

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
JANUARY 14, 1990



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

PRESENT

Chairman Barbara McGuinness
Ms. Mary Brown
Ms. Mary Domahidy
Mr. Les Golub
Mr. William Kirchoff
Mrs. Pat O'Brien
Mr. Walter Scruggs
Mr. Doug Beach, City Attorney
Councilmember Betty Hathaway, Ward I
Mayor Jack Leonard
Mr. Jerry Duepner, Director of Planning/Economic Development
Ms. Anna Kleiner, Planning Specialist
Mr. Dan Olson, Planning Technician
Ms. Sandra Lohman, Executive Secretary

ABSENT

Mr. Jamie Cannon
Mr. Dave Dalton

INVOCATION: Mr. Jerry Duepner, Director Planning/Economic Development
Department

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS - Mayor Jack Leonard read the opening comments.

- A. P.Z. 1-91 Lou Fusz Ford, Inc.; a request for a change of zoning from "M-3" Planned Industrial District and "C-8" Planned Commercial District to "C-8" Planned Commercial District and Amended "C-8" Planned Commercial District for a 4.7 acre tract of land located on the south side of U.S. Highway 40 and 61/I-64, approximately 600 feet east of Long Road (Locator Numbers 17U420093 and 17U420103). The proposed use: automobile dealership and accessory parking and vehicle storage areas.

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Mr. Dan Olson, Planning Technician, gave a slide presentation depicting the site for review by the Commission.

Mr. Richard S. Musler, P.E., Rolk Engineering, presented the request noting the following:

- The property is owned by Lou Fusz Ford.
- The request consists of two (2) separate parcels of land. The larger 3.7 acre parcel is the location of the existing dealership facility, zoned "C-8" Planned Commercial District. The smaller 1.0 acre parcel currently has no improvements upon it, and is zoned "M-3" Planned Industrial District.
- The owner desires to use the smaller parcel as an automobile sales and storage lot, as part of the Lou Fusz Ford Dealership facility.
- The City has notified the owner that a change of zoning for the smaller parcel is necessary before appropriate permits may be issued for that particular land use.
- The proposed parking lot will consist of an asphalt and concrete pavement, with room for the addition of seventy-four (74) parking stalls.
- The parking lot will be well lighted, and its means of ingress and egress will be via Caprice Drive, which is the pavement connecting the existing facility with Chesterfield Airport Road.
- No modifications are planned, at this time, to either the dealership facility or to the stormwater detention facility, as part of the site improvements.
- It is the petitioner's understanding that the zoning must be changed in order for this parcel to be utilized as a parking lot, that is to be used for the sale and storage of new and used automobiles.

COMMENTS/DISCUSSION BY COMMISSION

- Landscaping will be addressed in the future, at the time of submittal of the site development plan.
- There are no plans to modify the existing building.
- Security personnel are utilized on the site, therefore a fence has not been considered for the site.

- Quartz or halogen-type lights would be utilized, and would meet the regulations of the City.

SPEAKERS IN FAVOR - None

SPEAKERS IN OPPOSITION - None

REBUTTAL - Waived

SHOW OF HANDS - Waived

- B. **P.Z. 2-91 F. J. Miceli Company**; a request for a change of zoning for "NU" Non-Urban District to "R-3" 10,000 square foot Residence District for a 7.4 acre tract of land located on the west side of Sycamore Drive, approximately 900 feet north of Kehrs Mill Road (Locator Numbers 21T640064 and 21T640075).

AND

P.Z. 3-91 F. J. Miceli Company; a request for a Planned Environment Unit Procedure in the "R-3" 10,000 square foot Residence District for the same 7.4 acre tract of land. The proposed use: single-family residences.

Ms. Anna Kleiner, Planning Specialist, gave a slide presentation depicting the site for review by the Commission.

Mr. Bud Miceli, President of F. J. Miceli Company, presented the request noting the following:

- The request is to rezone the 7.4 acre tract from "NU" Non-Urban District to "R-3" Residence District, with a Planned Environment Unit Procedure.
- The entrance to the proposed development would be from Sycamore Place.
- Twenty-four (24) lots are proposed, with fifty percent (50%) being 10,000 square feet or more, and fifty percent (50%) being less than 10,000 square feet in size.
- This project is proposed as one of the lowest-priced available in Chesterfield.

