CORRECTED

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

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

I. PRESENT ABSENT

Mr. Mike Kodner Chairman
Fred Broemmer
Mr. Dan Layton, Jr.
Ms. Stephanie Macaluso
Ms. Rachel Nolen
Mr. Jerry Right
Ms. Victoria Sherman
Mr. B. G. Wardlaw
Vice Chairman David Banks
Mr. Doug Beach, City Attorney
Mr. John Nations, Council Liaison
Ms. Teresa Price, Director of Planning
Mr. Tom Blanchard, Project Planner
Mr. Matt Brandmeyer, Project Planner
Mr. Paul DeLuca, Project Planner
Ms. Kathy Lone, Executive Secretary/Planning Assistant

II. INVOCATION: Commissioner Layton

III. PLEDGE OF ALLEGIANCE: All

Vice Chairman Banks recognized the attendance of Councilmember Dan Hurt (Ward III), Councilmember Mary Brown (Ward IV) and Council Liaison John Nations (Ward II).

IV. PUBLIC HEARINGS:

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

A. P.Z. 5-2001 Chesterfield Ridge; a request for a change of zoning from a "NU" Non-Urban to a "R-5" Residential District for 8.4 acres of land located on Clarkson Road, south of Leiman Drive. (Locator Numbers 19T 32 0040, 19T 32 0062, and 19S 11 0017).
AND
B. P.Z. 6-2001 Chesterfield Ridge; a request for a change of zoning from a "R-5" Residential District to a "PEU" Planned Environment Unit District for 8.4 acres of land located on Clarkson Road, south of Leiman Drive. (Locator Numbers 19T 32 0040, 19T 32 0062, and 19S 11 0017).
Proposed Use:
Single Family Attached

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

1. Mr. Ed Griesedieck, One City Center, St. Louis, MO, attorney for P.Z. 5-2001 Chesterfield Ridge and P.Z. 6-2001 Chesterfield Ridge;

· Petitioner is Kemp Homes;
· Site is 8.4 acres;
· Rezoning from 'NU' to 'R-5;'
· Low density development;
· 33 attached homes-13 buildings;
· 2 and 3 unit buildings, 7 triplexes and 6 duplexes;
· Approximately one (1) building for every .64 acres;
· Petitioner has met with neighboring residents;
· Plan has been adapted to concerns of neighboring residents;
· Units will be brick or frame, depending on the style of building;
· Each unit will have a different setback for a staggered look;
· 75% of the units will be ranch style, others will be 1 ½ story;
· Units will range from 1,800 square feet to 3,400 square feet;
· Units will be maintained by the Homeowner's Association;
· Units will cost between $350,000 to $500,000 each;
· Units fit well with the topography and transitional uses in the area;
· There will be one (1) entrance along Clarkson Road;
· Site will have low-level residential lighting;
· There will be a berm with plantings along Clarkson Road;
· Petitioner intends to preserve most of the landscaping along Old Clarkson Road;
· Petitioner would plant additional double stack trees in area where the brush is not able to be saved;

· Petitioner intends to heavily buffer and tree both Clarkson Road and Old Clarkson Road;

· Storm water – There is a large pond located directly across from the site. Presently, the water from the entire site enters the lake at three (3) different points. Residents do not want this proposed site to negatively impact their lake and storm water carriage;
· Speaker stated that the water for the entire site would be picked up midway back on the proposed site (over 75% of the site) and taken to detention pond. The detention pond would be metered off down stream from the lake;
· Storm water would be according to MSD standards and City of Chesterfield regulations;
· Sidewalks would be five (5) feet wide along Clarkson Road and internally;
· Speaker stated that presently there are three (3) curb cuts onto Clarkson Road. If two (2) of the entrances are removed, there could be one (1) entrance across from the Forest Meadows Subdivision entrance;
· Speaker stated that the neighboring residents do not want access onto Old Clarkson Road;
· Speaker stated that most of the traffic would be at off-peak times;
· Streets would be 26-foot wide pavements with 40-foot right-of-way, built according to City standards and dedicated for public use;
· No variances for the site have been requested.

