: 4-26-93

	PHONE #
63005	532-8068
63005	532-8068
3005	[redacted] 532-0258
63005	532-4546
3005	532-0258
3017	537-2635
63005	532-3285
5005	532-3285
63127	966-5377

[SIGN-IN.PC]

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
APRIL 26, 1993

[redacted]

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

PRESENT

Ms. Mary Brown
Mr. Dave Dalton
Mr. Bill Kirchoff
Ms. Barbara McGuinness
Ms. Pat O'Brien
Ms. Victoria Sherman
Chairman Mary Domahidy
Mr. Douglas R. Beach, City Attorney
Mr. Jerry Duepner, Director of Planning
Ms. Laura Griggs-McElhanon, Senior Planner
Mr. Joe Hanke, Planning Specialist
Ms. Toni Hunt, Planning Technician
Ms. Sandra Lohman, Executive Secretary

ABSENT

Mr. Walter Scruggs

INVOCATION: - Commissioner Sherman

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS - None

APPROVAL OF THE MINUTES

The minutes from the meeting of April 12, 1993, were approved.

PUBLIC COMMENTS:

Speaker #1: Mr. L. M. McHone

RE: P.Z. 3 & 4-93 DLC I

- Would like the zoni

Speaker #2: Mr. David Layton, 2

RE: P.Z. 3 & 4-93 DLC

- The character of C density proposed.
- If this type of extre sooner or later thi development pattern
- He asked the Comm Zoning.
- The open areas al undeveloped areas, a to be cautious in its

Speaker #3: Mr. John King, 10 Sc

RE: P.Z. 3 & 4-93 DLC I

- The developer is aski back six (6) acres.
- The total number of homes per acre.
- The homes proposed which has a average l square feet.

N
RFIELD
HALL

ABSENT

Mr. Walter Scruggs

12, 1993, were approved.

PUBLIC COMMENTS:

Speaker #1: Mr. L. M. McHoney, 211 Hi Point Drive, Chesterfield, MO 63005.

RE: P.Z. 3 & 4-93 DLC Development.

- Would like the zoning to remain "R-2" density.

Speaker #2: Mr. David Layton, 2009 Cedarmill Drive, Chesterfield, MO 63017

RE: P.Z. 3 & 4-93 DLC Development.

- The character of Chesterfield would be changed unfavorably by the high density proposed.
- If this type of extreme contrast is allowed along Wild Horse Creek Road, sooner or later this area will resemble the unorganized and unsightly development pattern that exists in the St. Charles/Highway 94 area.
- He asked the Commission to maintain its previous recommendation of "R-2" Zoning.
- The open areas along Wild Horse Creek Road, and other relatively undeveloped areas, are major assets to our City. He asked the Commission to be cautious in its approval of zoning changes in such areas.

Speaker #3: Mr. John King, 10 South Brentwood, Clayton, MO 63105.

RE: P.Z. 3 & 4-93 DLC Development.

- The developer is asking for "R-2" on the front six (6) acres, and "R-3" on the back six (6) acres.
- The total number of homes proposed is thirty-six (36), which is three (3) homes per acre.
- The homes proposed in the "R-3" area are adjacent to Chesterfield Farms, which has a average lot size of 9,314 square feet, and a minimum lot of 8,750 square feet.

Spea

4-26-

05.

17

y the high

reek Road,
d unsightly
rea.

on of "R-2"

relatively
Commission

R-3" on the

three (3)

eld Farms,
ot of 8,750

- In the Woodcliffe Subdivision, across the street from the "R-2" proposed density, is an "R-3" zoned parcel, having an average lot size of 12,437 square feet, with a 7,700 square foot minimum lot size.
- The proposed development (Wildhorse Springs) has a minimum lot size of 9,300 square feet, located internally within the development.
- The average lot size of the proposed development is 12,688 square feet.
- All of the lots along the perimeter of the property are a minimum of 10,000 square feet.
- The developer is asking that lots in the "R-3" area have an eight (8) foot side yard setback, and the lots in the "R-2" (Lots 33 through 36, and Lot 1) have a ten (10) foot side yard setback - which is exactly what is across the street in the Woodcliffe area.
- The houses would be priced from $160,000 to over $200,000, and will be built by Miceli.

COMMENTS/DISCUSSION BY COMMISSION

- Chesterfield Farms, to the north, is zoned "R-6" and "R-2," with a density of approximately "R-4" zoning. The average lot size is 9,000 square feet. The minimum lot is 8,750 square feet.
- Lots adjacent to proposed Wildhorse Springs development on the north are approximately 8,750, or larger.

Speaker #4: Mr. D. J. Zavradinos, 2045 Old Highway 94, St. Charles, MO 63303

RE: P.Z. 3 & 4-93 DLC Development.

- Would like the Commission to reconsider the zoning passed a few week ago.
- The developer is proposing "R-2" with a PEU for the front portion of the development, and "R-3" density in the back portion. This provides an opportunity for development more comparable to developments in the area.

- He considers the Hi Point Subdivision as an undeveloped area. He asked the Commission to compare the proposed development to the developed areas (Chesterfield Farms and Woodcliffe).

