



**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
AUGUST 25, 2008**

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

I. ROLL CALL

PRESENT

ABSENT

Mr. David Banks
Ms. Wendy Geckeler
Mr. G. Elliot Grissom
Ms. Amy Nolan
Ms. Lu Perantoni
Mr. Stanley Proctor
Mr. Robert Puyear
Mr. Michael Watson
Chairman Maurice L. Hirsch, Jr.

Mayor John Nations
Councilmember Dan Hurt, Council Liaison
City Attorney Rob Heggie
Mr. Michael Herring, City Administrator
Ms. Sarah Cantlon, Community Services & Economic Development Specialist
Ms. Aimee Nassif, Planning & Development Services Director
Ms. Susan Mueller, Principal Engineer
Mr. Charlie Campo, Project Manager
Mr. Shawn Seymour, Project Planner
Ms. Mary Ann Madden, Recording Secretary

II. SILENT PRAYER

III. PLEDGE OF ALLEGIANCE – All

Chair Hirsch acknowledged the attendance of Mayor John Nations; Councilmember Dan Hurt, Council Liaison; Councilmember Bob Nation, Ward IV; and City Administrator Mike Herring.

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

A. P.Z. 19-2008 Spirit Trade Center Plat 2 Lot 15 (Joan Lee, LLC):

A request for a change of zoning from an “M3” Planned Industrial District to a “PI” Planned Industrial District for a 3.122 acre tract of land located southeast of the Chesterfield Airport Rd. and Trade Center Blvd. intersection (17V340143).

STAFF PRESENTATION:

Project Planner Shawn Seymour gave a PowerPoint presentation showing photographs of the site and surrounding area. Mr. Seymour stated the following:

- Lot 15 is also known as 17760 Chesterfield Airport Road.
- The rezoning is being requested so that “retail” use can be added.
- Proposed Uses Include:
 - (g) Automatic vending facilities for:
 - (i) Ice and solid carbon dioxide (dry ice);
 - (ii) Beverages;
 - (iii) Confections.
 - (h) Broadcasting studios for radio and television.
 - (j) Business, professional, and technical training schools.
 - (k) Business service establishments.
 - (l) Cafeterias for employees and guests only.
 - (m) Child care centers, nursery schools, and day nurseries.
 - (n) Churches shall be allowed on tracts of land of at least one (1) acre in area.
 - (q) Financial institutions.
 - (v) Gymnasiums, indoor swimming pools, indoor handball and racquetball courts (public or private), and indoor and unlighted outdoor tennis courts (public or private).
 - (y) Hotels and motels.
 - (bb) Laundries and dry cleaning plants, which include dry cleaning drop-off and pick-up stations.
 - (cc) Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
 - (i.) Adequately screened with landscaping, fencing or walls, or any combination thereof; or
 - (ii.) Placed underground; or
 - (iii.) Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.All plans for screening these facilities shall be submitted to the Department of Planning for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning.
 - (dd) Mail order sale warehouses.

- (ff) Manufacturing, fabrication, assembly, processing, or packaging of any commodity except:
 - (i.) Facilities producing or processing explosives or flammable gases or liquids;
 - (ii.) Facilities for animal slaughtering, meat packing, or rendering;
 - (iii.) Sulphur plants, rubber reclamation plants, or cement plants; and
 - (iv.) Steel mills, foundries, or smelters.
- (gg) Medical and dental offices.
- (hh) Mortuaries.
- (ii) Offices or office buildings.
- (ll) Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.
- (mm) Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities.
- (nn) Police, fire, and postal stations.
- (oo) Printing and duplicating services.
- (pp) Public utility facilities
- (qq) Radio, television, and communication studios, transmitting or relay towers, antennae, and other such facilities no greater in height than two hundred (200) feet above the average ground elevation at the perimeter of such structure.
- (ss) Railroad switching yards.
- (tt) Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practice driving ranges, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters.
- (uu) Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
- (vv) Restaurants, fast food.
- (ww) Restaurants, sit down.
- (xx) Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles.
- (yy) Sales, servicing, repairing, cleaning, renting, leasing, and necessary outdoor storage of equipment and vehicles used by business, industry, and agriculture.
- (bbb) Schools for business, professional, or technical training requiring outdoor areas for driving or heavy equipment training.

