



**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
MAY 13, 1991**



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

PRESENT

Chairman Barbara McGuinness
Ms. Mary Brown
Mr. Dave Dalton
Ms. Mary Domahidy
Mr. Jamie Cannon
Ms. Pat O'Brien
Ms. Victoria Sherman
Mr. Doug Beach, City Attorney
Councilmember Betty Hathaway, Ward I
Mr. Jerry Duepner, Director of Planning/Economic Development
Mr. Joseph Hanke, Planning Specialist
Ms. Sandra Lohman, Executive Secretary

ABSENT

Mr. Walter Scruggs
Mr. William Kirchoff

INVOCATION: Jerry Duepner, Director of Planning/Economic Development

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS - City Attorney Doug Beach read the opening comments.

- A. A Public Hearing on the Update of the City of Chesterfield Comprehensive Plan and on the Final Report of the Zoning Ordinance and Subdivision Ordinance of the City of Chesterfield

Director Duepner summarized the recommended changes to the Comprehensive Plan, as stated in the Department's report. He noted three possible revisions, as recommended by the Comprehensive Plan Review Committee:

1. Revision of the Land Use Map along the south side of Conway Road to Office, in recognition of rezoning approved via P.Z. 22-90 Sverdrup Investments, Inc. In addition, text reference to this area would be revised to read as follows: "Along the south side of Conway Road, attached single family residences are proposed as transition from the offices to residential subdivisions to the north. As an alternative, institutions could be developed in place of the proposed office/single family attached development on the south side of Conway Road. If offices are developed along the north side of I-64/U.S. 40, a substantial landscape buffer should be provided along the south side of Conway Road in order to maintain the residential character of Conway Road."
2. Land Use designation for the area of Timberlake Manor Parkway and South Outer Forty Drive to be designated as Office Campus, rather than Major Office. In addition, the text relative to this area should be revised to read as follows: "Office Campus development is proposed for the south frontage of I-64/U.S. 40 at Timberlake Overpass. Alternatively, this site could be developed for institutional uses, elderly residential use, single family attached, or low rise multi-family residential. If Office Campus development occurs, it should be a low-rise [i.e., one (1) or two (2) stories] with substantial buffering and landscaping sensitive to the surrounding area."
3. The text relative to Neighborhood Commercial Areas, and, specifically, the Hog Hollow area, revised as follows: "However, the existing Hog Hollow Retail Area and the area along Ladue Road are proposed for limited infill of Neighborhood Service Areas, and are not to extend beyond current commercial boundaries."

Director Duepner presented the Final Report on Zoning Ordinance and Subdivision Ordinance, for Commission review and approval. Upon approval, both Ordinances, with Amendments, will be forwarded to City Council to clarify and reaffirm the zoning, and zoning changes within the City of Chesterfield.

COMMENTS/DISCUSSION BY COMMISSION

- A change to paragraph 2 of the Department's Memo to read: "Development should be a low-rise [i.e., one (1) or two (2) stores] with substantial buffering and landscaping sensitive to the surrounding area."
- An addition to paragraph 2 of the Final Report on Zoning Ordinance and Subdivision Ordinance to read: "A copy of the Zoning Ordinance and Subdivision Ordinance, as amended to date, will be submitted with the final report to the City Council, along with specific reference to the Zoning Maps, Studies and other descriptive matter that form the Comprehensive Plan."
- A change to paragraph 3 of the Final Report on Zoning Ordinance and Subdivision Ordinance to read: "Upon approval by the Planning Commission, the final report on the Zoning and Subdivision Ordinance, along with the Updated Comprehensive Plan would be forwarded to the City Council."

SPEAKERS IN FAVOR

1. Carol Kenney, 16 Ridge Crest, Chesterfield, MO 63017, speaking as an individual. Ms. Kenney spoke in favor of the proposed revision concerning the Hog Hollow area.

SPEAKERS - NEUTRAL

1. C. Barry Hayden, President, Chesterfield Builders, 7 The Pines Court, Suite A, St. Louis, MO 63141, as an individual. Mr. Hayden spoke relative to the proposed change in the land use designation and text change concerning the Timberlake/Highway 40 area.

SPEAKERS IN OPPOSITION - None

REBUTTAL - Waived

SHOW OF HANDS

2 IN FAVOR 5 IN OPPOSITION

- B. P.Z. 11-91 Hufton Construction Company; a change of zoning from "C-8" Planned Commercial District to "R-2" 15,000 square foot Residence District for a 3.0 acre tract of land located on the south side of Ladue Road, approximately 400 feet east of Green Trails Drive South (Locator Number 17R320020).

Planning Specialist Joseph Hanke presented slides depicting the subject site and surrounding properties.

Mr. Jim Zavrados spoke on behalf of the petitioner, noting the following:

- A brief description of the three (3) acre tract in question, and the surrounding land uses.
- The developer wishes to divide the parcel into six (6) residential lots.
- Mr. Hufton is the developer of the Glenfield Subdivision.
- This area is part of the infill referred to in the Comprehensive Plan Update Report. Although the area is designated as Commercial in the Comprehensive Plan, the developer wishes to develop at "R-2" Residence District density.

