

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
JANUARY 25, 1993



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

PRESENT

Ms. Mary Brown
Mr. Dave Dalton (arrived after roll call)
Mr. Bill Kirchoff
Ms. Barbara McGuinness
Ms. Pat O'Brien
Mr. Walter Scruggs
Ms. Victoria Sherman
Chairman Mary Domahidy
Mr. Douglas R. Beach, City Attorney
Councilmember Dick Hrabko, Council Liaison
Mr. Jerry Duepner, Director of Planning
Ms. Laura Griggs-McElhanon, Senior Planner
Mr. Joseph Hanke, Planning Specialist
Ms. Sandra Lohman, Executive Secretary

ABSENT

Mr. Jamie Cannon
Councilmember Betty Hathaway

INVOCATION: - Commissioner Sherman

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS - Opening Comments were read by Commissioner Scruggs.

Commission Chair Domahidy thanked Councilmember Dick Hrabko for sitting in for Councilmember Betty Hathaway as Council Liaison. She also thanked Councilmembers Linda Tilley and Ed Levinson for being in attendance at this meeting.

- A. P.Z. 1-93 Greater Missouri Builders Inc. (Chesterfield Gardens); a request for a change in zoning from "C-8" Planned Commercial District and "R-1" One-Acre Residence District to "R-6A" 4500 square foot Residence District, for a 20.7 acre tract of land located on Olive Boulevard between East Drive and West Drive (Locator Numbers 17S320096 and 18S640216)

and

- B. P.Z. 2-93 Greater Missouri Builders Inc. (Chesterfield Gardens); a request for a Planned Environment Unit Procedure in the "R-6A" 4500 square foot Residence District for the same 20.7 acre tract of land located on Olive Boulevard between East and West Drive (Locator Numbers 17S320096 and 18S640216). Proposed Use: Multi-Family Residential.

Senior Planner Laura Griggs McElhanon presented the slides of the site and surrounding areas.

Mr. John Holthaus spoke on behalf of the request noting the following:

- The development is designed for "last-time" home buyers.
- Due to the fact that most of the residents of this planned development will be retired, the traffic generation will be minimal.
- The units will sell for between \$140,000 and \$180,000.
- The houses will be designed for convenience (i.e., minimum number of steps, location of utilities on one floor, complete building exterior maintenance provided for a fee of approximately \$100 per month). All common ground, grass, etc., will be maintained by the subdivision association.
- The proposed subdivision will have public streets with fifty (50) foot rights-of-way, twenty-six (26) foot wide streets, seven (7) feet of grass between the street and sidewalks. The sidewalks, paving and driveways will be concrete.
- Generally the units will be three (3) or four (4) attached units.
- The units will have brick fronts with some brick on the sides and aluminum siding on the rear portion. The units will have Andersen windows and metal front doors with refrigerator type seals. The exterior materials will be maintenance free.
- The petitioner invited surrounding residents to view the proposed site plan and encouraged input. The residents outlined five (5) problems which the developer addressed.
- To avoid traffic problems on West Drive, access will be via East Drive. West Drive will be used for emergency access only. The developer will pave the roadway to meet specifications.

- The detention pond location/configuration has yet to be resolved.
- The developer will provide a berm, landscaping, etc., as necessary to satisfy adjacent property owners.
- A total of ninety-four (94) units are proposed, with nine (9) being two-story units.
- Trees will be preserved where possible.
- Of the 5.5 acres originally zoned for two (2) one-acre home sites, three (3) acres will remain undisturbed.
- This undisturbed area will be dedicated as common ground.
- Landscaping plans have yet to be finalized.

COMMENTS/DISCUSSION BY COMMISSION

- The developer was commended for his actions in addressing the concerns of adjoining property owners.
- Sidewalks along Olive were discussed; safety/practical versus aesthetics issues.
- Units along Olive will be twenty (20) feet from the right-of-way. They will face the interior of the site. Some type of landscaping will be provided in this area.
- The grade level of the units from Olive will be approximately fifteen (15) feet lower than street level.

Commissioner McGuinness left the meeting.

- There will not be amenities to attract younger people (i.e., club house, pool, etc.). The design of the development is to discourage children.

Commissioner McGuinness returned to the meeting.

- The development is not exclusively a retirement center.
- The units have two (2) car attached garages and are all on one (1) floor.

- The units generally do not have brick on the back side, but have contours of bay windows, chimneys, etc.
- The smallest unit on the main floor is approximately 1600 square feet. The two story units will range between 2400 and 2600 square feet.
- It will be a problem retaining trees located in the center of the site.
- If it is not possible to retain existing trees, replacement trees will be provided by the developer.

