



**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
AUGUST 10, 2015**

The meeting was called to order at 7:02 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

Mayor Bob Nation
Councilmember Connie Fults, Council Liaison
Interim City Attorney Harry O'Rourke
Ms. Aimee Nassif, Planning & Development Services Director
Mr. John Boyer, Senior Planner
Mr. Jonathan Raiche, Senior Planner
Ms. Mary Ann Madden, Recording Secretary

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

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

IV. PUBLIC HEARINGS – Commissioner Wuennenberg read the “Opening Comments” for the Public Hearings.

A. P.Z. 07-2015 Monsanto Chesterfield Campus (C8 to UC): A request for a zoning map amendment from “C8” Planned Commercial District to “UC” Urban Core District for a 200.2 acre tract of land located on the north side of Chesterfield Pkwy West, approximately 2,000 feet east of City Center Drive (17S210094, 17S230025, 17S230014, 17S230036 & 17S240057).

Chair Proctor stated that, inasmuch as he has had a 34-year career with Monsanto, he would be recusing himself from any involvement in the discussions on this petition. He then turned the meeting over to Vice-Chair Nolan to run this portion of the public hearings.

STAFF PRESENTATION:

Senior Planner John Boyer gave a PowerPoint presentation showing photographs of the site and surrounding area. Mr. Boyer then provided the following information about the subject site:

Land Use

The City's Comprehensive Land Use Plan indicates the subject property is located within the Urban Core designation, which is the area allowing for the highest density of both commercial and residential development.

Zoning History

The site was originally zoned "NU" Non-Urban District and "R3" Residence District by St. Louis County in 1979. At Monsanto's request, the site was rezoned to the current "C8" Planned Commercial District via St. Louis County Ordinance 9,002, which was amended multiple times by County. The last ordinance amendment was approved in 1989 by the City of Chesterfield via Ordinance 258 and since then, multiple Concept and Section Plans have been approved.

Proposed Uses

- Research Laboratory & Facility
- Office-General

Preliminary Plan

Square Footage: Monsanto is currently limited to 2,660,000 square feet on their 200-acre campus, and they would like to expand to an ultimate build-out of 4,796,391 square feet of structures. The requested square footage is the maximum allowed under the Urban Core District designation, which is 0.55 floor area ratio.

Access: With the continued use of the main access off Chesterfield Parkway West, two additional access points are being proposed; one further west off Chesterfield Parkway, and another off City Center Drive, near the roundabout behind City Hall.

Structure Height: The proposed maximum structure height is 668 feet Mean Sea Level (MSL). The current ordinance allows 660 feet MSL and the Urban Core District has a maximum height of eight (8) stories

Setbacks: The proposed setbacks are 45 ft. and 50 ft. along the majority of the site; 95 ft. from West Drive; and 200 ft. and 195 ft. around the residential properties on the west side of West Drive.

Landscape Buffer: The required minimum 30-foot landscape buffer will be provided and is shown on the Preliminary Plan.

Items under Review by Staff

- Awaiting all Agency comments
- Analyzing previous Ordinance requirements
- Proposed Setbacks
- Height of Proposed Structures
- Buffers
- Tree Stand Delineation
- Proposed Access Points

Mr. Boyer pointed out that a Traffic Study is not required at the rezoning stage, but will be required at the Site Plan stage.

Discussion

Height

Commissioner Lueking asked for further clarification on the structure height. Mr. Boyer stated that the Petitioner is proposing one structure at 6 stories (668 MSL), which is within the maximum height of 8 stories allowed in the Urban Core District; however Monsanto's current ordinance limits the height to 660 MSL.

Setbacks

Noting that one of the proposed setbacks is being reduced to 195 feet from the current 200 feet, Commissioner Nolan questioned how the City would insure that setbacks are not reduced any further through future requests. Mr. Boyer replied that any requested changes to setbacks would require a Public Hearing. Ms. Nassif, Planning and Development Services Director, also pointed out that the Preliminary Plan is now attached to the legislation.

Commissioner Lueking noted a discrepancy between the Applicant's Narrative and the Staff Report concerning structure setbacks and asked for clarification. Ms. Nassif stated that the 195-foot and 200-foot setbacks shown on the Preliminary Plan will be included in the proposed Attachment A – not the 35-foot setbacks noted in the Narrative.

Timeline

Commissioner Hansen asked if there is an estimated timeline for the proposed expansion. Ms. Nassif stated that the Petitioner may be able to provide information about the project construction dates, but she noted that construction cannot start until the zoning and site plan review processes are complete.

Traffic Study and Access Points

Councilmember Fults asked for clarification about the traffic study. Mr. Boyer stated the Applicant has been informed that a traffic study will be required at the Site Plan stage. Ms. Nassif further explained that Staff has the necessary information at this time to review the proposed access points. The traffic study will help Staff at the Site Plan stage to determine which road improvements may be necessary – such as additional lanes, signal timing, etc.

It was noted that two additional access points are already designated in the site's current ordinance as: "*to be added if ever needed*". The second access proposed along Chesterfield Parkway would be across from a median, which would only allow right-in/right-out turns.

Number of Additional Employees

Councilmember Fults inquired as to the number of additional employees anticipated at the site with the proposed expansion. Ms. Nassif stated that the Applicant has estimated the number of employees will be doubled by the final stage of expansion.