- (ccc) Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craftpersons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.
- (eee) Permitted signs (See Section 1003.168 "Sign Regulations").
- (iii) Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises.
 - (III) Terminals for trucks, buses, railroads, and watercraft.
 - (nnn) Union halls and hiring halls.
 - (ooo) Vehicle repair facilities.
 - (ppp) Vehicle service centers.
 - (qqq) Vehicle washing facilities.
 - (rrr) Warehousing, storage, or wholesaling of manufactured commodities, explosives, or flammable gases and liquids.
 - (ttt) Yards for storage of contractors' equipment, materials, and supplies, excluding junk yards and salvage yards.
- Notification of the Public Hearing was provided per Missouri statutes and City of Chesterfield requirements.
- The City of Chesterfield Land Use Plan designates the area as "Service Business Park".
- The area south of Chesterfield Airport Road, west of Chesterfield Industrial Park, and east of Goddard Avenue should be developed for uses needing more intensive warehousing and manufacturing operations. These uses would be similar to the type of development associated with the Spirit of St. Louis Airport.

It was then clarified that the single change in uses is the one addition of retail uses listed under use (iii). The other listed uses are uses the Petitioner currently has under the "M3" zoning.

PETITIONER'S PRESENTATION:

1. Mr. Bill Remis, Attorney representing the Petitioner, 17107 Chesterfield Airport Road, Chesterfield, MO stated the following:
 - Joan Lee, LLC operates Ambassador Floor Company at the subject site and is seeking to rezone to permit the operation of a retail showroom in their existing facility.
 - There are no changes proposed to the existing building.
 - The current building is approximately 42,640 square feet. The portion that would be allocated to retail is up to 5,000 square feet utilizing a portion of the existing showroom area.

- The site currently has 97 parking spaces - 68 of which are allocated to the existing warehouse and office space, which results in a 29 parking space surplus. These spaces would be available for the retail use.

Responding to questions from the Commission, Mr. Remis stated the following:

- **Regarding uses:** The Petitioner is willing to work with Staff to reduce the number of uses. Considering the surrounding zoning, Mr. Remis added that it is possible the site may change uses in the future.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

REBUTTAL: None

ISSUES:

1. Uses on the site.
2. Provide information on the surrounding zoning and surrounding uses.

- B. P.Z. 20-2008 St. Louis Family Church (101 & 139 Valley Center Dr.-17501 Edison Ave.):** A request to amend City of Chesterfield Ordinance 1679 to amend the gross floor area and building height requirements for St. Louis Family Church, a 16.17 acre tract of land zoned “PI” Planned Industrial District located at the southwest corner of Chesterfield Airport Rd. and Valley Center Dr. (17U230302, 17U230311, 17U210180)

STAFF PRESENTATION:

Project Planner Charlie Campo gave a PowerPoint presentation showing photographs of the site and surrounding area. Mr. Campo stated the following:

- The Ordinance Number should be corrected to read Ordinance **2092**.
- All Public Hearing notification requirements were followed.
- The Comprehensive Plan shows the site to be bordered by Mixed-Use (Retail, Office, Warehouse) on the east and west sides; Mixed Commercial Use on the north side; and Chesterfield Railroad Park on the south side.
- Items Currently Under Review by the Department:
 - Parking requirements for the site.
 - Open space requirements for the site.

