

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
MARCH 22, 1993



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

PRESENT

ABSENT

Ms. Mary Brown
Mr. Jamie Cannon
Mr. Dave Dalton - Arrived later
Mr. Bill Kirchoff
Ms. Barbara McGuinness - Arrived later
Mr. Walter Scruggs
Ms. Victoria Sherman
Chairman Mary Domahidy
Mr. Douglas R. Beach, City Attorney
Councilmember Betty Hathaway, Council Liaison
Mayor Jack Leonard
Mr. Jerry Duepner, Director of Planning
Ms. Laura Griggs-McElhanon, Senior Planner
Mr. Joseph Hanke, Planning Specialist
Ms. Toni Hunt, Planning Technician
Ms. Sandra Lohman, Executive Secretary

Ms. Pat O'Brien

INVOCATION: - Commissioner Sherman

PLEDGE OF ALLEGIANCE - All

Chair Domahidy recognized the attendance of Mayor Jack Leonard and Councilmember Betty Hathaway. She noted that Commissioner Jamie Cannon is officially resigning from the Planning Commission April 1, 1993, and made the following statement:

"He has brought humor, integrity, professionalism, as well as his architectural and planning background to the Planning Commission. I have met with him, as have others members of this Planning Commission, on Saturday mornings and late into evenings during the week, as well as our regular Monday evening meetings. For a man, or woman, to give this kind of time to his community is something that the community needs to recognize. That is what we are doing this evening. We have a plaque that I would like to present to Jamie Cannon in appreciation for outstanding dedication and service to the City of Chesterfield."

Chair Domahidy offered the opportunity for any other member of the Commission to speak.

Commissioner Sherman stated that she has served about one and one-half years with Commissioner Cannon, and agrees with all the things Chair Domahidy said about him. She further noted that she has personally learned a great deal from him, enabling her to do a good job for Chesterfield.

Mayor Leonard stated - "Jamie, the City owes you a debt of gratitude for the time and efforts that you have put in on this Committee. As everyone has said, you are a nice guy - besides that you have the technical expertise to help all of us out in our decisions. We are going to miss you when you are gone and we thank you for what you have done."

Commissioner Cannon stated - "From my point of view its been a labor of love. I really enjoyed being a member of the Planning Commission. One of the things I have learned from it is that this is as classy a group of people as I have ever been associated with, and I'm honored to be a member of this group. It's a lot like what Groucho Marks says - I wouldn't belong to any group that would have me as a member. The fact is that I believe the entire City of Chesterfield is well served by this body, and I am delighted that I was here. Thank you."

Commissioners Dalton and McGuinness arrived at the meeting.

Chair Domahidy asked for the indulgence of all attending the meeting, as we are going to be following some new procedures.

PUBLIC HEARINGS - Commissioner Scruggs read the opening comments.

- A. **P.Z. 5-93 Hayden Company (Chesterfield Valley Estates)**; a request for a change in zoning from "NU" Non-Urban District to "R-1A" 22,000 square foot Residence District for a 12.54 acre tract of land located on the north side of Wild Horse Creek Road approximately 2200 feet east of the intersection of Long and Wild Horse Creek Roads. (Locator Numbers: 18U540015 and 18U510029)

AND

P.Z. 6-93 Hayden Company (Chesterfield Valley Estates); a request for a change in zoning from "NU" Non-Urban District to "R-2" 15,000 square foot Residence District for a 26.93 acre tract of land located on the north side of Wild Horse Creek Road approximately 2200 feet east of the intersection of Long and Wild Horse Creek Roads. (Locator Numbers: 18U540015 and 18U510029).

AND

P.Z. 7-93 Hayden Company (Chesterfield Valley Estates); a request for a Planned Environment Unit Procedure in the "R-1A" 22,000 square foot Residence District and the "R-2" 15,000 square foot Residence District for the total 39.47 acre tract of land located on the north side of Wild Horse Creek Road, approximately 2200 feet east of the intersection of Long and Wild Horse Creek Roads. (Locator Numbers: 18U540015 and 18U510029). Proposed Use: Single-Family Residences.

Senior Planner Laura Griggs-McElhanon gave a slide presentation of the proposed site and surrounding area.

Mr. Al Michenfelder, an attorney, spoke on behalf of the petitioner noting the following:

- He described the areas surrounding the proposed development, both existing and proposed.
- The request is to rezone the "NU" Zoned property into two (2) segments: 12.5 acres to "R-1A" 22,000 square foot Residence District, and 26.9 acres to "R-2" 15,000 square foot Residence District, with a Planned Environment Unit.
- A maximum of eighty (80) single-family residential lots are proposed.
- He stated that the proposed zoning is a natural transition from surrounding development.
- He noted the recommendation of the Land Use Plan is for single-family residential for the proposed development.
- Lots along the frontage of Wild Horse Creek Road and along the east line of the property will be 22,000 square feet. The lots along the north portion are larger lots to preserve, as much as possible, the existing tree growth.

