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MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF CHESTERFIELD  
AT CHESTERFIELD CITY HALL  
MARCH 27, 1989

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

PRESENT

ABSENT

- |   |                               |
|---|-------------------------------|
| Chairman Barbara McGuinness                                   | Ms. Mary Domahidy             |
| Mr. Edward Bidzinski  | Ms. Kimberly Burnett          |
| Ms. Mary Brown  | Mr. Doug Beach, City Attorney |
| Mr. Charles Bryant  |                               |
| Mr. Lester Golub  |                               |
| Mr. William Kirchoff  |                               |
| Mr. Dick Hrabko, Ward IV Councilman                           |                               |
| Mr. Jerry Duepner, Director of Planning/Economic Development  |                               |
| Ms. Anna Kleiner, Planning Specialist                         |                               |
| Ms. Sandra Lohman, Executive Secretary Department of Planning |                               |

Invocation: The Reverend James Rogers, Lord of Life Lutheran Church.

The Pledge of Allegiance was led by Reverend James Rogers.

INTRODUCTORY REMARKS - CHAIRMAN BARBARA MCGUINNESS

PUBLIC HEARINGS

- A. P.Z. 13-89 R. J. Barry Construction, Inc.; a request for a change of zoning from "NU" Non-Urban District to "R-2" 15,000 square foot Residence District for an 11.7 acre tract of land located on the north side of Clayton Road, approximately 1600 feet west of Schoettler Road.
- B. P.Z. 14-89 R. J. Barry Construction, Inc.; a request for a Planned Environment Unit Procedure in the "R-2" 15,000 square foot Residence District for an 11.7 acre tract of land located on the north side of Clayton Road, approximately 1600 feet west of Schoettler Road. The proposed use is single-family residential.

Mr. Ed Griesedieck, attorney for Ziercher & Hocker, spoke on behalf of the petitioner. The developer, R. J. Barry Construction, Inc., is the owner under contract with the property presently owned by the West County YMCA. The petitioner would like to build 28 single-family residences on the 11.7 acres. The

development would have access via Wellington Drive from Clayton Road, and two cul-de-sacs. The two-story and ranch-style homes, starting at \$260,000, will be of brick construction. The plan includes a dry detention area for stormwater, including an underground piping system. The development would reduce the grade and, thereby, improve the stormwater detention problem. He stated that the petitioner feels the zoning change would be consistent with the existing development surrounding the proposed development. Mr. Barry, President of R. J. Barry Construction Company, and Mr. Ed Wieman, Engineer from West County Surveying and Engineering were also present.

Chairman McGuinness inquired about the side yard setbacks and distances between the houses. The petitioner is requesting an 8' setback.

Mr. Golub inquired about future extension of streets.

Mr. Griesedieck said there will be no stubs, the petitioner is not anticipating increasing the size of the subdivision.

Mr. Hrabko inquired if the water retention would be covered.

Mr. Griesedieck answered no, that it would be a dry detention area.

Ms. Kimberly Burnett arrived at this point of the Meeting (7:15 p.m.).

Mr. Kirchoff inquired about the minimum lot size, and the present zoning of the area on Georgetown Drive.

Mr. Griesedieck stated the smallest lot would be 13,000 square feet, the largest lot would be 19,400 square feet. The Georgetown Drive development has 3 acre lots.

Ms. Brown inquired about the fitness trail, and the plans for the existing trees by Clayton Road, landscaping, buffering, etc.

Mr. Griesedieck stated that the new YMCA would probably have something comparable to the fitness trail, and that the trees would have to be removed where streets and buildings would be constructed; however, the goal is to keep as much vegetation as possible.

Dr. Pritchard inquired about similar developments and those the builder has completed. A list of 21 developments was circulated.

Ms. Brown inquired as to the number of lots in the subdivision which would be less than 15,000 square feet.

Mr. Griesedieck stated that 25% would be 15,000 square feet or greater, and 75% would be 15,000 square feet or less, keeping in mind that the smallest lot is 13,000 square feet.

SPEAKERS IN FAVOR - None

SPEAKERS IN OPPOSITION - None

SPEAKERS IN CONCERN - One

Mr. Paul Emmitt, #6 Georgetown Road, spoke as an individual.

