PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
April 22, 2002

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

I. PRESENT ABSENT

Mr. Fred Broemmer
Mr. Mike Kodner
Mr. Dan Layton, Jr.
Ms. Stephanie Macaluso
Ms. Rachel Nolen
Mr. Jerry Right
Ms. Victoria Sherman
Mr. B. G. Wardlaw
Chairman David Banks
Mr. Doug Beach, City Attorney
Mayor John Nations
Councilmember Jane Durrell, Council Liaison
Ms. Teresa Price, Director of Planning
Ms. Barbara Weigel, Senior Planner
Mr. Mike Hurlbert, Project Planner
Ms. Annissa McCaskill, Project Planner
Mr. John Wagner, Project Planner
Ms. Kathy Lone, Planning Assistant

II. INVOCATION: Commissioner Broemmer

III. PLEDGE OF ALLEGIANCE: All

Chairman Banks recognized the attendance of Mayor John Nations, Councilmember Barry Flachsbart (Ward I), Councilmember Bruce Geiger (Ward II), Councilmember Mary Brown (Ward IV), Councilmember Connie Fults (Ward IV) and Council Liaison Jane Durrell (Ward I).

IV. PUBLIC HEARINGS:

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

A. P.Z. 11-2002 City of Chesterfield: A proposal to amend and update the entire City of Chesterfield Comprehensive Plan to include changes to existing uses, proposed

uses, and new uses for the entire geographic area of the City, and the following topics:

PLAN POLICIES AND RECOMMENDATION
1. INTRODUCTION

2. PLAN POLICIES
General Policies
Residential Development Policies
Commercial Development Policies
Office Development Policies
R&D Business Parks and Corporate Campuses Policies
Industrial Development Policies
Transportation Policies
Utilities Policies
Public Facilities Policies
Parks and Open Space Policies

3. CONCEPTUAL LAND USE PLAN
Overview
Definitions
Chesterfield Valley
Urban Core
Balance of the Community

4. TRANSPORTATION PLAN
Overview
Maintaining Roadway Functions
Major Transportation Investment Analysis
Improvements to Existing Roadways
New Road Projects
MetroLink Extension
Improvements of Alternative Forms of Transportation

5. COMMUNITY FACILITIES AND INFRASTRUCTURE PLAN
Utilities
Parks, Recreation, and Open Space
Public Schools
Public Facilities

6. GLOSSARY OF TERMS

APPENDICIES

APPENDIX A - CHESTERFIELD VALLEY POLICIES FOR DEVELOPMENT

APPENDIX B - EXISTING CONDITIONS

History
Existing Land Use
Existing Land Use Map
Development Trends and Population Projections
Development History Map
Natural Resources
Natural Resources Map
Community Facilities and Infrastructure
Transportation Features Map
Community Facilities Map

APPENDIX C - CITIZEN INVOLVEMENT
Citizens Advisory Committee
Visioning Exercise
Planning Workshop
Plan Open House

Senior Planner Barbara Weigel stated that P.Z. 11-2002 City of Chesterfield is an update to the Comprehensive Plan and includes changes to existing, proposed and new uses for the entire geographic area of the City of Chesterfield. Ms. Weigel stated that there are several reasons for the update of the Comprehensive Plan: The current plan is over 10 years old with being adopted two (2) years after incorporation of the City, the current plan has been revised nine (9) times including twice since 1999, many of the original plan objectives have already been achieved or changed and the dynamics of the community have changed and the population has changed considerably.

1. Mr. Scott Schanuel, AICP, Woolpert, LLP, 1910 Pine Street, Suite 500, St. Louis, MO 63103, project manager for the Comprehensive Plan draft, gave a power point presentation on the overall process of the Comprehensive Plan draft. Mr. Schanuel stated that the Comprehensive Plan is the official statement of the City concerning future land use and physical development in Chesterfield. It will be a coordinated and unified policy document for guidance on public and private decisions dealing with development.

· The Citizen Advisory Committee consisted of 22 members appointed by the City Council representing the Council, Planning Commission and the community.
· The Comprehensive Plan is organized around plan policies and recommendations based on those policies, appendixes dealing with Chesterfield Valley, the entire existing conditions report and a summary of the citizen involvement program. The policies are organized into ten (10) categories and represent 98 policies for following by the City.

· The Plan Policies category generally dealt with principles of comprehensive planning and how that relates to the City of Chesterfield, adherence and maintenance to the plan, policies for the maintenance of high quality development standards, diversification of life style opportunities within the City of Chesterfield and incorporation

and further study of the Chesterfield Valley and the Urban Core to make sure that those projects are consistent with the planned policies.