DISCUSSION/COMMENTS

Commissioner Kodner stated that he would like sprinkler taps installed for lots 1 and 9 and opposite lot 33.

Councilmember Nations expressed concern with more storm water draining into the Old Clarkson Forest Lake than what currently is draining there.

Mr. Griesedieck stated that currently there are three (3) storm water discharge tanks into the lake from this parcel of property. With the new proposal, water will go into the detention pond and the detention pond will discharge down stream from the lake. There will not be additional discharge into the lake but would discharge where the lake currently discharges.

Mr. Griesedieck stated that the petitioner would propose that there is no discharge into the lake. The petitioner would work with the City to set up temporary detention at the beginning of the development and then put in appropriate siltation control so they would not discharge and silt the lake.

City Attorney Doug Beach stated that a condition in Attachment A would require the petitioner to measure the siltation level of the lake before and after development and anything added would have to be removed.

SPEAKERS IN OPPOSITION –

1. Mr. Marshall Galliers, 1936 Rustic Oak Road, Chesterfield, MO 63017, President of the trustees of Old Clarkson Forest Subdivision, speaking in opposition to P.Z. 5-2001 Chesterfield Ridge and P.Z. 6-2001 Chesterfield Ridge;

· Speaker stated that he is opposed to the density and asked that the Architectural Review Board (ARB) review the density;
· Speaker stated that he is concerned about the water run-off and the threat to silt.

2. Ms. Kathleen Nigro, 15975 Quiet Oak Road, Chesterfield, MO 63017, resident of Old Clarkson Forest Subdivision, speaking in opposition to P.Z. 5-2001 Chesterfield Ridge and P.Z. 6-2001 Chesterfield Ridge;

· Speaker expressed concern with the density and aesthetics of the proposed development;
· Speaker stated that she is concerned with increased light, glare and heightened noise reverberation due to the proposed density;
· Speaker stated that she is concerned about the property values;
· Speaker recommended that the City's consulting arborist carefully evaluate the wooded areas and monarch trees on the proposed site;
· Speaker asked that the Architectural Review Board (ARB) review all plans for compliance with the City's Design Guidelines.

3. Ms. Drucilla A. Thomas, 15959 Quiet Oak Road, Chesterfield, MO 63017, Chair of the Subdivision Committee on the Impact of Chesterfield Ridge, speaking in opposition to P.Z. 5-2001 Chesterfield Ridge and P.Z. 6-2001 Chesterfield Ridge;

· Speaker expressed concern with the density of the proposed development;
· Speaker recommended that the proposed site's basin be discharged downstream to the north side of the Old Clarkson Forest Subdivision entrance to avoid overburdening their outflow structure;
· Speaker stated that there is no emergency over-flow system indicated on the site plan.

SPEAKERS IN FAVOR –

4. Mr. Ted Allison, 2126 Chesterfield Place, Chesterfield, MO 63017, resident of Chesterfield Place Subdivision, speaking in favor of P.Z. 5-2001 Chesterfield Ridge and P.Z. 6-2001 Chesterfield Ridge;

· Speaker stated that he recognizes that this area will be developed and this proposal appears to be a good development in many respects;

· Speaker expressed concern with the height of the buildings and asked that the buildings be restricted to 1-story to retain the residential character;
· Speaker asked that the petitioner be required to leave the brush and natural growth along Old Clarkson Road;
· Speaker stated that the petitioner has not provided drainage for the lower third of the proposed site.

5. Mr. Bob Tschopp, 1922 Mistflower Glen, Chesterfield, MO 63005, representing Forest Meadows Subdivision, speaking in favor of P.Z. 5-2001 Chesterfield Ridge and P.Z. 6-2001 Chesterfield Ridge;

· Speaker expressed his concern for the need of a traffic signal at this entrance due to the traffic;
· Speaker stated that he would rather have this site developed residential than commercial.

