

**PLANNING COMMISSION  
OF THE CITY OF CHESTERFIELD  
MEETING SUMMARY  
MARCH 11, 2024**

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

**I. ROLL CALL**

**PRESENT**

Commissioner Debbie Midgley  
Commissioner Gail Choate  
Commissioner Khalid Chohan  
Commissioner Allision Harris  
Commissioner Jane Staniforth  
Acting Chair Steven Wuennenberg

**ABSENT**

Commissioner Walter Bilgram  
Commissioner John Marino  
Chair Guy Tilman

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

Acting Chair Wuennenberg acknowledged the attendance of Councilmember Merrell Hansen, 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 Hearing.

- A. P.Z. 02-2024 18009 and 18045 N. Outer 40 Rd. (Gumbo Flats Properties, LLC)**: A request for an ordinance amendment to create a new "PI" Planned Industrial for two parcels zoned "M3" Planned Industrial District, "NU" Non-Urban District and "PI" Planned Industrial District, and totaling 78.07 acres located on the north side of Outer 40 Road (16W310045 and 16W240041)

**STAFF PRESENTATION:**

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

### **Request Summary**

Stock & Associates Consulting Engineers, Inc, on behalf of Gumbo Flats Properties, LLC has submitted a request for an ordinance amendment to create a new “PI” Planned Industrial District by including the “M3” Planned Industrial District, “PI” Planned Industrial District, and “NU” Non-Urban District parcels. The ordinance amendment will modify the specific criteria and legal description in the existing ordinance of the PI District, ordinance 2944 and expand the legal description to consolidate one zoning over the area. The submittal includes a Preliminary Development Plan, narrative statement, Tree Stand Delineation, and out boundary survey. Different flood zones exist on the property and any development will be required to comply with the development requirements of the City’s flood hazard regulations.

### **Site History**

The site is located in Ward 4 of City of Chesterfield. The site was zoned “M3” – Planned Industrial District prior to the City’s incorporation. A Conditional Use Permit “CUP” was granted by St. Louis County in 1967 to the 2.68 parcel of the site, located north of Levee Trail. The CUP provided approval for the extraction of raw materials from the Missouri River via dredging and stock piling, and outdoor storage of such materials by a conveyor belt system. In 2016, the area was zoned “PI” - Planned Industrial District to allow the “Batching Plant” as a permitted use. The 2.68 parcel as is governed by the Ordinance 2944.

### **Comprehensive Plan**

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Comprehensive Plan contains the City of Chesterfield Land Use Plan, which is helpful in determining the future use of the site.

As per the City of Chesterfield Land Use Plan, the subject sites are within the Conservation land use. Conservation areas are undeveloped and/or preserved land dedicated for passive recreation or conservation purposes. Undisturbed land is reserved to protect natural beauty or serve environment and wildlife management purposes. Below are the development policies for Conservation land use as described in the City of Chesterfield Comprehensive Plan.

- Focus on preservation.
- Limit impervious surface or encourage the use of stormwater BMPs.
- Planned residential developments should promote open space and preserving natural features which may cluster new construction.

### **PI - PLANNED INDUSTRIAL DISTRICT**

City of Chesterfield Unified Development Code regulations of the PI District offer a method for the industrial and selected commercial development of land in the City of Chesterfield that allows flexibility in applying certain zoning standards. The requirements are designed to offset the impact of changes in development standards allowed through these provisions. As per City Unified Development Code, the PI regulations should have the following outcomes:

- Ensure consistency with the Comprehensive Plan.
- Promote building styles and architectural styles that complement one another, as well as the surrounding area.
- Promote more efficient use of land.
- Incorporate site features, such as topography, views, vegetation, water features, and other factors into the design so they become assets to the development.
- Promote the most efficient arrangement of circulation systems, land use, and buildings.
- Promote environmentally sensitive developments.
- Allow development, under a specifically approved design concept and site plan.

### **Request**

The applicant has submitted a Preliminary Development Plan and narrative statement for review. The proposed site will be used for stand-alone parking and an existing Batching Plant. As shown in the Preliminary Development Plan, the applicant is proposing gravel parking spaces on the north side of the existing levee trail, and a roadway that will connect to the property on the east. The gravel parking will not be public parking. The site will be accessed from the existing gravel access from the N Outer 40 Road. The existing permitted uses across the various parcels, which are restricted to certain areas, are as follows:

- Batching Plant (Ordinance 2944)
- Excavation of material from the river (CUP 57)

The permitted use the applicant is requesting in addition to keeping the existing uses is as follows:

- Parking area (stand-alone), including garages, for automobiles. Not including sales or storage of damaged vehicles for more than 72 hours

Additionally, the applicant is requesting that parking and access roads be gravel with appropriate dust control measures (spray water). This treatment of a non-paved surface is approved for the existing gravel drive into the site. The gravel parking would allow moving the portion of the previously approved parking location east of the subject site to this location.

### **PETITIONER'S PRESENTATION:**

Andrew Dixon, Stock & Associates, 257 Chesterfield Business Pkwy, Chesterfield, MO.