Commission Chair Domahidy recognized Les Golub who formerly served on the Chesterfield Planning Commission.

SPEAKERS IN FAVOR:

1. Mr. Rick Kolaz, 15416 Timpaige Court, Chesterfield, MO 63017, as an individual.
 - Noted satisfaction with the actions of the developer.
 - The only access to Olive for residents living near the back of West Drive and on Timpaige Court is via West Drive. It is important that traffic be minimized on West Drive. Wellesley Place utilizes West Drive for emergency access only.
 - Prefers landscaping along Olive in lieu of sidewalks.
2. Ms. Mildred Woodruft, 15346 Olive Boulevard, Chesterfield, MO 63017, as an individual.
 - Prefers sidewalks along Olive, mainly for safety reasons.

SPEAKERS IN OPPOSITION:

1. Mr. Royce Engel, 135 Ridgecrest Drive, Chesterfield, MO 63017, on behalf of the Chesterfield Homeowners Association.
 - Noted concern about the density of the proposed development.

- Requested that residents on the east of the proposed development be given more consideration relative to access to Olive.
- Suggested that East Drive could be vacated all the way to Olive.

COMMENTS/DISCUSSION BY COMMISSION:

- Mr. Engel believes that multiple-family is appropriate for this site, but the proposed development is too dense. He further believes that the residents on the east side of the development have been overlooked and are at a disadvantage.
 - The Chesterfield Homeowners Association is still being formalized.
 - East Drive is a "paper street." It is presently serving as a driveway for residents on the east side of the proposed development, serving one (1) residence.
 - Mr. Engel suggested that, if the street is to be vacated on the northern part, as shown on the drawing presented, the street should be vacated out to Olive. This development should create its own ingress/egress.
 - The maximum allowable density is 207 units and the developer is proposing 94 units. Mr. Engel believes it is too dense, given the large amount of undevelopable land on the site and surrounding areas.
2. Mr. Ted Jansen, 9 West Drive, Chesterfield, MO 63017, as an individual.
- Expressed concern about the detention area and loss of trees.
 - Suggested placement of a traffic signal on West Drive.
 - Prefers sidewalks along Olive, noting many people walk to events at Faust Park.

ADDITIONAL SPEAKER IN FAVOR:

3. Mr. Gene Crandall, 16 Arrowhead Estates, Chesterfield, MO 63017, for Arrowhead Estates.
 - Expressed his appreciation for the developer's efforts to obtain input from adjacent residents.
 - Noted the traffic problem on West Drive. The use of East Drive appears to be appropriate, since the State Highway Department will not allow an additional access from the site.

REBUTTAL

Mr. Holthaus noted the following:

- The location of the detention area will be as required by the City and other governing bodies.
- The developer can move East Drive almost entirely on the side of the development, thus allowing Mr. Praig to access via the existing driveway.
- The developer will try to retain, move or replace Mr. Egger's Blue Spruce Trees.
- The developer will meet the City's specifications regarding East Drive.
- The density issue will have to be addressed. The development proposes 4.7 units per acre.

SHOW OF HANDS

IN FAVOR: 20

IN OPPOSITION: 7

APPROVAL OF THE MINUTES

The minutes from the meeting of January 11, 1993 were approved.

OLD BUSINESS - None

Commissioner McGuinness left the meeting.

Commissioner McGuinness returned to the meeting.

NEW BUSINESS

- A. P.Z. 27-92 Buchholz Mortuaries Inc.; "NU" Non-Urban District to "R-1" one acre Residence District; southwest quadrant of the intersection of Clarkson Road and Relocated Wilson Road.

and,

P.Z. 28-92 Buchholz Mortuaries Inc.; Conditional Use Permit Procedure in the "R-1" one acre Residence District; southwest quadrant of the intersection of Clarkson Road and Relocated Wilson Road.

Planning Specialist Joe Hanke presented the Department's report and recommendation of **approval**, with the conditions as outlined in Attachment A.

A motion to approve, subject to the conditions, was made by Commissioner McGuinness and seconded by Commissioner Scruggs.

COMMENTS/DISCUSSION BY COMMISSION

- The proposed curb cut for the Clarkson/Wilson Centre was discussed. It was determined by MHTD that there will not be any traffic conflicts by having a bi-directional drive for the Clarkson/Wilson Centre and a bi-directional drive for the Mortuary, as shown on the plan.
- The grading of the parcel was discussed.
- Cross-access of the triangular parcel adjacent to the proposed development was discussed. It is not known whether the owner of this triangular parcel is aware of this proposed agreement.
- It was suggested that the access point be split between the two properties.

