



**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
MARCH 11, 2019**

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

I. ROLL CALL

PRESENT

Commissioner Allison Harris
Commissioner John Marino
Commissioner Debbie Midgley
Commissioner Mary Monachella
Commissioner James Rosenauer
Commissioner Gene Schenberg
Commissioner Steven Wuennenberg
Chair Merrell Hansen

ABSENT

Commissioner Guy Tilman

Councilmember Dan Hurt, Council Liaison
Mr. Mark Lee, representing City Attorney Christopher Graville
Mr. Justin Wyse, Director of Planning & Development Services
Ms. Jessica Henry, Assistant City Planner
Ms. Kathy Reiter, Executive Assistant
Ms. Mary Ann Madden, Recording Secretary

Chair Hansen acknowledged the attendance of Councilmember Dan Hurt, Council Liaison; Councilmember Mary Ann Mastorakos, Ward II; and Councilmember Michelle Ohley, Ward IV.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

Commissioner Wuennenberg made a motion to modify the agenda to move Item VII before the Public Hearing. The motion was seconded by Commissioner Schenberg and passed by a voice vote of 8 to 0.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. 18047 Wild Horse Creek Rd (Corey and Lisa Meyer):** A request for a residential addition exceeding 1,000 square feet and 30% of the existing floor area for a property zoned "NU" Non-Urban District and located on the north side of Wild Horse Creek Road

Commissioner Midgley, representing the Site Plan Committee, made a motion recommending approval of the residential addition for **18047 Wild Horse Creek Rd.** The motion was seconded by Commissioner Wuennenberg and **passed** by a voice vote of 8 to 0.

- B. **Windsor Crossing Community Church, Sign Package:** A request for a Sign Package for a 38 acre tract of land located east of Eatherton Road, directly north of the Pacific Railroad tracks.

Commissioner Midgley, representing the Site Plan Committee, made a motion recommending approval of the Sign Package for **Windsor Crossing Community Church.** The motion was seconded by Commissioner Schenberg.

Chair Hansen noted that there had been considerable discussion at the earlier Site Plan Committee meeting on the proposed Sign Package because the request is beyond the norm. She pointed out that this particular area will continue to be developed and the Planning Commission is sensitive to the placement of signs. It was determined that the request has met specific criteria with respect to the size of the lot and the unusual structure of the roads within the development.

Upon call for a vote, the above motion **passed** by a voice vote of 8 to 0.

- C. **Chesterfield Commons West, Lot 6C (320 THF Blvd) Amended Architectural Elevations & Partial Amended Lighting Plan:** Amended Architectural Elevations and Partial Amended Lighting Plan for a retail anchor on a 6.824 acre tract of land, zoned "PC" Planned Commercial District located on the southwest corner of the intersection of THF Boulevard and RHL Drive (17U330343).

Commissioner Midgley, representing the Site Plan Committee, made a motion recommending approval of the Amended Architectural Elevations and Partial Amended Lighting Plan for **Chesterfield Commons West, Lot 6C (320 THF Blvd).** The motion was seconded by Commissioner Wuennenberg.

Chair Hansen stated that during the earlier Site Plan Committee meeting, all the Commissioners expressed their agreement with the proposed changes.

Upon call for a vote, the above motion **passed** by a voice vote of 8 to 0.

IV. **PUBLIC HEARINGS** – Commissioner Midgley read the "Opening Comments" for the Public Hearing.

- A. **P.Z. 01-2019 Chesterfield Outlets (TSG Chesterfield Lifestyle, LLC):** An ordinance amending City of Chesterfield Ordinance 2682 for a 48.125 acre tract of land located north of North Outer 40 Road and east of Boone's Crossing. (17T420027)

STAFF PRESENTATION:

Ms. Jessica Henry, Assistant City Planner gave a PowerPoint presentation showing photographs of the site and surrounding area. She noted that currently the 48-acre tract of land is all one lot and is functioning as Chesterfield Outlets.

Site History

The subject site was “NU” Non-Urban District by St. Louis County in 1965. In 2011, the site was zoned “PC” Planned Commercial District in order to allow for development of up to 500,000 sq. ft. of gross floor area. In 2012, a Site Development Plan was approved for an outlet mall, and the existing 330,000 sq. ft. outlet mall was constructed.

Comprehensive Plan

The subject site is located within the *Mixed Commercial Use* land use designation. Appropriate uses include *Retail, Low-Density Office, and Limited Office/Warehouse Facilities*.

Requests

The Petitioner is seeking to modify the Preliminary Plan and maximum height restriction to allow for a partial redevelopment of the site. The two requests are explained below:

1. **To allow for an increase in the permitted building height for a new pavilion and indoor theater.** The requested maximum height of 60 feet is restricted solely to the proposed pavilion and indoor theater. All of the other existing and new buildings will adhere to the currently allowed 45-foot maximum height.
2. **To improve the access to the western portion of the subject site.** This would be accomplished through the elimination of an existing access point and installation of a new, full access point aligning with the entrance to the development directly across North Outer 40 Road. The intent of the new configuration is to guide visitors towards a parking garage that will be dedicated to the indoor theater building.

Ms. Henry stated that if the request is approved, the Petitioner will be required to submit an amended site development plan, landscape plan, lighting plan, and architectural elevations for review and approval.

Discussion

Councilmember Hurt asked that the Petitioner address queuing concerns at the intersection, and questioned whether a traffic study had been conducted.

Chair Hansen asked that the Petitioner provide information about the capacity of the indoor theater and parking lot to get a general idea as to how many vehicles will be using the proposed access point.