- The developer is willing to compromise in the area of "R-3" zoning by providing (8) foot side yard setbacks for lots in the back half of the development, and ten (10) foot side yard setbacks for lots in the front half of the development.

- The developer prefers the eight (8) foot side yard setbacks; however, would be willing to provide ten (10) foot side yard setbacks for the front two (2) lots, and Lots 1 and 33 through 36. All remaining lots would have eight (8) foot side yard setbacks.

- He believes that requiring "R-2" with a PEU, basically discriminates against the developer, and doesn't allow him to compete with developers in the area.

Commissioner McGuinness left the meeting.

- A major problem with the approved zoning is that the traffic going through the proposed subdivision is so severe, that the State Highway Department is requiring the developer to put in a left turn lane on to Wild Horse Creek Road.

- The subdivision behind the proposed development will have sixty-five (65) foot wide lots, and will be driving through the proposed development having ninety-five (95) foot wide lots. This puts the proposed development at a tremendous disadvantage.

COMMENTS/DISCUSSION BY COMMISSION

- The Chesterfield Farms Subdivision has lots sixty-five (65) feet wide. Many of the residents of Chesterfield Farms will be driving through the proposed subdivision to get back to Wild Horse Creek Road.

- The Missouri Highway and Transportation Department, which grants the permits for entrances on to state roads, considers the traffic situation to be severe enough to force the developer to build a left turn lane.

d area. He asked the
the developed areas

of "R-3" zoning by
ie back half of the
its in the front half of

ucks; however, would
the front two (2) lots,
d have eight (8) foot

discriminates against
evelopers in the area.

traffic going through
ghway Department is
o Wild Horse Creek

l have sixty-five (65)
development having
ed development at a

65) feet wide. Many
hrough the proposed

nt, which grants the
raffic situation to be
n lane.

- The developments listed in the letter from Mr. Zavradinos, dated April 13, 1993, are not inside the City of Chesterfield. They are in nearby, unincorporated county. This information was obtained from St. Louis County and a certified appraiser.

- The nearest developments to the proposed development are Chesterfield Farms and Woodcliffe.

Commissioner McGuinness returned to the meeting.

- The size of the Chesterfield Farms Subdivision lots fronting Wild Horse Creek Road are sixty-five (65) feet wide.

- Houses on the east and west of the proposed development are three (3) acres or more.

- Hi Point Subdivision is considered Non-Urban.

Mr. Zavradinos stated there have been several conversations regarding Hi Point Subdivision, i.e., when it would be re-developed, provision of a stub street into Wildhorse Springs, etc. He looks upon this area as undeveloped, and as re-developable.

- The Indentures of Hi Point subdivision have not been reviewed by the developer.

Speaker #5: Mr. Dave Cunningham - stated he has no additional comments. Mr. King and Mr. Zavradinos have covered everything.

RE: P.Z. 3 & 4-93 DLC Development

Speaker #6: Mr. James Buzzanga, 16821 Wild Horse Creek Road, Chesterfield, MO 63005.

RE: P.Z. 3 & 4-93 DLC Development.

- He would like the proposed development to be zoned "R-2" District.

Speaker #7: Mr. Dan La

RE: P.Z. 3 & 4-

- He noted h
for over thi

- The Indentu
vote of the
present own
the next loc

- Because of
unhappy ab
homes on
represents a
Wild Horse

- The resider
decision to
particularly,
when this pr
thirty-six (3

- This develo
groups; thos
maximize th
of selling th

- He requeste
making its c

- He agrees
Subdivision
that develo
Wildhorse
separate su
children livi
a very limit
to accidents

Mr. Zavradinos, dated April 13,
erfield. They are in nearby,
s obtained from St. Louis County

l development are Chesterfield

n lots fronting Wild Horse Creek

development are three (3) acres

an.

onversations regarding Hi Point
provision of a stub street into
ea as undeveloped, and as re-

ave not been reviewed by the

litional comments. Mr. King and

Creek Road, Chesterfield, MO

be zoned "R-2" District.

Speaker #7: Mr. Dan Layton, 205 Hi Point Drive, Chesterfield, MO 63005.

RE: P.Z. 3 & 4-93 DLC Development

- He noted he is a Trustee of Hi Point Subdivision, which has been developed for over thirteen (13) years.
- The Indentures of Hi Point Subdivision require a seventy-five percent (75%) vote of the five (5) property owners for any change in the subdivision. The present owners are unanimously opposed to any further subdividing, and to the next location Mr. Cunningham proposes to build.
- Because of the large lot capacity of Hi Point, residents there were extremely unhappy about the high density proposal. The thought of thirty-six (36) homes on 12.6 acres, immediately next to five (5) homes on 15 acres, represents an extremely unattractive contrast that will be very visible from Wild Horse Creek Road.
- The residents of Hi Point were all very pleased with the Commission's decision to compromise at an "R-2" 15,000 square foot average lot size and, particularly, the 12,000 square foot minimum lot size. They were surprised when this proposal was resubmitted with no significant change, and the same thirty-six (36) lot density.
- This development has split the neighbors surrounding the project into two (2) groups; those who want to sell their land (favor a high density approval to maximize their selling price), versus those who wish to stay and have no plans of selling their house or land.
- He requested the Commission to consider the motives of both groups when making its decision.
- He agrees that the road required to connect to Chesterfield Farms Subdivision is necessary, as it will become a major entrance and exit road for that development. He does not feel it would be fair to the residents of Wildhorse Springs to bear the burden of heavy, constant traffic from a separate subdivision. The vehicular traffic would present a hazard to the children living in Wildhorse Springs. The exit to Wild Horse Creek Road has a very limited view of traffic, and with the 50 mph speed limit, is conducive to accidents.

