



**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
APRIL 11, 2022**

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

I. ROLL CALL

PRESENT

Commissioner Caryn Carlie
Commissioner Allison Harris
Commissioner John Marino
Commissioner Debbie Midgley
Commissioner Jane Staniforth
Commissioner Steven Wuennenberg
Chair Merrell Hansen

Mayor Bob Nation
Councilmember Mary Monachella, Council Liaison
Mr. Nathan Bruns, representing City Attorney Christopher Graville
Mr. Justin Wyse, Director of Planning
Ms. Shilpi Bharti, Planner
Mr. Chris Dietz, Planner
Ms. Mary Ann Madden, Recording Secretary

ABSENT

Commissioner Nathan Roach
Commissioner Guy Tilman

Chair Hansen acknowledged the attendance of Mayor Bob Nation; Councilmember Mary Monachella, Council Liaison; Councilmember Mary Ann Mastorakos, Ward II; and Councilmember Dan Hurt, Ward III.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

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

- A. P.Z. 07-2021 15201 Conway Road (Chabad at Chesterfield):** A request for a zoning map amendment from the “R4” Residential District to “R6” Residential District for 1.01 acres located on the north side of Conway Road (18S330742).

STAFF PRESENTATION:

Planner Shilpi Bharti gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. Bharti then provided the following information about the petition:

Request

The request is to rezone the subject parcel from “R4” Residential District to “R6” Residential District for a multi-family residential development.

Site History

Prior to the City’s incorporation, 15210 Conway Road was zoned “R-4” Residential District. A Residential Density Development (RDD) procedure was also approved for the site, which authorized the development of six multi-family residential units in three buildings; however, the plan was never built.

Comprehensive Plan

The Comprehensive Plan shows the subject site within the *Mixed Residential* land use designation, which typically supports *conventional, suburban multi-family neighborhoods developed as a complex or community, with a relatively uniform housing type and density throughout.*

Development Standards

Development Standards	R6 Residential District
Minimum Lot Size for Dwelling, single-family	4,500 sq. ft.
Minimum Lot Size for Dwelling, two-family	2,500 sq. ft.
Minimum Lot Size for Dwelling, three-family	2,000 sq. ft.
Minimum Lot Size for Dwelling, multi-family	2,000 sq. ft.
Front Setback	20 feet
Side Setback (single-family dwelling or unattached side of an attached single-family dwelling)	5 feet
Rear Setback	15 feet
Maximum Height	4 stories including basement
Minimum Common Open Space area for multi-family, row house, or group home developments	40%

Setback Requirements between Structures for R6 Residential District

Wall	Front	Side	Rear	Detached Accessory Building Wall
Front	50 ft, plus 10 ft for each story over 2 stories	30 ft; 20 ft if side wall has no windows	100 ft	30 ft
Side	30 ft; 20 ft if side wall has no windows	20 ft	30 ft	10 ft
Rear	100 ft	30 ft	50 ft	20 ft

Permitted Uses

Use	Minimum Lot Area
Churches and other places of worship	½ acre
Daycare center	4,500 sq. ft.
Group home	4,500 sq. ft.
Nursery school	15,000 sq. ft.
Kindergarten	1 acre
Collegiate	½ acre
Library	½ acre
Public safety facility	10,000 sq. ft.
Public utility facility	10,000 sq. ft.

Boundary Survey

Since the request is to rezone to a conventional zoning district, a Preliminary Development Plan is not required. The Applicant has submitted the Boundary Survey for the site.

PETITIONER'S PRESENTATION:

Mr. David Volz, Volz Engineering, 10849 Indian Head Industrial Blvd., St. Louis, MO – representing Chabad at Chesterfield.

For background purposes, Mr. Volz explained that the Chabad House, diagonal from the subject site, has a project being reviewed by the Architectural Review Board later this week, which will then be presented to the Planning Commission. The Chabad House provides synagogue services, adult education, cooking classes, Hebrew and history lessons, along with youth programs.

The Applicant is asking that the subject site be rezoned to “R6” Residential District in order to develop a multi-family dwelling for the Rabbi and others associated with the Chabad House. It was noted that while a plan has not yet been developed, the site is important in that it is within walking distance to the proposed Chabad House across the street.

