PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
March 26, 2001

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

I. PRESENT	ABSENT
Mr. David Banks	Ms. Stephanie Macaluso
Mr. Mike Kodner	Ms. Rachel Nolen
Mr. Dan Layton, Jr.	
Mr. Jerry Right	
Ms. Victoria Sherman	
Mr. B. G. Wardlaw	
Chairman Fred Broemmer	

Mr. Rob Heggie, Acting City Attorney
Ms. Jane Durrell, Council Liaison
Ms. Teresa Price, Director of Planning
Ms. Barbara Weigel, Senior Planner
Mr. Matt Brandmeyer, Project Planner
Mr. Paul DeLuca, Project Planner
Mr. John Wagner, Project Planner
Ms. Kathy Lone, Executive Secretary/Planning Assistant

II. INVOCATION: Commissioner Kodner

III. PLEDGE OF ALLEGIANCE: All

Chairman Broemmer recognized the attendance of Councilmember Dan Hurt (Ward III), Councilmember Charlie Scheidt (Ward IV) and Council Liaison Jane Durrell (Ward I).

IV. PUBLIC HEARINGS:

Commissioner Banks read the first portion of the “Opening Comments.”

A. P.Z. 13-2001 City of Chesterfield; A proposal to amend Section 1003.140 "PC" Planned Commercial District of the City of Chesterfield Zoning Ordinance to include performance standards for retail uses.

Senior Planner Barbara Weigel gave an overview of this petition. Ms. Weigel stated that the purposes of this ordinance amendment are to:

1. Control the overall density of a particular site while allowing for some flexibility in building design on the site;
2. Guide development in such a way as to meet community-wide objectives for providing for adequate open space, parking that meets retail demand and managing development that is compatible and coherent with adjoining land uses.

Ms. Weigel stated that these proposed standards are consistent with those of seven (7) nearby communities.

SPEAKERS IN FAVOR –

1. Ms. Mary Purvines, 16863 Chesterfield Bluffs Circle, Chesterfield, MO 63005, speaking in favor of P.Z. 13-2001 City of Chesterfield;

· Speaker stated that she has reservations about the building height. Speaker stated that she has concerns when an arbitrary standard is set without regard to the topography of the land in question or the layout of the adjoining parcels. Speaker stated that there are locations where a 3-story or 5-story structure might be acceptable or desirable. Speaker stated that an example is that her home is located on the Bluffs overlooking Chesterfield Commons. She would have preferred to overlook onto several multi-story buildings than the massive retail center.

SPEAKERS IN OPPOSITION – None

SPEAKERS – NEUTRAL – None

COMMENTS/DISCUSSION

Commissioner Wardlaw questioned whether the word ‘adjacent’ should be inserted after the word ‘development’ in (2) Setback Requirements, (b), (c), (d).

Commissioner Banks stated that some R-1, R1A and R-2 (which are now E-1, E-2 and E-3 districts) designations still exist.

Director of Planning Teresa Price stated that she would discuss this with City Attorney Doug Beach.

Commissioner Banks read the next portion of the “Opening Comments.”

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

A. Primary Land Uses in this Development:

(h) Barber shops and beauty parlors.

(i) Bookstores.

(o) Dry cleaning drop-off and pick-up stations.

(s) Financial institutions.

(v) Hotels and motels.

(x) Medical and dental offices.

(z) Offices or office buildings.

(ff) Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practice driving ranges, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters..

(gg) Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.

(hh) Restaurants, fast food

(ii) Restaurants, sit down

(kk) Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles.

(ll) Sales, servicing, repairing, cleaning, renting, leasing, and necessary outdoor storage of equipment and vehicles used by business, industry, and agriculture.

(mm) Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training.

(nn) Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craftpersons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.

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

B. Ancillary Land Uses in this Development:

(l) Cafeterias for employees and guests only.

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

(cc) Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.

(uu) Vehicle repair facilities for automobiles.

(vv) Vehicle service centers for automobiles.

(ww) Vehicle washing facilities for automobiles.

Project Planner Matt Brandmeyer gave a slide presentation of the subject site and surrounding area.

1. Mr. John King, 168 N. Meramec, Clayton, MO 63105, attorney for P.Z. 14-2001 Valley Partners;

· Tract of land is 15.8 acres in size;
· Rezoning from C-8 to 'PC' Planned Commercial;
· Proposed developments would include
- Extended Stay America Hotel in the northwest corner with 104 rooms,
- 2 office buildings in the middle of the site – 2-story, 31,000 square feet and 2-story, 40,000 square feet
- 3 restaurants – 1 sit-down restaurant and 2 fast-food restaurants
- 2 buildings for automotive sales: One building would be for a Rolls Royce/Bentley dealership. Cars would be displayed outside during the day and moved inside the building during the night. The other building for automotive sales would be for a comparable type automobile that would sell automobiles for a minimum of $300,000 and up, like the Rolls Royce/Bentley dealership. There are 30 Rolls Royce/Bentley dealerships in the country. Service on cars at this location only, no body work.