SPEAKERS – NEUTRAL – None

REBUTTAL –

Mr. Greisedieck stated the following:
· That this proposal must be R-5/PEU due to the various zoning definitions;
· This proposal is consistent with the Master Plan;
· Petitioner will work with the residents with regards to their concerns;
· Will buffer site to Clarkson Road and Old Clarkson Road;
· There will be no negative impact with the storm water;
· Petitioner wants a top-notch development.

Commissioner Wardlaw stated that he wants to see a survey of the trees that could be saved up into the site and architectural elevations along Old Clarkson Road.

Mr. Greisedieck stated that he would provide these.

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

· The distance of the buildings from the retaining wall at the Sunrise Assisted Living facility;
· Irrigation sleeves/system to the common area;
· Maximum square footage of each building unit;
· Storm water run-off on properties to the east;
· Siltation controls before and after construction, including a measurement for effects on the existing lake;
· Cross section drawing of actual buildings including architectural elevations and a tree study to be provided;

· Whether the cul-de-sac is wide enough for school bus turnaround;
· Fencing at the rear of the property;
· Opinion from MoDOT concerning access on Old Clarkson Road versus safety on Clarkson Road;
· Cross section of the detention basin;
· Ratio and percentage of green space for residential;
· Show driveways on plan;
· Could the zoning be changed to an R-3 or R-4 with a PEU;
· The following issues presented by residents:
- Loss of vegetation and the need for the City's tree consultant to review the tree plan;
- ARB review of elevations and landscape plan;
- Alteration of existing landform as written in the Comprehensive Plan;
- Light glare and noise from the proposed development;
- Tree preservation and open space;
- Storm water run-off and the potential for discharge downstream from Old Clarkson Forest Subdivision;
- Structural integrity of the proposed detention basin;
- Possibility of a traffic light at the beginning of the construction phase.

Vice Chairman Banks stated that P.Z. 5-2001 Chesterfield Ridge and P.Z. 6-2001 Chesterfield Ridge would not go to the Architectural Review Board (ARB) at this time.

Commissioner Nolen read the middle portion of the Opening Comments.

C. 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.

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

(g) Automatic vending facilities for:

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

(ii) Beverages;

(iii) Confections.

(h) Broadcasting studios for radio and television.

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

(k) Business service establishments.

(l) Cafeterias for employees and guests only.

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

(q) Financial institutions.

(r) Fishing tackle and bait shops. Open storage and display are prohibited.

(y) Hotels and motels.

Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:

(i) Adequately screened with landscaping, fencing or walls, or any combination thereof; or

(ii) Placed underground; or

(iii) Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted to the Department of Planning for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning.

(dd) Mail order sale warehouses.

(ff) Manufacturing, fabrication, assembly, processing, or packaging of any commodity except:

(i) Facilities producing or processing explosives or flammable gases or liquids;

(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.

(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.

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

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

1. Ms. Angie Kelly, Doster, Robinson, James, Hutchinson & Ullom, 16476 Chesterfield Airport Road, Chesterfield, MO 63017, attorney for P.Z. 7-2001 Chesterfield Technology Park, Phase II;

· Petitioner is THF Chesterfield For Development, LLC;
· Architect – TR,I Architekts;
· Engineer – Wolverton and Associates;
· Rezoning from ‘NU’ to ‘PI’ Planning Industrial;
· Site is 21.6 acres;
· Approximately 1/3 acre will be dedicated right-of-way for Public Works Drive;
· Site has frontage on Chesterfield Airport Road, Public Works Drive and Edison Avenue;
· Two (2) office/warehouse buildings are proposed: 105,450 square feet and 95,560 square feet;

· Three (3) outlots, approximately 1/3 acre each;
· No direct access to Chesterfield Airport Road;
· Over one (1) acre of storm water detention along the eastern property boundary.

