

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
March 24, 2003**

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

I. PRESENT

ABSENT

Ms. Rachel Nolen

Mr. David Banks
Mr. Fred Broemmer
Mr. Mike Kodner
Mr. Dan Layton, Jr.
Ms. Stephanie Macaluso
Mr. Jerry Right
Mr. B. G. Wardlaw
Chairman Victoria Sherman
Mr. Rob Heggie, Acting City Attorney
Mayor John Nations
Mr. Barry Streeter, Council Liaison
Ms. Teresa Price, Director of Planning
Ms. Barbara Weigel, Senior Planner
Mr. David Bookless, Project Planner
Mr. Steve Cheslak, Project Planner
Mr. Mike Hurlbert, Project Planner
Ms. Annissa McCaskill, Project Planner
Ms. Kathy Lone, Planning Assistant

II. INVOCATION: Commissioner Right

III. PLEDGE OF ALLEGIANCE:

Chairman Sherman recognized the attendance of Mayor John Nations, Councilmember Jane Durrell (Ward I), Councilmember Mike Casey (Ward III), Councilmember Dan Hurt (Ward III), Councilmember Mary Brown (Ward IV), Councilmember Connie Fults (Ward IV), and Council Liaison Barry Streeter (Ward II).

IV. PUBLIC HEARINGS:

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

- A. **P.Z. 3-2003 Montgomery-First National Bank:** A request to change the zoning from "R2" to "PC" (Planned Commercial) for a 1.38 acre tract of land located on the north side of Olive Boulevard, and the west side of River Valley Drive (portions of parcel number 16Q-23-0334).
Proposed Uses:
(s) Financial Institution
(z) Offices or office buildings

Senior Planner Barbara Weigel gave a power point presentation of the proposed site and surrounding area.

1. Mr. John King, 168 North Meramec, Clayton, MO 63105, attorney for **P.Z. 3-2003 Montgomery-First National Bank**, stated the following:
 - Request is for a one-story bank facility (4,726 square feet) with four (4) drive-through lanes, an ATM lane and an escape lane;
 - Access to the site would be from Olive Boulevard which would be a shared access with the Chesterfield Fire District, which is located next door. Petitioner suggests that a sign state 'No Right Turns' immediately from the site into the Fire District area before exiting onto Olive Boulevard;
 - The bank would have regular banking hours: Drive-through: Monday through Friday: 8:30 a.m. to 6:00 p.m., Saturday: 8:00 a.m. to 12:00 p.m., closed on Sunday. The lobby would be open Monday through Friday from 8:30 a.m. to 5:00 p.m. and Saturday from 8:00 a.m. to 12:00 p.m. The ATM would be open 24 hours, 7 days a week;
 - The rear of the proposed site would be deeded by the Dierberg family to the City of Chesterfield for a park;
 - The landscaping and trails would be built by the bank and Dierberg's;
 - A water feature would be in the front of the bank and would be dedicated to the City. The cost of this would be shared by the bank, Dierberg's and the City;
 - The green space on the bank portion of the site is 47%;
 - There would be a curb cut on River Valley Drive only for the use of parking for the trail system and park;
 - Peak hours for the bank would be 12:00 p.m. – 1:00 p.m. and 4:00 p.m. – 5:00 p.m. with approximately 30-40 cars at those times;
 - The bank would be rezoned to 'PC' Planned Commercial and the park and trail area would remain 'R2.'
2. Mr. Marty Henson, 84 Hubble Drive, St. Charles, MO 63304, engineer for **P.Z. 3-2003 Montgomery-First National Bank**:
 - Stated that he was present to answer questions.

3. Mr. John Pahde, 13537 Barrett Parkway Drive, Manchester, MO 63021, architect for **P.Z. 3-2003 Montgomery-First National Bank**;
 - Stated that he was present to answer questions.
4. Mr. Lee Cannon, Crawford Bunte Brammeier, 1830 Craig Park Court, St. Louis, MO 63146, representing Ms. Julie Nolfo, who did the traffic study for **P.Z. 3-2003 Montgomery-First National Bank**;
 - Stated that he was present to answer questions.
5. Mr. Bill Miller, 46 Forestvale Drive, Chesterfield, MO 63017, Senior Vice President of Montgomery-First National Bank;
 - Stated that he was present to answer questions.

