

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
MARCH 24, 2014**

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

I. ROLL CALL

PRESENT

ABSENT

Ms. Wendy Geckeler
Ms. Merrell Hansen
Ms. Laura Lueking
Ms. Debbie Midgley
Ms. Amy Nolan
Mr. Stanley Proctor
Mr. Robert Puyear
Mr. Steven Wuennenberg
Chair Michael Watson

Councilmember Connie Fults, Council Liaison
City Attorney Rob Heggie
Ms. Aimee Nassif, Planning & Development Services Director
Mr. John Boyer, Senior Planner
Ms. Jessica Henry, Project Planner
Ms. Mary Ann Madden, Recording Secretary

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

Chair Watson acknowledged the attendance of Councilmember Connie Fults, Council Liaison; and Councilmember Bruce DeGroot, Ward IV.

Chair Watson then welcomed to the meeting the American Heritage Girls, Troop No. Missouri 1776.

IV. PUBLIC HEARINGS – None

V. APPROVAL OF MEETING SUMMARY

Commissioner Nolan made a motion to approve the Meeting Summary of the March 10, 2014 Planning Commission Meeting. The motion was seconded by Commissioner Lueking.

Commissioner Proctor made a motion to amend the motion to correct page 7 of the Meeting Summary as follows: (correction shown in **bold**).

Commissioner ~~Puyear~~ Proctor questioned how many lots are less than 22,000 square feet, which is the minimum lot size of the adjacent properties.

Both Commissioners Nolan and Lueking accepted the amendment to the motion. The motion, as amended, **passed** by a voice vote of 8 to 0 with 1 abstention from **Commissioner Puyear**.

VI. PUBLIC COMMENT

1. Mr. Mike Doster, DosterUllom, 16090 Swingley Ridge Road, Chesterfield, MO, attorney for the development team for **P.Z. 13-2013 St. Luke's Hospital-East Campus (222 S. Woods Mill Rd.)** and **P.Z. 14-2013 St. Luke's Hospital-West Campus (175 S. Woods Mill Rd.)** stated that the proposed amendment to the Attachment A for P.Z. 13-2013 discussed in the earlier Work Session Meeting is acceptable to the Petitioner.
2. Mr. George Stock, Stock and Associates Consulting Engineers, 257 Chesterfield Business Parkway, Chesterfield, MO representing the Petitioners for **P.Z. 13-2013 St. Luke's Hospital-East Campus (222 S. Woods Mill Rd.)**; **P.Z. 14-2013 St. Luke's Hospital-West Campus (175 S. Woods Mill Rd.)**; and **P.Z. 02-2014 Herman Stemme Office Park (MiTek USA, Inc.)** stated he was available for questions.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. **Drury Plaza Hotel (Hyatt Place)**: An Amended Lighting Plan for a 4.85 acre tract of land zoned "PC" Planned Commercial District located adjacent to Chesterfield Mall at the intersection of Clarkson Road and U.S. Highway 40/Interstate 64.

Commissioner Proctor, representing the Site Plan Committee, made a motion recommending approval of the Amended Lighting Plan for **Drury Plaza Hotel (Hyatt Place)**. The motion was seconded by Commissioner Puyear.

Discussion

Commissioner Wuennenberg stated he would like glare shields installed on the lighting fixtures. Chair Watson pointed out that the Petitioner's proposal includes glare shields. Ms. Aimee Nassif, Planning and Development Services Director stated that Staff will insure that the glare shields are installed.

Upon roll call, the vote was as follows:

**Aye: Commissioner Geckeler, Commissioner Hansen,
Commissioner Lueking, Commissioner Midgley,
Commissioner Nolan, Commissioner Proctor,
Commissioner Puyear, Commissioner Wuennenberg,
Chair Watson**

Nay: None

The motion passed by a vote of 9 to 0.

- B. **Highland on Conway (P.Z. 15-2010 Time Extension)**: A request for an eighteen (18) month extension of time to submit a Site Development Plan for a 5.2909 acre tract of land zoned "PC" Planned Commercial District located on the north side of US Highway 40/Interstate 64 east of its intersection with Chesterfield Parkway and west of its intersection with Timberlake Manor Parkway (Locator ID: 18R110745).

Commissioner Proctor, representing the Site Plan Committee, made a motion recommending approval of the eighteen (18) month extension of time to submit a Site Development Plan for **Highland on Conway (P.Z. 15-2010 Time Extension)**. The motion was seconded by **Commissioner Geckeler**.

