

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
APRIL 11, 2016**

The meeting was called to order at 7:02 p.m.

I. ROLL CALL

PRESENT

Ms. Wendy Geckeler
Ms. Merrell Hansen
Ms. Allison Harris
Ms. Debbie Midgley
Ms. Amy Nolan
Mr. Guy Tilman
Mr. Steven Wuennenberg
Chair Stanley Proctor

Councilmember Connie Fults, Council Liaison
Interim City Attorney Harry O'Rourke
Ms. Aimee Nassif, Planning & Development Services Director
Mr. Justin Wyse, Senior Planner
Ms. Mary Ann Madden, Recording Secretary

ABSENT

Ms. Laura Lueking

Chair Proctor noted the attendance of Councilmember Connie Fults, Council Liaison. Acknowledging her forthcoming departure from the Council, Chair Proctor, on behalf of the Planning Commission, thanked her for her service to the City.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

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

- A. P.Z. 02-2016 Highway 40 Park (Lot C):** A request for rezoning from “PC” Planned Commercial District to “PI” Planned Industrial District for a 6.8 acre tract of land at the northeast corner of Chesterfield Airport Road and Long Road (17U420147).

STAFF PRESENTATION:

Senior Planner Justin Wyse gave a PowerPoint presentation showing photographs of the site and surrounding area. Mr. Wyse then provided the following information about the subject site:

Site Information

The 6.8 acre site abuts Long Road to the west near the on/off ramp of I-64. Chesterfield Airport Road is south of the site. Existing development to the east is the Lou Fusz site and to the south is the CarCraft Car Star building.

The Highway 40 Park is divided into three lots – Lot A (retail strip center along Chesterfield Airport Road), Lot B (CarCraft Car Star), and Lot C (subject site). Each of these lots are zoned independently under their own Planned District ordinance.

Petitioner's Request

The Petitioner is requesting a change from the "PC" Planned Commercial District to the "PI" Planned Industrial District in order to construct a self-storage facility. *Self-storage* is only permitted in the "PC" District west of Long Road; inasmuch as the subject site is located immediately to the east of Long Road, a self-storage use would not be permitted.

The existing ordinance permits a three-story building but limits the size to 43,500 square feet. The Petitioner is requesting that the square footage limitation be removed and the development density be based on the Floor Area Ratio (F.A.R.) within the Planned Industrial District.

Mr. Wyse noted that the western portion of the site is required to be developed as a regional stormwater reservoir as part of the larger Chesterfield Valley Stormwater Master Plan. This reservoir will provide stormwater storage for a larger area than just the subject site. Consequently, the Petitioner is requesting that the calculation of open space and F.A.R. be regulated for the entire "PI" District to allow potential future splitting of the lot and transfer of the reservoir to another jurisdiction, such as the Chesterfield Monarch Levee District.

The Petitioner is also requesting some setback modifications.

Proposed Uses

1. Automotive retail supply
2. Commercial service facility
3. Industrial sales, service and storage
4. Mail order sales warehouse
5. Office-dental
6. Office-general
7. Office-medical
8. Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facility
9. Self-storage facility
10. Trucks and trailers, sales, rental, leasing, outdoor storage
11. Warehouse, general

Mr. Wyse pointed out that the Petitioner intends to operate a truck and trailer leasing facility in conjunction with the self-storage facility.

Comprehensive Land Use Plan

The City's Comprehensive Land Use Plan designates the subject site as *Mixed Commercial* use. Appropriate uses for *Mixed Commercial* include: retail, low-density office, and limited office/warehouse type of facilities.

Preliminary Plan

The Preliminary Plan shows the stormwater reservoir on the western portion of the site. Access to the site is from Caprice Drive; parking and outdoor storage are proposed on the south side of the proposed three-story building. The proposed location of parking and storage is situated further into the site in order to lessen the visible impact from Long Road and I-64.

Long Road Interchange – Future Improvements

The City's Comprehensive Plan includes long-range plans to upgrade Long Road from a partial access interchange to a full access interchange. In order to accommodate this future project, acquisition of additional right-of-way is anticipated. The Applicant is aware of this future improvement and information will be included on their plans to convey that there is no conflict with this future improvement in the development of their site.

Items under Review

1. Insuring compliance with the Comprehensive Plan
2. Screening of outdoor storage for vehicles and trailers
3. Revision of the Preliminary Plan to show the Long Road interchange right-of-way
4. Awaiting agency comments

Mr. Wyse added that Staff is looking for clarification from the Commission in its interpretation of the Comprehensive Plan as it pertains to this petition. He noted that the *mixed commercial* use allows *limited office* and *warehouse facilities*. As such, Staff is available to provide information to the Commission to assist in its consideration of this proposal and whether it does, or does not, comply within that designation.