- One access is proposed from Wild Horse Creek Road.
- The development proposes a series of curvilinear streets with cul-de-sacs, and one (1) stub to connect to the tract located to the west of this property.
- No stub is proposed to adjacent property to the east, as this is owned by a church and proposed for a church use. Therefore, a stub street would not be needed.
- Grading will be minimal in order to preserve the wooded area.
- A trail for public use will be preserved on the north side. This will be a continuation of the concept from the east to the west, established with Wild Horse Creek Place development.
- Sidewalks are planned throughout the subdivision and along Wild Horse Creek Road.
- A thirty (30) foot buffer is proposed along Wild Horse Creek Road.
- The landscaping proposed is designed, he believes, in accord with the recently established guidelines of the City.
- There will be a minor detention area in the southwest corner, and a major detention area in the northeast corner. Most of the lots slope downward to the north, except the first two (2) tiers of lots fronting on Wild Horse Creek Road.
- There is a fifteen (15) to twenty (20) foot dedication strip along Wild Horse Creek Road requested by the State Highway Department.
- Prices of the proposed homes will range from \$200,000 and \$250,000.
- The proposed homes will range in size from 2400 square feet to 3200 square feet.
- The proposed homes are the same as those built by the Hayden Company in Chesterfield Estates, located to the east of this site.
- Photos of five of the proposed home models were presented to the Commission.

- The only difference in this development and Chesterfield Estates is that the lots are smaller in the proposed development. The developer believes people desire larger homes on smaller lots.
- The comments from the State Highway Department and St. Louis County Department have been reviewed and accepted by the developer.
- The Hayden Company has built, or has authorization to build, approximately 529 residential units (a portion of which are multi-family) in Chesterfield.
- The developer has met with individuals who own homes and live in the immediate vicinity, such as Mr. and Mrs. Ruffel, members of the Fineup family, and trustees and representatives of Country Place (across the street). This was an attempt to inform them of the plans and respond to their questions and concerns.

COMMENTS/DISCUSSION BY COMMISSION

- Commissioner Cannon complimented Mr. Michenfelder on the quality of the packet presented to the Commission. He requested comment on the ravine shown on the aerial photograph.
- Mr. Ed Unwin, a planner for the project, described the characteristics of the ravine. The ravine is approximately thirty (30) to thirty-five (35) feet deep, and is to be filled-in.
- Commissioner Kirchoff inquired about the side yard setbacks.
- Mr. Hayden noted that side yard setbacks on the 22,000 square foot lots would be 6 feet and 14 feet, with a minimum of 20 feet between the structures. Rear entry or side entry garages are desired. These are the only changes requested on the standard setbacks.
- Commissioner Brown inquired how the proposal conforms to the comments received from the Chesterfield Fire Protection District.
- Mr. Hayden stated that the Chesterfield Fire Protection District requested another means of entering the site. The developer feels it is not feasible to provide more than one (1) entrance to the site at this time. They are providing a pavement stub to the west and, in the event that this property is developed, it would have access off of Wild Horse Creek Road and end up with a second entrance into the subdivision.

- Commissioner Brown inquired about the lot sizes proposed.
- Mr. Michenfelder stated the smallest lots would be 10,200 square feet (interior lots); and lots fronting along Wild Horse Creek Road and the east line would be 22,000 square foot lots.
- Mr. Unwin noted the lots on the north line and the wooded area will exceed 22,000 square feet in size, due to the topography of the parcel.
- Mr. Michenfelder stated that lots on the west side and interior lots will be a minimum of 10,200 square feet.
- Commissioner Brown inquired regarding the existing natural buffer along Wild Horse Creek Road consisting of a berm and trees.
- Mr. Hayden noted the subject trees are in a draw, not a berm; therefore, they would not be retained. The developer will provide a new landscape buffer along Wild Horse Creek Road.
- Mayor Leonard inquired whether the developer, when building commences, will take necessary steps to prevent erosion of the bluff by stormwater going down to the railroad tracks.
- Mr. Unwin noted that stormwater will be directed to the rear of the site into a storm detention basin. The discharge point will be fairly low down by the railroad tracks. Water will be piped in this area, and then metered out.
- Chair Domahidy inquired about the range of lot sizes at Country Place at Chesterfield, across Wild Horse Creek Road.
- Mr. Hayden stated the lot sizes in Country Place at Chesterfield are primarily one acre lots.
- Chair Domahidy inquired about the range of lot sizes in Chesterfield Estates.
- Mr. Hayden stated the lots in Chesterfield Estates are one-half acre lots.

