

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
May 10, 1999**



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

I. PRESENT

Mr. Dan Layton, Jr.
Ms. Stephanie Macaluso
Ms. Rachel Nolen
Mr. Jerry Right
Chairman Robert Grant
Mr. Douglas R. Beach, City Attorney
Councilmember Mary Brown, Council Liaison
Ms. Teresa Price, Director of Planning
Ms. Laura Griggs-McElhanon, Assistant Director of Planning
Ms. Reveena Shook, Planner II
Mr. Todd Streiler, Planner II
Ms. Molly Butler-Dunham, Planner I
Ms. Kathy Lone, Executive Secretary/Planning Assistant
Ms. Mindy Likens, Executive Secretary
Ms. Carrie Baldock, Administrative Secretary

ABSENT

Mr. Fred Broemmer
Mr. Charles Eifler
Ms. Victoria Sherman
Mr. Allen Yaffe

II. INVOCATION: Commissioner Right

III. PLEDGE OF ALLEGIANCE: All

Chairman Grant recognized the attendance of Mayor Nancy Greenwood and Councilmember Mary Brown (Ward IV).

IV. PUBLIC HEARINGS:

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

- A. P.Z. 7-99 Central City Park: A request for a change in zoning from an "R-5" Residence District to a "PS" Park and Scenic District for a 34.0-acre tract of land located 521.93 feet west of Chesterfield Parkway West. (Locator Numbers: 18T340191, 18T340180 & 18T340058).
Proposed Use:
City Park and aquatic complex.
- B. P.Z. 8-99 Chesterfield Valley Athletic Complex: A request for a change in

zoning from "C-8" Planned Commercial District and "FPM-3" Flood Plain Planned Industrial District to a "PS" Park and Scenic District for a 103.0 acre tract of land located 210 feet north of Missouri State Highway 40. (Locator Numbers: 16V210056, 16V120076 & 16V140041).

Proposed Use:

Athletic complex and undeveloped parkland.

- C. **P.Z. 9-99 Railroad Park;** A request for a change in zoning from "FPNU" Flood Plain Non Urban District to a "PS" Park and Scenic District for a 33.3 acre tract of land located at the north side of the St. Louis Southwestern Rail Road. (Locator Numbers: 17U210025 & 17U210014).
Proposed Use:
Passive Parkland.

Chairman Grant stated that the three (3) petitions for the rezoning of the parks, would be presented at the same time.

Planner II Reveena Shook gave a slide presentation of the subject sites and surrounding areas.

SPEAKERS IN FAVOR – None

SPEAKERS IN OPPOSITION – None

SPEAKERS – NEUTRAL -

1. Mr. Chuck Hutton, 1229 Bluffview Ridge, Chesterfield, MO 63005, trustee for The Bluffs of Wildhorse Subdivision,
- Residents of the speaker's subdivision had the following questions:
 - a. What are the benefits to rezoning;
 - b. What is meant by 'passive parkland';
 - c. Has the Department of Natural Resources determined if this is a wetland area;
 - d. Ideas on future development of this area;
 - e. What guarantees that it would remain a park.

Director of Planning Teresa Price stated that the City is rezoning "NU" Non-Urban properties. The proposed use for the Railroad Park is passive parkland. The Department of Public Works would have information on wetlands and what will be done with the park.

Councilmember Mary Brown stated that the Railroad Park was envisioned as a passive park.

Mr. Hutton stated that the Railroad Park is a unique piece of property and he does not want to see it disturbed.

Mayor Greenwood stated that trails could be placed through wetlands without displacing them.

2. Ms. Elizabeth M. Schalz, 1215 Somerset Field Drive, Chesterfield, MO 63005,

- Speaker asked if the long-range plans include trails for Boy Scouts to camp out.
- There is a problem with mosquitoes because Vector Control does not spray.

Chairman Grant stated that the job of the Planning Commission is zoning decisions and recommendations for the City. The Railroad Park has been designated as a very low, intense use, passive park but a decision on exactly what is going to be there has not been made. The current issue is the rezoning of the parks.

Chairman Grant stated that the speaker needs to contact the Department of Public Works for the spraying of mosquitoes.

City Attorney Beach stated that the City Council approved a new contract with St. Louis County to spray for mosquitoes. Residents should contact County Vector Control.