2. Ms. Julie Nolfo, Crawford, Bunte, Brammeier, traffic engineer for P.Z. 14-2001 Valley Partners;

· Speaker stated that she based her findings on a worst case scenario for the development and stated that during peak hours the development would generate approximately 500 to 600 trips. Approximately 400 trips would be new to the road system taking into account the fast-food restaurants and sit-down restaurant.
· Speaker stated that the proposed access from the site to Chesterfield Airport Road is directly opposite Public Works Drive. Cross access would be provided to the west and to the east;
· Speaker stated that the Master Plan calls for the 3-lane road to be widened to 5 lanes. The pavement width would accommodate this. The Master Plan also identified this as a highly probable location for a traffic signal. With the road widened and the traffic signal, this area would operate at a level of service 'B' or better during the peak hours. The southbound traffic (the private driveway) would have the longest wait, then Public Works Drive and Chesterfield Airport Road;
· Speaker stated that if Wehrenberg would become the theater, the cross access would have to move to the northern end of the site. Speaker stated that cross access on the south side would be too close to Chesterfield Airport Road.

3. Mr. Thomas Walker, 510 Redondo Drive, Chesterfield, MO 63017, petitioner for P.Z. 14-2001 Valley Partners;

· Speaker stated that he was present to answer questions.

REBUTTAL – None

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

Ø Circulation and traffic;
Ø Access from Chesterfield Airport Road onto the site;
Ø View with other projects on both sides of the road for a considerable distance to see the alignment;
Ø Floor area ratio and green space ratios;
Ø Pedestrian walkways from the office buildings and hotels to the restaurants;
Ø Access with public transportation;
Ø Visual look from Highway 40.

Chairman Broemmer stated that P.Z. 14-2001 Valley Partners would go to the Architectural Review Board (ARB) for review of circulation and compatibility of elevations with the proposed Bentley/Rolls Royce building with the hotel and fast foods.

Commissioner Right read the closing portion of the Opening Comments.

V. APPROVAL OF MEETING MINUTES

Commissioner Sherman made a motion to approve the March 12, 2001 Meeting Minutes. The motion was seconded by Commissioner Banks and passes by a voice vote of 7 to 0.

VI. PUBLIC COMMENT

1. Ms. Angela Kelley, 16476 Chesterfield Airport Road, Chesterfield, MO, speaking in favor of
P.Z. 41-2000 Howard Bend Tract, P.Z. 42-2000 Howard Bend Tract and P.Z. 07-2001 Chesterfield Technology Park, Phase II;

· Speaker stated that she is requesting that P.Z. 41-2000 Howard Bend Tract and P.Z. 42-2000 Howard Bend Tract be held this evening;
· Speaker addressed Item 4 of the Staff Issues Report stating that access will also be on Edison Avenue;
· Speaker stated that alignment issues are being worked out for Item 6 of the Staff Issues Report.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

A. St. Luke's Hospital Outpatient Center and Parking Garage: Site Development Plan, Architectural Elevations, and Landscape Plan for a Women's Outpatient Cancer Center and 3-level Parking Garage.

Commissioner Banks, on behalf of the Site Plan Committee, recommends holding St. Luke's Hospital Outpatient Center and Parking Garage until the April 9, 2001 Planning Commission Meeting. The motion was seconded by Commissioner Kodner and passes by a voice vote of 7 to 0.

B. Westchester House – Record Plat: a Record Plat for the Westchester House nursing home located on White Road, south of Olive Boulevard.

Commissioner Banks, on behalf of the Site Plan Committee, recommends approval of the Record Plat for Westchester Home. The motion was seconded by Commissioner Right and passes by a voice vote of 7 to 0.

C. Montessori Children's House; an Amended Landscape Plan for Montessori Children's House, governed by Conditional Use Permit Number 600, located on the south side of Ladue Road, east of Saylesville Drive.

Commissioner Banks, on behalf of the Site Plan Committee, recommends approval of the Amended Landscape Plan for Montessori Children's House. The motion was seconded by Commissioner Sherman and passes by a voice vote of 7 to 0.

D. Boone's Crossing Golf Center - A Landscape Plan in the "PC" Planned Commerical District for a 29.07 acres tract of land located on North Outer Forty, west of Long Road

Commissioner Banks, on behalf of the Site Plan Committee, recommends approval of the Landscape Plan for Boone's Crossing Golf Center. The motion was seconded by Commissioner Kodner and passes by a voice vote of 7 to 0.

VIII. OLD BUSINESS

A. P.Z. 41-2000 Howard Bend Tract; a request for a change of zoning from a "NU" Non Urban District to a "R-3" Residential District for 39.18 acres of land located on

Olive Blvd, across from the intersection of Ladue Road and Olive Blvd. (Locator Number 17R42-0043).