Mr. Dixon stated Gumbo Flats Properties LLC. which is doing business as Gateway Studios acquired 78.078 acres in 2023. The intent of acquiring the property was to further their goals and objectives to create a private amenity park on the north side of the levee, which was subject to a PC Zoning in 2023 resulting in P.Z. Ordinance No. 3229. The total land assemblance including the 78.078 acres is 290.58 acres. They have submitted a boundary adjustment plat for the assemblance of land, a site development concept plan for the overall development, and a site development section plan for the lodge and private amenity park.

Acquiring the property allows Gateway Studios to shift some of their planned interim parking further west and north away from the view of the proposed lodge building directly adjacent to the CVAC. In addition, it will shift traffic away from the paved road over the levee between CVAC and the proposed lodge building. Trucks associated with Gateway Studios operations on the south side of I64 will utilize the existing gravel road serving St. Charles Sand and Breckenridge Ready Mix Operations. Currently, the Conditional Use Permit No. 57 from 1967 and the Planned Industrial Ordinance No. 2944 encumber portions of the property.

Following discussions with Staff, an amendment to the zoning of the area would be required in order to facilitate the use of gravel for the parking area. The rezoning would effectively expand existing Ordinance No. 2944 beyond the Breckenridge Ready Mix Operations limits.

Currently, Conditional Use Permit No. 57 is for St. Charles Sand for material excavation from the river. This proposed expanded PI Ordinance would encompass the CUP area and extinguish it. In addition, it would maintain the permitted uses within CUP No. 57 and Planned Industrial Ordinance No. 2944.

The requested revisions to PI 2944 as noted in the project narrative, would allow for the gravel parking lot as shown on the PDP along with access roads. Parking and roads will be gravel as currently permitted within PI Ordinance No. 2944 with required dust control measures.

Under the miscellaneous section of the Attachment A, the applicant has requested for overhead electric service to be permitted. Overhead electric currently exists today and is required north of the levee. They would also like to maintain CUP No. 57 uses permitted on the property which include dredge, barge, docking, facilities, unloading, conveyor belt system, and outdoor storage of sand material. The height of the sand and gravel stockpiles should be limited to the level of the adjacent roadways. The height of the structure should be limited to two (2) stories. Parking areas should be kept in dust-free condition. The extraction of raw materials should be from the Missouri River only.

## **DISCUSSION:**

Commissioner Choate expressed her concerns regarding the following items: Parking of cars; including garages listed on the narrative, the visual appearance of the elevated gravel mound, the borrow pit easement that traverses the property, and access to the property. Mr. Dixon explained they don't intend to have any garages, but believe it's the standard language for the Unified Development Code for the parking area. He stated the borrow pit easement has been vacated. He went into further details regarding access to the property and explained that there is an existing gravel drive that heads to the north and services the sand plant and the batching plant on the south side of the levee. This will continue to be used to access the proposed site. There will also be two (2) additional gravel access roads on the east located on the north side of the levee.

Ms. Choate asked what the estimate number of vehicles is that would be utilizing the parking lot. Mr. Dixon explained the number of vehicles will vary depending on the size of the show; there is potential for hundreds of vehicles to be parked while they are in town. Ms. Choate asked if this would completely replace the parking that was authorized

in the adjacent "PC" Planned Commercial District or if it is in addition to. Mr. Dixon explained that this would replace some of the parking behind the lodge building.

Ms. Choate asked for clarification regarding the lodge building. Justin Wyse, Planning Director stated the lodge is the petitioner's first proposed building that has been submitted and is located by the roundabout. Mr. Dixon explained the lodge is located adjacent to the CVAC and will be a three (3) story building with a restaurant.

Commissioner Staniforth asked if there are any plans to add fencing around the parking structure. Mr. Dixon stated they will propose gated access to the asphalt drive over the levee, to prohibit public access, but this will need to be discussed with Breckenridge Ready Mix Operations and St. Charles Sand. Ms. Staniforth questioned what would happen when the existing Breckenridge lease expires, and at that time if Gateway Studios wanted to expand parking? Would it have to be reviewed by the City? Mr. Dixon believes the lease will expire in ten (10) years and at that time it will be Gumbo Flats property (Gateway Studios). Mr. Wyse stated if they were just closing the operations they would cease to exist, but if they wanted to expand beyond that they would have to address it.

Commissioner Harris requested a rendering of the site to help better understand what the site will look like as a finished project.

Commissioner Midgley questioned where the lodging would be located and if it would help minimize the public view of the sand and gravel stockpiles. She expressed her concerns with the plans and that they are much different than what was previously discussed.

Commissioner Wuennenberg stated the existing gravel lot that is approved for the adjacent "PC" Planned Commercial District is hidden from the public versus this request which is in public view especially because of the elevation. He added it's one thing for them to see it from the lodge which is their property, but another for everyone else to see it.

Commissioner Chohan asked for clarification regarding access from the gravel roads and if they are visible. Mr. Dixon explained the two (2) access roads will eliminate the tractor-trailer traffic between CVAC and the new building and will be hidden by the levee.