2. Mr. Dean Burns, THF Realty, 2127 Innerbelt Business Center Drive, St. Louis, MO, petitioner for P.Z., 7-2001 Chesterfield Technology Park, Phase II;

· Speaker stated that he was present to answer questions;
· Speaker stated that there currently are not any tenants for these buildings.

SPEAKERS IN FAVOR – None

SPEAKERS IN OPPOSITION – None

SPEAKERS NEUTRAL – None

REBUTTAL - None

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

· Compatibility with Phase I;
· Feasibility access point onto Chesterfield Airport Road on the eastern side of the development;
· Review of the following permitted uses: 'r,' 'y,' 'ooo,' 'ppp,' and 'qqq;'
· Green space percentage.

Commissioner Nolen read the closing portion of the Opening Comments.

V. APPROVAL OF MEETING MINUTES

Commissioner Sherman made a motion to approve the February 12, 2001 Meeting Minutes. The motion was seconded by Commissioner Kodner and passes by a voice vote of 8 to 0.

VI. PUBLIC COMMENT

1. Mr. Mike Doster, 16476 Chesterfield Airport Road, Chesterfield, MO, speaking in favor of
P.Z. 43-1999 SSM Women's Health Care Central Region;

· Speaker stated that a report would be presented at the March 12, 2001 Planning Commission Meeting on the status of this petition;
· Speaker stated that a written report would be presented to Staff in advance of the meeting.

2. Mr. Robert Boland, 27 Chesterton Lane, Chesterfield, MO 63017, architect for P.Z. 02-2001 Insituform Technologies;

· Speaker stated that he has additional information to provide to the Planning Commission with regards to the above petition;
· The building height has been approved by the FAA;
· Green space percentage is 28.2%.

3. Mr. Ted Allison, 2126 Chesterfield Place, Chesterfield, MO, speaking neutral to P.Z. 01-2001 City of Chesterfield Planning Commission;

· Speaker asked the Planning Commission to delay voting on this petition tonight. The public hearing held this evening for P.Z. 5-2001 Chesterfield Ridge and P.Z. 6-2001 Chesterfield Ridge does not agree with Item #4 of this petition.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

A. St. Louis Family Church : An Amended Site Development Plan for a 16.7 acre "PI" Planned Industrial District located on the south side of Chesterfield Airport Road, west of Valley Center Drive.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Amended Site Development Plan for St. Louis Family Church with the addition that the Department of Public Works and the Department of Planning review the possibility of adding open space paver blocks to certain areas and, if not feasible, return to the original plan presented. The motion was seconded by Commissioner Layton and passes by a voice vote of 8 to 0.

B. One Chesterfield Place: an Amended Architectural Design for a 6.4-acre Planned Commercial District located on North Outer Forty, west of Bonhomme Presbyterian Church. (Ordinance Number 1660)

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Amended Architectural Design for One Chesterfield Place. The motion was seconded by Commissioner Kodner and passes by a voice vote of 8 to 0.

C. John Andrews – Garage: Site Development Plan, Architectural Elevations and Landscape Plan for a garage located at 17667 Wildhorse Creek Road.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Site Development Plan, Architectural Elevations and Landscape Plan for John Andrews - Garage. The motion was seconded by Commissioner Kodner and passes by a voice vote of 8 to 0.

VIII. OLD BUSINESS

A. P.Z. 43-1999 SSM Women's Health Care Central Region; a request for a change in zoning from "C-8" Planned Commercial District to "PC" Planned Commercial District for a 23.973 acre tract of land located on South Outer Forty, with frontage on Chesterfield Parkway East, east of Clarkson Road/State Highway 340. See public hearing notice for proposed uses.