3. Mr. Steve Strebel, 1225 Bluffview Ridge, Chesterfield, MO 63005,

- Speaker stated his concern for children crossing the railroad tracks to get to the park.

Chairman Grant stated that the role of the Planning Commission is limited to putting the appropriate use designation on the property. The Parks Department will make the other decisions concerning the parks.

Commissioner Right stated that nothing is currently being proposed for the Railroad Park. Plans could be two to five years in the future.

Councilmember Brown stated that citizens may attend meetings of the Public Works and Parks Committee of the Council and City Council meetings to express their opinions.

Councilmember Brown stated that when the Somerset Subdivision was zoned, much of the property at the Railroad Park was donated to the City by the developer.

Commissioner Nolen read the closing portion of the "Opening Comments."

V. APPROVAL OF MEETING MINUTES

A motion to **approve** the April 26, 1999 Meeting Minutes was made by Commissioner Macaluso and seconded by Commissioner Right. The motion **passes by a voice vote of 5 to 0**.

VI. PUBLIC COMMENT:

1. Mr. Bob Brinkman, 16650 Chesterfield Grove Road, Chesterfield, MO 63005, petitioner for P.Z. 11-99 Swingley Ridge Development II, L.L.C. (Nardin Tract):
 - Speaker stated he was available to answer questions concerning the above petition.

VII. NEW BUSINESS

- A. **P.Z. 10-99 Chesterfield Corporate Park**; A request for a change in zoning from "M-3" Industrial District to "PI" Planned Industrial District for a 20 acre tract of land located on the north side of Chesterfield Airport Road, approximately 820' west of Long Road. (Locator Number: 17W 41 0038)
Proposed uses:
 - Animal hospitals, veterinary clinics, and kennels;
 - 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;
 - Broadcasting studios for radio and television;
 - Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications;
 - Business, professional, and technical training schools;
 - Business service establishments;
 - Cafeterias for employees and guests only;
 - Child care centers, nursery schools, and day nurseries;
 - Churches shall be allowed on tracts of land of at least one acre in area;
 - Financial institutions;
 - Filling stations, including emergency towing and repair services;
 - Gymnasiums, indoor swimming pools, indoor handball and racquetball courts (public or private), and indoor and unlighted outdoor tennis courts (public or private);
 - Hotels and motels;
 - Laundries and dry cleaning plants, not including personal and individual

- drop-off and pick-up service;
- 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;
- Mail order sale warehouses;
- 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;
- Medical and dental offices;
- Offices or office buildings;
- Outdoor advertising sign (additional to provisions of Section 1003.168.);
- 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;
- Police, fire, and postal stations;
- Printing and duplicating services;
- Public utility facilities;
- 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;
- Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith;
- Restaurants, fast food;
- Restaurants, sit down;
- 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;
- Sales, servicing, repairing, cleaning, renting, leasing, and necessary outdoor

storage of equipment and vehicles used by business, industry, and agriculture;

- Sales yards operated for a charitable purpose by a church, school, or other not-for-profit organization;
- 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;
- Sewage treatment facilities, as approved by the appropriate regulatory agency;
- Permitted signs (See Section 1003.168 'Sign Regulations');
- Storage yards for lumber, coal, and construction materials;
- 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;
- Union halls and hiring halls;
- Vehicle repair facilities;
- Vehicle service centers;
- Vehicle washing facilities;
- Warehousing, storage, or wholesaling of manufactured commodities, live animals, explosives, or flammable gases and liquids;
- Welding, sheet metal, and blacksmith shops;
- Yards for storage of contractors' equipment, materials, and supplies, excluding junk yards and salvage yards.

Planner II Todd Streiler referenced the issues and the Department's recommendation to **hold** P.Z. 10-1999 Chesterfield Corporate Park as stated in the Staff's report.

Mr. Streiler stated that the Architectural Review Board would like the designer to take into consideration the entire parcel and possibly have a campus effect or master plan that shows how the buildings and uses can inter-relate.

Mr. Streiler stated that the petitioner has deleted some of the uses originally requested.

Commissioner Nolen stated that one of the issues that should be addressed is the right-in/right-out access for fast food restaurants.

Commissioner Layton made a motion to **hold** P.Z. 10-1999 Chesterfield Corporate Park. The motion was seconded by Commissioner Right and **passes by a voice vote of 5 to 0.**

- B. **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 referenced the issues and the Department's recommendation to **hold P.Z. 11-99 Swingley Ridge Development II, L.L.C. (Nardin Tract)** as stated in the Staff report.

