V

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
JANUARY 28, 1991

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

PRESENT	ABSENT
Chairman Barbara McGuinness	Mr. Les Golub
Ms. Mary Brown	
Ms. Mary Domahidy	
Mr. Jamie Cannon	
Mr. Dave Dalton	
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	
Ms. Sandra Lohman, Executive Secretary	

INVOCATION: The Reverend Patrick Hayden, Ascension Roman Catholic Church

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS - Commissioner Jamie Cannon read the opening comments.

A. P.Z. 4-91 Miceli Realty Company; a request for a change of zoning from "NU" Non-Urban District to "R-1A" 22,000 square foot Residence District for a 110.3 acre tract of land located on the west side of Schoettler Road, approximately 3,000 feet north of Clayton Road [Locator Numbers 20R140077, 20R230231, 20R420027, and 20R510081].

AND

P.C. 5-91 Miceli Realty Company; a request for a Planned Environment Unit Procedure in the "R-1A" 22,000 square foot Residence District for the same 110.3 acre tract of land. Proposed use: single-family residences.

Mr. Jerry Duepner, Director of the Department of Planning/Economic Development, gave a slide presentation depicting the site for review by the Commission.

Mr. Al Michenfelder, an attorney representing the petitioner, presented the request as follows:

- Miceli Realty Company is the owner under contract of the property (Tom White) in question.
- This property does not have any legal right of access to Straub Road.
- The parcel in question is a total of 110 acres. Proposed use is for development of a total of one-hundred and seventy-five (175) single-family homes (eleven (11) of which are located on the seven and one-half (7 1/2) acres to be retained by the White family).
- The surrounding land uses were cited.
- The name of the development will be Thomas White Place.
- The middle-left of the development, comprised of approximately seven and one-half (7 1/2) acres, is being retained by the White family. A first Right of Refusal has been given to the Miceli Company. This land is included in the rezoning request and the request for a Planned Environment Unit.
- The total number of lots on the plan is one-hundred and seventy-five (175), of which eleven (11) are on the property to be retained by the White family. The balance of one-hundred and sixty-four (164) lots on the property are to be developed by the Miceli Company.
- The Chesterfield Department of Public Works requested stub streets: 1) to access the Logan property; 2) for possible future access to Straub Road; and 3) as deemed necessary by the City of Chesterfield.
- The City will require that right-of-way be dedicated along a portion of Straub Road.

- The developer proposes to add a lane along the entire frontage of Schoettler Road, and to dedicate an additional twenty-one (21) feet. As Schoettler is a County roadway, one-half of this right-of-way will be dedicated to the County, and the other half to the City of Chesterfield.

- The minimum lot size is proposed to be 16,800 square feet.

- All lots will have a minimum width, at the building line, of one-hundred and twenty (120) feet.

- The typical lot will be one-hundred and twenty (120) feet in width at the building line, and one-hundred and forty (140) feet in depth.

- The common ground is in three essential areas: on each side of the entrance to Schoettler Road, and on the west side adjacent to the Logan College grounds (13.7 acres total). This 13.7 acres will be retained, as much as possible, in its natural, wooded state.

- The entrance will be approximately where the existing driveway is located. This will be a straight-entrance drive, an approximate 600 to 700 foot distance from Schoettler Road to the first intersecting street. The petitioner has made a request to the Department of Public Works for a Steep Grade Permit for the second half of this drive (approximately 350 feet), allowing an eight percent (8%) grade instead of a six percent (6%). This request is intended to retain more of the existing vegetation.

- There will be one (1) access to this property from Schoettler Road.

- The water detention areas will be located in the three (3) principal common ground areas, and are designed to reduce the rate of discharge twenty-five percent (25%) slower than that required in most developments by the City, simply to delay the effect downstream.

- The Planned Environment Unit Procedure is to permit the side yard between the side lot line and the house be six (6) feet, but that the minimum distance between houses be sixteen (16) feet. This will affect no more than twenty percent (20%) of the lots.

- The price range of the proposed houses will be $300,000 to $500,000. The styles of houses will be essentially the same as those of the Stonebriar Subdivision.

- The petitioner requests he not be required to widen the entrance from Schoettler to the first intersecting street. The Public Works Department has requested this additional widening.

