemmer made an amendment to the motion to add the following verbiage, "All deliveries, excluding 'stat' or emergency deliveries", and trash pick-up shall occur between the hours of 7:00 a.m. and 7:00 p.m." to Attachment A, VII. SPECIFIC CRITERIA, A. 11. Miscellaneous, d. The amendment to the motion was seconded by Commissioner Macaluso.

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

The amendment to the motion passes by a vote of 9 to 0.

Commissioner Macaluso made an amendment to the motion to accept the revision according to the petitioner's request: Add to Attachment A, XII. VERIFICATION PRIOR TO IMPROVEMENT PLAN APPROVAL, B. "Prior to improvement plan approval, copies of recorded easements/right-of-way dedications for off-site work, including book and page information, shall be provided to the City of Chesterfield, as directed." The amendment to the motion was seconded by Commissioner Kodner.

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

The amendment to the motion passes by a vote of 9 to 0.

Commissioner Kodner made an amendment to the motion to revise Attachment A, XIV. OCCUPANCY PERMIT/FINAL OCCUPANCY, A. as follows: Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. However, if development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the St. Louis County Department of Highways and Traffic. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements. Should condemnation be required to acquire any right-of-way needed for road improvements, an occupancy permit will not be withheld solely due to the inability to make a right-of-way dedication or road improvement while the condemnation is pending. In the event road improvements are not completed prior to request for an Occupancy Permit, a bond in the amount of estimated improvements shall be established with the City of Chesterfield. The amendment to the motion was seconded by Commissioner Broemmer.

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

The amendment to the motion passes by a vote of 9 to 0.

Chairman Layton repeated the motion: Commissioner Eifler made a motion to approve P.Z. 43-1999 SSM Health Care Central Region with Attachment A as prepared by the Planning Department and as amended. The motion was seconded by Commissioner Banks.

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

The motion, as amended, passes by a vote of 6 to 3.

- B. P.Z. 12-2000 Kramer Assets Group, L.L.C. and Kramer Properties, L.L.C.:** A request for a change in zoning from "M-3" Planned Industrial District to "PI" Planned Industrial District for a 19.8 acre tract of land located south of Interstate 40, north of Chesterfield Airport Road, west of Long Road and east of Goddard. Proposed Uses:
- Automatic vending facilities for:
 - (i) Ice and solid carbon dioxide (dry ice);
 - (ii) Beverages;
 - (iii) Confections.
 - Business, professional, and technical training schools;
 - Business service establishments;
 - Cafeterias for employees and guest only;
 - Child care centers, nursery schools, and day nurseries;
 - Dwelling or lodging units, only for watchmen, caretakers, or other personnel whose residence on the premises is essential to the operation of a permitted use or uses;
 - Financial institutions;
 - 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) Sulphur plants, rubber reclamation plants, or cement plants, and;
 - (iv) Steel mills, foundries, or smelters.
 - Medical and dental offices;
 - Offices or office buildings;
 - Outpatient substance abuse treatment facilities;
 - 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;
 - Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities;
 - Printing and duplicating services;
 - Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith;
 - Warehousing, storage, or wholesaling of manufactured commodities, live animals, explosives, or flammable gases and liquids.

Chairman Layton stated that the petitioner for P.Z. 12-2000 Kramer Assets Group, L.L.C. and Kramer Properties, L.L.C. has requested that this petition be held. The petitioner will be submitting a revised plan.

Commissioner Right made a motion to hold P.Z. 12-2000 Kramer Assets Group, L.L.C. and Kramer Properties, L.L.C. pending receipt and review of a revised plan. The motion was seconded by Chairman Layton and **passes** by a voice vote of 9 to 0.

- C. **P.Z. 14-2000 One Chesterfield Place;** a request for a rezoning from "NU" Non-Urban District to "PC" Planned Commercial District for a 6.4 acre tract of land located on the north side of North Outer Forty Road, just west of Bonhomme Presbyterian Church (Locator Number: 18R110011).

Proposed Uses:

- Offices or Office Buildings;
- Cafeterias for employees and guests only;
- Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage or wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.