Discussion

Councilmember Fults stated that St. Louis Family Church has a lot across the street from the subject site where it stores its vehicles, and asked about its location in relation to the subject site. Mr. Wyse stated that it is south and east of the site, and is zoned Non-Urban.

PETITIONER'S PRESENTATION:

1. Mr. George Stock, Stock & Associates Consulting Engineers, 257 Chesterfield Business Parkway, St. Louis, MO

Request

Mr. Stock stated that their request is to rezone Lot C of the Highway 40 Park from the "PC" District to the "PI" District. NorthPoint's intent is to develop a modern self-storage facility to serve an under-supplied area of approximately 5-7 miles. The proposed facility would be state-of-the art with modern amenities including climate control, high-tech security, access control, self-service automation, and four drive-in loading/unloading positions. This facility would not accommodate permanent parking of customer vehicles or trucks.

Preliminary Plan

The proposed Preliminary Plan features a three-story building totaling approximately 115,000 square feet with a large portion of the 6.8 acre site allocated as a future reservoir for the Monarch Chesterfield stormwater management system. Access to the site would be a single point of entry from Caprice Drive. Parking and storage are

proposed on the southern end of the building adjacent to the CarStar auto body facility. The road around the proposed building will service the loading docks on the east side of the building.

Uses

They are requesting a small number of uses within the "PI" District, which include: *office, commercial/sales, and service/industrial* uses. The specific request is for a self-storage facility and warehouse. Mr. Stock stated he is confident the outdoor storage will be appropriately screened noting that it is far from the visibility of Long Road and I-64, and only visible when one enters from Caprice Drive.

Development Standards

They are requesting a Floor Area Ratio of 0.55 and intend to maintain 35% open space. The requested building setback is 30 feet from all property lines; Mr. Stock noted that they are requesting a setback change on the property line between the subject site and the Lou Fusz and CarStar sites to 5 feet, based on recent conversations with the Monarch Fire District regarding criteria required for drive widths.

Mr. Stock discussed how they intend to comply with the *Chesterfield Valley Design Policies* pertaining to building quality and also mentioned information on parking that will be reviewed and discussed during the site plan review process.

Comprehensive Plan

The City's Comprehensive Plan identifies the subject site as *Mixed Commercial* use, identifying *low-density office*, and *limited office/warehouse facilities* as appropriate uses. Mr. Stock noted that he considers a warehouse as something that is more heavily trafficked and more distribution-oriented than the subject site would be. They see the proposed high-end, self-storage facility appealing to the residents of Chesterfield and outside of Chesterfield, but not to the public transportation drayage trucking system.

Adjacent Properties

Mr. Stock pointed out that the Lou Fusz site is a truck dealership with a large amount of outside storage with service bays facing the subject site; and CarStar is an auto body shop with cars parked outside. Mr. Stock stated that these sites are not necessarily compatible to the office/retail mixed use but more appeals to the warehouse use.

Future Interchange Improvements at Long Road

Mr. Stock stated that the proposed Preliminary Plan is compatible with the future interchange improvements.

2. Mr. Mark Pomeranke, Vice-President of Operations, NorthPoint Development, 505 NW Canal Street, Ste. 200, Riverside, MO 64150

Mr. Pomeranke provided information about the operations of the proposed storage facility stating that the indoor storage units would range in size from 5x5 feet to 10x30 feet. The facility would not allow the storage of flammable materials, ammunition, or firearms. The building would be access-controlled and fully-sprinkled. All of the loading and unloading would occur within the building with the exception of a few direct-access units along the east side adjacent to the car dealership.

The outdoor storage area will be minimal and is not considered a primary part of the business but rather an add-on amenity that they would like to provide to their customers.

The subject site was chosen because of its good visibility and access, in addition to the 80,000 people and 3,900 businesses within the five-mile radius, who may require a safe place for storage.

Discussion

Splitting of Lot C

In reference to the Petitioner's request relative to the Floor Area Ratio, Commissioner Wuennenberg asked if consideration is being given to splitting Lot C. Mr. Wyse replied that it is anticipated the Levee District may want to have maintenance responsibility of the reservoir given its size, therefore the Petitioner is asking for the flexibility to split the lot to accommodate the Levee District if necessary. Ms. Aimee Nassif, Planning and Development Services Director pointed out that if the lot was subdivided after the zoning and development requirements were in place, the City would be prohibited from creating any non-conforming lots.