- The petitioner requests that sidewalks be required on one (1) side only, of all streets within the proposed development. The Public Works Department has requested sidewalks on both sides of the streets.

- This is one of the largest, if not the largest, single zoning request presented to the City since Incorporation. It is in keeping with the adopted Land Use Plan, leaving the density allowed at the discretion of the City.

COMMENTS/DISCUSSION BY COMMISSION

- Of the two (2) existing homes on the property, one (1) will be razed the other will remain as a home for Mrs. White.

- Mr. Fred Bruning stated Stonebriar Subdivision (zoned "R-2" and "R-3") has sidewalks on both sides of the streets.

- Density calculations include common ground, plus the White tract.

- The Fire Protection District requires two (2) entrances to all subdivisions being built within the City.

- The stub street adjacent to the Logan property could be a possible second access to the property.

- Commission expressed the desire for an analysis of the parcel showing the existing slope, drainage, vegetation of the land, and the changes which occur as a result of the proposed development.

- Mr. Tom Krull, Civil Engineer, stated that the existing creek area will remain basically undisturbed.

- Some curvature of the entrance could be utilized in order to preserve existing vegetation.

- A landscape island will be provided at entrance, if possible.

- Tree preservation will be determined when a topographic study is completed for the property.

- The maximum allowable density for the parcel would be one-hundred and eighty-three (183) lots.

- Commission expressed desire for a transparency of the site plan depicting the road/lot layout at the same scale as the aerial map, to be used as an overlay of the aerial map of existing site conditions.

SPEAKERS [NEUTRAL]

1. Mr. Mark Bremer, 1919 Lanchester, Chesterfield, MO 63017, as an Individual.

2. Ms. Peg Schaper, 745 Straub Road, Ballwin, MO 63011, on behalf of Straub Road Improvement Association.

SPEAKERS IN FAVOR - None

SPEAKERS IN OPPOSITION - None

REBUTTAL

Mr. Michenfelder stated the following:

- The petitioner has no plans to add trees in order to provide a buffer between this proposed development and the Scarborough West Subdivision.

- At present, the utility requirements are not known.

- Along all property lines, existing vegetation will be retained, as feasible.

- The one-hundred and sixty-four (164) lots would be immediately developed by Miceli. The development will progress from the eastern portion of the tract to the western portion

- The Volz Engineering study provided the information stating the rate of water discharge towards Straub Road would be twenty-five percent (25%) lower than that required by the City.

- The petitioner does not plan to erect a fence around the proposed development.

SHOW OF HANDS - IN FAVOR: 18 IN OPPOSITION: 4

APPROVAL OF THE MINUTES

The Minutes were approved from January 14, 1991, with corrections as noted by Commissioner Kirchoff.

COMMITTEE REPORTS

A. **Ordinance Review Committee** - Chairman Mary Brown

Commissioner Brown reported that the Committee met this evening to begin a process to revise the Sign Regulations of the City. The Committee requested Ms. Kleiner to prepare an analysis of ordinances from other municipalities (two (2) local and three (3) out of town) for the next meeting.

B. **Architectural Review Committee** - No report.

C. **Site Plan/Landscape Committee** - No report.

D. **Comprehensive Plan Committee** - Chairman Mary Domahidy

Commissioner Domahidy referred to the memo provided by the Department of Planning outlining the process which the Committee will be discussing at its meeting on Thursday, January 31, 1991.

Commissioner Brown left the meeting at this time.

Commissioner Cannon reported on the meeting held on Saturday, January 26, 1991. He stated that Mr. Steve Clark, Urban Forester from Nashville, gave a slide presentation illustrating developments where existing tree stands were saved, moved, etc.

Commissioner Brown returned to the meeting at this time.

Chairman McGuinness suggested a Letter of Transmittal from the Planning Commission to the City Council requesting open dialogue relating to urban forestry be developed.

A motion was made by Commissioner Cannon to direct the Department of Planning to draft a Letter of Transmittal from the Planning Commission to the Planning and Economic Development Committee of the City Council regarding this matter. The motion was seconded by Commissioner Domahidy and approved by a voice vote of 8 to 0.