Discussion

Proposed R6 Zoning

Because of the size of the lot at 1.01 acres, and it being surrounded by R3 zoning, the Commission questioned why R6 zoning is being requested. Mr. Volz stated that the intent is to build attached townhomes (*6 units within 1 building*), which he does not believe would be permitted under R4 zoning.

Mr. Justin Wyse, Director of Planning, explained that St. Louis County approved a Residential Density Development (RDD) procedure in 1981 for six multi-family units in three buildings for this site. But since the buildings were never constructed, the RDD has expired requiring the Applicant to request a new zoning.

Access

Mr. Volz stated that there would be one access point off Conway Road as far east as possible. It was noted that because of the small size of the site, not much traffic will be generated from it.

SPEAKERS IN OPPOSITION:

Mr. Bob Siemer, 74 Conway Cove Drive, Chesterfield, MO

Mr. Siemer noted his concerns as follows:

- Conway Cove Drive is not shown in the proper place on the plan – it is shown as exiting into Conway Road when it actually exits into Chesterfield Parkway East.
- R6 zoning could allow up to 20 residences on a single acre, which would adversely impact the traffic in this area.
- The west side of the property includes very steep, hilly land and the wooded area has a drainage basin. If impermeable surfaces are constructed on the site, drainage issues could be created. Speaker suggested that an environmental impact statement be conducted.
- The close proximity of the subject site to the Speaker's property could adversely impact his quality of life and the value of his property.

Mr. Siemer was encouraged to contact Planner Shilpi Bharti to determine when this project will next be on the agenda for vote. The Applicant was also asked to contact the surrounding residents to apprise them of their plans for this site.

Mr. Volz addressed the drainage concerns noting that there is an offsite sinkhole near the northwest corner of the subject site. The Applicant will work with the City and MSD to have a drainage plan approved, but there will not be any drainage generated towards the project to the north.

DISCUSSION ITEMS

Mr. Wyse stated that Staff will work with the Applicant and provide more information on the following:

1. The impact of R6 zoning vs. R6A, R6AA, and R7
2. An exhibit showing more detail of the buildable area of the site

- B. P.Z. 03-2022 530 N. Eatherton Road (Rise Development):** A request for a zoning map amendment from the "NU" Non-Urban District to "PI" Planned Industrial for 16.6 acres located on the east side of North Eatherton Road (17W130064).

STAFF PRESENTATION:

Planner Shilpi Bharti gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. Bharti then provided the following information about the petition:

Request

The request is to rezone the subject parcel from "NU" Non-Urban to "PI" Planned Industrial.

Site History

Prior to the City's incorporation, the site was zoned "NU" Non-Urban. On March 14, 2022, a Public Hearing was held to rezone the property from "NU" Non-Urban to "LI" Light Industrial. After the Public Hearing, it was determined that the restrictions on the hours of operation were problematic. Since then, the Applicant has amended their request to rezone the parcel to "PI" Planned Industrial.

Comprehensive Plan

The Comprehensive Plan shows the subject site within the *Industrial* land use designation, which typically supports *manufacturing and production uses, including warehousing, distribution, light manufacturing, airport support businesses and assembly operations.*

Permitted Uses

Permitted uses are *General Office* and *Warehouse*. After the Public Hearing, Staff will coordinate with the Applicant to include more of the permitted uses since there will be a site specific ordinance.

Planned Industrial Development Standards

Standards	PI District	Request
Maximum Height of Structure	-	25 feet
Building Setback from Property Line	35 feet	35 feet
Density Requirement	Maximum of 0.55 FAR	Maximum of 0.55 FAR
Landscape Buffers	30 feet	30 feet

Preliminary Development Plan

The Preliminary Development Plan shows a water quality basin on the southeast corner of the property with parking located at the front of the site. There are two exit points from North Eatherton Road.

PETITIONER'S PRESENTATION:

Mr. Jeremy Haynes, 8070 Castleton Road, Indianapolis, IN – representing Rise Development.