· Residential Development Policies – The creation and preservation of quality neighborhoods, compatible in-fill construction, compatible adjacent land uses and buffers to preserve the existing neighborhoods, best locations for residential and non-single family residential uses throughout the community, and the Urban-Core as a focal point for the higher density multi-family projects as well as some key arterial street locations.

· Commercial Development Policies – Hierarchy of retail centers to identify by the intensity of the use, location and how best they are distributed throughout the community and to make sure the commercial developments have fixed boundaries to avoid uncontrolled growth into non-commercial areas.

· Office Development Policies – Identify the best locations for the different densities of office.

· Research & Development Business Parks and Single Tenant Corporate Campuses Policies – Establish performance standards and identify sites for these parks and campuses in the Urban Core and the Valley.

· Industrial Development Policies – Low-intensity industrial commitment limited to the Valley, west of Long Road and the development of performance standards.

· Transportation Policies – Chesterfield Transportation Model was a foundation for the Committee's work on this policy. Reviewed function and level of service, expansion projects, total system management policies and multi-modal transportation.

· Utilities Policies – Coordinating development approval with the financial ability by the City and the developer to provide water and sewer service, enforcement of storm water management, and telecommunications towers.

· Public Facilities Policies – Balancing the growth of the Spirit of St. Louis Airport against its impact on the quality of life of the residential community.

· Parks and Open Space Policies – Preserve and create park-like amenities by both the public and private sectors.

· The Conceptual Land Use Plan is based on the above plan policies.

· The Transportation Plan is based on the same principles as well as the region's 20-year plan, transportation improvements that deal with existing roadways and new road projects.

· Community Facilities and Infrastructure Plan – Very specific to utilities, parks, recreation and open space, public schools and public facilities.

· Appendicies - Appendix C-Community Involvement – Key results from community input - Preserve existing neighborhoods and create new neighborhoods with character and style, maintain high quality development standards with strong landscape features, expand the diversity of residential employment and recreational opportunities, improvement of traffic through increased roadway capacity and alternative modes of transportation (walking, bike trails, public transportation), protect and preserve natural areas within the community.

COMMENTS/DISCUSSION

Commissioner Nolen stated that she would like clarification on the differences of what is current and proposed and whether it could really happen.

Mr. Schanuel stated an overlay could be presented to show where there is non-conformity between existing land use or zoning and the proposed land use plan.

Commissioner Macaluso requested that all color legends be identical on the maps.

SPEAKERS – NEUTRAL

1. Ms. Laura Lueking, 15021 Conway Road, Chesterfield, MO 63017, speaking neutral to P.Z. 11-2002 City of Chesterfield;

· Speaker expressed concern with the varying differences in the maps particularly North Outer Forty and Conway Road and building height maximum, institutional zoning and residential, and no mention of the triple left turn;
· Speaker stated that she likes the definition of low-density in the Glossary on page 50 of the new Comprehensive Plan versus the references to low-density office on page 14, 4.1.2, with the header 'Low Density Office Development,' "…up to 5 stories or 70 feet maximum."
· Speaker asked to have Planning Commission added before the City Council on Section 1, page 1;
· Speaker stated that she prefers that the word 'adaptable' be used instead of 'flexibility.'

2. Mr. Barry Flachsbart, 347 Ridge Meadow Drive, Chesterfield, MO 63017, Councilmember but speaking as an individual in opposition of P.Z. 11-2002 City of Chesterfield;

· Speaker stated that he is opposed to this draft of the Comprehensive Plan in its present form;
· Speaker stated that the maps are inconsistent and in contradiction with some of the planning actions that have been taken in the last few years;
· Speaker suggested a thorough and detailed review particularly of areas where rezoning efforts have been made in the past five (5) years and where other than residential zoning is called for. Speaker suggested that this be done on a track-by-track basis;
· Speaker presented a hand-out to the Commission outlining changes he proposes.

3. Mr. C. E. Hathaway, 112 High Valley, Chesterfield, MO 63017, speaking in opposition to P.Z. 11-2002 City of Chesterfield;

· Speaker urged the Commission to table any approval of this draft until further review and revision;

· Speaker stated that the review should be done by residents and not outside consultants;
· Speaker stated that Chesterfield Valley and the Chesterfield Mall areas need to be included as integral parts of the City subject to applicable policies from the City from a Planning and Zoning perspective and stop using capitalized terms such as Chesterfield Valley and Urban Core;
· Speaker stated that this draft lacks a concise statement of purpose. Speaker suggested that a description of the process for this draft be on page 1 immediately after the purpose;
· Speaker stated that the draft fails to identify the changes made from the existing Comprehensive Plan and the reasons for those changes;
· Speaker stated that the draft needs editing to reduce redundancy between sections and to clarify the text.

