

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
WEDNESDAY, SEPTEMBER 27, 2023**

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

I. ROLL CALL

PRESENT

Commissioner Gail Choate
Commissioner Allison Harris
Commissioner Debbie Midgley
Commissioner Nathan Roach
Commissioner Jane Staniforth
Commissioner Steven Wuennenberg
Chair Guy Tilman

Councilmember Merrell Hansen, Council Liaison
Mr. Nathan Bruns, representing City Attorney Christopher Graville
Mr. Justin Wyse, Director of Planning
Ms. Shilpi Bharti, Planner
Ms. Erica Blesener, Recording Secretary

ABSENT

Commissioner Khalid Chohan
Commissioner John Marino

Chair Tilman acknowledged the attendance of Councilmember Merrell Hansen, Council Liaison; and Councilmember Aaron Wahl, Ward II.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS - Commissioner Staniforth read the "Opening Comments" for the Public Hearing.

- A.** P.Z. 13-2023 17551, 17555 & 17599 Chesterfield Airport Rd. (Baldrige-Ryken, LLC): A request for an ordinance amendment to create a new "PC" Planned Commercial District for three parcels zoned "PC" Planned Commercial and "NU" Non-Urban and totaling 2.9 acres located on the north side of Chesterfield Airport Road, east of Long Road (17U140252, 17U140263, and 17U140203).

STAFF PRESENTATION:

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

Site History

The petition consists of three sites, 0.62 acres site located at 17599 Chesterfield Airport Road is zoned “NU” Non-Urban District prior to City was incorporated. The two sites 17555 and 17551 Chesterfield Airport Road consist of 2.33 acres was zoned “NU”- Non-Urban prior to the incorporation of the City of Chesterfield. In 2007, the site was rezoned to “PC” Planned Commercial District in order to develop a self-storage facility with a retail component. In 2013, the ordinance was amended to modify development requirements and add additional uses.

Comprehensive Plan

As per the City of Chesterfield Land Use Plan, the subject site is within the Regional Commercial. The Regional Commercial area serves regional commercial needs (emphasizing retail, dining, entertainment, hotel, and leisure components) and draws visitors from both Chesterfield and the surrounding areas. Primary land uses include; retail, entertainment, office, lodging, and limited Office/Warehouse.

Below are the development policies for Regional Commercial land use

- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Primary entrance points should be aligned with access points immediately across the street.
- Promote the re-invention of the existing tenant space to accommodate different users to increase the mix of uses and redefine the centers, allowing them to be modernized and remain relevant in the market.
- Maintain pedestrian connectivity from transit stops to facilitate the large employment centers.
- Landscape buffering should be utilized between roadways to screen areas of surface parking.
- Residential projects should be limited to areas outside of the Chesterfield Valley.

Request

Applicant has submitted a request for an ordinance amendment to the existing “PC” Planned Commercial District and “NU” Non-Urban District to new “PC” Planned Commercial District to modify the development standards and legal description in the existing ordinance of the PC District site. This amendment would modify the permitted use, building and parking setbacks, and revise the language in the Attachment A I. Specific Criteria to allow two additional drive thru instead of one.

PETITIONER’S PRESENTATION – representing Baldrige-Ryken, LLC

1. Mr. George Stock, Stock & Associates Consulting Engineers, 257 Chesterfield Business Parkway, Chesterfield, MO

On behalf of the property owner under contract, Baldrige – Lyken, LLC, Stock & Associates Consulting Engineers Inc. respectfully requests the City of Chesterfield's consideration in an Ordinance Amendment for a ± 2.93 Acre tract of land located at 17599, 17551, & 17555 Chesterfield Airport Road zoned "PC" Planned Commercial District (City of Chesterfield Ord. 2742) to add "Vehicle Repair Service Facility" as a permitted use and modifications to the design criteria. The existing site is currently undeveloped. The existing site is currently governed by Ordinance #2742, which has a minimum required open space of 35.0%, max height of 42.0 feet and a floor area ratio of 0.55. The proposed design criteria request is to retain the current floor area ratio, open space requirements, building height, but modify some of the building and parking setbacks. The City's Comprehensive Plan designates this site as well as the adjacent properties to the North, South, and East as "Regional Commercial". We respectfully request the City's consideration of this item. Baldrige-Lyken, LLC intends to develop three (3) commercial facilities on individual lots.

Amendment 1. We respectfully request "Vehicle Repair & Service Facility" be added to the list of permitted uses.

Amendment 2. We respectfully request the language in Attachment A under I. Specific Criteria A.2. "The Uses in "PC" Districted shall be restricted as follows:" be revised to: The number of drive thru facilities permitted in the "PC" Planned Commercial District at any given time shall be limited to one (1) car wash and two (2) additional drive thru uses.

Discussion

Commissioner Choate expressed her concern regarding the zero (0) foot parking setback for potential lots one (1) and two (2) and believes there should be a minimum of ten (10) feet between the two lots. Commissioner Wuennenberg shared his concern of possible congestion during lunch or dinner time with the space having two drive thrus. Mr. George Stock stated they increased the property size, and quick serve restaurants don't have the same peak time as a Chick-fil-A or Shake Shack. Mr. Stock added they prefer the zero (0) foot setback because of the shared parking and shared driveways and believes they can still achieve separation and good circulation. Mr. Stock responded to Commissioner Choate's concern of the two driveways and said they will try to address the concern at the Site Development Plan Meeting.

Commissioner Wuennenberg asked for clarification on the location of the entrance. Mr. Stock stated the entrance is east and has full access.

Commissioner Staniforth stated the potential parking looks like it doesn't leave room for the required parking spaces. Mr. Stock explained there is enough surface parking spaces with the cross access and shared parking.

V. APPROVAL OF MEETING SUMMARY

Commissioner Choate made a motion to approve the Meeting Summary of the September 11, 2023 Planning Commission Meeting. The motion was seconded by Commissioner Wuennenberg and passed by a voice vote of 7 to 0.

VI. PUBLIC COMMENT

1. Mr. Denny Crain, Remiger Design, 3041 Wye Oak Drive, Belleville, IL 62221 representing the petitioner for **Damian Kroenung Estate (SDP)** – available for questions.
2. Mr. Ben Conn, CEO Classroom Library Company, 3901 Union Boulevard, Suite 155, St. Louis, MO 63115 representing the petitioner for **Damian Kroenung Estate (SDP)** - available for questions.
3. Mr. Sean Ackley, Edison Partners LLC, 15997 Deer Trail Court, Chesterfield, MO 63017 representing the petitioner for **Damian Kroenung Estate (SDP)** – available for questions.

VII. SITE PLANS, BUILDING ELEVATIONS, PLATS, AND SIGNS

- A. **Damian Kroenung Estate (SDP)**: A Site Development Plan, Landscape Plan, Lighting Plan and Architectural Elevations for an Office/Warehouse building located on a 7.1-acre tract of land located south side of Edison Avenue, zoned “PI”-Planned Industrial.

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for Damian Kroenung Estate (SDP). The motion was seconded by Commissioner Roach and **passed by a voice vote of 7 to 0.**

Councilmember Merrell Hansen, Council Liaison welcomed Mr. Ben Conn to the area and the help he provides to Veterans is wonderful.

VIII. UNFINISHED BUSINESS - None

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:21 p.m.

Jane Staniforth, Secretary