

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
MARCH 12, 2012**

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

I. ROLL CALL

PRESENT

Mr. Bruce DeGroot
Ms. Wendy Geckeler
Ms. Laura Lueking
Ms. Debbie Midgley
Mr. Stanley Proctor
Mr. Michael Watson
Mr. Steven Wuennenberg
Chair Amy Nolan

ABSENT

Mr. Robert Puyear

Councilmember Connie Fults, Council Liaison
City Attorney Rob Heggie
Mr. Michael Herring, City Administrator
Ms. Aimee Nassif, Planning & Development Services Director
Ms. Mara Perry, Senior Planner
Mr. Justin Wyse, Senior Planner
Ms. Mary Ann Madden, Recording Secretary

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

Chair Nolan acknowledged the attendance of Councilmember Connie Fults, Council Liaison; Councilmember Derek Grier, Ward II; Councilmember G. Elliot Grissom, Ward II; and City Administrator Mike Herring.

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

- A. **P.Z. 02-2012 Mercy Health System (Chesterfield Village, SE Quadrant)**: A request for a change of zoning from a “C-8” Planned Commercial District and two “PC” Planned Commercial Districts to a “UC” Urban Core District for a 40.040 acre area of land located north of Chesterfield Parkway and east of Elbridge Payne Rd. (19S531791, 19S531801, 18S210028, 18S210149, 18S210073, 18S210062, 18S220148, 18S220171 and 18S220061).

STAFF PRESENTATION:

Senior Planner Justin Wyse gave a PowerPoint presentation showing photographs of the site and surrounding area. Mr. Wyse stated that all local and State Public Hearing notification requirements for this petition have been completed. The subject site is 40.040 acres and is an assemblage of nine properties that are currently covered under several different planned district ordinances. The request is to consolidate these properties under the “UC” Urban Core District.

Site Characteristics

- The property is largely undeveloped, includes a lot of trees, interesting topography, and one-single family home with accessory structures.
- There is a storm water drainage area that runs north/south through the middle of the site, along with two existing lakes in various states of disrepair.

Nearby Zoning

- To the north and west of the site are primarily Planned Commercial Districts (PC or C8).
- To the east of the site are Schoettler Village Apartments zoned “R6A” with a PEU.
- To the south of the site are Brandywine Condominiums zoned “R5” with a PEU.

Existing Regulations

The site is regulated under four separate planned district ordinances as follows:

1. P.Z. 175-84 First Missouri Bank – NU to C-8 for 5.0 acres
 - Allows office (excluding medical and dental) and a drive-thru bank
 - Allows 120,000 square feet of development
 - Allows a maximum of seven (7) stories in height
2. P.Z. 19-1999 Sachs Properties – NU to PC for 9.096 acres
 - Allows general, medical, and dental offices
 - Allows three (3) buildings and three (3) parking structures
 - Allows 249,500 square feet of development

- This development was split into three (3) separate sites, with each site having separate density and height requirements – both the intensity and height of the development increase going north towards the interstate.
3. P.Z. 43-1999 (P.Z. 43-2001) SSM Health Care – C-8 to PC for 23.973 acres
 - Allows medical office development and related uses
 - Allows four (4) buildings and four (4) parking structures
 - Allows 410,000 square feet of development
 - This development was split into two (2) sites with separate maximum height requirements: South Outer 40 area allowed 70 feet (710 feet above mean sea level); Parkway area allowed 60 feet (692 feet above mean sea level)
 4. P.Z. 29-2007 Elbridge Payne Office Park – Amended C-8 District
 - Allows office and one (1) freestanding restaurant
 - Allows a maximum of seven (7) buildings
 - Allows a maximum of 170,000 square feet of office and 15,000 square feet of restaurant

Preliminary Plan

Staff has been working with the Petitioner on clarifying the Preliminary Plan to better implement some of the goals specifically listed in the Comprehensive Plan. The Petitioner is proposing the following:

- Office Uses – 43.75%
- Medical Uses – 22.75%
- Open Space - 30%
- Ancillary Uses – 3.5%
- Four (4) buildings with associated parking structures – some of the parking is grade level parking but the majority of the parking will be required to be in structures
- Maximum density of 0.55 Floor Area Ratio (~960,000 square feet of development)

Buffer Areas

Some of the buffer areas were not specifically identified. In reviewing the Comprehensive Plan, there are several Plan Policy Elements that address the importance of the buffering, particularly as it pertains to existing neighborhoods and residential developments. The Preliminary Plan specifically calls out the area along the southern side of the site abutting Chesterfield Parkway as being the required buffer. It is expected that the Preliminary Plan will continue to evolve and Staff is looking for input from the Planning Commission with respect to items they would like to see included on the Plan.