SPEAKERS - (Indicated - In Favor, In Opposition and Neutral on Card)

1. Mr. Stan L. Sutliff, 1301 Carriage Crossing Lane, Chesterfield, MO 63005, as an individual.

Mr. Sutliff, a trustee for Country Place at Chesterfield, noted the following:

- Approximately ten (10) to twelve (12) residents have expressed concern about the "R-2" Zoning being too dense for this site.
- Special concern was expressed about the concentration of the proposal recently approved (Chesterfield Village, Incorporated). Residents fear that the "R-2" will continue further along Wild Horse Creek Road.
- Concern was expressed regarding the drainage from the front of the proposed parcel. Currently there is a stormwater outflow box located in the southwest corner of this site. That box handles stormwater from the front end of the proposed site. Stormwater then goes under Wild Horse Creek Road and connects with stormwater pipe that traverses across the first lot in the subdivision (Country Place), and connects into another outflow pipe that drains the front end of Country Place. A discharge pipe is located at the rear of his home that has caused approximately four (4) feet of erosion, within twelve (12) feet of the end of that outflow box, in the last 3 1/2 years. This is a result of water entering Country Place from the pipe, as well as from the hill. If this site is developed in such a way that allows increased drainage into this stormwater system, there will be more uncontrollable erosion. The City needs to take into consideration appropriate action for stormwater discharge, other than feeding across the street into the current system. He asked the Commission to consider an Environmental Impact Statement on the runoff of this increased development. If this development is approved, he believes a stormwater drain should be designed to run down the north side of Wild Horse Creek Road.

COMMENTS/DISCUSSION BY COMMISSION

Commissioner Dalton inquired what type of development Mr. Sutliff would like to see further east of this project.

- Mr. Sutliff stated that he has not talked with anyone about this and has no personal preference at this time.
2. Ms. Kathy Simmons, 16998 Riverdale Drive, Chesterfield, MO 63005, as an individual, both in favor and in opposition.

Ms. Simmons noted that she came to the meeting for information. She inquired about the difference between "R-1" and "R-2" Districts; the "PEU" part of the proposed development; the extension of Baxter Road; traffic flow in the area; and various zoning questions.

Director Duepner answered her questions.

Ms. Simmons noted concern about increased traffic flow due to plans for a new church to be built near the proposed site. She also stated concern that the density of the proposed development is too great.

Mr. Sutliff noted that he would like the City of Chesterfield to request the State Highway Department to put in a "No Passing Zone" along Wild Horse Creek Road in the vicinity of the proposed development.

Chair Domahidy asked Mr Michenfelder to address concerns about:

1. The appropriateness of the "R-2" Zoning.
2. The drainage concerns.
3. The traffic concerns.
4. The character of the area.

REBUTTAL

Mr. Michenfelder responded as follows:

- The concept of the "R-2" Zoning is for transitional purposes. He stated he does not feel that the density of Wild Horse Creek Place (4 units per acre) should not be compared to the density he is proposing (2 units per acre). The other transition is north to south.
- The "R-2" District, under the Planned Environment Unit, coupled with the "R-1A" produces 80 lots, the actual maximum this zoning would permit would be 88 lots. The petitioner is not requesting the total number of lots permitted.
- He has not received comments from either the County or State Highway Departments suggesting that traffic generated by the proposed development would constitute any form of traffic hazard.

- The property will continue to drain in the same direction. The existing water shed will remain.
- The drainage from the proposed development will not be such that would exasperate any current problems.

COMMENTS/DISCUSSION BY COMMISSION

- Commissioner Sherman asked that the Hayden Company put up a Bond to ensure that, should the detention pond not be successful, there would be money to repair erosion on neighboring properties.
- Director Duepner stated that the condition required previously has been for a pre-construction survey to be performed of any downstream lakes, and that a Bond be posted to ensure that any damage to those lakes, as a result of development, would be remedied. Then there would be a post-construction survey performed to determine the amount of silt produced that would need to be removed.
- Mr. Michenfelder questioned the appropriateness of a Bond for the proposed development.
- City Attorney Beach stated the City will enforce such a Bond, if required.

Mr. Hayden noted that there is a widening at the entrance of the subdivision to help control the traffic both in and out of the subdivision. The parkway entrance is being designed so that there will be a left turn lane and right turn lane coming out of the subdivision, and a full lane coming into the subdivision on the other side of the island.

Commissioner Scruggs completed reading of the Opening Comments.

SHOW OF HANDS

IN FAVOR: 11 IN OPPOSITION: 4 NEUTRAL 4

- B. P.Z. 8-93 Grasse Properties, Inc. (Brook Hill Addition II); a request for a change in zoning from "NU" Non-Urban District to "R-2" 15,000 square foot Residence District for a 3.5 acre tract of land located on the west side of Straub Road approximately 1750 feet north of the intersection of Straub Road and Clayton Road. (Locator Number: 20R110074)

AND

P.Z. 9-93 Grasse Properties, Inc. (Brook Hill Addition II); a request for a Planned Environment Unit Procedure in the "R-2" 15,000 square foot Residence District for the same 3.5 acre tract of land located on the west side of Straub Road, approximately 1750 feet north of the intersection of Straub Road and Clayton Road (Locator Number 20R110074), and Amended Planned Environment Unit Procedure in the "R-2" 15,000 square foot Residence District for a 6.7 acre tract of land located on the west side of Straub Road approximately 2000 feet north of the intersection of Straub Road and Clayton Road (Locator Numbers 20R130012 and 20R130030). The total tract of land encompassing the Planned Environment Unit Procedure request is 10.2 acres. Proposed Use: Single-Family Residences.

