



**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
MAY 14, 2018**

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

I. ROLL CALL

PRESENT

ABSENT

Commissioner Wendy Geckeler
Commissioner Allison Harris
Commissioner Laura Lueking
Commissioner John Marino
Commissioner Debbie Midgley
Commissioner Mary Monachella
Commissioner James Rosenauer
Commissioner Steven Wuennenberg
Chair Merrell Hansen

Councilmember Dan Hurt, Council Liaison
Mr. Jay Godsy, representing City Attorney Christopher Graville
Mr. Justin Wyse, Director of Planning & Development Services
Ms. Jessica Henry, Senior Planner
Ms. Cassandra Harashe, Project Planner
Mr. Mike Knight, Project Planner
Ms. Mary Ann Madden, Recording Secretary

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

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS – None

V. APPROVAL OF MEETING SUMMARY

Commissioner Lueking made a motion to approve the Meeting Summary of the April 23, 2018 Planning Commission Meeting. The motion was seconded by Commissioner Wuennenberg and **passed by a voice vote of 9 to 0.**

VI. PUBLIC COMMENT

1. Mr. Mike Doster, 16090 Swingley Ridge, Chesterfield, MO - representing the Petitioner for **Four Seasons Plaza, Lot 2 Sign Package**. Mr. Doster stated that they have discussed the recommendation made in the prior Site Plan Committee meeting and accept the Committee's recommendation of three signs vs. their request for five signs.
2. Mr. Mike Falkner, Sterling Engineering, 5055 New Baumgartner, St. Louis, MO – representing the Petitioner for **Falling Leave Estates II**. Mr. Falkner stated he was available for any questions regarding the proposed Record Plat.
3. Mr. Scott M. Reese, Summit Development Group, 101 S. Hanley, Clayton, MO - representing the Petitioner for **P.Z. 02-2018 Summit-Topgolf**. Mr. Reese stated he was available for any questions regarding Summit-Topgolf.
4. Mr. George M. Stock, Stock & Associates Consulting Engineers, 275 Chesterfield Business Parkway, Chesterfield, MO - representing the Petitioners for both **Chesterfield Blue Valley, Lot 5B-2 (TownePlace Suites), Amended Lighting Plan** and **P.Z. 02-2018 Summit-Topgolf**. Mr. Stock stated he was available to answer any questions regarding these two projects.
5. Mr. Dennis McGrath, Mercedes Benz of Chesterfield, 951 Technology Boulevard, St. Louis, MO speaking in opposition to the Carvana proposal for Lot C of the Summit-Topgolf site.

Mr. Justin Wyse, Director of Planning & Development Services, advised Mr. McGrath that the Petitioner has amended their application removing Carvana as a proposed tenant for the subject site.

6. Mr. John Bommarito, Bommarito Automotive Group, 15736 Manchester Road, Ellisville, MO – representing the St. Louis Dealer Association - speaking in opposition to the Carvana proposal for Lot C of the Summit-Topgolf site. Mr. Bommarito stated he is pleased to learn that Carvana is no longer a part of the proposal as the dealer body is in strict opposition based on taxation. Going forward, he suggested that the City look at Ellisville's existing legislation regarding car dealerships wherein Ellisville does not permit the sale of used cars without a new car franchise license.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. **Chesterfield Blue Valley, Lot 5B-2 (TownePlace Suites), Amended Lighting Plan with Light Fixture Request:** A request for a decorative light fixture for a 2.171 acre tract of land zoned "PC" Planned Commercial District located on the north side of Olive Street Rd., between Premium Way and Brasher Street.

Commissioner Rosenauer, representing the Site Plan Committee, made a motion recommending approval of the Amended Lighting Plan with Light Fixture Request for Chesterfield Blue Valley, Lot 5B-2 (TownePlace Suites). The motion was seconded by Commissioner Wuennenberg and **passed by a voice vote of 9 to 0.**

- B. Falling Leaves Estates II Record Plat:** A Record Plat for a 17.4 acre tract of land zoned Large Lot Residential (LLR) located west of Wilson Avenue and northwest of the intersection of Wilson Avenue and Clarkson Road.

Commissioner Rosenauer, representing the Site Plan Committee, made a motion recommending approval of the Record Plat for Falling Leaves Estates II. The motion was seconded by Commissioner Midgley and **passed by a voice vote of 9 to 0.**

- C. Four Seasons Plaza, Lot 2 Sign Package:** A request for a sign package for an 8.29 acre tract of land located on the south side of Olive Boulevard west of its intersection with Woods Mill Road.