Traffic Impact Study

A Traffic Impact Study is underway to determine the roadway impacts and requirements that will be associated with this development. The City has met with representatives from the Petitioner, as well as St. Louis County Department of Highways & Traffic, and the Missouri Department of Transportation to identify the scope of the study and the basic methodology. It is expected that a draft Traffic Impact Study will be submitted in the near future to all three agencies for review and comment.

Requested Uses – Permitted

- Health services; including clinics of doctors and dentists
- Hospice
- Hospitals and medical centers
- Medical care facilities
- Office, dental
- Office, general
- Office, medical
- Outpatient care and treatment facilities
- Residential care and treatment facilities
- Schools for the handicapped
- Wellness centers

The Urban Core District requires that uses be taken from other commercial or residential zoning districts. All of the requested uses come from either the “PC” Planned Commercial District or the “MU” Medical Use District, with the exception of *Wellness Centers*. The Petitioner has included a definition for *Wellness Centers* as follows:

A facility having fitness, nutritional and informational programs intended to promote and maintain well-being for optimal performance and health.

The regulations for the Urban Core District allow for additional uses to be included in the ordinance as approved by Council.

Requested Uses – Ancillary

Ancillary Uses serve the occupants and patrons of the principal and permitted uses only. These uses are located within the same building as the primary use and no separate access from the exterior building or additional signage is permitted.

Following is the list of requested ancillary uses:

- Administrative office for educational or religious facility
- Assisted living
- Auditorium
- Barber or beauty shop
- Cafeterias for use by employees and guests of primary uses
- Coffee shop
- Day care, including adult day care
- Device for energy generation
- Dormitories
- Duplicating, mailing, stenographic and office services
- Dwelling, employee
- Dwellings, multiple family
- Educational facility – Specialized private school
- Educational facility – Vocational school, outdoor training
- Educational services to the public related to health care
- Financial institutions with no drive-through
- Florists
- Gift shops
- Grocery – Neighborhood
- Group housing
- Gymnasium
- Heliport
- Hospitality houses
- Laboratories
- Newspaper stand
- Orthopedic stores
- Parking area, including garages, for automobiles
- Parking structures, public or private
- Pharmacies
- Places of worship
- Research facilities
- Restaurant, outdoor customer dining area
- Restaurant, sit down
- Restaurant, take out
- Restaurants under 2,000 square feet in gross floor area without drive-through or drive-ins
- Satellite dish
- Schools and training facilities related to the medical professions including but not limited to schools for nursing
- Social services
- Substance abuse treatment facility, outpatient
- Substance abuse treatment facility, residential
- Telecommunications structure
- Telecommunications tower or facility
- Terminals for buses and other public mass transit vehicles
- Transit transfer station

Comprehensive Plan Analysis

The Comprehensive Land Use Plan designates the subject area as *Urban Core*. The *Urban Core* is defined as the area known as Chesterfield Village, centered at the intersection of I-64/US 40 and Clarkson Road/Olive Boulevard and primarily served by the Chesterfield Parkway. Land uses for the Urban Core include a mixture of high density residential, retail, and office uses containing the highest density development in Chesterfield.

Comprehensive Plan – Plan Policies for the Urban Core

- High density area and encourages the use of parking structures to accommodate the high density
- Mix of uses – both commercial and residential
- Buffering from existing residential neighborhoods

- Multi-modal transportation system
- Historic preservation

Ongoing Elements under Staff Review

- Preliminary Plan with respect to the creation of separate building areas, which may have different restrictions pertaining to building height, density, buffers, and amenities.
- Traffic Study is underway.
- Consistency of the Preliminary Plan with the Comprehensive Plan and how the Plan Policies are reflected in both the Preliminary Plan and in the Attachment A.
- Along with the Attachment A, would be the development of specific performance standards and identification of appropriate metrics for the different building areas.
- Agency Comments have been received from St. Louis County; Staff is waiting for comments from MoDOT.
- Staff is working on storm water management for the site – the southwestern-most parcel, located in the Elbridge Payne development, provides storm water management features for the existing office. There is also a recorded agreement, previously on the Sachs site and SSM site, which addresses how storm water from the Hyatt/Drury site would be accommodated through the development of the subject site. Preliminary discussions have been held with the Engineer and the process will continue to insure that all storm water is accommodated.