- He
"R-
ask
are
rec

Speaker #8: Mr

RE: P.Z

- He
- Di
sq
all
ho
- Mr
co
- Ch
Co
- W
(1
DI
sq
- He
ch
- He
an

COMME

- Th

63005.

has been developed

y-five percent (75%)
the subdivision. The
r subdividing, and to

there were extremely
ght of thirty-six (36)
homes on 15 acres,
be very visible from

h the Commission's
average lot size and,
They were surprised
hange, and the same

e project into two (2)
density approval to
ay and have no plans

of both groups when

Chesterfield Farms
nce and exit road for
to the residents of
stant traffic from a
ent a hazard to the
orse Creek Road has
d limit, is conducive

- He asked the Commission to hold to its original, unanimous vote, to zone this "R-2" District. In addition, if this plan is resubmitted a third time, he would ask the Commission to put a freeze on any rezoning request for this entire area until completion of the West Area Conceptual Land Use Study, as recommended in the Commission's report of March 24th.

Speaker #8: Mr. Chris Layton, 16809 Wild Horse Creek Road, Chesterfield, MO 63005

RE: P.Z. 3 & 4-93 DLC Development.

- He noted objection to "R-3" District zoning.
- Disregarding the PEU arithmetic, the lots themselves average only 10,440 square feet, or over four (4) lots per acre. If the same density had been allowed in the adjoining Hi Point Subdivision, instead of the present five (5) homes, there would be sixty-five (65) homes in the same 15.6 acres.
- Mr. Zavradinos seems to ignore both his house and the Hi Point Subdivision completely in his comparison.
- Chesterfield Farms density was a legacy left to Chesterfield by St. Louis County, before we gained our independence and control over our own zoning.
- Woodcliffe Estates, even with its high density, still manages to have thirteen (13) of its forty-one (41) lots exceed the 12,000 square foot minimum, while DLC's project would have only three (3) of thirty-six (36) lots over 12,000 square feet.
- He believes one house per acre would be much more in keeping with the character of this area; however, he realizes that compromise is necessary.
- He requested the Commission to hold to its "R-2" 15,000 square foot average and, especially, the minimum lot size of 12,000 square feet.

COMMENTS/DISCUSSION BY COMMISSION

- There would be no buffer between the required road and his property.

Speaker #9: Mr. Dennis Hayden, 231 West Manor Drive, St. Louis, MO 63141.

RE: P.Z. 3 & 4-93 DLC Development.

He stated he had no further comments.

Speaker #10: Mr. Richard Machamer, 233 Hi Point Drive, Chesterfield, MO 63005.

RE: P.Z. 3 & 4-93 DLC Development.

- His property is next to the proposed entrance of Wildhorse Springs.
- He has been contacted by a real estate representative stating there was a letter circulating in the area indicating the surrounding land owners should be in favor of "R-3" Zoning, to include very high density. It further stated that, unless you sign the letter, when you try to sell your house you won't get very much money because you won't to be able to place many lots on your ground. He doesn't think this is right.
- Residents of Woodcliffe have expressed dismay regarding the starting price of the houses in Chesterfield Farms, as they have paid quite a bit more for their houses. Therefore, he is of the opinion that we should have a higher class house and larger lot size, more befitting of the Chesterfield area.

OLD 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.

Chair Domahidy noted that the Commission will take the issues raised tonight very seriously in making its decision.

Chair Doma
by the P & Z
have to mak

Commission
by Commiss

Upon a roll
Dalton, no
Commission
The motion

Chair Doma

NEW BUSINESS

A. P.Z.
Distri
Hors
Road

AND

P.Z.
Distri
Hors
Road

AND

P.Z.
Envir
Distri
Wild
Creel

Senior Plan
the followin

- In re
Com
prop

or Drive, St. Louis, MO 63141.

nt Drive, Chesterfield, MO 63005.

nce of Wildhorse Springs.

epresentative stating there was a
urrounding land owners should be
igh density. It further stated that,
sell your house you won't get very
to place many lots on your ground.

ismay regarding the starting price
ey have paid quite a bit more for
ion that we should have a higher
ting of the Chesterfield area.

Wild Horse Springs); "NU" Non-
t Residence District; north side of
ection of Wild Horse Creek Road

(Wild Horse Springs); Planned
3" 10,000 square foot Residence
Road, east of the intersection of
d.

take the issues raised tonight very

Chair Domahidy reminded the Commission that this is a procedural issue, referred by the P & Z Committee. For formal reconsideration to take place, someone would have to make a formal motion to reconsider.

Commissioner McGuinness made a motion to reconsider. The motion was seconded by Commissioner Kirchoff.