4. Ms. Betty Hathaway, 112 High Valley, Chesterfield, MO 63017, speaking in opposition to P.Z. 11-2002 City of Chesterfield;

· Speaker stated that she does not like the front cover of the Comprehensive Plan draft and suggested that the cover be replaced with the City of Chesterfield logo or a picture of Central City Park.

5. Ms. Karyn Griffin, 16657 Chesterfield Manor Drive, Chesterfield, MO 63005, speaking neutral to P.Z. 11-2002 City of Chesterfield;

· Speaker suggested that the format be changed to chapters for existing conditions, proposed changes, plans, goals, policies and the action items to implement those policies. Speaker stated that the current format requires jumping from chapter to chapter;
· Speaker suggested using the term 'bicycle lanes' instead of ' bicycle trails.'

City Attorney Beach stated that the Comprehensive Plan needs to be refined and deal more with in-fills.

Mayor John Nations expressed appreciation for the hours of volunteer work by residents and thanked them for their hard work and contribution on this draft.

Ms. Weigel stated that the following issues would be reviewed and addressed:

Ø Map consistency;
Ø General edit of grammar and reading consistency;
Ø Concerns with the wording for buffering between retail and adjacent residential;
Ø Designation of the parks area and whether the designations are correct;
Ø Deal with the issue of expansion of retail adjacent to residential;
Ø Is the 141 extension consistent with the plans;
Ø Would the new Comprehensive Plan be legally defensible?
Ø Design and lay-out of the Comprehensive Plan – the cover and organization of the draft and glossary by subject;

- Ø Wording of bicycle lanes versus bicycle trails;
- Ø Issue of in-fill development;
- Ø More clearly identifying institutional zoning (churches);
- Ø Does glossary identify all of the terms the way we want them identified;
- Ø Mentioning of the triple left turn;
- Ø Reference to mean sea level;
- Ø Side-by -side review and comparison of proposed policy changes;
- Ø Inclusion of map overlay.

Commissioner Nolen read the next portion of the 'Opening Comments.'

Chairman Banks called a recess at 8:15 p.m. and resumed the meeting at 8:29 p.m.

Commissioner Nolen read the next portion of the 'Opening Comments.'

B. P.Z. 09-2002 THF Chesterfield Two Development (Abichandani Tract); a request for a change of zoning from an "M-3" Planned Industrial District to a "PC" Planned Commercial District for 6.085 acres of land located south of Chesterfield Airport Road, west of Baxter Road, and east of THF Boulevard. (Locator Number 17T 14 0055).
Permitted Uses:
(e) Associated work and storage areas required by a business, firm, or service to carry on business operations.
(h) Barber shops and beauty parlors.
(i) Bookstores.
(l) Cafeterias for employees and guests only.
(n) Colleges and universities.
(q) Film drop-off and pick-up stations.
(s) Financial institutions.
(v) Hotels and motels.
(w) 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.
(x) Medical and dental offices.
(z) Offices or office buildings.
(ee) Public utility facilities.
(hh) Restaurants, fast food
(ii) Restaurants, sit down
(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.
(pp) Permitted signs (See Section 1003.168 'Sign Regulations').
(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.

Project Planner Mike Hurlbert gave a power point presentation showing the subject site and surrounding area.

1. Ms. Joy McMillen, Doster, James, L.C.C., 17107 Chesterfield Airport Road, Chesterfield, MO 63005, attorney for P.Z. 09-2002 THF Chesterfield Two Development (Abichandani Tract), stated the following;