- Attachment A conditions specify that there shall be a thirty (30) foot setback from all roadways. At the time of submittal of a site development plan, the petitioner would be required to maintain a thirty (30) foot setback from the right-of-way of old Wilson Road. If right-of-way vacation precedes site plan review, the proposed conditions would require a fifteen (15) foot setback from the west property line. The developer should be required to incorporate the vacated right-of-way area into the setback and buffer along the west property line (old Wilson Road).
- The building is 15,173 square feet per floor. The first floor level is approximately at grade with the lower level which is to be for storage, garage area, etc., below grade. The entire gross floor area of the structure is to be 30,400 square feet maximum.

Commissioner McGuinness left the meeting.

- The landscape buffer/berm to the west of this parcel was discussed.
- At the present time, since Wilson Road is not relocated, the developer would have to maintain a structural setback, for the parking area, of a minimum of thirty (30) feet. Fifteen (15) feet of that currently depicted on the drawing may be to the existing right-of-way of Wilson Road, with the additional fifteen (15) feet required by virtue of the structural setback only, not a landscaping buffer. The landscaping for this area is inherently thirty (30) feet.

Commissioner McGuinness returned to the meeting.

Director Duepner suggested a revision to Condition 4.b. to read: "Fifteen (15) feet would be required from all other limits of this CUP, except that a minimum thirty (30) foot landscape buffer shall be provided along the west property line."

A motion to amend the main motion (as stated by Director Duepner) was made by Commissioner Brown. The motion was seconded by Commissioner Dalton.

Director Duepner noted that, if it is the desire of the Planning Commission to require a thirty (30) foot landscape buffer along what is now old Wilson Road (the west line), then Condition 4.a.(2) and 4.b.(2) should be revised to state: "Fifteen (15) feet of all other limits of this CUP, except that a minimum thirty (30) foot landscape buffer shall be provided along the west line."

(This was the accepted wording for the amendment to the original motion.)

COMMENTS/DISCUSSION BY COMMISSION

- In case Wilson Road is not vacated, this amendment would still require a minimum thirty (30) foot landscape buffer.
- It was suggested that the landscape buffer be twenty (20) feet, instead of thirty (30) feet.
- If old Wilson Road is not vacated, a Conditional Use Permit can be no less restrictive than the underlying zoning district. This means they would still have to comply with a thirty (30) foot setback.

A motion to amend the amendment to the original motion was made by Commissioner McGuinness to change the landscape buffer from thirty (30) feet to twenty (20) feet. The motion was seconded by Commissioner Scruggs.

COMMENTS/DISCUSSION BY COMMISSION

- It was suggested that, if the road is vacated then go to thirty (30) feet; but, if the road stays then reduce the setback to twenty (20) feet.

Director Duepner noted that a letter is in the file from the petitioner's architect indicating that when, and if, old Wilson Road is vacated west of the property, 1/2 of the right-of-way (twenty (20) feet) would become part of this development. When that happens, a twenty (20) foot strip would be added to the buffer on the west property line to create a total depth of thirty-five (35) feet. If they do not vacate old Wilson Road, it still has to be thirty (30) feet, because the setback from a right-of-way for an "R-1" District is thirty (30) feet, and we can be no less restrictive under a Conditional Use Permit than what the underlying zoning district requires.

Commissioner McGuinness withdrew her motion. This automatically withdrew the second.

COMMENTS/DISCUSSION BY COMMISSION

- Assuming Wilson Road becomes vacated, the conditions require a minimum of thirty (30) feet for a landscape buffer.

Upon a roll call, the vote on the amendment to the original motion was as follows: Commissioner Brown, yes; Commissioner Dalton, yes; Commissioner Kirchoff, yes; Commissioner McGuinness, yes; Commissioner O'Brien, abstained; Commissioner Scruggs, yes; Commissioner Sherman, yes; Chairman Domahidy, yes. **The amendment to the original motion passed by a vote of 7 to 0, with 1 abstention.**

COMMENTS/DISCUSSION BY COMMISSION

- The four (4) foot height and width of the landscape berm along Wilson Road was discussed. The Department is recommending a four (4) foot **minimum** height for the berm. At the time of the site plan review, a higher berm could be required.

Commissioner McGuinness made a motion to **move to previous question**. This motion was seconded by Commissioner Scruggs. A voice vote was indecisive, therefore, Chair Domahidy called for a roll call vote.

