V

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
APRIL 8, 1991

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

PRESENT	ABSENT
Chairman Barbara McGuinness	Mr. Dave Dalton
Ms. Mary Brown	Mr. Walter Scruggs
Mr. Jamie Cannon	
Ms. Mary Domahidy	
Mr. William Kirchoff	
Ms. Pat O'Brien	
Ms. Victoria Sherman	
Mr. Doug Beach, City Attorney	
Councilmember Betty Hathaway, Ward I	
Mayor Jack Leonard	
Mr. Jerry Duepner, Director of Planning/Economic Development	
Ms. Sandra Lohman, Executive Secretary	

Chairman McGuinness requested that the record reflect that Mayor Jack Leonard is present as a non-voting member of the Planning Commission, and that Ms. Betty Hathaway is present and serving in her capacity as Council Liaison.

INVOCATION: Mayor Jack Leonard

PLEDGE OF ALLEGIANCE - All

Chairman McGuinness presented a placque to retired Planning Commissioner Les Golub in recognition of his service to the City, and particularly the Planning Commission.

Chairman McGuinness noted that the Planning Commission will meet this Saturday, April 13th, with the Public Works Director.

Director Duepner stated that a notice will be sent to Commission Members regarding the quarterly review meeting to be held April 29, 1991, at 6:00 p.m., in the City Council Conference Room.

Commissioner Cannon will be polling Commission Members in order to set a date for the annual dinner, and will make recommendations to the Commission at its next meeting.

PUBLIC HEARINGS - None

APPROVAL OF THE MINUTES

The Minutes were approved from March 25, 1991.

COMMITTEE REPORTS

A. **Ordinance Review Committee**

Chairman Brown said the Committee will meet two (2) weeks from tonight to discuss ideas on sign regulations with staff.

B. **Architectural Review Committee**

Chairman Cannon said the Committee will meet some time in April, on a Saturday morning, to review a number of guidelines which he has prepared.

C. **Site Plan/Landscape Committee**

Chairman Kirchoff stated the Committee is awaiting information from Department of Planning staff.

Director Duepner said that the Department will be adding an additional staff person by the end of this week to replace Ms. Kleiner. The City is in the process of sending out responses on the Sr. Planner position. Once this process is completed, the staff will be providing information to the Committee. He further stated that he is working with a Commission Member on a bibliography of available information.

D. **Comprehensive Plan Committee**

Chairman Domahidy stated the Comprehensive Plan will be discussed later in the meeting.

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

OLD BUSINESS

A. P.C. 20-88 Thomas C. Walker; a request for amendment of "C-8" and "FPC-8" Planned Commercial District Ordinance; north side of North Outer 40, east of Long Road.

Director Duepner reported that the property is still in violation of the Zoning Ordinance and the matter has been turned over to the City's Prosecuting Attorney for legal action. Therefore, the Department recommends this matter be held until the violation is abated.

Commissioner Domahidy made a motion to hold this matter. The motion was seconded by Commissioner Cannon and **passed by a voice vote of 7 to 0.**

B. P.Z. 7-91 City of Chesterfield Planning Commission; a proposal to amend Section 1003.165 Off-Street Parking and Loading Requirements of the Zoning Ordinance of the City of Chesterfield relative to Handicapped Parking.

Director Duepner summarized the report:

- The Department had contacted the State of Missouri (there are no State requirements, at this time, for handicapped parking spaces) and Paraquad (a local organization concerned with accessibility for handicapped persons). Neither were aware of the existence of any existing standards established by the State or Federal Government.

- There is pending legislation under the "Disabilities Act" which would establish uniform Federal accessibility standards. Based on the information provided, these requirements are still pending before the Federal Government, but, if enacted, would require more parking spaces for the handicapped than the minimum requirements currently proposed via P.Z. 7-91.

Director Duepner suggested that the Commission recommend approval of P.Z. 7-91, and, if more stringent Federal requirements come into effect, we would amend our Zoning Ordinance to meet those requirements.

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

COMMENTS/CONCERNS OF COMMISSION

- The Federal Guidelines are available, but are not law at this time.
- For an area in excess of one-hundred (100) parking spaces, our minimum requirement would be from 101 to 500, the proposed Federal guidelines would require five (5) spaces from 101 to 150; six (6) spaces from 150 to 200; seven (7) spaces from 200 to 300; and beyond 500, two percent (2%) of the total.
- The new law would have an enormous impact on the manner in which existing buildings are allowed to operate, as well as future building designs.

Upon a roll call, the vote to approve the Department's recommendation was as follows: Commissioner Brown, yes; Commissioner Cannon, yes; Commissioner Domahidy, yes; Commissioner Kirchoff, yes; Commissioner O'Brien, yes; Commissioner Sherman, yes; Chairman McGuinness; yes. **The motion passed by a vote of 7 to 0.**

NEW BUSINESS

A. P.Z. 8-91 Harold Arbeitman - Royal Companies; a request for a change of zoning from "M-3" Planned Industrial District to "C-8" Planned Commercial District; north side of Chesterfield Airport Road, approximately 400 feet east of Long Road.