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

Chair Domahidy noted this item will not be taken up for reconsideration.

NEW BUSINESS

A. P.Z. 5-93 Hayden Company (Chesterfield Valley Estates); "NU" Non-Urban District to "R-1A" 22,000 square foot Residence District; north side of Wild Horse Creek Road, east of the intersection of Long and Wild Horse Creek Roads.

AND

P.Z. 6-93 Hayden Company (Chesterfield Valley Estates); "NU" Non-Urban District to "R-2" 15,000 square foot Residence District; north side of Wild Horse Creek Road, east of the intersection of Long and Wild Horse Creek Roads.

AND

P.Z. 7-93 Hayden Company (Chesterfield Valley Estates); Planned Environment Unit Procedure in the "R-1A" 22,000 square foot Residence District and the "R-2" 15,000 square foot Residence District; north side of Wild Horse Creek Road, east of the intersection of Long and Wild Horse Creek Roads.

Senior Planner Laura Griggs-McElhanon presented the Department's report, noting the following:

- In response to the April 22, 1993 letter from Dennis Hayden, provided to the Commission, specifically addressing Lot 2 - the Department reconsidered its proposed condition for the minimum 20,000 square foot lot, and is currently

COM

Seni
Com

; is a procedural issue, referred
n to take place, someone would

ider. The motion was seconded

ɔner Brown, no; Commissioner
ımissioner McGuinness, yes;
no; Chairman Domahidy, yes.

p for reconsideration.

ley Estates); "NU" Non-Urban
ce District; north side of Wild
f Long and Wild Horse Creek

ley Estates); "NU" Non-Urban
e District; north side of Wild
f Long and Wild Horse Creek

l Valley Estates); Planned
22,000 square foot Residence
idence District; north side of
tion of Long and Wild Horse

e Department's report, noting

ennis Hayden, provided to the
Department reconsidered its
uare foot lot, and is currently

recommending that Lot 2 be deleted from that condition, due to the fact that, as currently proposed, it will back-up to the detention area, and is not one of the lots that front along Wild Horse Creek Road.

- The Department recommends, due to the potential noise impact, a Disclosure Statement on the Site Development Plan, similar to what was required with the Chesterfield Farms development.

- The Department recommends approval of this petition to "R-1A" 22,000 square foot Residence District and "R-2" 15,000 square foot Residence District for a maximum of seventy-nine (79) units, subject to conditions in Attachment A, and noting deletion of Lot 2 from Condition 1.

- The Department provided the Commission with a copy of the letter from Trustees of Countryside at Chesterfield, and a letter from Sterling Engineering, addressed to Mr. Sutlif.

COMMENTS/DISCUSSION BY COMMISSION

- A condition regarding architectural review of homes backing up to Wild Horse Creek Road was not included, due to some recent discussions that are ongoing with the Architectural Review Committee.

- Stormwater issues will be addressed at some future date, at the time of grading plan or improvement plan review.

- Discussion arose regarding the possibility of requiring a Bond to ensure clean-up of the detention pond, if needed after development.

- Country Place at Chesterfield, located on the south side of the entrance, is zoned "R-1" and "FPR-1" Districts. A straight "R-1" Zoning would have a minimum lot size of one acre; and "R-1A" would have a minimum lot size of 22,000 square feet (approximately 1/2 an acre).

Senior Planner Laura Griggs-McElhanon noted information requested by Commissioners at the last meeting, as follows:

- If this development had straight "R-1A" Zoning there would be sixty-nine (69) lots allowed; and if it had straight "R-2" Zoning there would be one-hundred and two (102) lots allowed.

- C
e
t

Commis
report w

COMMI

- C
la
w
e
b
th

- A
to

- It
30

- Th
pe

- Th
to

Director
commerc
The thou
eastward,

Director
the site c
constructi
caused to
as a cond

- Th
the

:d from that condition, due to the fact that, up to the detention area, and is not one of se Creek Road.

: to the potential noise impact, a Disclosure nt Plan, similar to what was required with :nt.

pproval of this petition to "R-1A" 22,000 and "R-2" 15,000 square foot Residence y-nine (79) units, subject to conditions in n of Lot 2 from Condition 1.

ommission with a copy of the letter from esterfield, and a letter from Sterling tlif.

MISSION

ral review of homes backing up to Wild ed, due to some recent discussions that are eview Committee.

ssed at some future date, at the time of a review.

sibility of requiring a Bond to ensure clean-ed after development.

cated on the south side of the entrance, is s. A straight "R-1" Zoning would have a "R-1A" would have a minimum lot size of 1/2 an acre).

anon noted information requested by llows:

R-1A" Zoning there would be sixty-nine (69) "R-2" Zoning there would be one-hundred

- Country Place has a minimum lot size of 28,000 square feet, but lots along the eastern boundary and at the entry had to be one acre. There are 107 lots in that development.

Commissioner McGuinness made a motion to approve, subject to the Department's report with conditions. The motion was seconded by Commissioner O'Brien.

