



**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
MAY 30, 2018**

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

I. ROLL CALL

PRESENT

Commissioner Wendy Geckeler
Commissioner Laura Lueking
Commissioner Debbie Midgley
Commissioner Mary Monachella
Commissioner James Rosenauer
Chair Merrell Hansen

ABSENT

Commissioner Allison Harris
Commissioner John Marino
Commissioner Steven Wuennenberg

Councilmember Dan Hurt, Council Liaison
Mr. Jay Godsy, representing City Attorney Christopher Graville
Mr. Justin Wyse, Director of Planning & Development Services
Ms. Cassandra Harashe, 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 – Commissioner Rosenauer read the “Opening Comments” for the Public Hearing.

- A. P.Z. 05-2018 Edison Crossing (Buttry & Brown Development): A request to amend Ordinance 2448 to establish new permitted uses for 11.1 acres of land within an existing “PC” Planned Commercial District located at the southeast corner of the intersection of Edison Road and Long Road. (17U120287, 17U120298).**

STAFF PRESENTATION:

Project Planner Cassie Harashe gave a PowerPoint presentation showing photographs of the site and surrounding area, and then provided the following information about the subject site:

Site History

The site was zoned “NU” Non-Urban by St. Louis County prior to the City’s incorporation. In 2004, a petition was filed for a change of zoning to “PC” Planned Commercial. At that time, a public hearing was held, but no action was ever taken deeming the petition inactive.

In 2007, a petition was filed to change the zoning from “NU” Non-Urban to “PC” Planned Commercial, and City Council approved the change with Ordinance 2448 in March 2008.

A requirement of the 2008 ordinance was to provide a recreational easement to allow parking and trail access to the Monarch Chesterfield Levee. The parking lot and access were constructed in 2010. Ordinance 2448 also granted one access point to be at least 300 feet from the center line of Long Road. Improvement plans were approved in 2011 to construct the existing access point, which is approximately 310 feet from the center line of Long Road.

Request

The applicant is requesting two new uses - *Day Care Center* and *Kindergarten or Nursery School*. These uses are in keeping with surrounding developments, which all permit some type of child care facility. Staff has determined that the requested uses correlate to the approved uses in the current governing ordinance.

Preliminary Development Plan

The Preliminary Development Plan includes a large stormwater and utility easement in the southern portion of the site, two building forms, and a recreation easement to the east. The 15-foot landscape buffer shown on the plan complies with the current ordinance. This reduced buffer had been requested because a large portion of the southern part of the site is undevelopable due to the dedicated stormwater and utility easement.

Ms. Harashe pointed out that the plan significantly matches a preliminary development plan submitted in 2008, showing the same setbacks and number of buildings. The main difference between the two plans is that there is no longer a proposed connection to the trailhead parking lot. This previous connection is shown to be over a Stormwater Master Plan ditch.

Comprehensive Plan

The Comprehensive Plan designates this area as *Mixed Use/Retail (Office Warehouse)*.

The Comprehensive Plan has the following policies that pertain to commercial development:

- **3.1 Quality Commercial Development:** The Petitioner is looking to add the uses *day care center* and *kindergarten or nursery school*, which would provide employment opportunities and service options to residents and employees of nearby developments.

- 3.1.1 Quality of Design: As shown on the preliminary plan, the development is calling for two buildings and a large amount of open space. Additionally, the existing ordinance requires the installation of landscaping along the southern portion of the development.
- 3.1.2 Buffering of Neighborhoods: This petition has no changes that would impact the residents on the bluff to the south.

Outstanding Issues

Staff has no outstanding issues and is only waiting on agency comments.

Discussion

Chair Hansen asked for clarification as to whether the two proposed buildings both relate to the Little Sunshine Playhouse and Preschool. Ms. Harashe replied that by adding the requested uses into the Permitted Uses for the site, a day care, nursery school, or kindergarten would be allowed in both buildings.

PETITIONER'S PRESENTATION:

1. Mr. Brandon Harp, Principal, Civil Engineering Design Consultants, 10820 Sunset Office Park, St. Louis, MO.

Mr. Harp also addressed Chair Hansen's question noting that Buttry & Brown Development has approximately 1.26 acres under contract at the southeast corner of Edison and Long Roads for a new day care center. Subject to the requested ordinance amendment being approved, a detailed Site Development Plan, Landscape Plan, Elevations, and Lighting Plan for the daycare center would be presented to the Commission for its consideration.

Mr. Harp also clarified that the ordinance covers 11.1 acres and they are requesting to amend the entire ordinance to add the two uses of *day care center* and *kindergarten or nursery school*.

2. Mr. Steve Buttry, 5040 Tennyson Parkway, Plano, TX.

Mr. Buttry stated he was available for questions.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

ISSUES: None

Commissioner Rosenauer read the Closing Comments for the Public Hearing.

V. APPROVAL OF MEETING SUMMARY

Commissioner Lueking made a motion to approve the Meeting Summary of the May 14, 2018 Planning Commission Meeting. The motion was seconded by Commissioner Midgley and **passed by a voice vote of 6 to 0.**

VI. PUBLIC COMMENT

1. Mr. Jason Buxton, 1249 Weber Loop, Farmington, MO.

Mr. Buxton stated he was representing Circle K and was available for questions pertaining to the Amended Architectural Elevations for New Spirit Energy Convenience Store (Circle K).

Commissioner Lueking asked for clarification as to whether the amended elevations are considered signage, or if signage would come back for review before the Commission. Ms. Harashe explained that if the requested signage complies with the requirements of the Unified Development Code, it will be reviewed by Staff through a Municipal Zoning Application and Sign Permit. Because of how the elevations have been designed, signage is included; however, when the elevations are approved, Staff will include a note stating that approval of the elevations does not include approval of signage.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. **New Spirit Energy Convenience Store (Circle K) 3rd Amended Architectural Elevations:** Amended Architectural Elevations and Project Narrative for a 0.84 acre tract of land zoned "PC" Planned Commercial District located on the southeast side of the intersection of Clayton Rd. and Wildwood Pkwy.

Commissioner Rosenauer, representing the Site Plan Committee, made a motion recommending approval of the 3rd Amended Architectural Elevations for New Spirit Energy Convenience Store (Circle K). The motion was seconded by Commissioner Midgley and **passed by a voice vote of 6 to 0.**

VIII. UNFINISHED BUSINESS - None

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS

As Chair of the Nominating Committee, Commissioner Geckeler stated that the Committee had met and offers the following nominees for officers for 2018-2019:

- Chair – Merrell Hansen
- Vice-Chair – Steve Wuennenberg
- Secretary – Debbie Midgley

She then asked if there were any other nominations; hearing none, she stated that the vote for officers will be held at the June 11th Planning Commission meeting.

XI. ADJOURNMENT

The meeting adjourned at 7:20 p.m.

Steve Wuennenberg, Secretary

DRAFT