Upon a roll call, the vote was as follows: Commissioner Brown, no; Commissioner Dalton, yes; Commissioner Kirchoff, no; Commissioner McGuinness, yes; Commissioner O'Brien, abstained; Commissioner Scruggs, yes; Commissioner Sherman, no; Chairman Domahidy, no. **The motion fails 4 to 3, with 1 abstention.**

COMMENTS/DISCUSSION BY COMMISSION

- The signage will be restricted to one (1) monument type sign. There would not be any wall signage permitted.
- The petitioner indicated they would have a monument sign at the corner of Clarkson Road and relocated Wilson Road. This was incorporated into the conditions with a maximum height of six (6) feet, and maximum sign face outline area of fifty (50) square feet.
- Incidental signs would be permitted (informational and directional signs only).
- It was requested that signage be discouraged along Wilson Road.

Upon a roll call, the vote on the main motion, as amended was as follows: Commissioner Brown, yes; Commissioner Dalton, yes; Commissioner Kirchoff, yes; Commissioner McGuinness, yes; Commissioner O'Brien, abstained; Commissioner Scruggs, yes; Commissioner Sherman, yes; Chairman Domahidy, yes. **The motion passed by a vote of 7 to 0, with 1 abstention.**

Commissioner Dalton left the meeting.

Commissioner Scruggs left the meeting.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. Wildhorse Subdivision (Village "P" Plat Five); Subdivision Record Plat; north side of Wild Horse Parkway Drive, south of Wild Horse Creek Road.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the Record Plat. The motion was seconded by Commissioner McGuinness and passed by a voice vote of 6 to 0.

Commissioner Dalton returned to the meeting.

- B. P.Z. 22, 24, 25 & 26-92 Chesterfield Village, Inc., Jones Custom Homes and Mayer Homes, Inc. (Chesterfield Farms/Chesterfield Farms Estates - formerly Wild Horse Creek Place); Subdivision Promotion and Future Use of Site Sign; north side of Wild Horse Creek Road, west of Santa Maria Drive.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the Sign having an outline area of sixty-four (64) square feet per face, with height not to exceed twelve (12) feet, and having a minimum setback of twenty-five (25) feet from Wild Horse Creek Road and Baxter Road; to include low-lying evergreen landscaping placed around the structural members of the v-shaped sign. The motion was seconded by Commissioner Brown and passed by a voice vote of 7 to 0.

- C. P.Z. 10 & 11-92 R.J. and J. Partnership (Countryside at Chesterfield); Planned Environment Unit in "R-1" Residence District Site Development Plan and Landscape Plan; west side of Kehrs Mill Road, south of Wild Horse Creek Road.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the Site Development and Landscape Plan, subject to the two (2) conditions referenced in the Department's recommendation. The motion was seconded by Commissioner O'Brien, and passed by a voice vote of 7 to 0.

Commissioner Scruggs returned to the meeting.

COMMITTEE REPORTS

A. Ordinance Review Committee

Committee Chair Brown reported that the Committee met on Saturday, January 16, 1993, and finalized the comments from various organizations regarding the Sign Ordinance. A final draft of the Sign Ordinance, along with responses to the written comments, will be forwarded to the members of the Committee one week from tonight. The final approval of the final draft and responses will occur at the Committee's next scheduled meeting at 4:30 p.m., on February 8, 1993. The public hearing on the Sign Ordinance revision is scheduled tentatively for March 8, 1993.

B. Architectural Review Committee

Committee Chair O'Brien reported that since the last Planning and Zoning meeting, a letter was received from the Home Builders Association that has some comments for discussion at the next Committee meeting. She requested Director Duepner poll the Architectural Review Committee members to set a future meeting date.

Director Duepner noted he received a call from Mr. Schreiber informing him that the local chapter of the N.A.I.O.P. has disbanded. He further noted that the Department has provided to each Commissioner for informational purposes, a copy of an article on design guidelines and a survey performed across the country.

C. Site Plan/Landscape Committee

Committee Chair Kirchoff reported that the Landscape Guidelines were reviewed and critiqued a third time by the Planning and Zoning Committee of Council a couple of weeks ago. The Committee will meet Wednesday, January 27, 1993, at 4:00 p.m., in order to discuss the comments resulting from that meeting.

D. Comprehensive Plan Committee - No Report

E. Procedures Committee - No Report

Commission Chair Domahidy read the letter of resignation from Commissioner Jamie Cannon, noting his last meeting will be March 22, 1993.

The meeting adjourned at 8:55 p.m.

Mary Domahidy for
Walter Scruggs, Secretary

[MIN1-25.093]