

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
March 25, 2002

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

I. PRESENT

Mr. Fred Broemmer
Mr. Mike Kodner
Mr. Dan Layton, Jr.
Mr. Jerry Right
Mr. B. G. Wardlaw
Chairman David Banks
Mr. Rob Heggie, Acting City Attorney
Mayor John Nations
Mr. Charlie Scheidt, Council Liaison
Ms. Teresa Price, Director of Planning
Ms. Barbara Weigel, Senior Planner
Ms. Annissa McCaskill, Project Planner
Mr. John Wagner, Project Planner
Ms. Kathy Lone, Planning Assistant

ABSENT

Ms. Stephanie Macaluso
Ms. Rachel Nolen
Ms. Vickie Sherman

II. INVOCATION: Commissioner Kodner

III. PLEDGE OF ALLEGIANCE: All

Chairman Banks recognized the attendance of Mayor John Nations, Councilmember Jane Durrell (Ward I), Councilmember Bruce Geiger (Ward II), Councilmember Dan Hurt (Ward III) and Council Liaison Charlie Scheidt (Ward IV).

IV. PUBLIC HEARINGS:

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

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 a power point presentation showing the proposed site and surrounding area.

1. Mr. Mike Doster, 16476 Chesterfield Airport Road, Chesterfield, MO 63017, attorney for P.Z. 7-2002 Chesterfield Parkway, L.L.C., stated the following:

- Presented a hand-out to the Planning Commission;
- Architect for the project is TRi Architekts and the engineer is J. R. Grimes Engineering;
- Petitioner is requesting to rezone 4 adjacent parcels; 2 parcels are currently zoned R-3 and 2 parcels are currently zoned PC;
- Proposed site is 2.08 acres;
- Proposed use is a Walgreen's Drug Store;
- 2 access points are being proposed; 1 access point to the west is the existing access onto Chesterfield Parkway used by patrons of the Taco Bell restaurant;
- The Conceptual Land Use Plan shows this site as being within the urban core which calls for high density retail/office and residential;
- The building will be entirely brick;
- The building will have 14,145 square feet;
- Walgreen's will have a pharmacy with a 2-lane drive-thru for prescription pick-up only;
- Dumpster will be enclosed with wooden doors and located on the east side of the building;
- Drug store will be open 24 hours, 7 days a week;
- No alcohol will be sold on the premises;
- The two (2) access points are 200 feet apart, from center line to center line;
- Green space ratio will be 40%;
- Some existing trees will remain;
- Setbacks - Rear: 10 feet for parking on the sides and the rear (southern end), 20-foot building setback. In the front, 15-foot parking setback and a 20-foot building setback;
- Parking ratio is 5/1000 square feet; 71 parking spaces will be provided;
- Building will be 1-story with a 2-story cupola;
- Lighting and signage have not yet been worked out but will comply with City of Chesterfield regulations;
- Petitioner is willing to delete "including indoor sale of motor vehicles" from the permitted use list;

- Petitioner has met with the neighboring residents, via telephone and, in most cases, concurred or supported the use. There were very few reservations among the neighboring residents.

2. Mr. Rich Obertino, TRi Architekts, 8251 Maryland Avenue, St. Louis, MO 63105, architect for P.Z. 7-2002 Chesterfield Parkway, L.L.C., stated the following;

- Two (2) access points are necessary due to truck deliveries with a maximum of one (1) truck delivery per day;
- To avoid the two (2) curb cuts would require more asphalt to get the 120-foot turning radius for a semi. Both accesses will be full functional;
- The building will be all brick;
- Trellis items have been added above the windows, the entrance has been set back to give more of a pedestrian court in front of the building and site amenities and benches have been added to tie into the pedestrian walkway.

3. Mr. Larry Meers, J. R. Grimes Consulting Engineering, Inc., 12300 Old Tesson Road, St. Louis, MO 63128, engineer for P.Z. 7-2002 Chesterfield Parkway, L.L.C.;

- Stated that he was present to answer questions.

4. Mr. Terry Barnes, 8027 Forsyth Boulevard, St. Louis, MO, petitioner for P.Z. 7-2002 Chesterfield Parkway, L.L.C.;

- Stated that he was present to answer questions.

SPEAKERS IN FAVOR – None

SPEAKERS IN OPPOSITION – None

SPEAKERS – NEUTRAL –

1. Dr. Howard J. Chapel, 936 Chesterfield Parkway East, Chesterfield, MO 63017, speaking neutral to P.Z. 7-2002 Chesterfield Parkway, L.L.C.;

- Speaker expressed concern with drivers using his driveway to turn around. Speaker stated that two (2) accesses would be necessary.