REBUTTAL

Mr. Griesedieck stated that the proposed development would improve the existing property in three ways: 1) the steep slope on the ball field would be removed; 2) piping would be run on petitioner's side of property, and would cut a swale to cause the water to runoff into the dry detention area; and 3) with the dry detention, water would be metered out at a rate which is not any faster than the water is flowing at present. The water would be the same amount, but would be coming out over a longer period of time.

Mr. Kirchoff inquired as to the size of the retention basin area.

Mr. Griesedieck stated that it is approximately one acre.

Mr. Kirchoff inquired about a hydraulic study.

Mr. Griesedieck stated that they would do what is necessary to satisfy the Commission.

Ms. Brown inquired whether the pipes would require the removal of existing trees.

Mr. Griesedieck stated that the lots would be cleared in any event, but, they would try to retain the trees, if possible.

A show of hands indicated 12 in Favor and 4 Against.

APPROVAL OF THE MINUTES The minutes of the Meeting on March 13, 1989 were approved.

COMMITTEE REPORTS

Ordinance Review Committee:

Mr. Bryant stated that the Ordinance Committee met to review maintenance of private streets, prior to being turned over to the City. This was the first meeting. The Committee will meet again in two weeks to discuss this matter further.

Comprehensive Plan Committee:

Since Ms. Domahidy was not present, Chairperson McGuinness stated that the Comprehensive Plan Committee has a bus tour of the City scheduled for April 8th, from 8:00 a.m. to about 12:00. On this tour will be members of the Comprehensive Plan Committee, the Citizens Advisory Group, and staff.

OLD BUSINESS

- A. P.Z. 8-89 Sullivan Hayes Company; a request for a change of zoning from "R-6A" 2,000 square foot Residence District to "R-1" 1 acre Residence District; 5.5 acre tract of land located along East Drive, approximately 700 feet northwest of Olive Boulevard.
- B. P.Z. 9-89 Sullivan Hayes Company; a request for a change of zoning from "R-6A" 4,000 square foot Residence District and "R-2" 15,000 square foot Residence District to "C-8" Planned Commercial District; a 19.27 acre tract of land located on Olive Boulevard, between East Drive and approximately 200 feet southwest of West Drive.

Mr. Duepner stated that the Department of Planning is presently in the process of preparing a report on these petitions, and that report will be before the Planning Commission at their next meeting on April 10th. The Department recommended that these petitions be held at this point.

The motion to hold was made by Mr. Bryant and seconded by Dr. Pritchard. The motion passed by a voice vote of 8-0.

NEW BUSINESS

- A. P.Z. 6-89 Chesterfield Development Corporation; a request for a change of zoning from "NU" Non-Urban District to "C-8" Planned Commercial District; a 13 acre tract of land located at the southeast corner of Olive Boulevard and White Road.

Mr. Duepner stated that the petitioner has requested a rezoning for a rezoning for a "C-8" Planned Commercial development that would comprise of 104,184 square feet of floor area within three (3) buildings. Access provided to the site would be via a curb cut off of Olive, and two other curb cuts off of White Road. In conjunction with the development, the petitioner is proposing improvements to Olive, as well as the intersection of White Road and Olive, and White Road. In review of this plan, the Department notes that this area was included within the larger area that was reviewed under the Olive Boulevard Study. The

Study indicates that this area would be appropriate for residential development of a medium to low density (i.e., about 2 1/2 to 3.5 units per acre). Mr. Duepner described the residential land use in the area of the proposed development. Mr. Duepner stated that the Department is of the opinion that the petitioner's request for commercial zoning is inappropriate and could set a precedent for future commercial zoning for this area. He stated the Department's recommendation would be denial of the petition.

A motion was made by Mr. Bryant to accept the Department's recommendation to deny the petition, and was seconded by Dr. Pritchard. Upon a roll call the vote was as follows: Mr. Bidzinski, yes; Ms. Brown, yes; Mr. Bryant, yes; Ms. Burnett, yes; Mr. Golub, yes; Mr. Kirchoff, yes; Dr. Pritchard, yes; Chairman McGuinness, yes. The motion passed by a vote of 8-0.

Ms. Burnett left the meeting at this time.

