



**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
JUNE 25, 2018**

The meeting was called to order at 7:02 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. Christopher Graville, City Attorney
Mr. Justin Wyse, Director of Planning & Development Services
Ms. Cassandra Harashe, Project Planner
Mr. Mike Knight, Project Planner
Ms. Mary Ann Madden, Recording Secretary

Chair Hansen acknowledged and welcomed Scouts Brandon Rahm and Spencer Rahm of Troop 802 who are working towards earning their *Citizenship in the Community* badge.

Chair Hansen also acknowledged the attendance of Councilmember Dan Hurt, Council Liaison; and Councilmember Michelle Ohley, Ward IV.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS – None

V. APPROVAL OF MEETING SUMMARY

Commissioner Wuennenberg made a motion to approve the Meeting Summary of the June 11, 2018 Planning Commission Meeting. The motion was seconded by **Commissioner Midgley** and **passed** by a voice vote of 7 to 0 with Commissioner Harris abstaining.

VI. PUBLIC COMMENT

The following individuals, representing the Petitioner for **Shelbourne Senior Living**, were available for questions:

1. Mr. Dan Manning, Doster, Ullom & Boyle, 16090 Swingley Ridge Road, Chesterfield, MO.
2. Mr. Mark Hallowell, Shelbourne Healthcare, 403 Meadowbrook Avenue, St. Davids, PA.
3. Mr. Jeff Atkins, Volz Incorporated, 10849 Indian Head Industrial Blvd., St. Louis, MO.
4. Mr. Michael Noll, Aedifica Lighting, 3210 Walter Avenue, St. Louis, MO.
5. Mr. Bob Rosenthal, Loomis Associates, 707 Spirit 40 Park Drive, Chesterfield, MO.

The following individual, representing the Petitioner for **P.Z. 05-2018 Edison Crossing**, was available for questions.

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

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. **Shelbourne Senior Living (805 Chesterfield Center)**: A Site Development Plan, Landscape Plan, Tree Preservation Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for an 8.2 acre tract of land located southeast of the intersection of Chesterfield Parkway West and Chesterfield Center

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Site Development Plan, Landscape Plan, Tree Preservation Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Shelbourne Senior Living (805 Chesterfield Center). The motion was seconded by **Commissioner Midgley**.

Discussion

Commissioner Monachella expressed concern that the porte cochere area for picking up and dropping off assisted living residents may not be large enough during busy holiday events as it can only accommodate 4 cars at one time.

Mr. Hallowell confirmed that the porte cochere is the only area designated for pick-up and drop-off as there is a need to control access to the facility for security purposes.

For those events where a lot of activity is anticipated, staff will be available to manage it. For large events, such as a Grand Opening, valet parking is usually offered. Mr. Hallowell stated that if the porte cochere is full, an additional 4-6 cars could temporarily park at the front entrance for pick up and drop off of residents, but they would not be under cover. Parking lot spaces directly in front of the facility, at a reasonably short distance, are also provided.

While acknowledging that the site is in compliance with the City's parking requirements, Commissioner Marino asked whether any expanded parking would be available for large events. Mr. Hallowell stated that the site has been designed to accommodate the anticipated parking needs. During large events, staff will be directed to use the parking spaces furthest from the building.

Upon the call for a vote to approve, Shelbourne Senior Living passed by a vote of 7 to 1 with Commissioner Monachella voting "no".

VIII. UNFINISHED BUSINESS

- 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).

Project Planner Cassie Harashe stated that the applicant is requesting to add *Day Care Center* and *Kindergarten or Nursery School* to the list of approved uses for the subject site. As a part of their request, the petitioner is bringing the ordinance and uses into the current language of the Unified Development Code.

A public hearing was held on May 30, 2018, at which time no issues were raised. All agency comments have been received; therefore, Staff has prepared a draft Attachment A for the Commission's consideration. The Planning Commission may vote on this item this evening if so desired.

Discussion

Site Conditions

Staff confirmed that only about half of the site is developable due to a large utility and storm water easement over the southern portion of the property. The Petitioner is required to install a sidewalk along Long Road, crossing Edison Avenue to tie into the trailhead parking lot.

Uses

Mr. Justin Wyse, Director of Planning & Development Services, clarified that the uses listed in the Attachment A are uses permitted under the site's current ordinance approved in 2008, but updated to reflect the current permitted uses as defined in the Unified Development Code. The permitted uses are not a recommendation from Staff as to what is appropriate for the site.