DISCUSSION

Historic Features

Commissioner Wuennenberg asked if there any historic features of the property. Mr. Wyse replied that the City has not identified anything as historic.

Ancillary Uses

Ms. Aimee Nassif, Planning and Development Services Director stated that on a typical zoning, all ancillary uses are not called out; but because of the nature and character of this development, it seems appropriate to do so. It was noted, however, that the Attachment A would include language stating that ancillary uses: (1) are for the occupants and patrons of the permitted uses only; (2) are to be located within the same building as the primary use; (3) shall have no separate access from the exterior building; and (4) are not permitted to have additional signage.

Drive-thru Restaurant Use

Chair Nolan referred to the ancillary use of *Restaurant, take out* and questioned whether this is considered a drive-thru use as she felt a drive-thru use would not be appropriate for the site. Mr. Wyse clarified that the *Restaurant, take out* use does not include drive-thru – an example of a take-out restaurant would be a pizza shop that does not have eat-in dining but provides delivery or pick-up

service. Ms. Nassif further clarified that since this is an ancillary use, it would only be for the use of the patrons of the Mercy medical campus.

History of the Site

Commissioner Lueking requested that the Commission be given information on the previous zonings of the subject property and what was allowed under these zonings. Mr. Wyse stated that a full history of the area will be brought to the Issues Meeting as an attachment to the Staff Report.

Ms. Nassif asked Commissioner Lueking if there is something specific she is looking for because her request could possibly involve a large number of documents. Commissioner Lueking replied that she is interested in the Attachment A for the original Mercy site, as this included a lot of detail about the topography, the heights, layout, etc. At that time, the Petitioner worked very closely with the residents across Chesterfield Parkway and she is interested in that particular information.

Commissioner Lueking also had a couple of questions about the Staff Report relating to permitted uses and frontage, which were clarified by Mr. Wyse.

Building Height

Commissioner Watson referred to discussions about the building heights towards Chesterfield Parkway being a little lower than the buildings closer to Highway 40. Because the orientation of the buildings is east/west with a north/south passage going through them, he felt that this would “make for a strange looking building – in other words it would be lower on the south side and taller on the north side.”

Mr. Wyse responded that the taller buildings are shown towards the northeast section of the site. One of the things that Staff has tried to convey is the idea of a north/south relationship. Staff welcomes feedback from the Commission on the north/south, as well as east/west, relationship of those building heights.

Access

Commissioner Lueking inquired as to the number of exits on the site. Mr. Wyse stated that at this time the Petitioner is proposing five (5) exits as follows:

- The existing signalized access at Elbridge Payne and Chesterfield Parkway;
- Two (2) new access points off Chesterfield Parkway; and
- Two (2) access points on the north/northwestern portion of the site

County has raised concern regarding the new un-signalized intersection on Chesterfield Parkway as to whether there is adequate spacing. Both the City and County will continue to review this issue to insure that all standards are met.

Monarch Trees

Commissioner Geckeler asked if the City's Arborist inspects the site to note the quality and species of the monarch trees. Mr. Wyse confirmed that the City Arborist has performed a site inspection and has provided comments to Staff – no discrepancies were noted on the Tree Stand that was submitted.

Commissioner Geckeler requested that a copy of the Arborist's comments be provided to the Commission so that the Commission can decide which trees they may want saved based on the condition of the trees. Mr. Wyse indicated that this information will be provided.

Wellness Center

Commissioner DeGroot asked whether the Wellness Center would be utilized by both the employees and patients. Mr. Wyse suggested that this question be answered by the Petitioner.

Detention Areas

Chair Nolan asked if new detention structures are being added taking into consideration the number of new surface lots and buildings being proposed. Mr. Wyse replied that the existing infrastructure will be expanded with new detention areas being somewhat dispersed throughout the site, but predominantly along the southern portion in order to enhance the buffer.

Parking Structures

Chair Nolan inquired as to the proposed height for the garage on the north side of the site taking into consideration its proximity to Brandywine Condominiums. Mr. Wyse stated that at this time, the parking structures are proposed to be about three (3) stories. This is one of the details that will continue to evolve and any feedback from the Commission on both the height and location of the garages, along with how they are oriented in comparison to the rest of the development, is greatly appreciated.