SPEAKERS IN FAVOR –

1. Mr. Bill Bird, 144 Ridgecrest Drive, Chesterfield, MO 63017, President of the River Bend Association, speaking in favor of **P.Z. 3-2003 Montgomery-First National Bank**;
 - Speaker stated that initially the residents opposed any commercial development for this site but now most are in favor of this proposal;
 - Speaker stated that the residents have been contacted by the petitioner;
 - Speaker stated that the residents would like the park to be completed at the same time as the bank;
 - Speaker stated that the residents want the use for this site to always remain bank/office.
2. Mr. Charlie Eifler, 59 River Bend Drive, Chesterfield, MO 63017, speaking in favor of **P.Z. 3-2003 Montgomery-First National Bank**;
 - Speaker asked that the hours of operation restriction be included in Attachment A;
 - Speaker asked that the developer clarify ‘bank/office’ as the permitted use;
 - Speaker stated that this is a good use for the subdivision and surrounding community.

SPEAKERS IN OPPOSITION –

3. Ms. Ellie Kessler, 160 Saddleford Drive, Chesterfield, MO 63017, speaking in opposition to **P.Z. 3-2003 Montgomery-First National Bank**;
 - Speaker stated that there is enough traffic on Olive Boulevard now.

4. Mr. Art O'Leary, 409 Spring Valley Court, Chesterfield, MO 63017, speaking in opposition to **P.Z. 3-2003 Montgomery-First National Bank**;
 - Speaker stated that there is too much noise with all of the current commercial;
 - Speaker stated that there is too much traffic now on Olive Boulevard;
 - Speaker presented photographs to the Planning Commission showing problems with the maintenance of the current commercial property.
5. Mr. Clayton Hathaway, 112 High Valley Drive, Chesterfield, MO 63017, speaking also for his wife, Betty, and in opposition to **P.Z. 3-2003 Montgomery-First National Bank**;
 - Speaker stated that this proposal does not meet the guidelines in the Comprehensive Plan for the preservation of residential neighborhoods and the prevention of strip commercial development;
 - Speaker stated that this proposal would add too much traffic to Olive Boulevard;
 - Speaker stated that the curb cut is too close to the current traffic light at Olive Boulevard and River Valley Drive;
 - Speaker stated that it would be too dangerous for left-turning traffic;
 - Speaker stated that there currently is too much commercial development in the area;
 - Speaker asked that this entire site become a park.
6. Mr. Ed Fitter, 13648 Riverway Drive, Chesterfield, MO 63017, speaking in opposition to **P.Z. 3-2003 Montgomery-First National Bank**;
 - Speaker stated that the access for the Fire District would be too dangerous;
 - Speaker questioned who would take care of the liability for the park;
 - Speaker stated that the entire site should be a park;
 - Speaker stated that there currently are too many banks in the area now.
7. Mr. Charles A. Manus, 84 River Bend Drive, Chesterfield, MO 63017, speaking in opposition to **P.Z. 3-2003 Montgomery-First National Bank**;
 - Speaker expressed concern with the traffic and security of neighboring properties;
 - Speaker expressed concern with pedestrians using his property to access the bank and park.
8. Mr. Steve Kling, 10 South Brentwood, Clayton, MO 63105, attorney representing several River Valley Estates residents and speaking neutral to **P.Z. 3-2003 Montgomery-First National Bank**;
 - Speaker stated that the Comprehensive Plan recommends multi-family for this site;

- Speaker stated that the residents have concerns about the following: Site being used for a different use later on, when the park site will be developed and what it will look like;
 - Speaker asked that a deed restriction be placed against this property to provide appropriate protections that the use would not change beyond office and bank uses, give some flexibility to somewhat increase the square footage but with a restriction, deal with lighting and shielding of lighting, location of trash enclosures and limitations of access;
 - Speaker stated that the residents, developer and City could work together for a project acceptable for everyone.
9. Ms. Kerry Feld, 10 South Brentwood, Suite 210, St. Louis, MO 63105, attorney representing several River Valley Estates residents and speaking neutral to **P.Z. 3-2003 Montgomery-First National Bank**;
- Speaker declined to speak.
10. Mr. Chip Biele, Fire Chief, Chesterfield Fire Protection District, 13725 Olive Boulevard, Chesterfield, MO 63017, speaking neutral to **P.Z. 3-2003 Montgomery-First National Bank**;
- Speaker stated that the Fire District does not oppose the project;
 - Speaker stated that there is an easement on the drive-way given for whatever project went on the proposed site for a shared drive-way. Speaker stated that the Fire District thought that an additional curb cut would be allowed for the proposed site;
 - Speaker stated that it is almost impossible to currently make a left-hand turn out of the Fire District site onto Olive Boulevard;
 - Speaker expressed concern with additional fire trucks and the fire equipment;
 - Speaker asked the Planning Commission to consider another curb cut on River Valley Drive for the proposed development.