COMMENTS/DISCUSSION BY COMMISSION

- Concern was raised with respect to the minimum thirty (30) foot wide landscape common ground area along Wild Horse Creek Road, i.e., how that would be interpreted in relation to Lot 2. The building pad area of Lot 2 will end up approximately ten (10) feet above Wild Horse Creek Road. This may be an eyesore, unless the landscaping can be interpreted as being applied to the common ground and perimeter of the detention area only.

- As currently worded, landscaping refers to the thirty (30) foot area adjacent to Wild Horse Creek Road.

- It was suggested that lots 15, 16 and 21 be required to be a minimum of 30,000 square feet, as well as all perimeter lots.

- The Department was specifically looking at lots adjacent to the northern perimeter of this development along the bluff line (Lots 17 through 20).

- The northern portion of this development was reviewed as a transition area to smaller lots to the west.

Director Duepner noted the Conceptual Land Use Map shows the area adjacent to commercial as multi-family. It also shows the possibility of a school site in that area. The thought, at that time, was the transition back from the commercial going eastward, with the potential school site, and then to single-family residential.

Director Duepner further noted that there has been a condition in the past that, if the site could have an impact on downstream detention area, they could do a pre-construction and post-construction survey, and post a Bond to remedy any problems caused to downstream detention areas. Now would be the time to recommend this as a condition, as opposed to site development plan submittal.

- The Bond, in the past, has been required to deal with detention areas where there has been silting into the detention area as a result of development. It

is difficult to determine whether erosion is caused by development upstream, as opposed to detention areas downstream.

Commissioner Kirchoff made a motion to amend the original motion as follows: Condition 4 b. be changed to read:

> Side yard: In the "R-2" portion of the development the minimum setback shall be eight (8) feet with a minimum of twenty (20) feet between structures. In the "R-1A" portion of the development the minimum setback area shall be ten (10) feet with a minimum of twenty-four (24) feet between structures.

The motion was seconded by Commissioner Brown.

COMMENTS/DISCUSSION BY COMMISSION

- It was brought to the Commission's attention that a ten (10) foot side yard setback was recommended for DLC Development.

Director Duepner noted that, with the Planned Environment Unit, there is the mixing of lot sizes. Some lots, whether they are in the "R-1A" or "R-2" portion, would be basically the same size.

- Concern was expressed that the houses may be too large for the lots proposed.

- This amendment would probably affect the number of houses allowed, but this cannot be determined at this time.

- It was noted that approximately 20 acres are "R-1A" density, and 18 acres are "R-2" density.

Director Duepner suggested, as an alternative, that it may be appropriate to consider those larger setbacks for certain size lots, i.e., those that are 15,000 square feet, and the 30,000 and 20,000 square foot lots. If the concern is to have larger setbacks, instead of using the zoning line as the area, use the larger lots on the perimeter, as those are more appropriate for the greater side yard setbacks.

Upon a roll call the vote on the amendment was as follows: Commissioner Brown, yes; Commissioner Dalton, no; Commissioner Kirchoff, yes; Commissioner McGuinness, no; Commissioner O'Brien, no; Commissioner Sherman, no; Chair Domahidy, no.

The amendment fails by a vote of 5 to 2.

erosion is caused by development upstream, lowstream.

n to amend the original motion as follows:

n of the development the minimum setback imum of twenty (20) feet between structures. elopment the minimum setback area shall be f twenty-four (24) feet between structures.

ioner Brown.

MISSION

ion's attention that a ten (10) foot side yard DLC Development.

e Planned Environment Unit, there is the er they are in the "R-1A" or "R-2" portion,

he houses may be too large for the lots

affect the number of houses allowed, but this ne.

20 acres are "R-1A" density, and 18 acres are

native, that it may be appropriate to consider ts, i.e., those that are 15,000 square feet, and . If the concern is to have larger setbacks, area, use the larger lots on the perimeter, as ater side yard setbacks.

ment was as follows: Commissioner Brown, mmissioner Kirchoff, yes; Commissioner en, no; Commissioner Sherman, no; Chair

2.

Commissioner McGuinness made a motion to move to previous question. **The motion dies for lack of a second.**

Commissioner Kirchoff made a motion to amend the original motion to propose the thirty (30) foot landscape extend from Wild Horse Creek Road north on the west property line to Lot 3. The motion was seconded by Commissioner Sherman.

Commissioner McGuinness left the meeting.

Director Duepner noted, as a point of clarification, that this is the area where they are proposing discharge for the stormwater.

Commissioner Kirchoff noted he doesn't see the conflict.

Commissioner McGuinness returned to the meeting.

Commissioner Kirchoff restated the amendment as follows: To propose the extension of the landscaping in either of two fashions - either north from the southwest corner of the property extended north along the west line to Lot 3, or apply it to the southwest portion of Lot 2, whichever is deemed most practical at a later date.

Commissioner McGuinness requested clarification of the amendment.

Director Duepner restated the motion as follows:

> To extend the thirty (30) foot landscape area along the west line to Lot 3, or provide landscaping area at the rear of Lot 2, as approved by the Planning Commission on a Site Development Plan.

This wording was accepted by Commissioner's Kirchoff and Sherman.

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

previous question. The

al motion to propose the
Road north on the west
missioner Sherman.

is is the area where they

lows: To propose the
either north from the
e west line to Lot 3, or
emed most practical at a

mendment.

he west line to Lot 3, or
proved by the Planning

Sherman.

to 0.