Chair Hansen also asked for more information regarding River’s Edge Park. Ms. Henry explained that the City-owned park is located north of the subject site. There is currently a pedestrian access to the park and a number of parking spaces on the Chesterfield Outlet property that are dedicated for public use and access to the park. It was noted that the pedestrian access to the park, along with the dedicated parking, will be maintained under the new redevelopment proposal. It was further noted that pedestrian connectivity to the levee trail will be discussed with the Petitioner.

PETITIONER'S PRESENTATION:

1. Mr. Mike Doster, Land Use Attorney on the development team for TSG Chesterfield Lifestyle, LLC, 16090 Swingley Ridge Road, Chesterfield, MO.

Mr. Doster stated that they are not requesting any changes to the governing ordinance, other than to request a modification to the height restrictions for the proposed indoor theater and pavilion.

They are also proposing a full access to the west. He noted that a traffic report was prepared in connection with the proposed access, which has been submitted to the City, County, and MoDOT. It is his understanding that both the County and MoDOT have approved it. The functionality and queuing issue raised earlier by Councilmember Hurt were reviewed when the traffic report was conducted. It was also noted that the traffic report was prepared by Julie Nolfo of Lochmueller.

Discussion

Indoor Theater

Clarification was given with respect to the *indoor theater* use in that this use is already permitted under the current governing ordinance. It was also noted that the definition of *indoor theater* includes musical performances.

Hours of Operation

Mr. Justin Wyse, Director of Planning & Development Services, stated that the current ordinance includes hours of operation for *retail sales* from 6:00am to midnight. *Restaurant* and *indoor theater* uses are not subject to these hours of operation. It was noted that the nearby Topgolf development has operating hours until 2:00am.

Mr. Doster confirmed that they are not requesting any change to the hours of operation as specified in the current governing ordinance.

2. Mr. Tim Lowe, Vice-President of Leasing & Development, The Staenberg Group, 2127 Innerbelt Business Center, St. Louis, MO.

Mr. Lowe provided information about the site's existing development, Taubman Prestige Outlets, a 302,000 sq. ft. development that includes 2,161 parking spaces. Since the outlet mall has not thrived, the Petitioner is requesting to redevelop the site as a *retail-tainment* venue, which is the concept of adding entertainment and experiences to the retail mix. Subsequently, they have decided to create *The District*, which will bring three elements together into one development, making it an entertainment destination. It will combine both small-scale and large-scale entertainment with restaurants and a music venue via the indoor theater. Mr. Lowe then provided the following information about *The District*, which will include:

- **An entertainment district** on the eastern side of the property adjacent to TopGolf. The entertainment district will accommodate multiple new entertainment uses, including, but not limited to, bowling, laser tag, climbing walls, indoor rope course, virtual reality, bocce ball, pickle ball, etc.

- **An outdoor pavilion**, which will be the “front door” to the development. This will serve as a gathering space for visitors and include a stage and open space to be used for events, outdoor dining, and entertainment.
- **A dining district** with four sit-down restaurants featuring local new and inspired energetic dining concepts with outdoor seating, as well as unique fast-casual and fast-food options.
- **A live indoor music venue** accommodating 3,300 visitors to serve the western St. Louis and St. Charles County markets. This music venue will be supported by a new parking structure accommodating 600 vehicles.

Mr. Lowe stated that the proposed development gives Chesterfield something completely different than what exists today. He pointed out that it will not be in competition with Chesterfield Commons, the Simon outlet mall, or Chesterfield Mall today or in the future, but will give Chesterfield a distinct entertainment destination.

Discussion

During discussion, the following topics were reviewed and clarified, as necessary:

Connectivity

Commissioner Marino asked how connectivity will be addressed among the various properties, such as TopGolf and the levee trail. Mr. Lowe explained that they are in the process of reviewing how all the sites can be connected. They envision connectivity from the western side of the site via an access road going directly through to the hotel property and to the TopGolf site. They are also exploring pedestrian connectivity from *The District* to the hotel and TopGolf, along with bike access from the levee trail.

Chair Hansen stated that through recent *On the Table* discussions, the Commission is learning that both walkability and bikeability are very important to the residents.

Commissioner Harris suggested considering a shuttle service between the various sites. She also pointed out that thought needs to be given to the Downtown area and how people can be easily moved around.

Music Venue

Commissioner Schenberg asked for more information about the music venue. Mr. Lowe stated that the proposed indoor theater is meant to complement the Pageant theater as the St. Louis market is too big for just one music venue. It is expected that the proposed music venue will serve the residents of West County and St. Charles.

The Petitioner does not believe the proposed music venue will compete with the City's outdoor amphitheater as the artists who perform in indoor theaters generally don't perform in outdoor venues.

Chair Hansen invited Mr. Lowe to attend some of the upcoming *Planapalooza* events to share their vision of *The District*, and to listen to the residents' thoughts about this area.

Local Investment

Commissioner Marino pointed out that discussions at recent *On the Table* meetings included a desire to see local businesses and restaurants in developments such as *The District*. Mr. Lowe stated that the intention is to include four, sit-down, “good, quality St. Louis restaurants” in the prime locations of the site.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

ISSUES: None

Commissioner Midgley read the Closing Comments for the Public Hearing.

V. APPROVAL OF MEETING SUMMARY

Commissioner Midgley made a motion to approve the Meeting Summary of the February 25, 2019 Planning Commission Meeting. The motion was seconded by Commissioner Wuennenberg and **passed by a voice vote of 6 to 0.** (*Commissioners Harris and Schenberg abstained.*)

VI. PUBLIC COMMENT - None

VIII. UNFINISHED BUSINESS - None

IX. NEW BUSINESS

Chair Hansen thanked the Commissioners for their active participation in the *On the Table* discussions, and thanked the Staff for their work in connection with this project.

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:49 p.m.

Debbie Midgley, Secretary