Director Duepner stated that, in keeping with Commission policy, the Department recommends this matter be held, and a report will be presented to the Commission at its April 22, 1991 meeting. In addition, Director Duepner presented a summary of issues being reviewed.

A motion to hold this matter was made by Commissioner Brown and was seconded by Commissioner Kirchoff.

COMMENTS/CONCERNS OF COMMISSION

- Landscaping will be a priority due to concern expressed at the public hearing.
- Since this site may be viewed from all sides, it was suggested that a screen wall be provided at an appropriate location, and to consist of the same material as the building. Clarification of the screen wall is to be provided by the staff in its report to the Commission.
- Pedestrian traffic should be addressed in the report to the Commission.
- Concern was expressed that parking spaces may be inadequate for the site.
- Consideration was requested regarding the vacant parcel to the north of the subject site, particularly in regard to sharing of cross-access requirements.

Director Duepner stated that since this vacant parcel is not part of the petition, the Commission could only address issues relative to setbacks, landscaping, and cross-access being provided upon the subject site.

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

B. Report by the Director of Planning/Economic Development concerning the Update of the Comprehensive Plan, and the Final Report on the Zoning and Subdivision Ordinance of the City of Chesterfield.

Director Duepner presented the Comprehensive Plan Update report (Committee recommendations) and the Final Report on Zoning Ordinance and Subdivision Ordinance.

Chairman inquired how the Comprehensive Plan would be physically changed by the changes proposed, should the Commission concur.

Director Duepner replied as follows:

- Should the Commission concur, the Department would revise the Conceptual Land Use Plan, noting the date of revision on same.
- Copies of the Plan, currently available, would be revised, and an addendum would be provided to the Planning Commission and the City Council.

COMMENTS/DISCUSSION BY COMMISSION

- The commercial boundary for Hog Hollow encompasses the area just east of Stablestone, and follows a line of properties which front along Olive to the existing office building; then, on the north side, it encompasses the property occupied by the existing Phillips 66 Station, and goes eastward to the Lawn and Garden Center. It does not include the property for the Chesterfield Clock Repair, the Chesterfield Manor Nursing Home, or the large tract occupied by the large two-story frame house fronting on the north side of Olive.

- The Ladue Road commercial area boundary encompasses the property having frontage along Ladue Road to the Green Trails Country Club Grounds subdivision, and follows the creek area back to Green Trails Drive, and the entire west side of Greer Trails Drive.

- A change recommended on the Map would be designation of the five (5) acres rezoned via P.Z. 22-90 by Sverdrup, along the south side of Conway Road, as Major Office.

- Regarding the one (1) to two (2) story designation for office building near Timberlake Drive, it was suggested this be changed to two (2) to three (3).

- The term *Major-Office* might be interpreted as allowing more density than intended; therefore, the term *Office-Campus* should be used, along with the alternate uses defined in paragraph six (6) of the report.

- Fifteen (15) persons signed-in at the March 14, 1991 Public Hearing, and one (1) person spoke.

A motion to include the recommendations of the Committee to the Comprehensive Plan was made by Commissioner O'Brien. The motion was seconded by Commissioner Domahidy.

COMMENTS/DISCUSSION

- The matters discussed this eve ıing have more substance than those previously discussed, therefore a public hearing would be justified.

- The Conway Road development was brought up at the previous public hearing, and it was determined that there would be some changes to the map as a result of that change in zoning. At that time there was no discussion about the detailed nature of the text change. Discussion was only in terms of the Map reference.

City Attorney Beach stated that you are never wrong by having a public hearing.

Upon a roll call, the vote was as follows: Commissioner Brown, yes; Commissioner Cannon, no; Commissioner Domahidy, yes; Commissioner Kirchoff, no; Commissioner O'Brien, no; Commissioner Sherman, no; Chairman McGuinness, yes; **The motion failed by a vote of 4 to 3.**

Therefore, a public hearing will be scheduled by the Department of Planning. Director Duepner noted that, due to the fifteen (15) day notice of publication requirement, the earliest date possible for the hearing would be some time in May.

Director outlined the notification process for a public hearing.

Director Duepner noted that, as clarification on the memorandum to the Planning Commission on the Comprehensive Plan Meeting Summary, there are three (3) corrections:

1. The last line of item number six (6) should read: *in order to maintain the residential character of Conway Road.*

2. The last line of item number seven (7) should read: *with substantial buffering and landscaping to the surrounding area.*

3. Number eight (8) should read: *for limited in-fill of Neighborhood Service Areas, not in-fill expansion.* Delete the word expansion.