COMMENTS/DISCUSSION BY COMMISSION

- The lots along Wild Horse Creek and adjacent to the thirty (30) foot common ground area are proposed to be 20,000 square feet.

- Emergency access to the development is proposed between Lots 66 and 67, and is to be as approved by the City and the City of Chesterfield Fire Department.

Upon a roll call the vote on the original motion, as amended was as follows: Commissioner Brown, yes; Commissioner Dalton, yes; Commissioner Kirchoff, yes; Commissioner McGuinness, yes; Commissioner O'Brien, yes; Commissioner Sherman, yes; Chair Domahidy, yes.

The original motion, as amended, passed by a vote of 7 to 0.

B. P.Z. 8-93 Grasse Properties, Inc. (Brook Hill Addition II); "NU" Non-Urban District to "R-2" 15,000 square foot Residence District; west side of Straub Road, north of the intersection of Straub Road and Clayton Road.

AND

P.Z. 9-93 Grasse Properties, Inc. (Brook Hill Addition II); Planned Environment Unit Procedure in the "R-2" 15,000 square foot Residence District and Amended Planned Environment Unit Procedure in the "R-2" 15,000 square foot Residence District; west side of Straub Road, north of the intersection of Straub Road and Clayton Road.

Planning Technician Toni Hunt presented the report and the Department's recommendation of approval, subject to the conditions in Attachment A, and the amended Condition 8, g. - No grading or building permits will be authorized until such time as the vacation of Straub Road south to the northern edge of Schaper Way is completed. Upon provision of access through the subject development to Schaper Way, remaining portions of Straub Road to the south line of this development, shall be vacated. Upon vacation of Straub Road to the south line of this development, the emergency access gate shall be relocated to a point on Straub Road, as approved by the City of Chesterfield and the Metro West (formerly Ballwin) Fire Protection District. A handout of this recommendation was given to the Commission.

Commissioner McGuinness made a motion to approve the request, as recommended by the Department. The motion was seconded by Commissioner Dalton.

COMMENTS

- The va
time as
regardi
vacatio
place.

Upon a roll ca
Dalton, yes;
Commissioner

The motion pa

Chair Domahi

D. P.Z. 14-
Amendi
of Old (

Planning Tech
recommendati
a twenty-four (
area. There ha
that time; ther
ordinance.

Commissioner
Department. 7

COMMENTS/

- The issu
and loca

- Concern
from the

foot common

ts 66 and 67,
sterfield Fire

is as follows:
Kirchoff, yes;
ner Sherman,

J" Non-Urban
ide of Straub
oad.

II); Planned
ot Residence
in the "R-2"
l, north of the

Department's
nt A, and the
thorized until
Schaper Way
nt to Schaper
lopment, shall
elopment, the
s approved by
ire Protection
ission.

recommended
lton.

COMMENTS/DISCUSSION BY COMMISSION

- The vacation of Straub Road will proceed north of Schaper Way until such time as arrangements can be made with residents of Schaper Way Drive regarding access through the proposed development. At that time, the entire vacation of Straub Road to the southern line of this development will take place.

Upon a roll call the vote was as follows: Commissioner Brown, yes; Commissioner Dalton, yes; Commissioner Kirchoff, yes; Commissioner McGuinness, yes; Commissioner O'Brien, yes; Commissioner Sherman, yes; Chair Domahidy, yes.

The motion passed by a vote of 7 to 0.

Chair Domahidy requested Storage Masters, Inc. be taken up next.

D. P.Z. 14-90 Storage Masters, Inc; "M-3" Planned Industrial District Ordinance Amendment; south side of Chesterfield Airport Road, west of the intersection of Old Olive and Chesterfield Airport Road.

Planning Technician Toni Hunt presented the report and the Department's recommendation. She noted, in review of the ordinance, a condition that specified a twenty-four (24) month review period for the operation of this outdoor storage area. There have been no problems reported with this outdoor storage area during that time; therefore, the Department recommends this item be deleted from the ordinance.

Commissioner Kirchoff made a motion to approve the recommendation of the Department. The motion was seconded by Commissioner Sherman.

COMMENTS/DISCUSSION BY COMMISSION

- The issue of parking spaces for this site was discussed with regard to number and location.

- Concern was raised over removing the twenty-four (24) month review period from the original ordinance.

Commissioner McGuinness made a motion to amend the original motion to include the twenty-four (24) month review period in the ordinance. The motion was seconded by Commissioner Brown.

The amendment passed by a voice vote of 6 to 1, with Commissioner O'Brien voting no.

COMMENTS/DISCUSSION BY COMMISSION

- Concern was expressed about storage trucks being left outside the facility, and why we are increasing the number of parking spaces.

Director Duepner noted there was concern about the number of rental trucks proposed on the site. There was also concern about aesthetics, outdoor storage, etc.; therefore, it was limited to four (4) trucks. With the additional buildings, the Department feels it appropriate to allow ten (10) trucks.

Commissioner Kirchoff made an informal appeal to the petitioner for better landscaping along Old Olive Street Road, at some time in the future.

Commissioner McGuinness asked whether we could require this condition.