REBUTTAL –

Mr. King stated the use would be bank/financial offices, the petitioner will address access, a traffic study has been done, and petitioner will address the issue of security.

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

- Access and the road median;
- Signage and access;
- Architecture for the bank being more residential;
- Limiting permitted uses;
- View of the neighboring residents;
- Development of the park and bank at the same time;

- Deed restrictions;
- Liability for the park;
- Relation to the Comprehensive Plan;
- Redefine the use to 'financial office';
- Lighting on the site;
- Security for neighboring residents at the rear of the site;
- Hours of operation;
- A plan that shows the islands on Olive Boulevard;
- Have petitioner show what landscape improvements he would make to the proposed site;
- When the park would be developed.

Mr. Rob Heggie, Acting City Attorney, stated that the City Attorney, Mr. Doug Beach, would work with the petitioner with regards to deed restrictions, financing and liability issues.

Chairman Sherman stated that **P.Z. 3-2003 Montgomery-First National Bank** would not go the Architectural Review Board (ARB) for review at this time.

Commissioner Wardlaw read the closing portion of the “Opening Comments.”

V. APPROVAL OF MEETING MINUTES

Commissioner Broemmer made a motion to approve the March 10, 2003 Meeting Minutes. The motion was seconded by Commissioner Kodner and **passes** by a voice vote of 8 to 0.

VI. PUBLIC COMMENT -

1. Mr. Shawn Furlong, 14509 Debbenham Lane, Chesterfield, MO 63017, speaking neutral to **P.Z. 31-2002 Stoneridge Office Building (Tristar)**;
 - Speaker stated that he heard the plan has changed;
 - Speaker stated that the residents of the Chesterfield Hills Subdivision can't endorse the project since it has changed;
 - Speaker stated that if the Planning Commission decides to move forward with this plan, to make sure the City assures the residents that their interests will be protected.

Commissioner Banks stated that the Attachment A for this project states that the residents will be consulted concerning the buffers and landscaping between them and the proposed development.

2. Mr. Rod Callies, Callies Architecture, 15 North Gore, Webster Groves, MO, speaking in favor of **Junior Chamber International**;
 - Speaker stated that he was present to answer questions.
3. Ms. Melissa Williams, Noles Properties, 17409 Chesterfield Airport Road, Chesterfield, MO 63005, speaking in favor of **River Crossings - Lot 2 (Retail)**;
 - Speaker stated that she was present to answer questions.
4. Mr. Chris Cutler, 298 Vance Road, Valley Park, MO 63088, speaking in favor of **P.Z. 22A-2002 Wildhorse Way**;
 - Speaker stated that he has submitted a revised plan to conform to a previous ordinance change;
 - Speaker stated that MoDOT has approved two (2) curb cuts for the driveways;
 - Speaker stated that the plan has changed from three (3) lots to two (2) lots and 1-acre zoning to comply with the Comprehensive Plan for this site.

Chair Sherman asked Staff to review the possibility of a center turn lane at this site on Wild Horse Creek Road.

Commissioner Right left the meeting at 8:27 p.m. and returned at 8:31 p.m.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

- A. **Junior Chamber International**: Site Development Plan, Architectural Elevations and Landscape Plan for a proposed office building, on a 1.84 acre tract of land, zoned "PC" Planned Commercial District located west of Olive Boulevard and north of Swingley Ridge Road.

Commissioner Macaluso, on behalf of the Site Plan Committee, made a motion to approve the Site Development Plan, Architectural Elevations and Landscape Plan for **Junior Chamber International**, including all of the comments of the Architectural Review Board (ARB) which are: 1. No additional screening is necessary for the rooftop air conditioning units and, 2. Reduce the number of Ginkgos and add more evergreen trees throughout the site to add color for the winter. The motion was seconded by Commissioner Broemmer and **passes** by a voice vote of 8 to 0.

- B. **Chesterfield Commons East**: a Record Plat for a 53.179 acre tract of land zoned "PC" Planned Commercial District, located south of Chesterfield Airport Road and west of Baxter Road.

Commissioner Macaluso, on behalf of the Site Plan Committee, made a motion to approve the Record Plat for **Chesterfield Commons East**. The motion was seconded by Commissioner Wardlaw and **passes** by a voice vote of 8 to 0.

- C. **River Crossings – Lot 2 (Retail)**; Site Development Section Plan, Landscape Plan and Architectural Elevations for a 1.7-acre tract of land in a 15.8-acre "PC" Planned Commercial District located on the north side of Chesterfield Airport Road across from Public Works Drive.