Planning Technician Toni Hunt gave a slide presentation of the proposed site and surrounding area.

Mr. John King, attorney, spoke on behalf of the petition noting the following:

- There would be a total of twenty-three (23) lots developed on the 10.2 acre site.
- Sizes of the lots would range from a minimum of 13,000 square feet to 22,000 square feet. The larger lots are to be located at the front of the site.
- Lots 1 through 5 will not have rear entry garages. This was an agreement the developer made with the adjacent property owners.
- The vacation of Straub Road is a condition the developer has to meet before developing the site. Two additional signatures are required before this may be completed.
- The homes would range in size from 2,750 square feet to 4,500 square feet.
- Prices of homes will range from \$250,000 to \$450,000.
- Fischer Frichtel will build the proposed homes.

COMMENTS/DISCUSSION BY COMMISSION

- Commissioner Scruggs inquired about the type of buffers planned for the north side of the property, and landscaping along the existing school road and Straub Road.

- Mr. King noted the trees along the north property line will be maintained.
- Straub road will disappear, and one continuous street will go through the subdivision into Brook Hill Estates. The developer will try to maintain all trees in this area.

Commissioner McGuinness left the meeting.

- The developer has agreed to cooperate with the City and the neighbors regarding stormwater control.
- Commissioner Dalton inquired regarding connection of the street on the south side of the parcel.
- Mr. King noted they are working on this at the present time. The people who live in that area, between the high school and Brook Hill, have asked permission to use that street for access. If Straub Road is left open, this street will be a gated street for access by the Fire Department. Should Straub Road be terminated past that point to allow the existing three (3) homes to the east use it, then Straub will be gated just past Schaper Way so no one can go north on Straub Road.
- The property owners to the south, if remaining, will continue to maintain Straub Road.

Commissioner McGuinness returned to the meeting.

Commissioner Brown inquired about the vacation of Straub Road.

Mr. King noted that Straub Road would stay open to Shaper Way. Residents have asked the developer to use the streets and come across Straub Road, and to vacate it from that point on. The existing property owners along Shaper Way will have access through the subdivision out on to Schoettler Road.

Commissioner Brown inquired why there was never any possibility of improving Straub Road as far as Shaper Way.

Mr. King replied that it may be only a twenty (20) foot right-of-way. Also, there are a lot of questions regarding termination and ownership of Straub Road.

NO SPEAKERS

REBUTTAL - Waived

SHOW OF HANDS

IN FAVOR: 4 IN OPPOSITION: 0 NEUTRAL 0

APPROVAL OF THE MINUTES

The Commission stated the quality of the minutes were exceptional, especially due to the complex nature of the meeting.

The minutes from the meeting of March 8, 1993, were approved.

PUBLIC COMMENTS:

Speaker #1: Mr. D. J. Zavradin, 2045 Old Highway 94 South, St. Charles, MO 63303, spoke on behalf of DLC Development (Wild Horse Springs) noting the following:

- The neighboring parcels of land were approved and developed prior to the existence of sanitary sewers in this area. Therefore, minimum acreage, without sanitary sewers, mandates three (3) acres. Sewers were not provided at the time of development of Hi Point Acres and Reuther Lane.

Mr. Zavradin summarized the concerns listed in his letter to the Planning Commission dated March 19, 1993. (The Commission was presented a copy of this letter). He requested re-consideration of the following:

- The alternative access for the Hi Point subdivision remain as an easement. Do not require a right-of-way and pavement.
- Delete the requirement of a second stub street to the west.
- Change the side yard setbacks to six (6) feet.

Item #4 in the letter has already been addressed, in that Traffic Generation Assessment credits will be available for the left turn lane on Wild Horse Creek Road.

COMMENTS/DISCUSSION BY COMMISSION

Commissioner Dalton asked whether the density could be reduced if the stub streets were not required. He also inquired about the width of the proposed lots.

Mr. Zavradinos responded that the lots would be between 75 and 80 feet wide.

Commissioner Dalton inquired how the development would be affected in the event stub streets were not required, and if the developer was granted "R-2" Zoning with a PEU.

Mr. Zavradinos stated that with "R-2" Zoning and a PEU there could be thirty-nine (39) lots. They are asking for an "R-3" with thirty-six (36) lots. However, with an "R-3" the developer could build forty-five (45) lots. Provision of additional stub streets reduce the yield of the development and constitute a tremendous cost.

Speaker #2: Lisa Machamer, 233 Hi Point Drive, Chesterfield, MO 63005, noted the following:

- Her home is on Hi Point Drive which would border the entrance to the proposed development.
- Concern relative to the density proposed along Wild Horse Creek Road.
- She would like to see twenty-six (26) or twenty-eight (28) houses developed, rather than thirty-six (36) houses.
- Concern about the current access to Hi Point Drive being eliminated. She is opposed to the obliteration of that entrance.
- She is opposed to a stub road connecting her property with Wild Horse Springs.
- She is opposed to an easement of that same magnitude.
- Concern that the traffic situation along Wild Horse Creek Road presents a safety hazard.