PETITIONER'S PRESENTATION:

Ms. Teresa Crossland, Monsanto, 800 N. Lindbergh Blvd., St. Louis, MO stated she was available for questions.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL:

Mr. Jim Granger, Trustee of Arrowhead Estates Homeowners Association, 4 Arrowhead Estates Court, Chesterfield, MO.

Mr. Granger stated that because Arrowhead Estates subdivision backs up to West Drive, the residents would like information about the height restriction on the structure closest to West Drive. Ms. Nassif explained that the overall height limitation pertaining to all buildings shall not exceed 8 stories and it is possible that this structure could be less than 8 stories.

Mr. Granger then stated that there are currently buildings on the site with very bright lights. He noted that the residents' main concerns are buildings taller than the tree line and bright lights associated with any new buildings. Ms. Nassif stated that many of the buildings were constructed prior to the City's 2005 Light Code, which includes new regulations and standards that will be reviewed with the Applicant. Staff will also review whether a maximum cap on the building height can be included in the legislation for the structure near West Drive.

REBUTTAL:

Ms. Crossland stated that the lights referred to by Mr. Granger sit atop the greenhouses. Recent approval for the construction of additional greenhouses requires the installation of shades to eliminate any light glow at night. Renovations will also be done on the current greenhouses to include the same types of shades.

ISSUES:

1. Lights
2. Height of Structures – to include additional restrictions on individual buildings closest to West Drive
3. Traffic and Access

At this point, Vice-Chair Nolan turned the meeting back over to Chair Proctor.

- B. P.Z. 08-2015 City of Chesterfield (Unified Development Code- Article 3 and 10):** An ordinance amending the Use Table for Residential Districts found in Article 3 of the Unified Development Code and amending Article 10, "Definitions" of the Unified Development Code.

STAFF PRESENTATION:

Senior Planner Jonathan Raiche stated the Unified Development Code was adopted in 2014 and since that time, Staff has identified necessary revisions to the Residential Use Table in Article 03 and to the Definitions in Article 10.

Revisions to the "Residential Use Table" involve single-family and multi-family dwelling uses within the "R4" and "R5" Residential Districts; and the stable use within the "LLR" Large Lot Residential District.

Revisions to the "Definitions" entail four terms which were included in prior ordinances and manuals but were inadvertently omitted from the new consolidated Article 10, Definitions. These terms pertain to building vernacular and land use.

Since the Staff Report was distributed, Staff has found additional discrepancies and recommends that the Commission defer voting on the petition at this time to allow further review by Staff.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

ISSUES: None

- C. TSP 49-2015 Sprint (1850 Baxter Rd):** A request to obtain approval for a Telecommunications Facility Siting Permit for the replacement of an existing tower with a new tower in an "NU" Non-Urban District located southeast of the intersection of Baxter Road and Cedar Mill Drive (19S220028).

Chair Proctor informed the audience that they are welcome to address the Commission on this petition, but the Planning Commission does not vote on Telecommunications Facility Siting Permits. Results of the Public Hearing will be forwarded to the Planning and Public Works Committee, who will review the petition and provide a recommendation to City Council.

STAFF PRESENTATION:

Senior Planner Jonathan Raiche gave a PowerPoint presentation showing photographs of the site and surrounding area. Mr. Raiche then provided the following information about the subject site:

Current Conditions of the Site

The subject site is owned by Missouri American Water Company and includes one of their water towers and maintenance building. The site is also adjacent to a power line corridor.

Proposal

The proposed height of the new tower is 101 feet compared to the current structure's height of 100 feet. The new tower will be shifted approximately ten feet to the south of the current tower and will remain within the existing fenced compound.

PETITIONER'S PRESENTATION:

1. Mr. Jeff Barnett, Crown Castle, 1 City Place Drive, St. Louis, MO stated he was available for questions.
2. Mr. Gary Sullivan, Crown Castle, 1 City Place Drive, St. Louis, MO stated he was available for questions.

Discussion

In response to questions from Councilmember Fults, Mr. Barnett provided the following information:

Current Tower

The current tower is a wooden utility-style pole, which is approximately 15 years old. Since it is insufficient to provide more data service to the area, it will be removed completely.

Proposed Tower

The proposed tower will include equipment from the current carriers of Sprint and Cricket Communications. The tower could potentially service another carrier below the current carriers, if the height met their requirements.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

ISSUES: None

Commissioner Wuennenberg read the Closing Comments for the Public Hearings.

V. APPROVAL OF MEETING SUMMARY

Commissioner Nolan made a motion to approve the Meeting Summary of the July 27, 2015 Planning Commission Meeting. **The motion was seconded by Commissioner Wuennenberg and passed by a voice vote of 8 to 0** with 1 abstention from Commissioner Harris.

VI. PUBLIC COMMENT - None

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS - None

VIII. OLD BUSINESS

- A. **P.Z. 08-2015 City of Chesterfield (Unified Development Code- Article 3 and 10)**: An ordinance amending the Use Table for Residential Districts found in Article 3 of the Unified Development Code and amending Article 10, "Definitions" of the Unified Development Code.

Chair Proctor stated that, at Staff's request, the Commission would defer voting on the petition at this time.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:44 p.m.

Steve Wuennenberg, Secretary