Chair Nolan asked if both garages and surface lots will be constructed on the southern portion of the lot. Mr. Wyse replied that both will be constructed.

Mr. Wyse went on to say that preliminary discussions have been held with the Petitioner regarding the idea of trying to fit the structures into the ground instead of modifying the ground to fit the structures. In this way, there is the possibility of having a three-story garage that only appears to be one-story where it abuts the exterior of the development, with the other two stories essentially being built into the ground.

PETITIONER'S PRESENTATION:

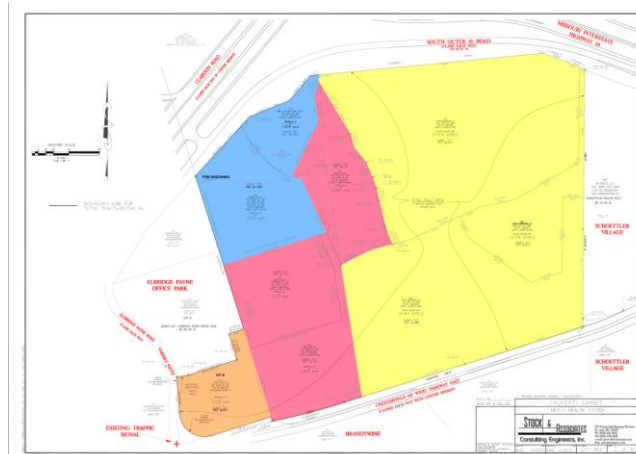
1. **Mr. Terry Bader**, Vice-President of Planning, Design and Construction for Mercy Health System, 14528 S. Outer Forty, Chesterfield, MO.

Mr. Bader stated that they are very excited about becoming part of the Chesterfield community and he feels they will be great neighbors for the area. Mercy is a "world-class medical organization" and the proposed project will be their national headquarters. As the project gets further into the planning stages, he hopes the City will welcome them to the neighborhood.

2. **Mr. Mike Doster**, Attorney on the Development Team for Mercy Health System, 16090 Swingley Ridge, Chesterfield, MO.

Mr. Doster stated that George Stock of Stock & Associates Consulting Engineers was unable to attend tonight's meeting. Any engineering questions that he is unable to answer will be directed to Mr. Stock and addressed at the Issues Meeting. Mr. Doster continued as follows:

Mercy has purchased a number of parcels and owns all the property shown in the diagram below.



- **Yellow** represents the SSM site and is zoned "PC".
- **Magenta** represents the Sachs site and is zoned "PC". This site is much more dense than the SSM site with a F.A.R. of 0.70 and approximately 250,000 square feet on nine (9) acres.
- **Blue** represents First Missouri Bank and is zoned "C8", which included 120,000 square feet and a seven (7) story office building.
- **Brown** represents a portion of the Elbridge Payne Office Park. Nothing is proposed to be built on this site. There is currently a detention facility on the site that serves the office park, which will be upgraded and maintained by Mercy. This site was obtained in order to provide access through the existing signal.

Master Plan

Mercy is developing a Master Plan for their headquarters campus, which will be developed over a ten-year period. During this time, a lot of changes in thinking and planning may occur, along with changes in the delivery of health-care. Consequently, they are interested in developing some flexibility in the ordinance that permits anticipated changes.

Near-Term Needs

The near-term needs include:

- Construction of a Virtual Care Center with anticipated completion in 2014.
- Construction of Administrative Offices with anticipated completion in 2014.

Urban Core District

The Urban Core District was selected because it affords some flexibility for both the City and the Petitioner in terms of accommodating the development and in terms of establishing development standards and conditions that are appropriate to the site and to the proposed uses.

Urban Core means that the high-density commercial developments will be in this area but Chesterfield's ordinance requires a 30% open space, with which they will comply. The ordinance also requires that conditions be set with respect to densities and height limitations. They are requesting a F.A.R. of 0.55, which is the minimum required under the "PC" District.

Preliminary Plan

The submitted Preliminary Plan shows taller buildings on the north and shorter buildings on the south. They will continue to work with Staff to develop an envelope in areas on the site that will allow for taller buildings to be built on the north and shorter buildings on the south.