· THF Realty is the owner under contract;
· Architect will be TR,I Architeckts and the engineer is Wolverton and Associates, Inc.;
· Rezoning from M-3 Planned Industrial to PC Planned Commercial;
· According to Conceptual Land Use Map, this site is appropriate for mixed commercial use;
· Site is located off Chesterfield Airport Road, west of Baxter Road, east of Chesterfield Commons Drive and north of the Old Olive Street Road, most of which has been vacated;
· Site is approximately 6.085 acres;
· Proposed development would be two (2) out-parcels and parking. Out-parcel #4 consists of 1.46 acres and Out-parcel #5 consists of 1.27 acres. The parking provides additional parking for the Chesterfield Valley Plaza development;
· This site is the last parcel to complete the Chesterfield Valley Plaza development (Chesterfield Commons East);
· Access from this site onto Chesterfield Airport Road will be restricted with a shared entrance at Chesterfield Commons East Drive and Chesterfield Commons Drive;
· Access to both of the out-parcels will be by way of an interior roadway (THF Boulevard). Neither of these parcels will have direct access to Chesterfield Airport Road;
· The proposed uses are from the list of permitted uses in the PC Planned Commercial ordinance;
· The uses surrounding this tract are all commercial;
· Petitioner is asking for drive-thru uses on the two (2) out-parcels;
· The neighboring residents have been notified of this proposal and invited to review the plans.

COMMENTS/DISCUSSION

City Attorney Beach asked whether the parking for the existing and new out-parcels meets or exceeds the parking requirements.

2. Mr. Dean Burns, THF Realty, Inc., 2127 Innerbelt Business Center Drive, St. Louis, MO 63114, petitioner for P.Z. 09-2002 THF Chesterfield Two Development (Abichandani Tract), stated the following:

· The uses for the retail buildings south of the Abichandani Tract have been approved but a Site Development Plan has not been submitted. A Site Development Plan would include both sites. The Department of Planning and Public Works have reviewed these two areas as a whole;
· Total parking ratio would be 5.71%. Retail is generally 5.5%;
· A circulation plan will be developed when there is a specific user.

Commissioner Nolen asked that pedestrian access not cross the drive-thru lane.

SPEAKERS IN FAVOR – None

SPEAKERS IN OPPOSITION –

1. Ms. Mary Purvines, 16863 Chesterfield Bluffs Circle, Chesterfield, MO 63005, speaking in opposition to P.Z. 09-2002 THF Chesterfield Two Development (Abichandani Tract);

· Speaker asked the Planning Commission to prohibit the drive-thru use at this site.

2. Mr. J. Marshall Saye, 121 Chesterfield Bluffs Drive, Chesterfield, MO 63005, Trustee of Villas at Chesterfield Bluffs Subdivision, speaking in opposition to P.Z. 09-2002 THF Chesterfield Two Development (Abichandani Tract);

· Speaker stated that he is opposed to authorization for a drive-thru food establishment.

3. Ms. Karyn Griffin, 16657 Chesterfield Manor Drive, Chesterfield, MO 63005, trustee for Chesterfield Farms Subdivision, speaking in opposition to P.Z. 09-2002 THF Chesterfield Two Development (Abichandani Tract);

· Speaker stated that she supports this petition but not allowing a drive-thru.

SPEAKERS – NEUTRAL - None

REBUTTAL - None

Mr. Hurlbert stated that the following issues would be reviewed and addressed:

Ø Consistency of uses with Chesterfield Commons East;
Ø Parking requirements;
Ø Pedestrian access conflicting with the drive-thru lane.

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

V. APPROVAL OF MEETING MINUTES

Commissioner Nolen made a motion to approve the April 8, 2002 Meeting Minutes. The motion was seconded by Commissioner Broemmer and passes by a voice vote of 9 to 0.

VI. PUBLIC COMMENT -

1. Mr. Mike Doster, Doster, James, L.C.C., 17107 Chesterfield Airport Road, Chesterfield, MO 63005, attorney for and speaking in favor of P.Z. 7-2002 Chesterfield Parkway, L.L.C.;

· Speaker stated that petitioner has responded to the issues and met with the Department of Planning;
· Speaker stated that he was present to answer questions.

2. Mr. Bob Volz, Volz Engineering, 10849 Indian Head Industrial Boulevard, St. Louis, MO 63132, speaking in favor of Central Park Condominiums (Parcel C-211);

· Speaker stated that he would present this project later in the meeting since the earlier Site Plan Committee Meeting did not have an opportunity to review this plan.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

A. Montessori Children's Home: Revised Architectural Elevations for building addition, located on a 5-arce tract on the South side of Ladue Road east of Baylesville Drive.

Commissioner Nolen, on behalf of the Site Plan Committee, stated that the petitioner had withdrawn the revised architectural elevations for the building addition at Montessori Children's Home.

B. Belle Monte Road: Site Development Plan, Landscape Plan and Architectural Elevations for a 6.3-acre Planned Environment Unit (PEU) in an "R3" 10,000 Square-foot Residence District located on the south side of Conway Road, west of August Hill on Conway, east of Delmar Gardens.