Mr. Haynes provided information about Rise Development stating that it is a business-only business park. At each of their sites, they house approximately 125 businesses employing about 425-450 people. Businesses within the business park are able to house their equipment and personnel within a very secure facility. He also noted that traffic generated from their sites is very low; most of the vehicles are large box trucks and smaller shuttle vans with the occasional semi-truck.

Each of the units are provided with electricity and most have gas service for heating purposes. Many of the tenants are Amazon suppliers so there is not heavy usage of utilities. It is anticipated that most of the tenants will be on site only during typical business hours, but there will be occasions when tenants will need to visit during off-hours.

V. APPROVAL OF MEETING SUMMARY

Commissioner Staniforth made a motion to approve the Meeting Summary of the March 14, 2022 Planning Commission Meeting. The motion was seconded by Commissioner Harris and passed by a voice vote of 7 to 0.

VI. PUBLIC COMMENT

A. Chesterfield Valley Nursery SDP

1. Mr. Jim Craeter, representing the Petitioner, 17825 N. Outer 40 Road, Chesterfield, MO – available for questions.

B. P.Z. 19-2021 2031 Clarkson Road

1. Mr. Mike Doster, Land Use Attorney on the Development Team, 16150 Main Circle Drive, Chesterfield, MO – available for questions.
2. Mr. Joseph Huesing, representing Old Clarkson Nature Corridor, 2102 Chesterfield Place, Chesterfield MO – speaking from a Neutral position.

Mr. Huesing stated he would be addressing the points brought out by the Developer in their response letter to Staff.

- Water – They are happy to learn that the Developer will perform a bathymetric analysis and a watershed management assessment, and will provide a downstream lake protection bond.
- Trees – The trees are important as they protect the neighborhood from smog and noise, and provide an aesthetic to the area. Because of the site's topography, most of the development will occur in the east and north parts of the site with little development occurring at the south and west ends. This has the potential of having the 30% tree requirement fulfilled at one end and essentially all concrete at the other end.

The existing trees may not meet the strict definition of *monarch*, but are 50-60 feet tall and are irreplaceable since developers generally don't replace trees with the slow-growing varieties found on the site. They are very interested in reviewing the final site plan and the tree management plan for the property.

- Sidewalks and buffer zones – There are currently not any sidewalks on the properties or on Old Clarkson Road, and in general, the residents like that. They are in agreement with the Developer that adding an extra sidewalk on this small piece of property is not necessary, and would detract from the neighborhood.

They support the 30-foot buffer zone because it is important to protect the roadway and neighborhoods from the noise. It also adds to the aesthetics of the properties.

They are unclear about the possibility of a 50-foot right-of-way along Old Clarkson Road and asked for more information about it. At this point, they do not support it.

Mr. Justin Wyse, Director of Planning, explained that the 50-foot right-of-way is a standard City right-of-way, which gives the City control over the roadway and associated improvements, such as curbs, gutters, sidewalk, and tree lawn.

Mr. Huesing was also encouraged to reach out to and work with the Petitioner on the issues raised.

C. P.Z. 02-2022 River Crossings (Holman Motorcars St. Louis)

1. Mr. Matt Kennan, representing the Petitioner, 6060 S. Broadway, Littleton, CO – available for questions.
2. Mr. William Behrens, representing the Petitioner, Warren Sign, Arnold MO – available for questions.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. Chesterfield Valley Nursery SDP:** A Site Development Plan, Landscape Plan, Architectural Elevations and Architectural Statement of Design for a 54.97-acre tract of land located along the north side of North Outer 40 Road and east of Boone’s Crossing (17T620041).

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Site Development Plan, Landscape Plan, Architectural Elevations and Architect’s Statement of Design for Chesterfield Valley Nursery. The motion was seconded by Commissioner Midgley.

At the earlier Site Plan Committee Meeting, Commissioner Wuennenberg stated that there was a lot of discussion regarding whether the driveways and parking areas on the subject site should be paved. It was generally concluded that there are not any problems with dust control and that the Applicant is effectively handling the issue. The Applicant verified that the site’s chemical treatment of the gravel will be properly maintained on a yearly basis.

The motion to approve passed by a voice vote of 7 to 0.