Permitted Uses

A. The uses allowed in this "PC" Planned Commercial District shall be:

1. Associated work and storage areas required by a business, firm, or service to carry on business operations;

2. Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly;

3. Automatic vending facilities for:

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

(ii) Beverages;

(iii) Confections;

4. Barber shops and beauty parlors;

5. Bookstores;

6. Cafeterias for employees and guests only;

7. Child care centers, nursery schools, and day nurseries;

8. Dry cleaning drop-off and pick-up stations;

9. Film drop-off and pick-up stations;

10. Financial institutions;

11. Hospitals;

12. Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:

(i) Adequately screened with landscaping, fencing or walls, or any combination thereof; or

(ii) Placed underground; or

(iii) Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted to the Department of Planning for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning;

13. Medical and dental offices;

14. Offices or office buildings;
15. 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;
16. Public utility facilities;
17. Recreational facilities consisting of an outdoor exercise path;
18. Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith;
19.Restaurants, sit down;
20.Permitted signs (See Section 1003.168 'Sign Regulations');
21.Souvenir shops and stands, no including any zoological displays, or permanent open storage and display of manufacturing goods;
21. 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;
Restrictions
1. Uses 4,5,7,8,9,10,19,21 & 22 above are only permitted as ancillary uses and shall be located either in the hospital structure or in one of the medical office buildings. They are not permitted as the only use

in a freestanding building.
2. The indoor sale of motor vehicles is prohibited.

Commissioner Layton made a motion to hold P.Z. 43-1999 SSM Women's Health Care Central Region until the March 12, 2001 Planning Commission Meeting when the petitioner will give a report. The motion was seconded by Commissioner Kodner and passes by a voice vote of 8 to 0.

B. P.Z. 24-2000 Precision Properties: a request for a change of zoning from an "M-3" Planned Industrial District to "PI" Planned Industrial District for 2.84 acres of land located on North Outer 40 Road, west of Long Road. (Locator Number 17V-63-0026).
Proposed uses:
(ii) office or office buildings

Project Planner Paul DeLuca gave an overview of this petition.

Commissioner Kodner made a motion to approve P.Z. 24-2000 Precision Properties. The motion was seconded by Commissioner Right.

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

The motion was approved by a vote of 8 to 0.

C. P.Z. 1-2001 City of Chesterfield Planning Commission; a proposal to amend the City 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. (This item to be held until March 26, 2001.)
2. Establish definitions for Land Use Terms. (This item to be voted on tonight.)
3. Adopt a policy relative to the transportation model to consider its use in future development decisions. (This item to be held until March 26, 2001.)
4. Adopt a policy relating to access management on Clarkson Road, south of the Sunrise Assisted Living nursing facility. (This item to be voted on tonight.)
Commissioner Layton made a motion to accept Item #2: 'Establish definitions for Land Use Terms,' for the Comprehensive Plan as shown on the attachment. The motion was seconded by Commissioner Kodner.

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

The motion was approved by a vote of 8 to 0.

City Attorney Beach stated that in the Item #4 paragraph, the main point is the desire to only have one (1) access onto Clarkson Road for this section. City Attorney Beach suggested language for clarification of the single access.

Discussion following concerning the single access and possibbility of a traffic light in this area.

Commissioner Layton made a motion to approve Item #4, 'Adopt a policy relating to access management on Clarkson Road, south of the Sunrise Assisted Living nursing facility;' with the following modifications:

Delete the sentence: No parking shall be permitted on either side of this road.
Add the following sentence as the last line of the paragraph: Variation of the location of the interior road can be allowed but a single access to Clarkson Road must be as shown.

The motion was seconded by Commissioner Kodner.

Commissioner Nolen made an amendment to the motion to remove the following sentence: A traffic signal is anticipated at some point for this intersection.

Commissioner Layton and Commissioner Kodner accepted the amendment to their motion.