Director Duepner noted the petitioner provided the landscaping required on the Site Development Plan approved by the Planning Commission.

Commissioner Kirchoff stated he was satisfied with making an informal request, if there is any interest on the part of the petitioner.

The vote on the original motion, as amended, was as follows: Commissioner Brown, yes; Commissioner Dalton, yes; Commissioner Kirchoff, yes; Commissioner McGuinness, no; Commissioner O'Brien, yes; Commissioner Sherman, yes; Chair Domahidy, yes.

The original motion, as amended, passed by a vote of 6 to 1, with Commissioner McGuinness voting no.

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 F
"R-4" Re
Regulati
6AA" Re
Regulati
Residenc
District F
"C-3" Sh
Commer
District F
Regulati
Industria
1003.168
1003.168
Subdivisi
of Cheste

Chair Domahidy
of the Committe

Planning Special
of the Whole on
Ordinance regar
Department's re
recommends this
the Committee

A motion to hold
O'Brien. The m

Chair Domahidy
regarding Politic

E. P.Z. 26-8
Planned
Road, no

Director Duepne
approval of revi
stated in its repo

e original motion to include
linance. The motion was

mmissioner O'Brien voting

left outside the facility, and
ices.

e number of rental trucks
netics, outdoor storage, etc.;
e additional buildings, the
.

the petitioner for better
in the future.

uire this condition.

scaping required on the Site
on.

ing an informal request, if

ows: Commissioner Brown,
choff, yes; Commissioner
ioner Sherman, yes; Chair

6 to 1, with Commissioner

sion; a proposal to amend
Plain District Regulations;
ions; 1003.107 "NU" Non-
lence 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.

Chair Domahidy noted that, as is stated in the memo, this was an informal meeting of the Committee of the Whole.

Planning Specialist Joe Hanke noted the Planning Commission met as the Committee of the Whole on April 19, 1993, to discuss amendments to the Chesterfield Zoning Ordinance regarding the Sign Regulations; the minutes of which are attached to the Department's report. The review is ongoing and the Department of Planning recommends this matter be held. He noted there is another meeting scheduled for the Committee of the Whole on May 18, 1993, at 6:30 p.m.

A motion to hold was made by Commissioner Brown and seconded by Commissioner O'Brien. **The motion passed by a voice vote of 7 to 0.**

Chair Domahidy noted she will take up, under Committee Reports, the memorandum regarding Political Signs.

E. P.Z. 26-89 Midland Capitol Properties II (Chesterfield Crossing); "C-8" Planned Commercial District Ordinance Amendment; west side of Clarkson Road, north of Lea Oak Drive.

Director Duepner presented the request and the Department's recommendation of approval of revisions to conditions of the governing "C-8" District Ordinance, as stated in its report.

Commissi
recommen

COMMEN

- Arc

Upon a ro
Dalton, y
Commissi

The motio

SITE PLANS, BI

A. We
Oli

Commissi
motion to
motion wa
0.

B. P.C
"M-
Pla
wes

Commissi
motion to
Architectu
the units a
The motic

City Attor
and restat

District Regulations; 1003.117
19 "R-5" Residence District
t Regulations; 1003.120A "R-
21 "R-6" Residence District
Regulations; 1003.125 "R-8"
-1" Neighborhood Business
District Regulations; 1003.135
37 "C-4" Highway Service
Office and Research Service
ntensive Commercial District
Regulations; 1003.153 "M-2"
gn Regulations - General;
NU", and All "R" Districts;
"MXD" Districts; 1003.168C
Temporary Signs of the City
gn regulations.

his was an informal meeting

ission met as the Committee
s to the Chesterfield Zoning
of which are attached to the
e Department of Planning
other meeting scheduled for
p.m.

l seconded by Commissioner

e Reports, the memorandum

esterfield Crossing); "C-8"
ment; west side of Clarkson

tment's recommendation of
C-8" District Ordinance, as

Commissioner O'Brien made a motion to approve the Department's recommendation. The motion was seconded by Commissioner Sherman.

COMMENTS/DISCUSSION BY COMMISSION

- Architectural elevations are to be approved by the Planning Commission.

Upon a roll call the vote was as follows: Commissioner Brown, yes; Commissioner Dalton, yes; Commissioner Kirchoff, yes; Commissioner McGuinness, yes; Commissioner O'Brien, yes; Commissioner Sherman, yes; Chair Domahidy, yes.

The motion passed by a vote of 7 to 0.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

A. Wellesley Place Addition Subdivision; Resubdivision Record Plat; west of Olive Boulevard, south of West Drive.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the Record Plat, as recommended by the Department. The motion was seconded by Commissioner O'Brien **and passed by a voice vote of 7 to 0.**

B. P.C. 91-88 The Siteman Organization (Spirit Trade Center, Lot 6, C.A.P.S.); "M-3" Planned Industrial District Site Development Section Plan, Landscape Plan and Architectural Elevations; south side of Chesterfield Airport Road, west of Long Road.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the Site Development Section Plan, Landscape Plan, and Architectural Elevations, with an option to request rooftop HVAC screening after the units are installed and painted, and prior to issuance of the occupancy permit. The motion was seconded by Commissioner O'Brien.