Mr. Doug Hufton, the petitioner, noted the following:

- The proposed development is for six (6) single family custom homes.
- The homes would be similar to those in the Glenfield Subdivision.

COMMENTS/DISCUSSION BY COMMISSION

- The homes will be priced in the high \$200,000.00 range.
- It was noted that the proposed "R-2" Residence District Zoning would be located between an existing office and a small retail commercial area.
- The lots proposed are a minimum of 15,000 square feet.
- This subject three (3) acre parcel is Lot 271 of Trails West.

- Property across Ladue road is zoned "NU" Non-Urban District. This area was a development approved by St. Louis County prior to the current County Zoning Ordinance [1965], developed as a Density Development. There are large expanses of common ground within the development.
- Commission Members expressed a desire for the petitioner to align access to the property from Ladue Road with that of the Church located across the road.
- Concern that this development could be considered "spot-zoning."
- The proposed lot sizes will range from 15,000 square feet to over 20,000 square feet.
- The petitioner will provide detention area, as required, and fifty (50) foot buffer.
- The building line will be set back twenty-five (25) feet from the cul-de-sac.

SPEAKERS IN FAVOR - None

SPEAKERS IN OPPOSITION - None

REBUTTAL - Waived

SHOW OF HANDS

5 IN FAVOR

0 IN OPPOSITION

APPROVAL OF THE MINUTES

The Minutes were approved from April 22, 1991.

COMMITTEE REPORTS

Commissioner Domahidy stated the Vision Report would be presented after the next meeting.

Chairman McGuinness mentioned the success of the recent Planning Commissioners Workshop. She gave credit to Director Duepner for his part in the preparation and implementation of various materials, procedures and policies of the Commission.

Commissioner Domahidy stated that Chairman McGuinness spoke at a Planning Commissioners Workshop on conducting a Public Hearing, and was very well-received.

A. Ordinance Review Committee - No report.

B. Architectural Review Committee - No Report

Chairman Cannon suggested that meetings be held Saturday, May 25, 1991, or June 1, 1991. The meeting times will be worked-out between the Committee Members, and the Department of Planning/Economic Development will take necessary steps to notify all interested parties of the results. [Note: This item was discussed at the end of the meeting.]

Commissioner O'Brien stated that, frequently, petitioners bring color renderings that do not have accurate color. She proposed that the petitioners present colored renderings that are true and accurate.

Director Duepner stated that this requirement is written into the policy followed by the Department of Planning/Economic Development.

Chairman McGuinness thanked Director Duepner for the articles of information given to the Commission for their information.

C. Site Plan/Landscape Committee - No Report

D. Comprehensive Plan Committee/Chesterfield Valley Study

Chairman Domahidy stated that the Chesterfield Valley Committee is going to meet Wednesday, May 15, 1991, at 5:30 p.m., in the City Council Conference Room, to discuss the submittal of four (4) proposals for Chesterfield Valley Study. The Committee intends to make a recommendation on which proposal to accept by the end of June.

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" Flood Plain Planned Commercial District Ordinance; north side of North Outer 40, east of Long Road.

Director Duepner presented the request and the Department's recommendation of approval, as stated in the report, with the inclusion of the berm being a minimum of four (4) feet in height.

COMMENTS/DISCUSSION BY COMMISSION

- The berm should be a minimum of four (4) feet, and storage a maximum of two (2) feet in height.
- The storage areas are to be completely screened from Highway 40/61.
- The petitioner, at the time of landscape plan submittal, should refer to the Austrian pines in terms of height, and not include miscanthus in the landscape plan.
- The storage area is dust-free, and not required to be paved.

A motion was made by Commissioner Cannon to approve the Ordinance Amendment to read as follows:

Outdoor storage or display of equipment shall be at locations at the rear or side of buildings, as approved by the Planning Commission on the site development plan. Such areas shall be completely screened from adjacent properties and U.S. Highway 40/61 by means of a berm, fence, wall, or similar device, as approved by the Planning Commission.

The motion was seconded by Commissioner Domahidy. Upon a roll call, the vote was as follows: Commissioner Brown, yes; Commissioner Cannon, yes; Commissioner Dalton, yes; Commissioner Domahidy, 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.

A motion to hold this item was made by Commission Domahidy and was seconded by Commissioner Sherman. The motion passed by a voice vote of 7 to 0.

- B. P.Z. 9-91 JPR Corporation; a request for a change of zoning from "NU" Non-Urban District and "M-3" Planned Industrial District to "M-3" Planned Industrial District and Amended "M-3" Planned Industrial District; between Chesterfield Airport Road and U.S. Highway 40/61 and I-64, east of Old Olive Street Road

Director Duepner stated that, in keeping with Planning Commission policy, the Department recommends the matter be held. He summarized some of the issues currently being reviewed by the Department.

Commissioner Cannon left the meeting at this time.

COMMENTS/DISCUSSION BY COMMISSION

Added to the list for review were:

- Square footage of the building areas, now and in the future.
- Placement of project on tract of land and site coverage in terms of buildings and parking.