The modied policy is as follows:

To facilitate the development of the properties east of Clarkson Road, south of the Sunrise Assisted Living facility, a public road twenty-six feet wide shall be built with a setback of eight (80) feet from Clarkson Road. No parking shall be permitted on either side of this road. A sidewalk will be built along the Clarkson Road side of the new road. There will be a single point of access for these properties directly aligned with Forest Meadows Drive. A traffic signal is anticipated at some point for this intersection. If development of the first parcel in this area is not directly across from Forest Meadows Drive, a temporary connection to Clarkson Road may be permitted until sufficient portions of the public road are constructed and permanent access via Forest Meadows Drive made available. An engineering design for the entire public roadway is required in conjunction with development of the first parcel of land. Variation of the location of the interior road can be allowed but a single access to Clarkson Road must be as shown.

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

The motion was approved by a vote of 8 to 0.

D. P.Z. 02-2001 Insituform Technologies; an ordinance amending City of Chesterfield Ordinance #1455, relating to a "PC" Planned Commercial District for 5.591 acres of land located south of Chesterfield Airport Road and west of Cepi Drive. (Locator Number 17V24-0153).

A. Permitted land uses and developments

(ii) Offices or office buildings.

(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.

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

Project Planner Matt Brandmeyer gave an overview of this petition.

The Planning Commission would like 'building height' added to the list of issues to be reviewed and addressed.

Vice Chairman Banks stated that P.Z. 02-2001 Insituform Technologies would be held until all issues and agency comments are reviewed and addressed.

E. P.Z. 4-2001 City of Chesterfield Planning Commission; a proposal to amend the City of Chesterfield Zoning Ordinance to:

1. Require requested uses to be representative of those proposed on the preliminary site development plan in the "PC" Planned Commercial and "PI" Planned Industrial Districts.
2. Remove "Drive-in Theaters" as a use from use (a) "Amusement parks, drive-in theaters, and zoological parks" in the "PC" Planned Commercial District.
3. Remove "Live animals" as a use from use (rrr) "Warehousing, storage or wholesaling of manufactured commodities, live animals, explosives or flammable gases and liquids." in the "PI" Planned Industrial District.
4. Remove uses (c), (aa), (ee), (jj), (aaa), (fff), (jjj) and (mmm) in their entirety from the "PI" Planned Industrial" District.
5. Require a Preliminary Plan in all three development options available in the "E-1", "E-2" and "E-3" Estate Districts.

Commissioner Layton made a motion to approve P.Z. 4-2001 City of Chesterfield Planning Commission. The motion was seconded by Commissioner Macaluso.

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

The motion was approved by a vote of 8 to 0.

IX. NEW BUSINESS –

A. Discussion about the creation of retail development standards addressing green space, setbacks, parking and structure height.

City Attorney Beach stated that the City is developing policy with regards to density in the retail area for new retail development. General concept and policy lines have been generated for recommendation to move forward for publication and public hearing to become part of the Zoning Ordinance.

40% green space if new retail center is adjacent to other retail;
45% green space if new retail center is adjacent to residential;
Maximum footprint for the project would be approximately 25%;

Setbacks varying from 0 to 35 feet, if next to R-3, R-2 or R-1 development;
Setback of 30 feet if R-4 development;
Setback of 25 feet if R-5 development;
Parking ratio be 5/1000;
Building height for retail-still being worked out.

Commissioner Layton made a motion to move the above items on retail development standards forward for publication and a public hearing. The motion was seconded by Commissioner Sherman and passes by a voice vote of 8 to 0.

X. COMMITTEE REPORTS:

A. Committee of the Whole –
B. Ordinance Review Committee –
C. Architectural Review Committee –
D. Site Plan
E. Landscape Committee –

Commissioner Right made a motion to approve the Landscape Guidelines as presented. The motion was seconded by Commissioner Kodner and passes by a voice vote of 8 to 0.

F. Procedures and Planning Committee
G. Architectural Review Board Update

There was a unanimous motion to adjourn the meeting at 9:25 p.m.

_____
Victoria Sherman, Secretary