

**PLANNING COMMISSION  
OF THE CITY OF CHESTERFIELD  
AT CHESTERFIELD CITY HALL  
FEBRUARY 22, 2016**

The meeting was called to order at 7:05 p.m.

**I. ROLL CALL**

**PRESENT**

**ABSENT**

Ms. Wendy Geckeler  
Ms. Merrell Hansen  
Ms. Allison Harris  
Ms. Laura Lueking  
Ms. Debbie Midgley  
Ms. Amy Nolan  
Mr. Guy Tilman  
Mr. Steven Wuennenberg  
Chair Stanley Proctor

Councilmember Connie Fults, Council Liaison  
Interim City Attorney Harry O'Rourke  
Ms. Aimee Nassif, Planning & Development Services Director  
Ms. Jessica Henry, Project Planner  
Ms. Mary Ann Madden, Recording Secretary

Chair Proctor acknowledged the attendance of Councilmember Connie Fults, Council Liaison.

**II. PLEDGE OF ALLEGIANCE**

**III. SILENT PRAYER**

**IV. PUBLIC HEARINGS – None**

**V. APPROVAL OF MEETING SUMMARY**

Commissioner Nolan made a motion to approve the Meeting Summary of the February 8, 2016 Planning Commission Meeting. The motion was seconded by Commissioner Midgley.

Commissioner Lueking raised a question about the minutes but after a review of the written summary, it was determined that the Meeting Summary was correct as presented.

The motion to approve passed by a voice vote of 9 to 0.

## VI. PUBLIC COMMENT

The following individuals, representing the Development Team for **Four Seasons Plaza, Lot 2 (Panera)** were available for questions:

1. Mr. Mike Doster, Attorney on the Development Team, 16090 Swingley Ridge Road, Chesterfield, MO.
2. Mr. Terry Dawdy, Architect, Dawdy & Associates, Inc., 1850 Craigshire Road, St. Louis, MO.
3. Mr. Ken Capps, Capitol Land Company, 11850 Studt Avenue, St. Louis, MO.
4. Mr. Brian Rensing, Transportation Engineer, CBB, 12400 Olive Boulevard, St. Louis, MO.
5. Mr. Philip Wentz, McClure Engineering, 4545 Oleatha Avenue, St. Louis, MO.
6. Mr. Pat Cunningham, Capitol Land Company, 11850 Studt Avenue, St. Louis, MO.

### Discussion

Commissioner Lueking asked if hours of operation had been established for this development. It was pointed out that page 4 of the Staff Report notes that the *hours of operation for the Fast-Casual type of Fast-Food restaurant shall be 6:00 a.m. to 10:00 p.m.*

Commissioner Geckeler referred to the trees that will be planted off-site and inquired as to who will be responsible for their care. Mr. Doster stated that since the trees are being planted on the property of the adjacent apartments, it will be that property owner's responsibility to maintain them.

## VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. **Downtown Chesterfield (P.Z. 45-2007 Time Extension)**: A request for a twenty-four (24) month extension of time to submit a Site Development Concept Plan for a 98.10 acre tract of land zoned "PC&R" Planned Commercial and Residential District located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West.

**Commissioner Wuennenberg**, representing the Site Plan Committee, made a motion recommending approval of a twenty-four (24) month extension of time to submit a Site Development Concept Plan for **Downtown Chesterfield (P.Z. 45-2007)**. The motion was seconded by Commissioner Hansen and **passed** by a voice vote of 9 to 0.

- B. **Four Seasons Plaza, Lot 2 (Panera)**: An Amended Site Development Plan, Amended Landscape Plan, Partial Amended Lighting Plan, Amended Architectural Elevations and an Architect's Statement of Design for an 8.29 acre tract of land zoned "PC" Planned Commercial District located on the south side of Olive Boulevard west of its intersection with Woods Mill Road.

Commissioner Wuennenberg stated that the discussion on this project had not been completed at the earlier Site Plan Committee Meeting and opened the floor for continued discussion.

### **Restaurant Type**

Commissioner Lueking noted that in a couple of instances, the Staff Report refers to *fast food drive-thru* rather than *fast food-casual* and asked for confirmation that a fast food restaurant, such as a Burger King, would be precluded from this site. Ms. Aimee Nassif, Planning and Development Services Director stated that the governing ordinance for this site stipulates *Fast-Casual type of Fast-Food restaurant*, which would preclude the typical fast food restaurant.