Reservoir

Commissioner Nolan questioned whether there is the possibility that the reservoir would not be constructed. Ms. Nassif replied that the City's Stormwater Master Plan requires a three-acre reservoir on this site – it is not conditional nor can it, or will it, be changed.

Change of Zoning

Commissioner Hansen stated she does not see a compelling reason for the City to changing the zoning of the site since there are other "PI"-zoned sites in the area where the storage facility could be located.

Mr. Stock replied that he does not view the self-storage use as industrial, but rather a commercial enterprise. The proposed building will not be an industrial building as an industrial building has a much taller clear height, loading docks, distribution, and more trucks. The *mixed use* category does permit warehousing, under which they feel the self-storage use falls. Because the Lou Fusz and CarStar developments have large buildings, overhead doors, dock doors, service bays, and a lot of surface parking, he does not think the subject site would be compatible for a retail building. The site requires a low-trafficked use because there is not a signalized intersection and he feels it is highly unlikely that the intersection at Caprice Drive would ever be signalized. The site is not viable for an office building with a high a.m. or p.m. peak of traffic; nor viable for a retail building of any significant size that would generate a lot of traffic. The proposed building is considered a low traffic generator, which fits well for the site. They feel the proposed use is appropriate for the site considering what is constructed around it and the road access.

Commissioner Tilman asked for clarification as to what would be required in order to permit the requested use within the current "PC" zoning. Mr. Wyse explained that because *self-storage* is not a permitted use within the Planned Commercial District unless the site is west of Long Road, the City Code would need to be amended. The Petitioner would then need to request an amendment to their current ordinance to update the uses.

Commissioner Geckeler asked if there are vacant “PI” properties on the south side of Chesterfield Airport Road that could be used for the self-storage facility. Ms. Nassif started that there a number of “PI”-zoned properties west and south of the subject site but because everything is a planned district, each site-specific ordinance would have to be researched to determine if *storage* or *warehouse* are included as permitted uses.

Councilmember Fults stated that the requested self-storage use is “clearly PC” and she agrees with Mr. Stock that “warehousing” pertains to a different sort of building than what is being proposed. She also indicated her agreement that self-storage is an appropriate use for the site.

Commissioner Wuennenberg noted his agreement with the comments made by Councilmember Fults and Mr. Stock in that self-storage is an appropriate use given what surrounds the site.

Parking/Outdoor Storage

Chair Proctor asked for clarification as to the location of the parking and outdoor storage areas. Mr. Stock replied that these areas are along the southern property line. He also confirmed that the outdoor storage area is only for the vehicles available for rent – there will not be any material stored outdoor.

Ms. Nassif added that if it is the consensus of the Commission, Staff can include language within the Attachment A restricting outdoor storage to vehicles available for rent by the property owner. The Commission members noted their consensus of directing Staff to prepare such language.

Setbacks/Interchange Improvements

Commissioner Tilman asked for confirmation that the requested setbacks will be adequate to accommodate any future improvements to the interchange. Mr. Wyse replied that this issue is currently being reviewed with the Applicant and the next plan submitted for review will reflect the Long Road interchange right-of-way.

Fencing

Commissioner Nolan asked if fencing will be required around the perimeter of the property. Ms. Nassif replied that the issue of fencing is still being reviewed and may not be required because the site may need shared parking with the adjacent property.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

ISSUES:

1. Provide language for screening of outdoor storage of vehicles and trailers; provide language clarifying that the outdoor storage is for rental vehicles only and would not include storage of customers’ vehicles.
2. Revision of the Preliminary Plan to show the Long Road interchange right-of-way.
3. Insuring compliance with the Comprehensive Plan.

4. Restriction of hours of operation – Commissioner Tilman noted that unrestricted hours could create tension with the adjacent property owners in that customers of the storage facility could have easy access to the vehicles being stored on those lots.

Commissioner Wuennenberg read the Closing Comments for the Public Hearing.

V. APPROVAL OF MEETING SUMMARY

Commissioner Hansen made a motion to approve the Meeting Summary of the March 14, 2016 Planning Commission Meeting. The motion was seconded by Commissioner Midgley and **passed by a voice vote of 8 to 0.**

VI. PUBLIC COMMENT - None

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS - None

VIII. OLD BUSINESS - None

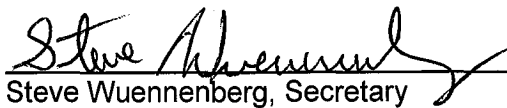
IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

Before closing, Chair Proctor congratulated Commissioner Tilman on his election to the City Council and wished him well.

The meeting adjourned at 8:05 p.m.


Steve Wuennenberg, Secretary