Upon roll call, the vote was as follows:

Aye: Commissioner Hansen, Commissioner Lueking,
Commissioner Midgley, Commissioner Proctor,
Commissioner Puyear, Commissioner Geckeler,
Chair Watson

Nay: Commissioner Nolan, Commissioner Wuennenberg

The motion passed by a vote of 7 to 2.

- C. **Spirit of St. Louis Airpark, Firestream Worldwide**: A Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for a 1.12 acre tract of land zoned "M3" Planned Industrial District located on the south side of Edison Avenue, west of Spirit of St. Louis Boulevard.

Commissioner Proctor, representing the Site Plan Committee, made a motion recommending approval of the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and an Architect's Statement of Design for **Spirit of St. Louis Airpark, Firestream Worldwide**. The motion was seconded by **Commissioner Wuennenberg**.

Upon roll call, the vote was as follows:

Aye: Commissioner Lueking, Commissioner Midgley,
Commissioner Nolan, Commissioner Proctor,
Commissioner Puyear, Commissioner Wuennenberg,
Commissioner Geckeler, Commissioner Hansen,
Chair Watson

Nay: None

The motion passed by a vote of 9 to 0.

VIII. OLD BUSINESS

- A. **P.Z. 13-2013 St. Luke's Hospital-East Campus (222 S. Woods Mill Rd.):** A request for an amendment to Ordinance 2224 to modify the boundaries and development conditions of the "MU" Medical Use District located east of the intersection of South Woods Mill Road and Hwy 141 (18Q240306).

Senior Planner John Boyer provided a PowerPoint Presentation and stated that the Public Hearing for this petition was held on December 9, 2013.



Parcel A is St. Luke's main campus and is referred to as its *East Campus*. When Ordinance 2224 was originally approved, it contained both Parcels A and B, and had separate regulations for the two parcels. The Applicant would like to separate the east and west campuses, with each campus having its own ordinance. The proposed amendment to Ordinance 2224 includes:

- The removal of Parcel B from the ordinance;
- Setbacks to accommodate Highway 141 right-of-way; and
- Eight (8) stories for the West Parking Garage vs. the seven (7) stories previously allowed.

Mr. Boyer then noted the following amendments to the Attachment A, presented at the earlier Work Session and accepted by the Petitioner: (amendments highlighted in yellow)

C. SETBACKS

1. Structure Setbacks

Unless specifically identified on the Preliminary Plan attached hereto and marked as Attachment B, no building or structure, other than a freestanding project identification sign, light standards, or flag poles will be located within the following setbacks:

- a. Two hundred and eighty (280) feet from the right-of-way of Conway Road and State Hwy 141.
 - b. Four hundred (400) feet to the east property line. To a maximum of seven hundred (700) feet from Conway Road. After seven hundred (700) feet the setback shall be six hundred (600) feet. The sole purpose of said reduction of setback shall be for a three (3) level parking garage and surface parking shall result in a net gain of 270 parking spaces on the eastern portion of the campus.
 - c. Two hundred (200) feet from the north property line.
2. Parking Setbacks

Unless specifically identified on the Preliminary Plan attached hereto and marked as Attachment B, no parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:

- a. Two hundred (200) feet from the right-of-way of Conway Road, with the exception of the surface parking located on the east side of the hospital. This area may not be located closer than one hundred twenty-five (125) feet from Conway Road and shall be limited to that shown on the Preliminary Plan attached hereto and marked as Attachment B.
- b. Two hundred forty-five (245) feet from the right-of-way of Highway 141.
- c. Two hundred (200) feet from the east property line.
- d. One hundred (100) feet from all other property lines.

Discussion

Commissioner Wuennenberg asked if the above changes are the only changes to the Attachment A. Mr. Boyer confirmed that these are the only changes.

Chair Watson stated that in the previous Work Session meeting, Commissioner Geckeler brought up the point that while the garage is increasing from seven to eight stories, the square footage remains the same. Chair Watson then questioned whether this is correct. Mr. Boyer clarified that per City Code, parking structures are not included in square footage calculations – the square footage specified in the Attachment A pertains to the medical buildings only, not the parking garages. He also confirmed that with the addition of an eighth story to the parking garage, additional parking is being provided for the campus.