- B. P.Z. 11-89 Taylor-Morley-Simon, Inc.; a request for a change of zoning from "NU" Non-Urban District to "R-2" 15,000 square foot Residence District for a 2.36 acre tract of land located on the west side Schoettler Road, north of Highcroft Drive.
- C. P.Z. 12-89 Taylor-Morley-Simon, Inc.; a request for a Planned Environment Unit and an Amended Planned Environment Unit in the "R-2" 15,000 square foot Residence District for a 10.61 acre tract of land located on the west side of Schoettler Road, north of Highcroft Drive.

Ms. Anna Kleiner stated that in keeping with Planning Commission policy, the Department requests that this be held until the April 10, 1989 meeting.

The motion to hold was made by Mr. Bryant and seconded by Mr. Golub. The motion to hold was passed by a voice vote of 7-0.

- D. P.C. 297-87 Miceli & Slonim; a PEU and "R-3" Residence District Ordinance Amendment; located at the terminus of Terrimill Drive, east of Sycamore.

Ms. Anna Kleiner stated that the petitioner has requested an amendment to Ordinance #13,790, which is the PEU Ordinance for Sycamore Place Subdivision. The record plat was recently approved by the City for this Subdivision, under P.C. 297-87. The current PEU Ordinance allows only driveways onto Sycamore which serve existing residences, in addition to the new main access to the Subdivision. The intent was to limit the amount of curb cuts onto Sycamore. The developer has since acquired the

residences on lots 38 and 39, and he intends to remove the existing residences. Therefore, the existing PEU Ordinance would not allow any access for these new residences onto Sycamore. The request is an amendment to the PEU Ordinance to allow access onto Sycamore for the new residences on lots 38 and 39. The Department of Planning consulted with the Department of Public Works concerning the request, and that Department had no objection. The Department of Planning and Economic Development recommends approval of the amendment of Ordinance 13,790 to read: Access to Sycamore Drive shall be limited to one new street approach and the private driveways serving lots 38 and 39. No other private driveway access to Sycamore Drive shall be permitted as part of this Subdivision.

A motion to approve the PEU Ordinance Amendment was made by Mr. Bryant and seconded by Mr. Golub. The motion passed by a voice vote of 7-0.

SITE PLANS, BUILDING ELEVATIONS, SIGNS

- A. Howard Turf (Spirit Industrial Park); "M-3" District Amended Site Development Plan; north side of Edison, east of Spirit of St. Louis Boulevard.

Ms. Anna Kleiner stated the request and presented the Department's recommendation of approval.

A motion to approve the request was made by Mr. Kirchoff and seconded by Mr. Bidzinski. The motion passed by a voice vote of 7-0.

- B. Cookshire Subdivision; Subdivision Record Plat; north side of Conway Road, east of White Road.

Ms. Anna Kleiner stated the request and presented the Department's recommendation of approval.

A motion to approve the request was made by Mr. Bryant and seconded by Mr. Bidzinski. The motion passed by a voice vote of 7-0.

- C. Enclave at Green Trails; Subdivision Record Plat; terminus of Forest Crest Drive.

Mr. Duepner stated the request and presented the Department's recommendation of approval.

Chairperson McGuinness questioned the situation regarding use of city streets.

Mr. Duepner stated that there was a private roadway easement which serves the site from Woods Mill Road to the east. It was the intention of the Developer to utilize this for a period of 90 days for preliminary construction traffic. We have since received correspondence from the Trustees of Forest Ridge Manor Subdivision indicating they have control of that, and will not allow the access. The Department referred this to the City Attorney, as well as correspondence received from the developer today, which indicates that, in their opinion, they have the right to use that for access. This is a matter which will probably be addressed by the Public Works Department, the Planning Department, and the City Attorney.

Mr. Kirchoff inquired as to the position of St. Louis County regarding the Forest Crest Drive access.

Mr. Duepner stated that the St. Louis County indicated they will allow non-construction traffic to use Forest Crest Drive. They will not allow construction traffic to utilize Forest Crest' however, the City did include as a condition within the authorizing Ordinance, that the developer would have to establish an escrow to guarantee any repairs to Forest Crest Drive, as a result of construction traffic across same. This would be accomplished before any building permits would be issued.

A motion to approve the request was made by Mr. Bryant and seconded by Mr. Bidzinski. The motion passed by a voice vote of 7-0.

OTHER - None

The meeting adjourned at 7:50 p.m.

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Mr. Charles Bryant - Secretary