Building Heights

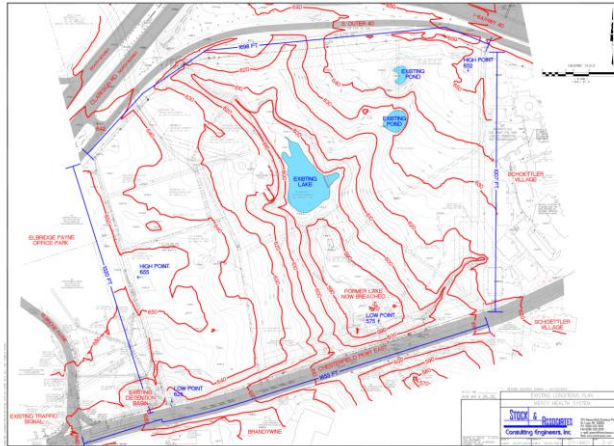
The tallest building to be constructed on the site will be six (6) stories.

Uses

The permitted and ancillary uses must be set out in the ordinance. Uses can be brought in from either existing districts or new uses can be defined. They have tried to include only terms defined in the "PC" and "MU" Districts. The only proposed use that is not found in the City's definitions is the *Wellness Center*.

Existing Conditions

The drawing below shows topographical lines appearing at every ten (10) feet of variation and elevation.



Topographical challenges include a drop of 75 feet on the site from north to south, along with the fact that the site “folds in towards the middle”. There was a lake at the southern end of the property that has been breached for a long time, so it is now a dry ravine. There is an existing lake shown towards the middle of the sight, which is relatively shallow and in disrepair. At the north of the site, along South Outer Forty, the frontage is approximately 1,700 feet; the depth of the property from north to south is approximately 1,300 feet.

Preliminary Plan

Staff had suggested that the Petitioner represent possible areas that would be defined in the ordinance where 2-4 story structures could occur and areas where 3-6 story structures could occur. The drawing below is an “early rendition” of such a depiction with 2-4 story structures on the south, and 3-6 story structures on the north.



They are working with Staff to establish a development envelope around the border of the site – it is possible that there may be different setbacks on the north, east, and west than on the south.

A lot of attention has been given to the south portion of the site. The residents of Brandywine know that the Petitioner is working in this area to create a landscaped, water feature-dominated buffer area.

Walkways and pathways will also be incorporated throughout the development, which can be accessed by the public. An area will be incorporated along Chesterfield Parkway East into Chesterfield's "Pathways along the Parkway".

DISCUSSION

Public Art

Commissioner Geckeler noted that as Mercy's national headquarters, the site will be a very important area for the City and asked if any consideration has been given to public art for the area. Mr. Doster replied that it will be considered and added that Mercy wants the site to be a signature campus for the public, for the community, and for its employees.

Meeting with Brandywine Condominiums

Ms. Nassif asked Mr. Doster to give information about the meeting held with representatives from Brandywine Condominiums. Mr. Doster stated that a meeting was held with the Trustees of Brandywine prior to the Public Hearing. Issues were discussed and he feels the reaction from the Trustees was positive. Requests from the Trustees included having the taller buildings on the north and an attractive buffer area on the south.

Orthopedic Hospital

Commissioner Midgley asked if it has been determined as to when the Orthopedic Hospital would be constructed. Mr. Doster replied that there have been discussions about the Orthopedic Hospital but no firm decision has been made at this time as to whether it will actually be a part of this development. The construction time schedule, design, and location of the hospital are still under discussion.

Mr. Doster added that while the Petitioner is requesting a *hospital* use, the orthopedic facility is not a traditional hospital – it is similar to the BJC operation east of the subject site.

Height of Buildings

Commissioner Lueking asked for clarification on the tallest building proposed for the site. Mr. Doster stated that the current Preliminary Plan shows a six (6) story building. If a six (6) story building is constructed on the north, it may mean that the site may not be built out to a full 0.55 F.A.R.

Certificate of Need

Commissioner Lueking questioned whether this project will need to go through the Certificate of Need process. Mr. Bader stated that the site will not have a traditional hospital so a certificate of need will not necessarily be in the format in

which the City is familiar. It is being classified as a hospital because any time a patient is kept over 24 hours, it must be classified as a medical center. While the State will have influence on it, it is not a Certificate of Need where more hospital beds are being requested.

Number of Employees at the Site

Commissioner Watson asked how many employees will be located on the site. Mr. Doster replied that the current number is approximately 2500-2700 employees.