COMMENTS/DISCUSSION BY COMMISSION

- There are currently two (2) curb cuts. One would line-up with the curb cut across the street at the Woodcliffe Subdivision. They are approximately 125' or 150' apart.

Commissioner Scruggs left the meeting.

OLD BUSINESS - None

NEW BUSINESS

- A. P.Z. 3-93 DLC Development Company (Wild Horse Springs); "NU" Non-Urban District to "R-3" 10,000 square foot Residence District; north side of Wild Horse Creek Road, east of the intersection of Wild Horse Creek Road and Wilson Road.

AND

P.Z. 4-93 DLC Development Company (Wild Horse Springs); Planned Environment Unit Procedure in the "R-3" 10,000 square foot Residence District; north side of Wild Horse Creek Road, east of the intersection of Wild Horse Creek Road and Wilson Road.

Planning Specialist Joe Hanke addressed the issues brought forth during the comments portion of this evening's meeting as follows:

- The proposed density would allow 12,753 square feet per lot. This is in line with Chesterfield Farms, which is approximately 9,300 square foot net density per lot or unit, and Woodcliffe Subdivision, also in the 12,500 square foot range.
- The Department recommends that careful consideration be given, upon site plan review, to additional stub streets in locations which access future development of the large lot subdivision to the west, as well as any future re-subdivision. We do not want to abandon the current access, if the lots remain in the current large lot configuration of Hi Point, but, provide an alternate access to the Hi Point Subdivision in the event that it is further subdivided.
- Due to the close proximity of Hi Point Drive to the proposed access, Reuther Lane would be abandoned if these large lots are subdivided. In order to provide emergency access and increase circulation, additional stub streets would be recommended. They would be examined and evaluated very carefully at the site development plan stage.
- Buffering for the site should be supplemented on the site development plan, especially on the four (4) lots which are farthest to the south from the existing home.

Commissioner Scruggs returned to the meeting.

- The Department recommends that side yards be in line with the proposal for straight "R-3" District for those lots (along the perimeter of the site) which would be 10,000 square feet. The two (2) lots directly adjacent to Wild Horse Creek Road are recommended to be 11,000 square feet. In addition, there would be a thirty (30) foot wide buffer strip, as recommended in the Comprehensive Plan for areas along arterial roads. In addition, the interior lots and lots adjacent to Chesterfield Farms would be a minimum of 8,500 square feet.
- The Department recommends that 10,000 square foot, or greater, lots have a minimum setback of eight (8) foot side yards. Those smaller lots (8,750 square foot), interior and/or adjacent to Chesterfield Farms would maintain the six (6) foot setbacks.

The Department believes that the proposal, given the recommended conditional changes with regard to stub streets, lot sizes and setbacks, would be compatible with the existing land use pattern in the area, and recommends approval of P.Z. 3 & 4-93 DLC Development Company, with the conditions attached. In addition, the Department recommends that the Addendum presented with regard to the Chesterfield Village Traffic Generation Assessment Trust Fund be added to the conditions.

Planning Specialist Joe Hanke summarized Mr. Zavradinov's comments, and the other handouts to the Commission.

- The Department recommends we more fully explore the right-of-way, as opposed to easement, for the stub street, and whether or not it would be more appropriate to Escrow for the stub street, as opposed to requesting that it be built.
- The Department recommends that the issue of future development of parcels to the west be more fully examined; and determine whether or not additional stub streets, beyond the one, would be appropriate, at the time of site plan review.
- The Department recommends that lots of 10,000 square feet, or greater, have appropriate setbacks for that District.
- The addendum addresses the left-turn lane.

- The handouts are: 1) a memo from Mr Dalton with regard to the density; 2) a letter from Mr. James R. Buzzanga; 3) an additional letter from the Chesterfield Fire Protection District; and 4) an additional Land Use Map.

COMMENTS/DISCUSSION BY COMMISSION

- At present, the Department has a preliminary plan. A site plan would be provided to address the conditions in Attachment A.

Commissioner Cannon inquired whether the Department is taking the position that the best zoning, highest and best uses for properties adjacent to the east and west is not their present situation, but, rather "R-3."

Planning Specialist Hanke stated the Department is taking the position that, with the eventual zoning for resubdivision of parcels to the west, it is more likely to be of a greater density.

Commissioner Cannon expressed concern that the proposed site is too crowded. He believes we should be guided by development to the east and west.

Director Duepner gave a brief history of how the surrounding areas were zoned, and stated the Department's belief that the "R-3" Zoning is an appropriate transition in this area.

Commissioner Cannon questioned why we opt for the highest density as a comparison, instead of utilizing a long-term view of the kind of area we would like to see developed.