City Attorney Doug Beach requested the word "option" be taken out of the motion, and restated to require screening after HVAC installation, if necessary.

Direct
petitio
for app

This w

The mo

Chair I
regardi

Directo
and Zo
repeale
candida
been re
tempora
Planning
recent e
states si
Planning
it review
the Com
specifica
being co
Council
Review (

Chair D
Whole, v

The light

Ordinanc
County o

COMMITTEE

A. O

notion to approve the Department's
nded by Commissioner Sherman.

MISSION

e approved by the Planning Commission.

: Commissioner Brown, yes; Commissioner
, yes; Commissioner McGuinness, yes;
ner Sherman, yes; Chair Domahidy, yes.

ND SIGNS

vision; Resubdivision Record Plat; west of
Drive.

the Site Plan Review Committee, made a
is recommended by the Department. The
: O'Brien and passed by a voice vote of 7 to

ation (Spirit Trade Center, Lot 6, C.A.P.S.);
t Site Development Section Plan, Landscape
ns; south side of Chesterfield Airport Road,

the Site Plan Review Committee, made a
ment Section Plan, Landscape Plan, and
n to request rooftop HVAC screening after
d prior to issuance of the occupancy permit.
ioner O'Brien.

he word "option" be taken out of the motion,
HVAC installation, if necessary.

Director Duepner suggested the following wording: Subject to the review, the petitioner would be required to come back prior to issuance of the occupancy permit for approval.

This wording was accepted by Commissioners Kirchoff and O'Brien.

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

Chair Domahidy brought up the memorandum from the Department of Planning regarding political signs.

Director Duepner noted the memorandum is the result of discussion at the Planning and Zoning Committee of City Council, at its most recent meeting. The City Council repealed Ordinance 405 which dealt with the requirement for registering for candidates, and that the signs had to be on private property. That ordinance has been repealed. It was noted that our Zoning Ordinance has a section dealing with temporary signs of the political type/nature. One of the major concerns of the Planning and Zoning Committee was the amount of time spent during the most recent election, by City Staff, in plucking of signs from rights-of-way. The Ordinance states signs must be located on private property. It is that particular issue the Planning and Zoning Committee requests the Planning Commission to consider as it reviews the Sign Regulations. He pointed out that, in review the Sign Regulations, the Commission should attempt to consolidate all the references to Sign Ordinances, specifically the points in Ordinance #405, or in the draft of the Sign Regulations now being considered. It may be appropriate to remove that Section, since the City Council has already done so. This is a matter to be considered by the Ordinance Review Committee and the Planning Commission in review of the Sign Regulations.

Chair Domahidy noted that, since we are taking this up as a Committee of the Whole, we will add this to the agenda.

The lighting requirement for signs was in Ordinance 405, which was repealed.

Ordinance 405 affected subdivision signs only. This would not affect signs along County or State roadways.

COMMITTEE REPORTS

A. **Ordinance Review Committee** - No report.

B. **Architectural Review Committee**

Committee Chair O'Brien reported the Committee was originally scheduled to meet on Tuesday, April 13, 1993, at 4:30 p.m., but could not get a quorum. She requested Director Duepner to poll the Committee again, to set another meeting.

C. **Site Plan/Landscape Committee**

Committee Chair Kirchoff noted that the Committee will meet Wednesday, May 12, 1993, at 4:00 p.m. The Committee will be ready to go semi-public with the last portion of the Valley Landscape Guidelines at that meeting, or shortly thereafter. The Committee will begin the institutional issue at that meeting.

D. **Comprehensive Plan Committee**

Commission Chair Domahidy reported that we did, in the recommendation to the P & Z Committee regarding P.Z. 3 & 4-93, cite there be initiated an in-house West Area Study. She referred this to the Comprehensive Plan Committee to develop the boundaries and process for this Study.

Director Duepner noted it was endorsed by the Planning and Zoning Committee at its meeting April 21, 1993.

Committee Chair McGuinness reported the Committee is going to re-convene, and is looking forward to responding to the requests.

E. **Procedures Committee**

Commission Chair Domahidy noted the Committee needs to take up the process of updating the Comprehensive Plan parts utilized in other areas.

Commission Chair Domahidy referred to the memorandum regarding City Council Committees, noting that Councilmember Susan Clark will be the Chairperson of the Planning and Zoning Committee, and Councilmember Greenwood will serve on the Committee. She noted it is her understanding that, after June, they will rotate attending Planning Commission meetings.

Commission Chair Domahidy reminded everyone about the Planning Commission Workshop Thursday night, April 29, 7:00 p.m., at the Living World, St. Louis Zoo.

Director Duepner updated the Commission on the re-annexation process being undertaken by the City. This stems from the recent Supreme Court decisions that deal with the Boundary Commission, and the failure of the Supreme Court to reconsider that case. As a precautionary move, although it is the City's contention that the area is still part of the City of Chesterfield, we are undertaking a process to re-annex the area. We will continue on the premise that the area is still in the City of Chesterfield, and will consider matters in that area.

The meeting adjourned at 8:55 p.m.

Mary Domaski for
Walter Scruggs, Secretary

[MIN4-26.093]