Curb Cuts/Traffic Signals

Commissioner Watson asked whether the two (2) curb cuts on Chesterfield Parkway will be signalized. Mr. Doster stated that there is one (1) existing signal already on Chesterfield Parkway and they are requesting a second signal at the eastern-most curb cut on the Parkway.

It is possible, however, that the signal may be moved and that there won't be two (2) access points on the southern end of the site. There is an existing signalized intersection on Elbridge Payne. All of this is currently being reviewed by the various agencies – the City, MoDOT, and County.

Medians

Commissioner Lueking asked if the medians along Chesterfield Parkway are continuous in the area where the new signal is being proposed. Mr. Doster was unable to determine this from the Preliminary Plan drawing and stated that it would be added to their list of questions to be answered for the Issues Meeting.

Ms. Nassif pointed out that some improvements to the medians will be required depending upon the location of the signalized intersections.

Slip Ramp

Chair Nolan asked if the slip ramp shown on the Preliminary Plan will merge with the existing slip ramp or whether this is an additional slip ramp for Highway 40. She has concerns that the road at this point is going from two lanes to one lane and trying to merge on to the highway could be difficult. Mr. Doster stated that the Preliminary Plan is very conceptual at this time and has not been approved. At this time, it is not known what the ultimate configuration will be. They would like to see a slip ramp on to Highway 40 and the subject has been presented to the traffic agencies.

Ms. Nassif asked Mr. Wyse to respond and pointed out that Mr. Wyse is the City's transportation planner, who has been dealing with MoDOT and the County with respect to the City's traffic management issues.

Mr. Wyse stated that the City has a Traffic Model, along with various plans, as it specifically relates to the subject area and various improvements are shown.

Most of the improvements do not directly impact the site but a lot of the improvements indirectly impact the site. The slip ramp shown on the plan is one of the improvements called for; however, this plan is still conceptual in nature. The slip ramp will need to be approved by MoDOT and Federal Highway.

Main Entrance to the Development

Chair Nolan asked where the main entrance to the development is proposed. Mr. Wyse stated that, at this time, he expects the main entrance to be at the proposed signalized intersection on the Parkway.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL:

1. Ms. Victoria Sherman, 1895 Schoettler Valley Drive, Chesterfield, MO made the following points:
 - Chesterfield has tried to promote the idea of being a walkable community and she would like that kept in mind while this project is being reviewed.
 - Because the site is in an Urban Core neighborhood, it means that pedestrians and cyclists should be considered – not just cars.
 - Speaker asked the Commission to look at the possibility of having this development contribute to the “Pathways on the Parkway” – in particular, building the pedestrian bridge over Highway 40.
 - Schoettler Valley Drive is a Chesterfield street, which comes through a residential neighborhood and feeds directly into the Parkway. She would like to know how the new traffic lights will help or hinder the traffic along the Parkway; and whether they will draw or discourage the flow of traffic through the residential neighborhoods.
 - She feels that placing the main entrances on the north or west side of the development is preferable to having them on the south side where they would draw traffic through the residential neighborhoods.
2. Ms. Thea Burdulis, President of Brandywine Condo Association, 15631 Hedgeford Court, #11, Chesterfield MO made the following points:
 - There are 173 condo units in Brandywine, of which five (5) are villas and 168 are garden condos. Fifty-eight (58) of the units face the Parkway and some are within 20 feet of the Parkway. Consequently, the proposed project has raised several concerns for the residents.
 - While there are concerns, they want to keep communication open with the City and Mercy.
 - They have the following concerns:
 - Traffic: Their major concerns relate to traffic.
 - Noise: There is already a noise level on the Parkway affecting Brandywine and with the possibility of 2,200 more cars entering the

area, they anticipate a bigger noise issue. Docking stations, trash pick-ups, etc. are also a concern.

- Proposed Entrance: They are concerned about the entrance being proposed on the Parkway as it will affect traffic.
- Illumination: Illumination of signage and buildings is a concern with respect to how it will reflect in the evening towards Brandywine.
- Storm Water Run-off: Brandywine has both a lake and creek on its site. The lake already has silt problems from the P.F. Chang area and they have concerns that the proposed development will cause major problems to their lake.

Ms. Nassif explained that tonight's Public Hearing relates to the zoning of the site. As the City goes through the zoning process for this project, development conditions will be established. Once zoning is complete at the Planning Commission stage, it will be reviewed by the City Council. After that point, the Petitioner will submit full Site Plan drawings. It is anticipated that the full process will take place over a number of months.