Director Duepner noted the Department would prefer to deal with the total area (triangle); however, we don't have this information at present. Looking at what could happen to the area, in terms of the Baxter Road extension and the surrounding development, this zoning seems to be a reasonable transition to the residential pattern to the east.

Commissioner Dalton asked Mr. Duepner to explain his definition of moderate development.

Director Duepner stated that our Comprehensive Plan refers to medium density as about one to a quarter acre lots. This would be approximately 10,000 square feet (R-3" District) up to the half acre lots ("R-1"A District).

Commissioner Kirchoff inquired how the Comprehensive Plan identifies the area being discussed.

Director Duepner noted the Plan describes it, basically, as a residential area. It addresses the west area by stating that the west sub-area was two (2) plus acre lots, north of Wild Horse Creek Road, and west of the proposed Office Campus, which is dealing with the area as we go further westward from Long Road.

- The zoning in Chesterfield Farms adjacent to this development is "R-2" District.

Director Duepner stated the petitioner has proposed two (2) stub streets. One in the northern portion towards the Layton property; the other stub street would be towards the west. Recognizing there is the potential for rezoning or resubdivision of the Hi Point Subdivision, the Department of Planning, along with the Department of Public Works, recommends provision of an additional stub in the direction towards the east. If that were to occur, the current access to Wild Horse Creek Road would be vacated, and they would have to access through the stub. This is an also an attempt to reduce the number of curb cuts along Wild Horse Creek Road.

Director Duepner noted that the Department is recommending consideration of those stubs. When the site development plan is submitted, we should take a more serious look to determine the suitability of the location and number of those stub streets. The Department further recommends that there be a stub street study.

- Various locations for curb cuts along Wild Horse Creek Road were discussed.

Commissioner Brown stated she could not see the potential for future development of Hi Point Subdivision at this time, and believes that an easement would be adequate to the east. Should Hi Point expand in the future, the developer of same should bear the cost of the stub street that would come into this subdivision. She further noted that she agreed with Mr. Cannon on the zoning, i.e., the density is too great for this development. She prefers zoning of no greater than "R-2" density, and some flexibility regarding the stub streets.

A motion to deny was made by Commissioner McGuinness. The motion was seconded by Commissioner Dalton.

COMMENTS/DISCUSSION BY COMMISSION

Director Duepner noted that the Commission may make a motion for approval of "R-2" with a PEU.

Commissioner McGuinness noted she would like to deny the "R-3" with a PEU. Then they could possibly come back with an "R-2" and a PEU. She noted her desire for more discussion before making a final decision.

City Attorney Doug Beach noted that, if the motion for denial passed, and nothing else is offered at this session of the Planning Commission, then the denial would go forward to the City Council. However, if the denial would pass, and a second motion was offered at this meeting for something as an alternative, then that could be appropriate.

Commissioner Kirchoff noted that he would be willing to vote for a denial of the requested "R-3" Zoning, and then offer a motion for approval of "R-2" Zoning, subject to a PEU, with a stipulation that the minimum lot size is 12,000 feet, side yard setback would be the standard "R-2" of 10 feet.

Commissioner McGuinness noted she would like a vote for denial in order to send a strong statement to Council that the "R-3" would be crowding Wild Horse Creek Road.

A motion to call the question was made by Commissioner Scruggs and seconded by Commissioner McGuinness. **The motion passed by a voice vote of 8 to 0.**

The roll call vote on the motion to deny was as follows: Commissioner Brown, yes; Commissioner Cannon, yes; Commissioner Dalton, yes; Commissioner Kirchoff, yes; Commissioner McGuinness, yes; Commissioner Scruggs, yes; Commissioner Sherman, yes; Chair Domahidy, yes. **The motion to deny passes by a vote of 8 to 0.**

Commissioner Kirchoff made a motion to approve "R-2" Zoning and a PEU, with the stipulation that the minimum lot size is 12,000 square feet and the side yard setback is standard "R-2" of 10 feet. The motion was seconded by Commissioner Cannon.

COMMENTS/DISCUSSION BY COMMISSION

- The total number of homes allowed under an "R-2" Zoning, with a PEU, would be approximately 30 lots.
- There was concern that thirty (30) lots would be too many for this site.
- Minimum lot sizes for Chesterfield Farms: Villages B & D were 8,750 square feet; and Villages A & C were 7,320. Woodcliffe: adjacent to Wild Horse Creek Road were 11,000 square feet.
- Commission expressed concern that previous zoning mistakes that allowed too great a density for surrounding development may present a handicap when determining the appropriate density for the proposed site.

Director Duepner referred to the Comprehensive Plan, noting the area referred to as the Urban Core. The Baxter Road extension will be a major arterial, when completed. The development pattern was set before the City incorporated.

- Commission expressed desire to look beyond the immediate/adjacent developments when deciding the appropriate density for the proposed development.