Hours of Operation

Commissioner Wuennenberg noted that the Attachment A specifies the hours of operation for retail uses and retail sales to be 5:00 AM to 2:00 AM and suggested that the hours be more restrictive. Commissioner Schenberg noted his agreement with restricting the hours of operation. Mr. Wyse advised that the standard hours of operation for retail uses are 6:00 AM to 11:00 PM.

Setbacks

Ms. Harashe confirmed that the setbacks, as listed in the Attachment A, have been carried over from the original ordinance. Commissioner Rosenauer questioned whether the applicant has agreed to the specified setbacks.

Petitioner's Response

Mr. Brandon Harp, representing the Petitioner, replied that they concur with the language of the Attachment A, including the setbacks. He pointed out that the only changes they are requesting are the addition of two new uses. If the Commission approves more restrictive hours of operation, he will pass that information on to the owner.

Council Liaison

Since the criteria listed in the Attachment A are coming from the original 2008 ordinance, Councilmember Hurt pointed out that Council will be interested in knowing whether the requirements are different than what is now required under the Unified Development Code. He also asked the Commission to review the list of Permitted Uses noting that circumstances may have changed since the original ordinance was passed in 2008.

➤ **Setbacks**

Mr. Wyse stated that currently the required landscape buffer is 30 feet, which would result in a 30-foot parking and building setback along Edison and Long Road. He explained that the reduced parking setbacks of 15 feet from both Edison Avenue and Long Road were granted in 2008 because of the large amount of undevelopable land on the property due to the utility and storm water easement.

After discussion, it was the consensus of the Commission that the reduced parking setbacks of 15 feet are acceptable.

➤ **Uses**

Because of the limited developable space and location of the site, Chair Hansen expressed concern about the following uses: *Automobile dealership; Automotive retail supply; and Dry cleaning.*

Commissioner Schenberg acknowledged that the list of uses includes some that may not be practical for the site or neighborhood, but noted that the Petitioner is

asking for two new uses, (*Day Care Center and Kindergarten or Nursery School*) which are now intended for the site.

Mr. Harp then addressed the Commission noting that the property owner is requesting that all the current permitted uses remain. He pointed out that Buttry & Brown Development is under contract to purchase the site to develop a Little Sunshine Playhouse and Preschool, but it is contingent on the zoning amendment being approved. If they decide not to close on the property, the list of permitted uses will stay with the land. He explained that some of the current uses could be built on a smaller scale or as part of a retail center, so the property owner is requesting the full list of uses, in addition to the two new uses.

Commissioner Rosenauer asked for clarification as to whether the Permitted Uses are standard with the uses for this type of property and zoning. Mr. Wyse explained that following approval of the 2008 ordinance, the City updated several of its zoning districts wherein all of the use terms were reviewed and updated, as necessary. The uses listed in the 2008 ordinance have been converted to the new use terms, but no changes to the uses have occurred – the Attachment A replicates what is currently permitted on the site. He then stated that the Commission should consider whether the current uses are still appropriate given the context of what may have changed over the last ten years in the area, such as the addition of the levee trail.

After further discussion, the majority of the Commissioners indicated their agreement with the current permitted uses noting that the property's size will dictate as to what uses are feasible. Chair Hansen noted that she still had concerns about some of the uses.

Commissioner Wuennenberg made a motion to approve P.Z. 05-2018 Edison Crossing (Buttry & Brown Development) with amended hours of operation of 6:00 a.m. to 11:00 p.m. for retail uses and retail sales. The motion was seconded by Commissioner Midgley.

Upon roll call, the vote was as follows:

Aye: Commissioner Schenberg, Commissioner Wuennenberg, Commissioner Harris, Commissioner Marino, Commissioner Midgley, Commissioner Monachella, Commissioner Rosenauer

Nay: Chair Hansen

The motion passed by a vote of 7 to 1.

IX. NEW BUSINESS

Chair Hansen recognized the service of Laura Lueking whose term as Planning Commissioner ended earlier this month. Ms. Lueking served on the Planning Commission since 2011 and on the Board of Adjustment prior to that.

During her years on the Planning Commission, she reviewed close to 200 site plans, plats, and sign packages, and participated in nearly 100 public hearings dedicating a lot of her life on behalf of the residents of Chesterfield. The Commission looked to her for historical information because she kept track of “limitless details” on projects from earlier years and “was a unique source of knowledge” that the Commission relied upon. Before each meeting, Ms. Lueking “spent hours of homework researching on a multitude of levels”, which generated challenging questions to both applicants and residents. “It would be hard to find any resident in Chesterfield who cares more than Laura Lueking about our community. Laura concerned herself with development here, developers, and the residents alike.”

The Planning Commission thanks her for her service and will deeply miss her and her insight.

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:45 p.m.

Debbie Midgley, Secretary