VIII. UNFINISHED BUSINESS

- A. P.Z. 19-2021 2030 Clarkson Road (Srilakshmi Properties, LLC):** A request for a zoning map amendment from the “NU” Non-Urban District to “R5” Residential District for 2.84 acres located on the north side of Old Clarkson Road and southeast side of Clarkson Road (20T640517).

Planner Shilpi Bharti provided the following information about the subject petition:

Request

The request is to rezone the subject site from “NU” Non-Urban District to “R5” Residential District to establish density for a single-family residential development.

Design Standards for the “R5” Residential District

Density for residential dwellings	6,000 sq. ft. per dwelling unit
Landscape Buffer Requirement	30 feet
Height	Max. height for all structures – 50 feet
Front setback for any right-of-way	20 feet
Side setback from property line	6 feet
Rear setback	15 feet

Permitted Uses

Use	Minimum Lot Area
Churches and other places of worship	½ acre
Daycare center	30,000 sq. ft.
Dwelling, single-family attached and detached	6,000 sq. ft.
Library	1 acre
Nursery school	15,000 sq. ft.
Kindergarten	1 acre

Issues / Discussion Items

The Public Hearing for this petition was held on February 14, 2022, at which time the following issues were raised regarding:

- Legal description of the site with respect to the correct acreage. *The Applicant has submitted an updated Survey.*
- Storm water concerns. *The Petitioner will comply with City of Chesterfield and MSD storm water regulations and supply the requested information during the improvement plans approval process.*

During discussion at the Public Hearing, the Commission asked for additional information regarding:

- A plan showing the area to be developed. *This has been provided in the meeting packet showing a developable area of 1.2 acres of the 2.84 acre-site.*
- The impact of the development on traffic in the area. *The average daily trip generation per dwelling unit on weekdays will be 9.44 and 0.74 trips per home during peak hour on weekdays. Given the small size of the subject site, minimal impact is anticipated to adjacent roadways. (Source: Trip Generation Manual, Institute of Transportation Engineers.)*

Commissioner Wuennenberg made a motion to approve P.Z. 19-2021 2030 Clarkson Road (Srilakshmi Properties, LLC). The motion was seconded by Commissioner Marino.

Discussion

Commissioner Staniforth questioned as to how much space is available to build detached houses. Mr. Justin Wyse, Director of Planning, replied that during the Public Hearing, the Applicant indicated their intent to build 4-5 homes with a cul-de-sac coming off the existing street. However, the zoning district has specific requirements and the Applicant has to design a project that meets those requirements.

Commissioner Carlie asked that the Petitioner address the concerns raised by Mr. Huesing regarding trees. Mr. Mike Doster, representing the Petitioner, stated that they are aware that trees are an issue, but at this time, the Commission is only considering the zoning request. They are not at the plan stage and a fully-engineered plan has not yet been prepared. At that phase of the project, they intend to be in communication with the residents to keep them informed, and asked that Mr. Huesing provide his contact information.

Chair Hansen stated that Commissioner Tilman was unable to attend tonight's meeting, but had noted that the arborist report describes the understory as "almost entirely Amur Honeysuckle", and questioned whether the developer would be able to remove this invasive species. Mr. Doster indicated that they would review this.

Upon roll call, the vote to approve was as follows:

**Aye: Commissioner Marino, Commissioner Midgley,
Commissioner Staniforth, Commissioner Wuennenberg,
Commissioner Carlie, Commissioner Harris,
Chair Hansen**

Nay: None

The motion passed by a vote of 7 to 0.

- B. P.Z. 02-2022: River Crossings (Holman Motorcars St. Louis):** A request to amend development criteria within a site-specific ordinance for a 15.841-acre tract of land zoned "PC" Planned Commercial District located northeast of the intersection of Chesterfield Airport Road and Public Works Drive (17U24066; 17U240077; 17U240088; 17U52006; 17U520072; 17U520171; 17U520182; 17U520193).

Planner Chris Dietz provided the following information about the subject petition:

Request

The applicant is requesting to amend Exhibit 2 of Ordinance 2566 to:

1. Increase the size and height limits of Monument Signage allowed along I-64;
2. Increase wall signage quantity and size allowance, specifically for Lots 7 and 8;
3. Remove the total square footage limit for all combined monument signage.