Commissioner Nolen, on behalf of the Site Plan Committee, recommends approval of the Site Development Plan, Landscape Plan and Architectural Elevations for Belle Monte Road with the condition that taller trees of the 8-10 foot variety of Norway Spruce and White Pine be planted along the south boundary line. The motion was seconded by Commissioner Layton and passes by a voice vote of 9 to 0.

Commissioner Nolen stated that due to a time problem in the earlier Site Plan Committee Meeting, Central Park Condominiums (Parcel C-211) would now be presented.

C. Central Park Condominiums (Parcel C-211): A Partial Final Development Plan for two (2) multi-family residential buildings located on the northeastern side of Lydia Hill Extension.

Mr. Bob Volz, engineer for Central Park Condominiums (Parcel C-211), gave an overview of this petition. Mr. Volz stated that 2, 12-story residential condominiums (6 units per floor, 71 units per building, 142 underground parking spaces per building and 15 additional surface parking spaces) are being proposed. There will be a 3.5 acre lake on this site which has community detention under a lake agreement now being discussed with the City, providing for an easement for the Pathway around the lake and with access to Lydia Hill Drive. Mr. Volz stated that the petitioner is seeking approval of the concept before the buildings are designed.

City Attorney Beach stated that this petition is under a 1977 County ordinance. The petitioner is requesting to move the buildings from where they were originally proposed.

Mr. Volz stated that the original location for the buildings is where Baxter Road was moved.
Mr. Volz stated that once this concept plan is approved, the petitioner would submit a site development plan, landscape plan and architectural elevations for review.

Mr. Volz stated that the only grading that would be done would be pursuant to the lake, if an agreement were reached.

Commissioner Nolen made a motion to hold Central Park Condominiums (Parcel C-211 until the next meeting and more information is obtained on the plan.

Chairman Banks suggested a motion that approval would be given but that no grading permits would be issued.

General discussion followed concerning grading permits.

Commissioner Nolen, on behalf of the Site Plan Committee, recommends approval of the Partial Final Development Plan for Central Park Condominiums (Parcel C-211) provided that a grading permit not be issued until it comes back before the Planning Commission for review of the landscape plan and architectural elevations. The motion was seconded by Commissioner Kodner and passes by a voice vote of 9 to 0.

Commissioner Broemmer left the meeting at 9:15 p.m.

VIII. OLD BUSINESS –

A. P.Z. 7-2002 Chesterfield Parkway, L.L.C.; a request for a change of zoning from an "R3" 10,000 Square-foot Residence District and a "PC" Planned Commercial District to a "PC" Planned Commercial District for 2.08 acres of land located on Chesterfield Parkway East between Swingley Ridge Road and Olive Boulevard.Locator Numbers: 18S-52-0712 and 18S-24-0333 ("R3") 18S-52-0866 and 18S-52-0800 ("PC")

Proposed Uses:

(e) Associated work and storage areas required by a business, firm, or service to carry on business operations.

(q) Film drop-off and pick-up stations.

(pp) Permitted signs (See Section 1003.168 'Sign Regulations').

(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.

Project Planner John Wagner gave an overview of P.Z. 7-2002 Chesterfield Parkway, L.L.C. Mr. Wagner asked the Commission if they had additional issues to be reviewed and addressed.

Commissioner Wardlaw asked if the loading area could be screened since it would be visible from Chesterfield Parkway.

Commissioner Layton asked the hours that the pharmacy would be open and that when the pharmacy is closed, would the drive-thru also be closed?

Commissioners Macaluso, Sherman and Nolen were absent from the Public Hearing for P.Z. 7-2002 Chesterfield Parkway, L.L.C. and asked for copies of the plan.

Chairman Banks stated that P.Z. 7-2002 Chesterfield Parkway, L.L.C. would be held until all issues are reviewed and addressed.

IX. NEW BUSINESS – None

X. COMMITTEE REPORTS:

A. Committee of the Whole
B. Ordinance Review Committee
C. Architectural Review Committee
D. Site Plan
E. Landscape Committee
F. Comprehensive Plan Committee
G. Procedures and Planning Committee
H. Architectural Review Board Update
I. Landmarks Preservation Commission

Chairman Banks stated that a Committee of the Whole would be held Tuesday, April 23, 2002 in the Chambers at City Hall to begin discussing the draft Comprehensive Plan issues.

Commissioner Sherman made a motion to adjourn the meeting. The motion was seconded by Commissioner Right and the meeting unanimously adjourned at 9:20 p.m.

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Victoria Sherman, Secretary