The motion was amended to provide a carbon copy of the Transmittal Letter to the Public Works Committee of City Council. The motion, as amended, passed by a voice vote of 8 to 0.

Commissioner Cannon directed the Department to acquire a copy of the Tree Ordinance from Prince George County for review and consideration by the City.

E. **Procedures Committee** - Chairman Walter Scruggs

Commissioner Scruggs gave a summary of the [illegible]dures Committee Meeting of January 22, 1991. The Committee decided [illegible] the concerns that had been expressed to those in attendance by other [illegible] members of the City Council.

Commissioner Scruggs made a motion to [illegible] question and answer oriented session beginning one-half (1/2) hour prior to each Commission meeting, for a trial period of three (3) months. The motion was seconded by Commissioner Brown.

Upon a roll call, the vote was as follows: Commissioner Brown, yes; Commissioner Cannon, yes; Commissioner Dalton, yes; Commissioner Domahidy, yes; Commissioner Kirchoff, yes; Commissioner O'Brien, yes; Commissioner Scruggs, yes; Chairman McGuinness, yes. **The motion passed by a vote of 8 to 0.**

Commissioner Scruggs made a motion to adopt a policy, for trial a period of three (3) months, of having the Staff present a list of their concerns to the Commission at the meeting following the public hearing, and that a Commissioner's additional concerns be added to that list so that the Staff's report could address these specific concerns, as well as any other concerns that come up after initial review. The motion was seconded by Commissioner Domahidy, and passed by a voice vote of 8 to 0.

Commissioner Scruggs made a motion that, for a trial period of three (3) months, public hearings be limited to two (2) sites at each meeting of the Planning Commission. The motion was seconded by Commissioner Brown, and passed by a voice vote of 8 to 0.

Commissioner Scruggs made a motion to have the City Attorney attend the first question and answer oriented session to discuss how detailed the discussions and ordinances of the Planning Commission should be, and what the Commission can and cannot do. The motion was seconded by Commissioner Cannon.

The motion was amended by Commissioner Scruggs to have the City Attorney attend a meeting one (1) hour before the Planning Commission Meeting, to devote a half-hour to discussing this subject. Commissioner Cannon accepted the amendment, and the motion, as amended, passed by a voice vote of 8 to 0.

OLD BUSINESS - None

NEW BUSINESS

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; south side of U.S. Highway 40 and 61/I-64, east of Long Road.

Director Duepner stated the Department's recommendation to hold this matter until the next meeting of February 11, 1991. In accord with the policy change which has just been adopted by the Planning Commission, he further noted certain issues currently being evaluated by the Department.

A motion was made by Commissioner Cannon to approve the Department's recommendation. The motion was seconded by Commissioner Domahidy, and passed by a voice vote of 8 to 0.

B. P.Z. 2 and 3-91 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 and a Planned Environment Unit District Procedure in "R-3" 10,000 square foot Residence District; west side of Sycamore Drive, north of Kehrs Mill Road.

Planning Specialist Kleiner stated the Department's recommendation to hold this matter until the next meeting of February 11, 1991. In accord with the policy change which has just been adopted by the Planning Commission, she further noted certain issues currently being evaluated by the Department.

A motion was made by Commissioner Domahidy to approve the Department's recommendation. The motion was seconded by Commissioner Cannon.

COMMISSION DISCUSSION

- Preservation of trees along the twenty (20) foot easement
- Concern over location of stub street(s).

The motion passed by a voice vote of 8 to 0.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

A. DL2-49 Spirit of St. Louis Airport (Tetra Plastics); "M-3" Planned Industrial District Boundary Adjustment Plat, and Amended Site Development Plan; west side of Spirit of St. Louis Boulevard, north of Edison Avenue.

Planning Specialist Kleiner presented the request and the Department's recommendation of approval of the proposed boundary adjustment plat for Tetra Plastics. The Department recommended approval of the amended site development plan for Tetra Plastics, contingent on plat approval by the City Council.

On behalf of the Site Plan Committee, Commissioner Kirchoff made a motion to approve the Department's recommendation. The motion was seconded by Commissioner Scruggs, and passed by a voice vote of 8 to 0.

The meeting adjourned at 9:30 P.M.

William Kirchoff, Secretary

[MIN1-28]