COMMENTS/DISCUSSION BY COMMISSION

- The minimum lot size would be approximately 7,000 square feet (Lots 4, 5 and 14).
- The size of the homes will range from 1692 square feet to 2800 square feet.
- The sale price will range from \$175,000.00 to \$225,000.00.
- The side yard clearance will be an eight (8) foot minimum.
- A title search, by Community Title Company, revealed the owner of the twenty (20) foot road easement as the heirs of John Defoe, via a Deed dating back to 1892. Taxes are still being paid by the heirs, who have maintained the area.
- The owners of the surrounding parcels (north and south) have met, but have reached no agreement regarding the status of the twenty (20) foot road easement.
- The plan reflects the street connection, ultimately, to Stonebriar, as required by the City.
- The price range of the Stonebriar Homes is \$325,000.00 to \$400,000.00.
- The only common ground is the detention area.
- The landscaping will be addressed upon submittal of the final development plan by the petitioner.
- There was reservation expressed about granting a PEU to allow lots to be less than the underlying Zoning District requirement of 10,000 square foot lots. A desire for a minimum lot size of 8,000 square feet was expressed.

SPEAKERS - Neutral

1. Mr. John Mahar, 2280 Hillhouse, Chesterfield, Missouri 63017, as an individual.
2. Mr. Robert P. Goldman, 2282 Hill House Road, Chesterfield, Missouri 63017, as an individual.

REBUTTAL

- Roger Debenport, of Loomis-Debenport-Boulton, Inc., stated that an actual survey has been made of the property. The petition submitted this evening does not include the twenty (20) foot road/ditch/area in question. It is to be totally excluded from this development.

COMMENTS/DISCUSSION BY COMMISSION

- Existing trees along the perimeter of the property will be retained, where possible. The exception would be in the northwest area of the site.
- Types of homes proposed are Ranch (1692 to 1900 square feet in size); Two-Story homes (2200 square feet in size); up to 2800 square feet. The two types of Ranch homes have potential for expansion.
- Sewer lines would be in the street within the project, or along the back of the sites.

SHOW OF HANDS

IN FAVOR: 2

IN OPPOSITION: 0

APPROVAL OF THE MINUTES

The Minutes were approved from December 10, 1990, with additions/deletions as noted.

COMMITTEE REPORTS

- A. Ordinance Review Committee - No report.
- B. Architectural Review Committee - No report.
- C. Site Plan/Landscape Committee

Chairman Kirchoff stated that a meeting would be scheduled shortly, pending receipt of information from Department of Planning.

- D. Comprehensive Plan Committee - No report.

E. Procedures Committee

Chairman Scruggs stated there would be a meeting of the Committee on Tuesday, January 22, 1991, at 8:30 a.m., here at City Hall.

OLD BUSINESS

- A. P.Z. 22-90 Sverdrup Investments, Inc.; a request for a change of zoning from "NU" Non-Urban District, "C-8" Planned Commercial District, and "FPC-8" Flood Plain Planned Commercial District to "C-8" Planned Commercial District, and Amended "C-8" Planned Commercial District, and "FPC-8" Flood Plain Planned Commercial District; south side of Conway Road, approximately 250 feet west of White Road.

Director Duepner presented the request of the petitioner for reconsideration of denial for the five (5) acre "NU" District parcel, and revision of recommended conditions, and the Department's recommendations thereon. The petition is before the Commission for reconsideration. Mr. Duepner also presented the recommendation from the Citizens Forty Corridor Task Force.

Chairman McGuinness asked if there was a motion for reconsideration of the Commission's recommendation for denial of rezoning of the five (5) acre parcel. No motion was made.

A motion to approve the Department's report concerning revisions to recommended conditions was made by Commissioner Domahidy, to include a condition to require street lighting along North Outer 40 Drive and Highway 40, as required by the Missouri Department of Highways and Transportation and the City of Chesterfield. The motion was seconded by Commissioner Scruggs.

A motion to amend the original motion was made by Commissioner Domahidy as follows: Revise Condition 4.o. of Attachment A to indicate All light standards in excess of sixteen (16) feet have to be south of parking structures in the western portion, and south of the northernmost office building. The motion was seconded by Commissioner O'Brien.

The motion to amend the original motion was approved by a voice vote of 7 to 0.

A motion to amend the original motion, as amended, was made by Commissioner Kirchoff to revise condition 2.c. to read: The upper level of the parking structure should be no higher than ten (10) feet above the existing adjacent ground level; however, in no event shall the westernmost portion of the upper level be above the existing elevation at that point. The motion was seconded by Commissioner Golub.

The motion to amend the original motion, as amended, was approved by a voice vote of 7 to 0.