3. Mr. Thomas G. Schulze, Trustee of Brandywine, 15631 Hedgeford Court, Chesterfield, MO made the following points:

- He thanked the Mayor and Councilmembers for arranging the meeting with the Petitioners.
- He has a letter from Kathy Higgins, President of Sachs Properties, dated October 10, 2000 which outlined the conditions of the development at that time – such as 1,000 feet back for the first building, four 4-story buildings with one parking garage, and Brandywine was to be named as an additional insured in their policy.
- The lake in Brandywine is the watershed for Elbridge Payne. Sachs was sued twice because Brandywine's 15-foot lake wound up being a two-foot lake and had to be drained and dredged.
- The driving on Clarkson Road from 3:30 p.m. to 7:00 p.m. is "a parking lot." Having only one outlet out of the property going north will substantially add to the existing congestion.
- Traffic currently lines up every morning along the Parkway, in front of Brandywine, in order to access the highway. Brandywine residents cannot open their windows during this time because of the exhaust fumes and noise.
- If two additional stop lights are added, there will be a total of four stoplights along the Parkway within six-tenths of a mile negatively affecting the flow of traffic.
- The residents have the following two concerns of which they would like the Commission to be cognizant:
 - What the Brandywine residents will see of the new development from their homes and how much of their homes will be seen from the development.

- The resale value of the Brandywine condo. They have concerns that the proposed development will negatively impact the resale value of the condos.

ISSUES:

1. Recreational Amenities: Mr. Wyse noted that a portion of the “Pathway on the Parkway” still needs to be constructed in this area and will be included in the Attachment A. Staff will also bring back to the Commission other ideas for how recreational amenities could be incorporated into the development, which will include looking at how recreational amenities were handled at adjacent developments. How to incorporate public art at various locations on the site will also be reviewed.
2. Monarch Trees: More detailed information regarding the condition and species of the monarch trees will be provided to the Commission.
3. Location and visual impact of parking structures and buildings as they relate to the adjacent properties.
4. Detailed site history will be provided to the Commission.
5. Traffic issues.
6. Noise and Lighting: Noise and lighting levels are restricted through the City’s ordinances. If further restrictions are appropriate for the development, they will be brought back to the Commission.
7. Lake siltation and storm water run-off.
8. Pedestrian access, including bike and ped plans
9. Internal pathways with the possibility of integrating the Pathway through this facility.
10. Provide to the Commission the elevation of the Brandywine buildings which front on the Parkway. Mr. Wyse stated that exhibits will be prepared to illustrate the height relationship across the Parkway.
11. Schoettler Valley Drive concerns with respect to traffic back-ups.
12. Clarkson Road concerns with respect to traffic back-ups.

Mr. Wyse then gave a brief synopsis of the scoping meeting the City had with the Petitioners regarding traffic concerns. He stated that Staff will be carefully reviewing the project at each of the terminating points of the Traffic Study. If anything is noted that will impact any City street in the residential areas, the City will require the scope of the study to be expanded to clearly show the impact of what is being proposed.

The Traffic Study will also incorporate residential zip code information of the employees who will work at the facility to determine the number of new trips, diverging trips, and existing trips.

Commissioner Wuennenberg read the Closing Comments for the Public Hearing.

V. APPROVAL OF MEETING MINUTES

Commissioner Wuennenberg made a motion to approve the minutes of the February 27, 2012 Planning Commission Meeting. The motion was seconded by Commissioner Lueking with a change to page 6 as follows:

Commissioner Lueking inquired as to how far the parking spaces for compact cars are from the base of the levee. Mr. Stock indicated that they are approximately ~~20~~ **10** feet from the base of the levee.

City Attorney Heggie and Ms. Nassif asked that the Recording Secretary be allowed to check the audio minutes of the meeting before voting upon the requested change.

Commissioner Lueking then made a motion to hold the vote on the meeting minutes until the next meeting. The motion was seconded by Commissioner Wuennenberg and **passed** by a voice vote of 8 to 0.

VI. PUBLIC COMMENT

A. **P.Z. 01-2012 Friendship Village of West County (15201 Olive Boulevard):**

Petitioner:

Mr. Brandon Harp, Principal at Civil Engineering Design Consultants, 11402 Gravois Road, St. Louis, MO stated he would be addressing some of the comments made at the preceding Work Session:

- The access easement issue with the adjacent property owner of the insurance company has been verbally resolved and the documents will be executed in the near future.
- They would like to address the concern about adequate parking when the Site Development Plan is submitted. They will be looking at providing a sufficient amount of parking, especially at the main entries into the buildings.
- A letter was written on February 28, 2012 to the neighboring property owner at the southwest corner of the site offering a sight-proof fence or four-foot berming, along with evergreen trees along the property line. Contact has not yet been made to determine whether the property owner is in agreement with the offer.