REBUTTAL:

Mr. Doster stated that the access from Taco Bell has to legally remain. Mr. Doster stated that Walgreen's does not have any problem with Taco Bell patrons using their access.

Project Planner John Wagner stated that the following issues would be reviewed and addressed:

- Ø Making sure the retail standards are adhered to;
- Ø Access;
- Ø Obtaining more information on the loading area;
- Ø The number of retail shops that are open 24 hours a day – How many of them are under Chesterfield ordinances and how many under County ordinances;
- Ø Sidewalks – Pathway on the Parkway;
- Ø Traffic flow;
- Ø Site lighting;
- Ø Signage for directing traffic exiting the Taco Bell;
- Ø Possibility of marking one (1) access for entrance and one (1) access for exit.

Chairman Banks stated that P.Z. 7-2002 Chesterfield Parkway, L.L.C. would be reviewed by the Architectural Review Board (ARB).

Commissioner Wardlaw read the closing portion of the ‘Opening Comments.’

V. APPROVAL OF MEETING MINUTES

Commissioner Kodner made a motion to approve the March 11, 2002 Meeting Minutes. The motion was seconded by Commissioner Right and passes by a voice vote of 6 to 0.

VI. PUBLIC COMMENT - None

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

A. Chesterfield Exchange: A subdivision plat for a 21.6 acre site zoned "PI" Planned Industrial District, located on the north side of Chesterfield Airport Road west of Cepi Drive and east of Goddard Avenue.

Commissioner Right, on behalf of the Site Plan Committee, recommends approval of the Subdivision Plat for Chesterfield Exchange. The motion was seconded by Commissioner Broemmer and passes by a voice vote of 6 to 0.

VIII. OLD BUSINESS –

A. P.Z. 3-2002 City of Chesterfield: a request to amend Paragraph 10, Section 1003.167 Miscellaneous Regulations of the City of Chesterfield Zoning Ordinance to read as follows (additional language in bold):

10. Issuance of grading, building, etc. permits in certain districts. No permits shall be issued for clearing, grubbing, grading, building, or use of a site governed by a Planned District, Senior Residence District, Mixed Use District or Special Procedure which are not in accord with site development plans, site development concept plans, or site development section plans approved by the Planning Commission or Department of Planning, with the following exception: Grading Permits may be issued for developments within the Chesterfield Valley so long as the permit is strictly for the purpose of either stockpiling or the surcharging of a future building pad. Site Development Plan submittal shall include a Tree Preservation Plan and Grading Plan.

B. P.Z. 4-2002 City of Chesterfield: a request to amend Paragraph 16, Section 1003.167 Miscellaneous Regulations of the City of Chesterfield Zoning Ordinance to authorize the Chief of Police to issue permits for amusement devices and activities.

C. P.Z. 5-2002 City of Chesterfield: a request to amend the City of Chesterfield Zoning Ordinance to include the following:

1003.190 Landmarks Preservation Commission (LPC)

To preserve and protect the character of the City of Chesterfield, the Planning Commission shall utilize the Landmarks Preservation Commission to review projects of historical significance and provide recommendations during the preliminary plan, site development plan and site plan process.

Project Planner Annissa McCaskill gave an overview of P.Z. 3-2002 City of Chesterfield, P.Z. 4-2002 City of Chesterfield and P.Z. 5-2002 City of Chesterfield. Ms. McCaskill stated that the only issue was with P.Z. 3-2002 City of Chesterfield with regards to limiting the Grading Permits to Chesterfield Valley. Ms. McCaskill stated that the Department of Public Works would be supportive of this occurring in all areas of the City.

Commissioner Layton stated that this issue had come before the Ordinance Review Committee of Planning Commission earlier. The Committee felt that it would result in unsightly mounds of rock being dumped and dirt being moved allowing landscaping to be washed away. Since many sites in the City were being left vacant for years, the Committee did not move this issue forward. The Department of Public Works later asked for this in Chesterfield Valley only because there may not be this problem in the Valley and if they did have, the residents would not be offended by the sites.

Chairman Banks stated that P.Z. 3-2002 City of Chesterfield, P.Z. 4-2002 City of Chesterfield and P.Z. 5-2002 City of Chesterfield 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 Comprehensive Plan Citizen's Advisory meeting would be held on Tuesday, March 26, 2002 at 7:00 p.m. at City Hall.

The meeting was unanimously adjourned at 7:46 p.m.

Victoria Sherman, Secretary