Commissioner Rosenauer, representing the Site Plan Committee, made a motion recommending approval of the Sign Package for Four Seasons Plaza, Lot 2, as amended, permitting only three signs (*Primary Identification Sign, Tenant Sign, and Future Tenant Sign*) in the locations noted as 1, 2, and 3 in the May 14, 2018 Staff Report. The motion was seconded by Commissioner Wuennenberg and **passed by a voice vote of 9 to 0.**

VIII. UNFINISHED BUSINESS

- A. P.Z. 02-2018 Summit-Topgolf (Topgolf USA Chesterfield LLC):** An ordinance repealing City of Chesterfield Ordinance 2932 to establish a new "PC" Planned Commercial District for a 22.22 acre tract of land located north of North Outer 40 Road and east of Boone's Crossing. (17T510063, 17T520105, 17T520116)

Project Planner Mike Knight stated the Public Hearing for this petition was held on March 26, 2018 and in April, the Applicant amended the request. Mr. Knight explained that the original petition included four requests, but the Petitioner has since removed the three requests pertaining solely to Lot C: (1) addition of the *Automobile Dealership use*; (2) Restrictions on the *Automobile Dealership use*; and (3) increasing the maximum building height from 60 to 75 feet. The one remaining request pertains to Lots A, B, and C and is a request to increase the total building floor area from 150,000 sq. ft. to 200,000 sq. ft.

Mr. Knight then reviewed the issues identified during the Public Hearing:

1. Proximity to residents to the south and concerns with the view from the Bluffs with respect to Lot C.
2. Concerns with the *Automobile* use and height of the use
3. Questions around the length and time cars would be stored on Lot C
4. Concerns with lighting remaining on after hours for Lot C
5. Planning Commission noted that the F.A.R. doesn't capture the area within the Topgolf field.

It was noted that the first four issues have been addressed with the removal of Carvana as a proposed tenant for Lot C.

Mr. Knight explained that Staff did some analysis regarding the issue pertaining to F.A.R. and noted that according to the Unified Development Code, *Gross Floor Area* is defined as *the sum of the gross horizontal area of all floors of a building, as measured from the interior perimeter of exterior walls.*

Staff also reviewed ballfields, tennis courts, and related-athletic areas within the City of Chesterfield and determined that they have not been included in the Gross Floor Area and the F.A.R. calculation. The table below shows F.A.R. calculations for the current allowed square footage of 150,000 vs. the proposed square footage of 200,000.

F.A.R. CALCULATIONS			
Scenario	GFA (SF)	Total Area (SF)	F.A.R.
Current	150,000	967,903	0.15
Proposed	200,000	967,903	0.21

Using the Site Development Section Plan of the Summit-Topgolf, Lot B site, Staff has determined that the Topgolf field is approximately 200,000 sq. ft. The maximum F.A.R. for the Planned Commercial District is 0.55, and the maximum square footage of a 0.55 F.A.R. over 22 acres is approximately 532,347 sq. ft.

Mr. Knight also pointed out that the Monarch Fire District provided comments indicating that while the proposed development does not violate any fire code enforcement regulations, they wanted to bring to the City's attention the need for additional access north of North Outer 40 and east of Boone's Crossing as development increases.

Staff has no outstanding issues giving Planning Commission the option to vote on this petition.

Discussion

Commissioner Lueking noted her satisfaction with the removal of the Carvana element from the petition.

Commissioner Rosenauer asked for a clarification of the Fire District's comments regarding access. Mr. Wyse explained that Monarch Fire District is supportive as development occurs, but has concerns that the northern part of the Outer Road only has one means of egress and ingress off of Boone's Crossing. He then provided information on what future plans would entail in providing an alternative means of access.

Councilmember Hurt asked Staff to provide additional information on the history of the site prior to the 2017 governing ordinance with respect to the square foot area and height, specifically for the side buildings.

Commissioner Marino made a motion to approve P.Z. 02-2018 Summit-Topgolf (Topgolf USA Chesterfield LLC). The motion was seconded by Commissioner Wuennenberg.

Upon roll call, the vote was as follows:

Aye: Commissioner Harris, Commissioner Lueking,
Commissioner Marino, Commissioner Midgley,
Commissioner Monachella, Commissioner Rosenauer,
Commissioner Wuennenberg, Commissioner Geckeler,
Chair Hansen

Nay: None

The motion passed by a vote of 9 to 0.

IX. NEW BUSINESS

Chair Hansen announced that the Nominating Committee to propose next year's slate of officers has been appointed with Commissioner Geckeler serving as Chair.

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:23 p.m.

Steve Wuennenberg, Secretary