And

B. P.Z. 42-2000 Howard Bend Tract; a request for a change of zoning from a "R-3" Residential District to a "PEU" Planned Environment District for 39.18 acres of land located on Olive Blvd, across from the intersection of Ladue Road and Olive Blvd. (Locator Number 17R42-0043).

Proposed Uses:
Dwellings Single Family, Attached
Existing Communication Tower
Existing Cemetery

Commissioner Layton made a motion to hold P.Z. 41-2000 Howard Bend Tract and P.Z. 42-2000 Howard Bend Tract at the request of the petitioner until the April 9, 2001 Planning Commission Meeting. The motion was seconded by Commissioner Right and passes by a voice vote of 7 to 0.

B. P.Z. 1-2001 City of Chesterfield Planning Commission; a proposal to amend the ity of Chesterfield Comprehensive Plan to reflect the following:

1. Reconfigure Burkhardt Place so it connects with the future realignment of Wildhorse Creek Road. The current design shows Burkhardt Place connecting with Lydia Hill Drive.
2. Establish definitions for Land Use Terms.
3. Adopt a policy relative to the transportation model to consider its use in future development decisions.
4. Adopt a policy relating to access management on Clarkson Road, south of the Sunrise Assisted Living nursing facility.

Project Planner John Wagner gave an overview of this petition.
Commissioner Banks made a motion to approve, as presented, and forward Items #2 and #4 of P.Z. 1-2001 City of Chesterfield Planning Commission to the City Council. The motion was seconded by Commissioner Sherman.

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

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

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

Permitted uses:

(b) Animal hospitals, veterinary clinics, and kennels (indoor use only).

(f) Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.

(h) Broadcasting studios for radio and television.

(j) Business, professional, and technical training schools.

(k) Business service establishments.

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

(q) Financial institutions.

(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.

(gg) Medical and dental offices.

(ii) Offices or office buildings.

(mm) Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities.

(nn) Police, fire and postal stations.

(oo) Printing and duplicating services.

(pp) Public utility facilities.

(tt) Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practice driving ranges, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters.

(uu) Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.

(vv) Restaurants, fast food.

(ww) Restaurants, sit down.

(ccc) Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craftpersons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.

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

(nnn) Unions halls and hiring halls.

(ooo) Vehicle repair facilities.

(ppp) Vehicle service centers.

(qqq) Vehicle washing facilities.

(rrr) Warehousing, storage, or wholesaling of manufactured commodities, live animals, explosives, or flammable gases and liquids (excluding live animals, explosives, or flammable gases and liquids).

Ancillary Uses:

(g) Automatic vending facilities for:

(i) Ice and solid carbon dioxide (dry ice);

(ii) Beverages;

(iii) Confections.

(l) Cafeterias for employees and guests only.

(kk) Outpatient substance abuse treatment facilities.

(ll) Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.

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

Strikethrough represents uses withdrawn by the petitioner and bold represents uses changed to Ancillary since the Public Hearing advertisement.

Project Planner Matt Brandmeyer gave an overview of this petition. Mr. Brandmeyer stated that in the Staff Issues Report, Item #4, Access, access will also be provided onto Edison Avenue.

Commissioner Layton stated that he would like ‘golf practice driving ranges’ and ‘drive-in theaters’ removed from use ‘(tt).’

Chairman Broemmer stated that P.Z. 07-2001 Chesterfield Technology Park, Phase II would be held until all issues and agency comments are reviewed and addressed.

E. P.Z. 13-2001 City of Chesterfield; A proposal to amend Section 1003.140 "PC" Planned Commercial District of the City of Chesterfield Zoning Ordinance to include performance standards for retail uses.

Acting City Attorney Rob Heggie recommended wording changes to this petition.

Commissioner Layton made a motion to approve P.Z. 13-2001 City of Chesterfield, as amended. The motion was seconded by Commissioner Right.

The amended language is as follows:

6. Performance standards. (2) Setback Requirements:

(b) A minimum of a 20-foot setback is required for development adjacent to R-6 or greater.

(c) A minimum of a 25-foot setback is required for development adjacent to R-5.

(d) A minimum of a 30-foot setback is required for development adjacent to R-4.

(e) A minimum of a 35-foot setback is required for development adjacent to R-3, NU, AG, E-1, E-2, E-3 districts and all other residential development with comparable density.

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

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

IX. NEW BUSINESS –

A. Westchester House C.U.P. Amendment; an amendment to the City of Chesterfield Conditional Use Permit (CUP) Number 23 for the Westchester House Nursing Home and Independent Living Facility located on White Road, south of Olive Boulevard.

Project Planner John Wagner gave an overview of this petition.

Commissioner Right made a motion to approve Westchester House C.U.P. Amendment. The motion was seconded by Commissioner Banks and passes by a voice vote of 7 to 0.

X. COMMITTEE REPORTS:

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

There was a unanimous motion to adjourn the meeting at 8:06 p.m.

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Victoria Sherman, Secretary