Commissioner Wuennenberg made a motion to amend the proposed Attachment A, as noted above, for Section I.C. “Setbacks” The motion was seconded by Commissioner Midgley and **passed** by a voice vote of 9 - 0.

Commissioner Wuennenberg made a motion to approve P.Z. 13-2013 St. Luke’s Hospital-East Campus (222 S. Woods Mill Rd.), as amended. The motion was seconded by Commissioner Puyear.

Upon roll call, the vote was as follows:

Aye: Commissioner Midgley, Commissioner Nolan,
Commissioner Proctor, Commissioner Puyear,
Commissioner Wuennenberg, Commissioner Geckeler,
Commissioner Hansen, Commissioner Lueking,
Chair Watson

Nay: None

The motion passed by a vote of 9 to 0.

- B. P.Z. 14-2013 St. Luke's Hospital-West Campus (175 S. Woods Mill Rd.):** A request for a zoning map amendment from "MU" Medical Use District, "R-2" Residence District and "FPNU" Flood Plain Non-Urban District to create a new "MU" Medical Use District for a 40.3 acre tract of land located west of the intersection of South Woods Mill Road and Hwy 141 (18Q140343, 18Q510278, 18Q230204 and 18Q210211).



Senior Planner John Boyer stated that the Public Hearing for this petition was held on December 9, 2013 followed by an Issues Meeting on February 24, 2014. Because of concerns raised by the Public, the Commission, and Staff, the Applicant has removed Parcel C from this request. The petition now only includes Parcels B, D, and E, which are on the western edge of Highway 141. The intent is to place these western campus parcels under one ordinance separate from the eastern campus.

The following table shows a comparison between the previously-approved ordinances and the proposed ordinance.

Ordinances 2224 and 2499	Proposed Ordinance
Includes Parcels A, B and D	Includes Parcels B, D and E
Total of 5 Buildings (1 existing) 725,000 sq. ft.	Total of 6 Buildings (1 existing) 834,000 sq. ft.
Includes Heliport Use for Parcel B	Removed Heliport Land Use from Parcel B
Height of Structures 5 stories or 100 feet	Height of Structures 6 stories (Max height 98 feet)
	Updated Setbacks

Chair Watson asked for clarification on the setback from Woods Mill Road for Parcel D. Mr. Boyer explained that Parcel D had a variance granted from the right-of-way of Woods Mill Road to 25 feet, which includes a 30-foot landscape buffer to comply with the City's current landscape buffer requirements.

Commissioner Proctor made a motion to approve P.Z. 14-2013 St. Luke's Hospital-West Campus (175 S. Woods Mill Rd.). The motion was seconded by Commissioner Wuennenberg.

Upon roll call, the vote was as follows:

Aye: Commissioner Nolan, Commissioner Proctor,
Commissioner Puyear, Commissioner Wuennenberg,
Commissioner Geckeler, Commissioner Hansen,
Commissioner Lueking, Commissioner Midgley,
Chair Watson

Nay: None

The motion **passed** by a vote of 9 to 0.

- C. P.Z. 02-2014 Herman Stemme Office Park (MiTek USA, Inc.):** A request for an amendment to Ordinance 2319 to modify development criteria for 26.3 acres zoned "C8" Planned Commercial District located northeast of the intersection of Interstate 64/ US Highway 40 and Olive Boulevard (18S240179, 18S240421, 18S520602, 18S240410, 18S240498, 18S331392, 18S240443, 18S240311, 18S240201).

Ms. Aimee Nassif, Planning & Development Services Director presenting for Project Planner Purvi Patel, stated that the Petitioner is requesting to remove the square footage cap requirement of 50,000 square feet for an individual office building but to keep intact the overall cap for ultimate build-out, along with all other building criteria. The Public Hearing for this petition was held on February 24, 2014 at which time no issues were raised.

Commissioner Wuennenberg made a motion to approve P.Z. 02-2014 Herman Stemme Office Park (MiTek USA, Inc.). The motion was seconded by Commissioner Midgley.

Upon roll call, the vote was as follows:

Aye: Commissioner Proctor, Commissioner Puyear,
Commissioner Wuennenberg, Commissioner Geckeler,
Commissioner Hansen, Commissioner Lueking,
Commissioner Midgley, Commissioner Nolan,
Chair Watson

Nay: None

The motion passed by a vote of 9 to 0.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:24 p.m.

Steve Wuennenberg, Secretary