A motion to amend the original motion, as amended, was made by Commissioner O'Brien to revise condition 4.c.(6) to read: No parking structure shall be located within the setback of one-hundred-thirty (130) feet from the right-of-way of Conway Road. The motion was seconded by Commissioner Brown.

The motion to amend the original motion, as amended, was approved by a voice vote of 7 to 0.

A motion to amend the original motion, as amended, was made by Commissioner O'Brien to change condition 4.f. to add: Indicate preservation of existing trees along Conway Road, based upon the report of a Landscape Architect, Urban Forester, or similar professional. The motion was seconded by Commissioner Brown.

The motion to amend the original motion, as amended, was approved by a voice vote of 7 to 0.

THE ORIGINAL MOTION, AS AMENDED FOUR (4) TIMES, WAS APPROVED BY A VOICE VOTE OF 7 TO 0.

NEW BUSINESS

- A. P.Z. 27-90 Pauline T. and David Belk; a request for a Commercial Service Procedure in the "R-2" 15,000 square foot Residence District; south side of Olive Boulevard, approximately 300 feet west of Westbury Drive.

Chairman McGuinness turned the Chair over to Commissioner Domahidy.

Planning Specialist Kleiner presented the request and the Department's recommendation for approval, as stated in report, adding condition 3.l. to state: The hours of operation shall be limited from 8:00 a.m. to 9:00 p.m., Saturdays and Sundays, during the months of February, March and April. From the month of May through January, hours of operation should be limited from 8:00 a.m. to 6:00 p.m., weekdays only.

A motion to accept the Department's report was made by Commissioner Brown and was seconded by Commissioner Golub.

A motion to amend the original motion was made by Commissioner Scruggs to change the word "employees" to "individuals" in paragraph 1. of Attachment A. The motion was seconded by Commissioner McGuinness.

The motion, as amended, passed by a voice vote of 7 to 0.

UPON A ROLL CALL, THE VOTE TO APPROVE THE ORIGINAL MOTION, AS AMENDED WAS AS FOLLOWS: Commissioner Brown, yes; Commissioner Domahidy, yes; Commissioner Golub, yes; Commissioner Kirchoff, yes; Commissioner O'Brien, yes; Commissioner Scruggs, yes; Chairman McGuinness, yes. The motion passed by a vote of 7 to 0.

A motion to reconsider the vote in its entirety was made by Commissioner Scruggs and was seconded by Commissioner McGuinness.

The motion to reconsider the vote in its entirety, passed by a voice vote of 7 to 0.

A motion to amend the original motion, as amended, was made by Commissioner Scruggs to condition 3.b.(1) to delete the word "additional." The motion was seconded by Commissioner Brown.

The motion to the original motion to reconsider, as amended, passed by a voice vote of 7 to 0.

The amendment to the original motion to limit the number of "individuals" working on site passed by a voice vote of 7 to 0.

A MOTION TO APPROVE THE ENTIRE MOTION, AS AMENDED, WAS MADE BY COMMISSIONER MCGUINNESS, AND WAS SECONDED BY COMMISSIONER SCRUGGS. UPON A ROLL CALL, THE VOTE TO APPROVE THE ORIGINAL MOTION, AS AMENDED WAS AS FOLLOWS: Commissioner Brown, yes; Commissioner Domahidy, yes; Commissioner Golub, yes; Commissioner Kirchoff, yes; Commissioner O'Brien, yes; Commissioner Scruggs, yes; Chairman McGuinness, yes. The motion passed by a vote of 7 to 0.

The Chair was returned to Commissioner McGuinness.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. **P.Z. 87-86 Leo Eisenberg Company (Lord of Life Lutheran Church);**
Free-standing Information Sign; southeast quadrant of the intersection
of Baxter Road and Clarkson Road.

Planning Specialist Kleiner presented the request, and the Department's recommendation of approval, as stated in the report.

On behalf of the Site Plan Review Committee, Commissioner Kirchoff offered a motion to hold this proposal. The motion was seconded by Commissioner Brown.

DISCUSSION

Commissioner Kirchoff indicated that the Committee would like the petitioner to resubmit the proposed sign. There was no objection to the square footage, but there was strong feeling that the architecture of the sign and the lighting of the sign should compare with the same qualities of the existing sign at the corner of Baxter and Clarkson, and with the architecture of the church.

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

The meeting adjourned at 9:55 P.M.

William Kirchoff, Secretary

[MINI-14]