City Attorney Heggie asked if the Petitioner would be willing to include language in the Conditional Use Permit stating *landscaping and buffer as directed by Staff*. Mr. Harp indicated they are agreeable to adding such language.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS - None

VIII. OLD BUSINESS

- A. **P.Z. 01-2012 Friendship Village of West County (15201 Olive Boulevard)**: A request to amend Conditional Use Permit (CUP) #35 for changes to the use requirements and other development conditions in a "R4" Residence District for a 34.5 acre tract of land at the northwest corner of Olive Boulevard and Arrowhead Estates Lane. (17S320445)

Senior Planner Mara Perry stated that after holding the Public Hearing, Staff had a couple of outstanding issues which have been addressed as follows:

- **Access**: MoDOT has submitted new language regarding the access point, which has been incorporated into the Conditional Use Permit. The language allows flexibility for the access easement in that it is not tied to a specific access easement so that at any given time, the property owners can work with MoDOT and make changes to the easement.
- **Landscape**: The Conditional Use Permit includes an exhibit identifying the Greenspace Preservation area. Additional language has also been added regarding a sight-proof buffer along the northeast property line. Because of the City Attorney's request noted above, Staff will include additional language regarding a sight-proof buffer for the southwest corner of the site.
- **Parking**: Staff has reviewed the former parking requirement against the new parking requirement. The former requirement allowed 1 parking space for every 5 beds and employee parking based on a maximum shift; the new requirement allows 1 space for every 3 beds. In order to insure adequate parking on the site, the language establishing minimum parking requirements was removed. The last time that Friendship Village came in for review, the old parking ordinance was still in place so they were not held to the current parking standards. During Site Plan Review, Staff will make sure that parking is addressed.

DISCUSSION

Parking

Commissioner Watson stated that since the City does not distinguish between private parking and public parking, and if the garage parking is restricted to residents and employees, then he feels that "those parking spaces don't count as parking spaces". He has concern that if the residents have garages with doors, then visitors will not have the opportunity to use those spaces.

Ms. Perry stated she understands the concern. When site plans are submitted, Staff will review and make sure that the number of overall parking spaces meets the requirements.

City Attorney Heggie confirmed that under the City's current parking ordinance, private parking still counts as parking.

Commissioner DeGroot asked if Staff feels there is adequate parking for the site. Ms. Perry stated that Staff has visited the site on several occasions and has found available parking in multiple locations across the site. Also, Staff has not received any complaints regarding cars being parked outside of the development.

Commissioner DeGroot asked if the site meets the City's parking requirements, as submitted. Ms. Perry replied that Staff is not reviewing parking with this CUP request. The previously-approved plan had parking in excess of the required amount of parking, but this was parked at the old Code requirements. Under the new Code, the site would still meet parking requirements but there would not be as much additional parking.

Ms. Nassif pointed out that the previous Conditional Use Permit had an actual parking number specified in the ordinance requiring 356 spaces. This language has been removed because when the site is parked to Code, it requires substantially more than that.

City Attorney Heggie also pointed out that the Monarch Fire District conducts fire inspections at various times. If they believe there is an issue with an access point because of parked cars in the area, they will post appropriate signs. In this particular project, there are places for the overflow parking so that cars are not parking on the major thoroughfares.

Landscape

Regarding the landscape buffers, Ms. Nassif stated that Staff has already reviewed this and suggests the following change to the language in the Conditional Use Permit: **(change shown in bold)**

5. Landscape Requirements

- a. Required landscape buffers along the **northeast** property line shall be designed with a mixture of landscape materials and fencing in such a manner as to provide a sight-proof buffer as directed by the City of Chesterfield.

Commissioner Lueking made a motion to approve P.Z. 01-2012 Friendship Village of West County (15201 Olive Boulevard) with an amendment to the

Conditional Use Permit as noted above. The motion was seconded by Commissioner Midgley.

Upon roll call, the vote was as follows:

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

Nay: None

The motion passed by a vote of 8 to 0.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 8:42 p.m.

Michael Watson, Secretary