Chairman Layton asked the Commission if they had additional issues for Staff to review. Chairman Layton stated that he would like data comparison with P.Z. 36-1999 City of Chesterfield concerning green space and floor area ratio. Chairman Layton also stated that under Issue #2. 'Height and Density of Project,' he would like reference to the height of the roof and steeple for Bonhomme Presbyterian Church.

- D. **P.Z. 15-2000 Hayden Homes;** a request for a rezoning from "NU" Non-Urban District to "R-3" 10,000 square foot Residence District for a 14.7 acre tract of land located on the south side of Conway Road, east of Delmar Gardens Enterprises (Locator Numbers: 18R110121 (formerly 18R110112 and 18R110097), 18R110086, and 18R110053).

AND

- E. **P.Z. 16-2000 Hayden Homes;** a request for a Planned Environment Unit (PEU) Procedure in the "R-3" 10,000 square foot Residence District for the same 14.7 acre tract of land located on the south side of Conway Road, east of Delmar Gardens Enterprises (Locator Numbers: 18R110121 (formerly 18R110112 and 18R110097), 18R110086, and 18R110053).

Proposed Uses:

- Dwellings, single family attached;
- Dwellings, single family detached.

Chairman Layton asked the Commission if they had any additional issues for Staff to review.

Commissioner Broemmer made a motion to hold P.Z. 15-2000 Hayden Homes and P.Z. 16-2000 Hayden Homes until all issues are addressed and agency comments received. The motion was seconded by Commissioner Macaluso and **passes** by a voice vote of 9 to 0.

SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

- A. **Walnut Grove:** A request for an Amended Site Development Plan approval relative to signage.

Chairman Layton, on behalf of the Site Plan Committee, made a motion to approve the Amended Site Development Plan relative to the signage for Walnut Grove. The signage will be perpendicular to the road. The motion was seconded by Commissioner Broemmer and **passes** by a voice vote of 9 to 0.

- B. **St. Thomas Cell Tower:** A request for review of the cell tower site relative to its screening/fencing.

Commissioner Macaluso, on behalf of the Site Plan Committee, made a motion to approve the St. Thomas Cell Tower site relative to its screening/fencing. The motion was seconded by Chairman Layton and **passes** by a voice vote of 9 to 0.

- C. **P.C. 137-77 Baxter Center;** "C-8" Planned Commercial District Freestanding Monument Sign (total square footage 98.64); north side of Baxter Road, east of Clayton Road.

Commissioner Macaluso, on behalf of the Site Plan Committee, made a motion to hold P.C. 137-77 Baxter Center pending the receipt of additional information. The motion was seconded by Commissioner Eifler 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
- F. **Architectural Review Board Update** – No report
- G. **Nominating Committee and Election**

Chairman Layton made a motion to nominate Commissioner Broemmer as Chairman for the coming year. The motion was seconded by Commissioner Kodner.

Commissioner Right made a motion to nominate Commissioner Eifler as Chairman. The motion was seconded by Commissioner Macaluso.

Commissioner Kodner made a motion for a secret ballot for voting. The motion was seconded by Commissioner Right.

Commissioner Broemmer was elected Chairman.

Chairman Layton made a motion to nominate Commissioner Banks as Vice Chairman for the coming year. The motion was seconded by Commissioner Broemmer and **passes by a vote of 9 to 0.**

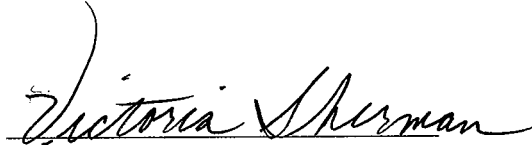
Chairman Layton made a motion to nominate Commissioner Sherman as Secretary for the coming year. The motion was seconded by Commissioner Broemmer and **passes by a vote of 9 to 0.**

Commissioner Nolen asked Councilmember Nations to relay to the City Council her appreciation for having Commissioner Eifler serve on the Planning Commission.

X. ADJOURNMENT

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

The meeting adjourned at 10:15 P.M.

A handwritten signature in cursive script that reads "Victoria Sherman". The signature is written in dark ink and is positioned above the printed name and title.

Victoria Sherman, Secretary