PETITIONER'S PRESENTATION:

1. Mr. Mike Doster of Doster Guin, Attorney representing St. Louis Family Church, 17107 Chesterfield Airport Road, Chesterfield, MO stated the following:

- The buildings on the subject site were originally designed and constructed for purposes other than a church. St. Louis Family Church has been operating out of these buildings for a number of years.
- The request is for text amendments, which would permit the two existing buildings to be united by an atrium. It is felt that the changes would “create a feel, a look, and a function that is more like that of a church”.
- Behind the two existing buildings, there is access from both the north and the south.
- The Petitioner is proposing the following two text amendments:
 1. Delete the following from Section II.A.2: “*Gross Floor Area constructed for the development shall not exceed 96,000 square feet.*” Speaker noted that the square footage limitation is being eliminated under the City’s more recent ordinances, which allows other constraints to control what is developed on the property. The site can only be developed by what can be parked.
 2. New Section II.A.3: “*Building height shall not exceed 50 feet as measured from the average finished ground elevation of the building. The above shall be exclusive of roof top mechanical equipment.*” Speaker noted that this addition is important with respect to the construction of the proposed atrium.
- The existing building areas of the two buildings are 25,596 square feet and 23,010 square feet.
- The proposed expansion area is 48,000 square feet for the atrium area.
- The total building area after expansion is 99,596 square feet.
- Existing parking is 810 spaces.
- Parking after the expansion would be 769 spaces – a loss of 41 spaces. However, the 769 spaces is more than enough to comply with the parking requirements
- Parking required is 375 spaces (1 space for every 4 seats @ 1500 seats).
- Current building height limit is 1 story or 22 feet. The Petitioner is requesting an expansion building height limit of 50 feet.
- A conceptual design was presented showing a taller section added between the two existing buildings with windows in the second story to allow light into the atrium area. (Speaker emphasized that this is a concept drawing only and that the final drawing may be different.)

Responding to questions from the Commission, Mr. Doster stated the following:

- **Regarding landscaping that will be lost between the two buildings:** The landscaping will be addressed when the Site Plan is presented. While some landscaping will be lost, it is felt that it will be compensated by the aesthetics of the proposed expansion.

- **Regarding parking:** It was clarified that the required parking is 375 spaces while the site would be providing 769 spaces. The Petitioner does not propose reducing the parking because the Church has been very successful resulting in large attendances at its services and special events. The 769 spaces is enough for most activities with the exception of Christmas, Easter, and some special events. Arrangements have been made with neighboring property owners to handle overflow parking for these events.
 - **Regarding seating:** It was noted that the 1500 seats on which the parking is based are seats in the sanctuary. The educational wing has additional seating. It was stated that persons using the educational wing are generally young children of parents who are attending church services, so the parking shouldn't be affected in those instances. Mr. Doster indicated that volunteers working in the educational wing have not been included in the parking calculations. The educational wing has about 250 seats, which would still fall within the parking requirements of 1 space for every 4 seats.
2. **Pastor Jeff Perry,** St. Louis Family Church, 17458 Chesterfield Airport Road, Chesterfield, MO stated the following:
- The educational building is currently separated from the sanctuary, which makes it difficult for families to drop off their young children at the educational building. Having the proposed atrium will provide protection during bad weather and will provide a connection between the sanctuary and the educational building.
 - The atrium will also provide “a much-needed gathering area” after the end of services.
 - Responding to the landscaping concerns, Speaker stated the current landscaping only consists of two small islands and some trees in a corner.
3. **Mr. Jeff Atkins,** Volz Engineering was available for questions.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

REBUTTAL: None

ISSUES:

1. **Parking**
 - How many seats are occupied in the educational wing on a Sunday morning at the same time the sanctuary is occupied?
2. **Landscaping**
 - Loss of landscaping as a result of the proposed changes

- Provide the history of the parking lot going right up to the sidewalk with no street trees between the sidewalk and Chesterfield Airport Road taking into consideration that to the east, Services International has no sidewalk with a large landscaped berm.
- Can landscaping be required between the sidewalk and Chesterfield Airport Road?

Chair Hirsch noted that a Landscaping Plan will be presented with the Site Development Plan and the Tree Manual requirements will have to be met.