Planning Specialist Hanke noted that on page 3 of the Conditions, Section 3h: Access to properties to the east and west of the subject development shall be provided via stub streets from Wild Horse Springs Drive in locations as directed by the City of Chesterfield. He further noted that, upon review of the site development plan, The Department will take a more careful look regarding the appropriateness of the number and locations of stub streets.

Commissioner Brown suggested that the wording regarding the stub street be changed to indicate an easement.

Director Duepner suggested that the wording be changed to read: "If additional access to the east in the area of the Hi Point Subdivision is deemed appropriate, it should be provided in the form of an easement capable of containing a public roadway at a future date."

Commissioner Brown made an amendment to the motion that any access to the east into Hi Point Subdivision be specified as an easement, the location of which can be determined at the time of submittal of the site plan; but, that a stub street to the east connecting into Hi Point Subdivision not be required, and the possibility of an easement large enough to accommodate a public street be considered at the time of review of the site development plan. The motion was seconded by Commissioner Sherman.

COMMENTS/DISCUSSION BY COMMISSION

Councilmember Hathaway noted concern that the stub street may not be put in when required, as was the case of Stonebriar with regard to providing a stub street into Sycamore Ridge.

Commissioner Scruggs noted that he had been assured by a member of the City Council that they will take measures to prevent this situation from occurring in the future. He believes we should require a stub street.

Commissioner Dalton stated that he feels there is not a requirement for a stub street at this time. At some future date it could be an entity of itself.

Commissioner Brown stated that Hi Point is a unique situation, and future development potential cannot be determined at this time.

Commissioner Sherman stated that she would like to have the access, if necessary, when development occurs. Potential home buyers should be notified that this is an easement.

Director Duepner noted that it could be dedicated to the City as right-of-way, and an escrow be established for construction of that road at some future date. The concern expressed by Council in the past has been that, if the stub street is not built initially, there are problems when the proposal is to connect the stub street, as was the case with Stonebriar. If it is to be an easement, there would have to be wording to the effect that it be dedicated upon demand to the City. The wording has caused some problems in other municipalities, in terms of future dedication.

Commissioner McGuinness noted the problem with an easement is that, if it becomes a street, the property owners lose it.

City Attorney Beach noted that, even if the developer were to make sure that the first home buyer is aware of this situation, after two or three turnovers in ownership, no one may know of its existence.

The roll call vote on the amendment was as follows: Commissioner Brown, yes; Commissioner Cannon, yes; Commissioner Dalton, no; Commissioner Kirchoff, yes; Commissioner McGuinness, no; Commissioner Scruggs, no; Commissioner Sherman, no; Chair Domahidy, no. **The amendment fails by a vote of 5 to 3.**

Commissioner Kirchoff noted he intends to include with his motion, the conditions in the report, except to the extent that they conflict with the "R-2" Zoning, 12,000 square foot, 10 foot yard side yard setbacks. This would include the stub street study.

Director Duepner noted that, if the motion is for "R-2" with a PEU, based on calculations it would appear that permitted uses would be: a maximum of thirty (30) detached single-family residences; the minimum lot size would be 12,000 square feet; the front yard setback would be twenty (20) feet; the side yard setback would be ten (10) feet; the rear yard would remain at the fifteen (15) feet, as currently in the conditions; and there would be a requirement for internal drives in accord with Subdivision Regulations with access to properties to the east and west of the subject development shall be provided via stub streets from Wild Horse Springs Drive in locations as directed by the City of Chesterfield. The other conditions would remain, along with the Addendum condition submitted by Mr. Hanke, dealing with the left turn lane to be provided along Wild Horse Creek Road, with reference to credit for Traffic Generation Assessment, as well as the possibility that it may be reimbursed if it exceeds the cost of TGA by St. Louis County from the Trust Fund that has been established in this area.

Commissioner Cannon made a motion to call to question. The motion was seconded by Commissioner Sherman. **The motion was approved by a voice vote of 8 to 0.**

Upon a roll call the vote on the motion to approve was as follows: Commissioner Brown, yes; Commissioner Cannon, yes; Commissioner Dalton, yes; Commissioner Kirchoff, yes; Commissioner McGuinness, yes; Commissioner Scruggs, yes; Commissioner Sherman, yes; Chair Domahidy, yes. **The motion passed by a vote of 8 to 0.**

Director Duepner noted that, in preparing the cover report of the Planning Commission to Council, the Department would address the following points:

- Definitely do not agree that "R-3" is appropriate, as indicated by the motion for denial.
- The plan, as submitted under the "R-3" was too dense and crowding the site.
- Reference the character of this area of Wild Horse Creek Road and the pattern of development the Planning Commission considers to be appropriate in this area.

Chair Domahidy suggested the letter also contain the Commission's desire for a study in this area.

Commissioner Dalton made a motion the we begin an in-house study on the land use in Ward IV that is Non-Urban, along Wild Horse Creek Road.

Director Duepner suggested that the Commission define specific boundaries of the area to be studied.. He suggested we make the motion to include a study of this portion of the City, with boundaries to be determined.