Commissioner Macaluso made a motion to **hold P.Z. 11-1999 Swingley Ridge Development II, L.L.C. (Nardin Tract)**. The motion was seconded by Commissioner Nolen and **passes by a voice vote of 5 to 0.**

- C. **P.Z. 13-96 A&O Investments, Ltd.;** A request for an amendment to City of Chesterfield Ordinance Number 1207 relative to the approved locations for freestanding signs.

Planner I Molly Butler-Dunham stated the petitioner requests that, in place of the approved sign location at the Conway Road entrance, a monument sign of the same permitted area be allowed at the corner of the property, at the intersection of Chesterfield Parkway East and Conway Road, to be mounted on an existing low brick wall. Staff recommends **approval** of the proposal.

City Attorney Beach suggested holding this petition until a proposal is received from the developer showing the sign details.

Commissioner Layton made a motion to **hold P.Z. 13-96 A & O Investments, Ltd.** pending receipt of more information from the petitioner. The motion was seconded by Commissioner Nolen and **passes by a voice vote of 5 to 0.**

VIII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

- A. **McBride & Son Center**; An Amended Site Development Concept Plan for a 9.28 acre "C-8" Planned Commercial District site located on the north side of Chesterfield Airport Road and west side of Boones Crossing. The purpose of this second review by the Planning Commission is to consider the proposed pedestrian circulation.

Commissioner Layton, on behalf of the Site Plan Committee, made a motion to **approve** the Amended Site Development Concept Plan for McBride & Son Center. The motion was seconded by Commissioner Right and **passes** by a voice vote of 5 to 0.

- B. **McBride & Son Center**; Record Plat for a 9.28 acre tract of land in the "C-8" Planned Commercial District site located on the north side of Chesterfield Airport Road and west side of Boones Crossing. The purpose of the Record Plat is to divide the tract into 4 distinct lots.

Commissioner Layton, on behalf of the Site Plan Committee, made a motion to **approve** the Record Plat for McBride & Son Center. The motion was seconded by Commissioner Nolen and **passes** by a voice vote of 5 to 0.

- C. **P.Z. 1-97 Valley Village L.L.C./Chesterfield Country Hearth**: A Site Development Concept Plan in the "C-8" Planned Commercial District, governed by City of Chesterfield Ordinance Number 1249; located on the north side of Chesterfield Airport Road, west of Spirit of St. Louis Boulevard.

Commissioner Layton, on behalf of the Site Plan Committee, made a motion to **approve** the Site Development Concept Plan for P.Z. 1-97 Valley Village L.L.C./Chesterfield Country Hearth. The motion was seconded by Commissioner Macaluso and **passes** by a voice vote of 5 to 0.

IX. COMMITTEE REPORTS:

- A. **Ordinance Review Committee** - No report
B. **Architectural Review Committee** -

The Architectural Review Committee will meet Tuesday, May 18, 1999 at 7:15 A.M. in the Council Conference Room to discuss the Architectural Review Board Guidelines. The members of the Committee are: Committee Chairman Yaffe, Commissioner Mascialuso, Commissioner Right and Chairman Grant.

- C. Site Plan/Landscape Committee – No report
- D. Comprehensive Plan Committee –

Assistant Planning Director Laura Griggs-McElhanon stated that a Public Hearing will be held on Monday, June 28, 1999 at 7:00 P.M.

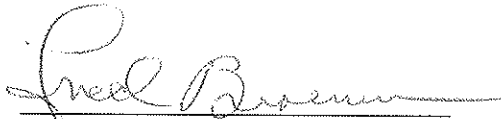
- E. Procedures and Planning Committee – No report
- F. Appointment of Nominating Committee

Chairman Grant appointed Commissioner Sherman, Commissioner Layton and Chairman Grant to nominate officers for the 1999-2000 Planning Commission. Nominations will be voted on at the May 24, 1999 Planning Commission meeting. Chairman Grant stated that any Commissioner may also make nominations.

X. ADJOURNMENT

A motion to adjourn was made by Commissioner Nolen and seconded by Commissioner Layton. The motion **passes by a voice vote of 5 to 0.**

The meeting adjourned at 7:55 P.M.


Fred Broemmer, Secretary