Commissioner Tilman referred to page 4 of the Staff Report which lists the specific restrictions for the proposed Panera Bread drive-thru restaurant, as outlined in Ordinance 2855, and asked if these restrictions would apply to any subsequent tenant for this space. Ms. Jessica Henry, Project Planner, confirmed that these restrictions would apply to any user moving into this tenant space.

### **Fence**

Commissioner Nolan inquired as to who would be responsible for maintaining the clear-coat finish of the sound-proof fence. Mr. Terry Dawdy stated that the material specified for the fence is an exterior grade, clear-coat finish and will be the landlord's responsibility to maintain.

### **Lighting**

Commissioner Tilman asked if the residents behind the facility will benefit from the lighting change by having reduced light bleed. Ms. Henry replied that the current light fixture utilizes two open flood lights mounted at 35 feet and the proposed fixture will be fully-shielded, full cut-off optics mounted at 20 feet.

### **Parking/Circulation**

Commissioner Wuennenberg questioned if there is any way to improve the parking and circulation of the site. Commissioner Hansen also expressed concern about circulation and asked if the circulation situation could be re-addressed in the event it becomes a problem once the restaurant is operating.

Ms. Nassif replied that Staff has performed a technical review of the circulation and did not find information to support that vehicles would be blocking the public roadway system (Olive Boulevard). She then asked the Applicant to address concerns regarding the internal circulation.

Mr. Doster explained that during this process there were concerns expressed about both pedestrian and vehicular circulation. In order to address these concerns, they obtained information from Panera who indicated that the subject site will probably be their lowest volume drive-thru facility in the metropolitan area. In terms of queuing, Panera feels they will need, at most, 4-6 car spaces; the site provides queuing for 10 cars in order to

prevent any queuing issues that could disrupt the traffic flow in the rest of the center. During the zoning process, the Applicant obtained a traffic and pedestrian circulation study from CBB, and CBB has concluded that there will not be any issues. Mr. Doster added that all of CBB's recommendations have been adopted by the landlord and made a part of the plan. Although not anticipated, if circulation would become a problem, Mr. Doster stated that the landlord and Panera will be motivated to address it.

Chair Proctor asked if the queuing would be monitored so any problems could be readily recognized. Mr. Doster stated that Panera wants to move customers through the drive-thru as quickly as possible. Panera does internally track the number of cars using the drive-thru during specific time periods, so queuing could be monitored from that standpoint. The CBB study contemplated that there would be 100 cars utilizing the drive-thru in a 2-hour span, which is not considered a lot of drive-thru traffic.

#### **Highland Park Drive/ Four-Way Intersection**

Regarding questions about Highland Park Drive, Ms. Nassif stated that this road is a private access drive which does not allow parking along it.

Commissioner Tilman asked if the residents have been informed of the proposed four-way intersection that will be installed if this project is approved. Mr. Doster stated that they have been in contact with the subdivision trustees and the residents adjoining the center, but he could not confirm that they know about the four-way stop. However, the trustees and residents are aware of some specifics about Highland Park Drive.

Mr. Doster explained that there is no platted street called Highland Park; nor is there a permanent easement for Highland Park. In their discussions with the trustees, the Applicant agreed to grant the trustees a permanent, non-exclusive easement for the benefit of the property owners. This easement has been executed and is in escrow with a title company, and will be released and recorded if the site plan is approved.

Responding to Commissioner Lueking, Mr. Doster confirmed that in the past there were times when a chain was placed across Highland Park Drive but it is not there now. The Fire District has also confirmed that they do not consider Highland Park as an emergency access. Highland Park is now openly used by the residents of Four Seasons subdivision.

**Commissioner Lueking made a motion recommending approval of an Amended Site Development Plan, Amended Landscape Plan, Partial Amended Lighting Plan, Amended Architectural Elevations and an Architect's Statement of Design for Four Seasons Plaza, Lot 2 (Panera). The motion was seconded by Commissioner Geckeler and passed by a voice vote of 9 to 0.**

**VIII. OLD BUSINESS - None**

**IX. NEW BUSINESS - None**

**X. COMMITTEE REPORTS - None**

## **XI. ADJOURNMENT**

The meeting adjourned at 7:26 p.m.

---

Steve Wuennenberg, Secretary

DRAFT