Councilmember Hansen questioned why are they taking some of the approved parking areas away and allocating them over to the new area when it's already been approved. She asked for clarification on what "some" of the parking means.

Ms. Hansen stated with this inside the Comprehensive Plan it's within the Conservation Land Use and number one (1) on that list is a need to focus on preservation. She asked Mr. Dixon if they were taking into consideration the criteria while modifying the zoning. Mr. Dixon stated that most of the area will be maintained for conservation. Ms. Hansen agreed the park would be preserved, but questioned the parking, badge plant, and sand plant. Ms. Choate asked for an explanation regarding the meaning behind maintaining for conservation and whether it would be a private amenity for the clients associated with Gateway Studios. Mr. Dixon explained the intent is to keep as much of the natural area remaining as possible and would be similar conditions to the woods and everything north

to the river. Mr. Wuennenberg reminded everyone there is a second smaller agricultural levee in the area.

Ms. Hansen asked if the area needs to be rezoned. Mr. Wyse explained the City of Chesterfield will not approve gravel driveways, parking areas, or loading areas. It's a code requirement and the only way to approve the request like Breckenridge previously is through Attachment A. The gravel parking use would not be approved without being specifically allowed which drives the need for the zoning change.

Ms. Hansen explained she is thinking of not only what happens today, but the future. How are we compromising on the conservation notion?

Mr. Wyse agreed with Ms. Hansen's concern and added they would follow up with the applicant to address the specific issue.

Ms. Choate recommends they link the two sites together regarding the lodge and access. Including perspective drawings to give them a better visual of the plans.

Mr. Wuennenberg recommends a way to shield the parked vehicles.

## V. APPROVAL OF MEETING SUMMARY

Commissioner Choate made a motion to approve the Meeting Summary of the February 26, 2024 Planning Commission Meeting. The motion was seconded by Commissioner Harris and **passed by a voice vote of 5 to 0.** (*Commissioner Chohan abstained*)

## VI. PUBLIC COMMENT – None.

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

Commissioner Staniforth, representing the Site Plan Committee, made a motion recommending approval of the Record Plat for a 35.0-acre tract of land of Tara Ridge zoned "PUD" Planned Unit Development located on the north side of Wild Horse Creek Road and across from Savonne Court. The motion was seconded by Commissioner Choate and **passed by a voice vote of 6 to 0.**

## VIII. UNFINISHED BUSINESS

- A. **P.Z. 01-2024 Carshield F.C. (Stock & Associates)**: An ordinance amendment to add an additional 16.32-acre tract land zoned "NU" Non-Urban District to an existing 16.58-acre tract of land zoned "PI" Planned Industrial District and modify development criteria.

## Request

Alyssa Ahner, Senior Planner, recapped that the request consists of adding an additional 16 acres of land zoned Non-Urban into an existing Planned Industrial District that was formed last year. In addition to the legal description change, the applicant is also proposing an increase in maximum building height from 40 ft to 60 ft.

A Public Hearing was held on February 12<sup>th</sup>, 2024 at which time the Commission discussed the proposed request. The increase in building height from forty (40) to sixty (60) feet was questioned. A representative explained that this is due to the increased width and depth of the proposed larger building thus requiring a greater pitch.

The traffic impact on Eatherton was also discussed. The representative confirmed that a traffic impact study is currently underway and will be provided during the Site Development Plan review process. It was also mentioned that roadway improvements include a three (3) lane section of road and a continuous left-turn lane into the site.

Lastly, additional information was requested on the proposed lighting standard and trash enclosure locations. These items are reviewed in greater depth during the Site Development Plan review process; however, the applicant has since provided a response letter addressing these items. This letter may be found attached.

#### **DISCUSSION:**

Commission Choate made a comment that she's okay with the lighting standards for the athletic fields and courts having a maximum height of 70 ft but does not support the remainder of site lighting being this height.

Ms. Ahner noted that the draft Attachment A that has been presented would permit 70 ft lighting throughout the entirety of the site. However, Staff can revise the document to restrict the 70 ft height to field lighting only if the Planning Commission would like to make that motion. The applicant provided in their narrative statement that the parking lot lighting would not exceed 20 ft so she sees no issue with this request.

**Commissioner Choate made a motion to approve P.Z. 01-2024 Carshield F.C. (Stock & Associates) with the condition that "G. Lighting Requirements (2)" of the attachment A differentiates that athletic fields shall not exceed seventy (70) feet and all other light standards shall adhere to city code.** The motion was seconded by Commissioner Staniforth.

**Upon roll call, the vote was as follows:**

**Aye: Commissioner Choate, Commissioner Chohan,  
Commissioner Harris, Commissioner Midgley,  
Commissioner Staniforth, Acting Chair Wuennenberg,**

**Nay: None**

**The motion passed by a vote of 6 to 0.**

**IX. NEW BUSINESS - None**

**X. COMMITTEE REPORTS - None**

**XI. ADJOURNMENT**

The meeting adjourned at 7:38 p.m.

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Jane Staniforth, Secretary