This ordinance amendment affects the entire River Crossings development, but is intended specifically for Lots 7 and 8.

Mr. Dietz pointed out that **no changes** to the original language are being requested for the following types of signs:

Tenant Monuments

There shall be four (4) monument signs. Two (2) signs shall be located on Chesterfield Airport Road and two (2) signs shall be located on the southern interior drive. Each sign shall not exceed fifty (50) square feet in outline area and six (6) feet in height.

Directional Signs

Shall not exceed ten (10) sq. ft. per face and not more than six (6) feet above grade. They shall be designed to the development standard and consistent materials, construction and design.

Utility Signs

Pole mounted signs shall be used to identify restricted/handicapped parking, traffic flow, etc. These shall be designed to the development standard and consistent in materials, construction and design.

Changes are being requested for the following signs:

Project ID – Directory Sign

Proposed: There shall be one (1) Project Identification Sign at the development entrance on Chesterfield Airport Road. The sign shall not exceed ten (10) feet in height and 100 sq. ft. of graphic area per face.

Original Language: The original language contains the typo *six (10) feet in height*. The language was interpreted as six (6) feet in height. A six-foot high sign was approved for the site. Staff stated that this language should be corrected to reflect what has always been interpreted.

Highway 40 (I-64) Monument

Proposed: There shall be one (1) monument permitted along Highway 40 (Interstate 64). This sign shall not exceed 100 square feet in outline area and twenty (20) feet in height.

	Existing Criteria	Proposed Criteria
Quantity	1*	1
Area	50 sq. ft.	100 sq. ft.
Height	6 ft.	20 ft.

*It was noted that in 2008, a 20-foot tall sign was requested but not approved; an additional 6-foot sign along Chesterfield Airport Road was allowed in lieu thereof.

At the March 14, 2022 Public Hearing, one issue was raised regarding the appropriateness of the Monument Sign along I-64. The Applicant believes that the proposed size is appropriate for highway traffic, noting that it matches the size of the sign along Chesterfield Airport Road. The Applicant also pointed out that the proposed sign would be the only sign on the subject site to be visible from I-64.

Building Signage

Proposed language presented at Public Hearing (proposed language shown in *blue*): Any tenant, or sole building occupant, shall be permitted one (1) wall sign on any two (2) exterior walls. The wall sign shall not exceed 5% of the wall area on which it is attached. No business sign shall exceed 300 sq. ft. *The exception is 8% of the wall area permitted on the interior facing walls between the courtyard at 1 Arnage and 9 Arnage. These two buildings will be limited to a maximum of two wall signs per elevation plus logo signs at the service entrance at 1 Arnage.*

Proposed updated language: (changes *after* Public Hearing proposed by applicant shown in *red*)

~~Any tenant, or sole building occupant, shall be permitted one (1) wall sign on any two (2) exterior walls.~~ *Each exterior wall will be allowed a maximum of two signs.* These wall signs shall not exceed *a combined total of 5%* of the wall area on which ~~it is~~ *they are* attached. No business sign shall exceed 300 sq. ft. ~~The exception is 8% of the wall area~~

permitted on the interior facing walls between the courtyard at 1 Arnage and 9 Arnage. These two buildings elevations will be limited to 8% coverage including a maximum of two wall branding signs per elevation plus and additional logo signs at the service entrance at 1 Arnage.

It was noted that since the Public Hearing, the Applicant has updated their request from **1 sign on any 2 elevations to 2 signs on each exterior wall throughout the entire River Crossings development – not just Lots 7 and 8.** This could potentially double the amount of signage within the development.

Removal of Special Note

~~The total square footage of all monument signs and the project identification sign shall not exceed 350 square feet in outline area.~~

Discussion

Building Signage

Chair Hansen asked the Petitioner to clarify their request with respect to building signage.

Mr. Matt Kennan, Holman Motorcars, stated that the original ordinance allowed each building within the entire River Crossings development to have two signs. The Petitioner's intent regarding 2 signs per face was meant to pertain to **only Lots 7 and 8** – not the entire development.

Highway 40 (I-64) Monument Sign

Commissioner Staniforth and Chair Hansen expressed concern about the large size being requested for the monument sign proposed along the interstate.