Commissioner Grissom read the Closing Comments for the Public Hearings.

V. APPROVAL OF MEETING MINUTES

Commissioner Perantoni made a motion to approve the minutes of the August 11, 2008 Planning Commission Meeting. The motion was seconded by Commissioner Puyear and **passed by a voice vote of 9 to 0.**

VI. PUBLIC COMMENT - None

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. **Downtown Chesterfield, Lots 4-7 (Buildings D, E, F, & G):** A Site Development Section Plan, Architectural Elevations, Landscape Plan and Lighting Plan for a 3.90 acre lot of land located at the intersection of Chesterfield Parkway West and Park Circle Drive.

Commissioner Grissom, representing the Site Plan Committee, made a motion recommending approval of the Site Development Section Plan, Architectural Elevations, Landscape Plan, and Lighting Plan for **Downtown Chesterfield, Lots 4-7 (Buildings D, E, F, & G)**. The motion was seconded by Commissioner Geckeler and **passed by a voice vote of 9 to 0.**

- B. **Valley Gates Subdivision (Summit Outer Forty Investors LLC):** A Site Development Concept Plan, Conceptual Landscape Plan, and Conceptual Lighting Plan for a 7.698 acre tract of land zoned "PC" Planned Commercial District located north of US Highway 40 and east of Boones Crossing.

Commissioner Grissom, representing the Site Plan Committee, made a motion recommending approval of the Site Development Concept Plan, Conceptual Landscape Plan, and Conceptual Lighting Plan for **Valley Gates Subdivision (Summit Outer Forty Investors LLC)**. The motion was seconded by Commissioner Banks and **passed by a voice vote of 9 to 0.**

- C. **Valley Gates Subdivision lot 2 (Value Place Hotel):** Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for 3.06 acre tract of land located in a "PC" Planned Commercial District north of US Highway 40 and east of Boones Crossing.

Commissioner Grissom, representing the Site Plan Committee, made a motion to approve the Site Development Section Plan, Landscape Plan, Lighting Plan; and to hold the Architectural Elevations until the next meeting for **Valley Gates Subdivision lot 2 (Value Place Hotel)**. The motion was seconded by **Commissioner Banks** and **passed** by a voice vote of 9 to 0.

- D. **Chesterfield Oaks (Capitol Land):** An Amended Sign Package for a 7.4 acre parcel zoned "PC" Planned Commercial District, located east of Clarkson Road, south of its intersection with Chesterfield Parkway East.

Commissioner Grissom, representing the Site Plan Committee, made a motion recommending approval of the Amended Sign Package for **Chesterfield Oaks (Capitol Land)**. The motion was seconded by **Commissioner Perantoni** and **passed** by a voice vote of 9 to 0.

- E. **Wildwood Plaza Shopping Center (Hutkin Development):** An Amended Site Development Plan for placement of two (2) new monument signs at Wildwood Plaza Shopping Center, a "C2" Shopping District-zoned 6.82 acre tract of land located at 14808 Clayton Road, at the intersection of Clayton Road and Wildwood Parkway.

Commissioner Grissom, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Plan for **Wildwood Plaza Shopping Center (Hutkin Development)**. The motion was seconded by **Commissioner Watson** and **passed** by a voice vote of 9 to 0.

VIII. OLD BUSINESS - None

IX. NEW BUSINESS

Commissioner Geckeler requested that the liaison to the Architectural Review Board make a formal presentation to the Planning Commission.

X. COMMITTEE REPORTS

A. Ordinance Review Committee - Ms. Aimee Nassif, Planning & Development Services Director, stated that a meeting will be scheduled in the near future to review the Residential and Commercial Districts.

B. Comprehensive Plan Committee – Ms. Nassif stated that Staff has finished its report on the Comprehensive Plan, which will be forwarded first to the Planning & Public Works Committee and then to the Comprehensive Plan Committee.

XI. ADJOURNMENT

The meeting adjourned at 7:40 p.m.

Michael Watson, Secretary