Commissioner Macaluso, on behalf of the Site Plan Committee, made a motion to approve the Site Development Section Plan, Architectural Elevations and Landscape Plan for **River Crossings – Lot 2 (Retail)** with the addition of a tree. The motion was seconded by Commissioner Wardlaw and **passes** by a voice vote of 8 to 0.

VIII. OLD BUSINESS -

- A. **P.Z. 22A-2002 Wildhorse Way**: a request for a change of zoning from an "NU" Non-Urban District to an "E One Acre" Estate Residence District for 2.62 acres of land located on the north side of Wildhorse Creek Road across from Eagle Crest Estates. (Locator Number: 18U-34-0101)
Proposed use: Single-family homes

Senior Planner Barbara Weigel gave an overview of **P.Z. 22A-2002 Wildhorse Way** and asked the Planning Commission if they had additional issues to be reviewed and addressed.

General discussion followed concerning requirements for subdivisions and single-family residences.

Ms. Weigel stated that Staff will continue to review the issues of number of curb cuts and the landscape buffer.

Mayor Nations left the meeting at 8:41 p.m. and returned at 8:44 p.m.

- B. **P.Z. 31-2002 Stoneridge Office Building (Tristar)**: a request for a change of zoning from "R-5" Residence District to "PC" Planned Commercial for 9.2 acres of land located on the south side of South Outer Forty Road, northeast of Yarmouth Point Drive and Candish Lane. (Locator Numbers 19R-61-0026 and 19R-61-0312).

Proposed Use: Three-story office building

Ancillary Use: Tri-level parking structure

Project Planner Annissa McCaskill gave an overview of **P.Z. 31-2002 Stoneridge Office Building (Tristar)**.

Ms. McCaskill stated that access to the site would be via (one) 1 general access near the eastern property line of the site with an emergency access located near the existing western access to the site. Ms. McCaskill stated that the emergency access will be gated and prohibited for non-emergency traffic.

Ms. McCaskill stated that there will be buffering to the adjacent residential properties with an equal portion of evergreen and deciduous trees and with consultation with the residents of the Chesterfield Hill Subdivision prior to installation.

Ms. McCaskill stated that the parking structure will have louvers between the levels in the open areas to block vision from the outside. Ms. McCaskill stated that the maximum height for light standards at the top of the parking structure is 20 feet with the provision for alternative fixture options to be presented and all light standards located on the parking structure, other than those for security purposes, will be turned off by 9:00 p.m., seven (7) days a week.

Ms. McCaskill stated that a cul-de-sac, depicted on the plan, will be limited to emergency and construction vehicles.

Ms. McCaskill stated that the setbacks in the Attachment A do not address this newly submitted plan but the preliminary plan that was presented at the public hearing on February 24, 2003.

Commissioner Banks made a motion to approve **P.Z. 31-2002 Stoneridge Office Building (Tristar)** with the Attachment A dated March 24, 2003 with the following addition to the Attachment A: Page 5, V. SITE SPECIFIC CRITERIA, A., 2. Parking and Loading Space Setbacks, f. **One hundred (100) feet from the northeast property corner of Chesterfield Hill Subdivision Lot 161.** The motion was seconded by Commissioner Layton.

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

The motion passes by a vote of 8 to 0.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS:

- A. Committee of the Whole**
- B. Ordinance Review Committee**

Commissioner Macaluso asked the Ordinance Review Committee to address a standard lighting fixture and brightness ordinance for the Valley, on both sides of Chesterfield Airport Road.

Director of Planning Teresa Price asked the Ordinance Review Committee to review 'Estate Districts' again since it is written for subdivisions and not individual homes.

- C. Architectural Review Committee**
- D. Landscape Committee**
- E. Comprehensive Plan Committee**
- F. Procedures and Planning Committee**

Chair Sherman stated that the Procedures and Planning Committee is reviewing a policy of when items are submitted to the Planning Commission. Ms. Sherman stated that this Committee would like Staff to develop language pertaining to this.

- G. Landmarks Preservation Commission**

Commissioner Broemmer asked Staff to review violations that were mentioned during the 'Public Comment' portion of the meeting concerning loudspeakers at commercial properties on Olive Boulevard.

Commissioner Banks asked Staff to check out uncovered dumpsters behind the commercial properties in the same area on Olive Boulevard.

Ms. Price introduced Mr. Steve Cheslak as the Department's new Project Planner.

The meeting unanimously adjourned at 8:58 p.m.

Jerry Right, Secretary