Commissioner Marino stated that he feels a monument sign for this business is necessary in that the building is lower sitting on I-64 than other developments, it has a lower visual eye while driving down the highway, and that exceptions to the standards should be allowed. He also pointed out that directly across the street from the subject site is a "massive sign" for the District's concert venue.

Commissioner Wuennenberg inquired as to what other monument signs are along I-64. Mr. Wyse stated that, technically, the District sign does not have highway frontage; it has frontage on an outer road. The only tall sign along the I-64 corridor is the legal, non-conforming Lou Fusz sign – no other signage along this corridor is 20 feet tall.

Commissioner Wuennenberg requested clarification as to whether the proposed sign would be for the entire development or just Lots 7 and 8. Mr. Wyse replied that it would be located on Lot 7 or 8 and the Applicant would have control over its content.

Discussion continued on the options available to the Commission on what they may want to consider for the I-64 monument sign:

- **Currently Permitted:** A sign that shall not exceed 50 square feet in outline area and six (6) feet in height. *(It was noted that there is no such sign currently on site.)*
- **Proposed:** A sign that shall not exceed 100 square feet in outline area and twenty (20) feet in height.
- **No sign permitted along I-64.**

Commissioner Marino made a motion to approve **P.Z. 02-2022 River Crossings (Holman Motorcars St. Louis)**. The motion was seconded by **Commissioner Wuennenberg**.

Amendments to the Motion

Amendment No. 1 – Building Signage

Commissioner Marino made a motion to amend the motion so that the proposed criteria for ***Building Signage*** be amended to apply only to Lots 7 and 8 (1 and 9 Arnage). The motion was seconded by **Commissioner Wuennenberg**.

It was clarified that the proposed language of ***Each exterior wall will be allowed a maximum of two signs*** would apply only to 1 Arnage and 9 Arnage.

Upon roll call, the vote to amend was as follows:

Aye: Commissioner Staniforth, Commissioner Wuennenberg,
Commissioner Carlie, Commissioner Harris,
Commissioner Marino, Chair Hansen

Nay: Commissioner Midgley

The motion **passed** by a vote of 6 to 1.

Amendment No. 2 – I-64 Monument Sign

Commissioner Wuennenberg made a motion to amend the motion so that the proposed criteria for the ***Highway 40 (I-64) Monument Sign*** be amended to maintain that such sign shall not exceed fifty (50) square feet in outline area and six (6) feet in height. The motion was seconded by **Commissioner Marino**.

Commissioner Carlie asked for clarification as to whether the Applicant's request to ***Remove the Special Note (shown below)*** is relevant to this discussion.

The total square footage of all monument signs and the project identification sign shall not exceed 350 square feet in outline area.

Mr. Dietz stated that if the Applicant were to construct every sign allowed under Exhibit 2, it comes out to exactly 350 sq. ft. for all freestanding signs. If the I-64 monument sign is removed completely, that would free up 50 sq. ft. It was also noted that all the other permitted signs are capped at 50 sq. ft. so it was determined that removing this language is appropriate.

Upon roll call, the vote was as follows:

Aye: Commissioner Staniforth, Commissioner Wuennenberg,
Commissioner Carlie, Commissioner Harris,
Commissioner Marino, Commissioner Midgley,
Chair Hansen

Nay: None

The motion **passed** by a vote of 7 to 0.

Upon roll call, the motion to approve, as amended, was as follows:

**Aye: Commissioner Carlie, Commissioner Harris,
Commissioner Marino, Commissioner Midgley,
Commissioner Staniforth, Commissioner Wuennenberg,
Chair Hansen**

Nay: None

The motion passed by a vote of 7 to 0.

Mr. Justin Wyse, Director of Planning, stated that Staff will prepare a revised version of the sign criteria to be presented at the next Planning & Public Works Committee meeting.

IX. NEW BUSINESS

Mayor Nation thanked Chair Hansen for her service on the Planning Commission, and congratulated her as Councilmember-elect for Ward IV. This was followed by a round of applause from the Commission and Staff.

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 8:50 p.m.

Jane Staniforth, Secretary