Commissioner Dalton accepted Director Duepner's wording. The motion was seconded by Commissioner Cannon and **passed by a voice vote of 8 to 0.**

Director Duepner noted that, due to our recent change in policy, this report will be forwarded to the P & Z Committee on March 31, 1993. The petitioner has another opportunity to review the conditions, and the Department will remind the petitioner of this new policy.

- B. P.Z. 10-93 City of Chesterfield Planning Commission; a proposal to amend Sections 1003.181 Conditional Use Permits, 1003.193 Appeal and Protest Procedure for Special Procedures and 1003.300 Procedures for Amending the Zoning Ordinance of the City of Chesterfield Zoning Ordinance.

Director Duepner summarized the items being reviewed by the Department. He stated the recommendation of the Department that this matter be held, and the Department report be presented at the next meeting.

Commissioner Cannon made a motion to hold this matter. The motion was seconded by Commissioner Scruggs and passed by a voice vote of 8 to 0.

Commissioner McGuinness left the meeting at this time.

- C. P.Z. 11-93 City of Chesterfield Planning Commission; a proposal to amend Sections 1003.020 Definitions; 1003.101 "FP" Flood Plain District Regulations; 1003.103 "PS" Park and Scenic District Regulations; 1003.107 "NU" Non-Urban District Regulations; 1003.111 "R-1" Residence District Regulations; 1003.112 "R-1A" Residence District Regulations; 1003.113 "R-2" Residence District Regulations; 1003.115 "R-3" Residence District Regulations; 1003.117 "R-4" Residence District Regulations; 1003.119 "R-5" Residence District Regulations; 1003.120 "R-6A" Residence District Regulations; 1003.120A "R-6AA" Residence District Regulations; 1003.121 "R-6" Residence District Regulations; 1003.123 "R-7" Residence District Regulations; 1003.125 "R-8" Residence District Regulations; 1003.131 "C-1" Neighborhood Business District Regulations; 1003.133 "C-2" Shopping District Regulations; 1003.135 "C-3" Shopping District Regulations; 1003.137 "C-4" Highway Service Commercial District Regulations; 1003.141 "C-6" Office and Research Service District Regulations; 1003.143 "C-7" General Extensive Commercial District Regulations; 1003.151 "M-1" Industrial District Regulations; 1003.153 "M-2" Industrial District Regulations; 1003.168 Sign Regulations - General; 1003.168A Sign Regulations for "FP", "PS", "NU", and All "R" Districts; 1003.168B Sign Regulations for All "C", "M", and "MXD" Districts; 1003.168C Subdivision Information Signs; and, 1003.168D Temporary Signs of the City of Chesterfield Zoning Ordinance relative to sign regulations.

Director Duepner stated that this would be discussed in greater detail later tonight during the Ordinance Review Committee's report to the Commission. He noted the recommendation of the Department that this matter be held.

A motion to hold this matter was made by Commissioner Scruggs and was seconded by Commissioner Brown. The motion was approved by a voice vote of 7 to 0.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. Parkway Central High School; Freestanding Information Sign; west side of Woods Mill Road (State Highway 141), north of Ladue Road.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the Parkway Central High School Sign, as depicted in the Department's letter dated March 22nd. The motion was seconded by Commissioner Cannon and approved by a voice vote of 7 to 0.

COMMITTEE REPORTS

A. **Ordinance Review Committee**

Committee Chair Brown suggested that all members keep the two (2) comments received this evening pertaining to the proposed changes in the Sign Regulations. She also suggested they keep the minutes from the last Planning Commission Meeting. The quarterly meeting, March 29, 1993, will be used to review possible revisions to the Sign Ordinance Proposal. The Committee intends to have an all-day session, as specified in the Committee report.

Director Duepner noted that there will be a notice posted for this meeting.

Commissioner Brown made a motion that the Ordinance Review Committee will meet on March 29, 1993, to discuss possible revisions and make plans for a possible all-day session with possible representatives, to be determined. The motion was seconded by Commissioner Dalton and passed by a voice vote of 7 to 0.

B. **Architectural Review Committee**

Chair Domahidy noted the Architectural Review Committee will meet Tuesday, at 4:00 p.m. The packets have been handed out to the members.

The time of the meeting was changed to 4:30 p.m.

C. **Site Plan/Landscape Committee**

Committee Chair Kirchoff noted that the Committee will meet Wednesday, March 24, at 4:00 p.m., to discuss landscaping in the Valley.

D. **Comprehensive Plan Committee - No report.**

E. **Procedures Committee - No report.**

F. **Quarterly Meeting**

Director Duepner stated, on behalf of the staff, to express appreciation for Mr. Cannon's tenure on the Planning Commission. He stated that it has been a pleasure and a very valuable experience for himself and other members of staff, and he will be missed.

Commissioner Cannon stated that this is the most professional staff with which he has ever worked.

The meeting adjourned at 9:50 p.m.



Walter Scruggs, Secretary

[MIN3-22.093]