Director Duepner presented the Final Report on the Zoning Ordinance and the Subdivision Ordinance. He further stated that, upon approval, the Final Report would be forwarded to the City Council, but it is not necessary to forward that with the recommendation of the Comprehensive Plan. The Commission could forward a letter stating that, upon approval by the Planning Commission, the final report on the Zoning and Subdivision Ordinance is forwarded to the City Council for its consideration.

Action on the Final Report on Zoning Ordinance and Subdivision Ordinance was held.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

A. P.Z. 25-89 Stonebriar; Subdivision Promotion Sign; north side of Kehrs Mill Road, east of Clarkson Road.

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

On behalf of the Site Plan Review Committee, Chairman Kirchoff made a motion to approve the request, subject to the non-complying subdivision direction sign at Kehrs Mill and Clarkson being brought into compliance prior to a permit being issued for the requested promotion sign. The motion was seconded by Commissioner Brown, and passed by a voice vote of 7 to 0.

B. D.L. 2-49 Spirit of St. Louis Airpark (Centurion Investment); "M-3" District Site Development Plan; east side of Beechcraft Avenue, north of Edison Avenue.

Director Duepner presented the plan and the Department's recommendation of approval of the site development plan.

On behalf of the Site Plan Review Committee, Chairman Kirchoff made a motion to approve the Site Plan and hold for a revised landscape plan. The motion was seconded by Commissioner Sherman.

Chairman Kirchoff stated the Committee would recommend additional landscaping be provided along the west boundary line of the property.

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

C. P.Z. 9-90 Wayne Haynes; CUP in "NU" District Site Development Plan and Architectural Elevations; north side of Wild Horse Creek Road, approximately 2500 feet west of Wildhorse Parkway Drive.

Director Duepner presented the plan and the Department's recommendation of approval of the site development plan.

On behalf of the Site Plan Review Committee, Chairman Kirchoff made a motion to approve the site development plan and architectural elevations. The motion was seconded by Commissioner Brown, and passed by a voice vote of 7 to 0.

D. D.L. 2-49 Spirit of St. Louis Airpark (OPTEC); "M-3" District Site Development Plan: north side of Edison Avenue, east of Spirit of St. Louis Boulevard.

Director Duepner presented the plan and the Department's recommendation of approval of the site development plan.

On behalf of the Site Plan Review Committee, Chairman Kirchoff made a motion to approve the site development plan, subject to the addition of four (4) White Pines of a height of five (5) to six (6) feet, to be added near the west end of the north line. The motion was seconded by Commissioner Brown, and **passed by a voice vote of 6 to 1, with Chairman McGuinness voting no.**

E. P.C. 36-88 Barnes Continuing Care; "MXD" Architectural Elevations; south side of Olive Boulevard, west of Appalachian Trail.

Director Duepner presented the request for review and consideration.

On behalf of the Site Plan Review Committee, Chairman Kirchoff made a motion to hold this matter due to a desire for further study of the matter. The motion was seconded by Commissioner Sherman.

COMMENTS/DISCUSSION BY COMMISSION

- More information was requested regarding the size of the screening structure.
- More information was requested regarding the number of structures.
- The Commission would like to visit the site.
- Concern was expressed over the symmetry of the proposal, and that it should not appear as an after-thought, in terms of the development. The Commission requested the Department provide slides of the existing building to give a better indication of existing conditions, and, also slides of similar types of screening that has been provided.
- The height of the proposed structure needs clarification.

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

F. P.C. 80-88 Shell Oil Company (Wildhorse); "R-1A" Residence District PEU Architectural Elevations; south side of Wild Horse Creek Road, west of Kehrs Mill Road.

Director Duepner presented the elevations for review and approval.

On behalf of the Site Plan Review Committee, Chairman Kirchoff made a motion to approve the architectural elevations, subject to the lower one-story of homes on Lots 373 and 374 being brick around the entire perimeter (front, back and sides, including the garage), considering the fact that they abut a heavily-travelled roadway (Wild Horse Creek Road). The motion was seconded by Commissioner Sherman.

COMMENTS/DISCUSSION BY COMMISSION

- This brick requirement is based on the fact that most, if not all, of the homes in the Levinson development [about two (2) miles east on Wild Horse Creek Road] have brick half-way up on the back of the homes which back up to Wild Horse Creek Road.

- There was discussion that consideration be given to a City policy relative to elevations of residences adjacent to major roadways.

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

Chairman McGuinness requested the matter be referred to the Architectural Review Committee for recommendations.

Director Duepner requested the Commission Members who are interested in attending the APA Planning Workshop turn in their registration slips. The fee is to be paid by the City.

The meeting adjourned at 8:20 P.M.

William Kirchoff, Secretary

[MIN4-8]