A motion to hold this item was made by Commissioner Domahidy and seconded by Commissioner Sherman. The motion passed by a voice vote of 6 to 0.

Commissioner Cannon returned to the meeting at this time.

- C. P.Z. 10-91 Edward J. Shaheen, Jr.; a request for a Commercial Service Procedure in the "NU" Non-Urban District; east side of Olive Boulevard, north of White Plains Drive.

Director Duepner stated that, in keeping with Planning Commission policy, the Department recommends that this matter be held. He summarized some of the issues currently being reviewed by the Department.

Added to the list for review were:

- Width of access to project to be deferred to the State Highway Department.

A motion to hold the matter was made by Commissioner Brown and seconded by Commissioner Sherman. The motion passed by a voice vote of 7 to 0.

- D. P.C. 192-87 Long Road Partnership; a request for an extension of time for submittal of "C-8" Planned Commercial District Site Development Plan; north side of Wild Horse Creek Road, east of Long Road.

Planning Specialist Joseph Hanke presented the request and the Department's recommendation for approval of an eighteen (18) month extension retroactive to June 19, 1990, to continue until December 19, 1991, for submittal of a site development plan.

A motion to approve the request was made by Commissioner Domahidy and seconded by Commissioner Brown. The motion passed by a voice vote of 7 to 0.

- E. P.C. 129-86 Greenberg Development; a request for an extension of time for submittal of "C-8" Planned Commercial District Site Development Concept Plan; north side of Chesterfield Airport Road, west of Chesterfield Parkway South.

Director Duepner presented the request and the Department's recommendation to approve a one (1) year extension to April 30, 1992, for submittal of a site development plan.

A motion to approve the extension of time was made by Commissioner Brown and seconded by Commissioner Cannon. The motion passed by a voice vote of 7 to 0.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. P.Z. 3-90 Dean Frankiewicz (Chesterfield Valley Golf Center); CUP in "FPNU" Flood Plain Non-Urban District Site Development Plan and Architectural Elevations; north side of North Outer Forty, east of Boones Crossing.

Director Duepner presented the request and the Department's recommendation of approval of the site development plan, and submitted the architectural elevations for Commission consideration.

Commissioner O'Brien, on behalf of the Site Plan Review Committee, made a motion to approve the site plan and hold the architectural elevations. In addition, the Committee would like to add the requirement of three (3) additional islands on the landscape plan, to be placed in-between the four (4) existing islands in the center of the parking lot, complete with identical numbers of trees to the other islands, and addition of a half of an island across from the new islands, with the exception of the island on the southeast of the property. The motion was seconded by Commissioner Domahidy.

COMMENTS/DISCUSSION BY COMMISSION

- Question about possible relocation or extension of the Levee.

Commissioner Domahidy amended the motion to require a cross-access easement to property to the west. The amendment was seconded by Commissioner Brown and passed by a voice vote of 7 to 0.

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

- B. P.Z. 13-90 Maurice L. Hirsch, Jr.; CUP in "NU" Non-Urban District Landscape Plan and Architectural Elevations; north side of Wild Horse Creek Road, approximately 1000 feet east of Chesterfield Oaks Drive.

Director Duepner presented the request and the Department's recommendation of approval of the landscape plan, and submitted the architectural elevations for Commission review.

Commissioner Sherman, on behalf of the Site Plan Review Committee, made a motion to approve the Department's report. The motion was seconded by Commissioner Brown and passed by a voice vote of 7 to 0.

- C. P.C. 5-91 Miceli Realty Company (Thomas White Estates); "PEU" in "R1-A" 22,000 square foot Residence District Site Development Plan and Architectural Elevations; west side of Schoettler Road, north of Clayton Road.

Director Duepner presented the request and the Department's recommendation of approval of the site development plan, with the addition of an iron gate at the Straub Road emergency access, as approved by the City of Chesterfield and the Ballwin Fire Protection District. Director Duepner submitted architectural elevations for Commission review.

Commissioner Brown, on behalf of the Site Plan Review Committee, made a motion to approve the site development plan and architectural elevations, as recommended by the Department's verbal and written reports. The motion was seconded by Commissioner Sherman and passed by a voice vote of 7 to 0.

- D. P.Z. 26-89 Capital-Midland Properties (Chesterfield Crossing); "C-8" Planned Commercial District Wall Sign; west side of Clarkson Road, north of Lea Oak Drive.

Director Duepner presented the request for Commission review and consideration.

Commissioner Cannon, on behalf of the Site Plan Review Committee, made a motion to approve the sign. The motion was seconded by Commissioner O'Brien.

COMMENTS/DISCUSSION BY COMMISSION

- Some dislike of the color of the proposed sign was expressed. The feeling was that the colors were not accurately depicted on the rendering.
- There was concern that the blue element of the sign would overlap the circular window.

A motion to amend the original motion was made by Commissioner Dalton to ensure that the sign does not encroach upon the circular window or the decorative metal grille, and be located entirely on the brick gable. The amendment to the motion was seconded by Commissioner Brown and passed by a voice vote of 7 to 0.

The original motion, as amended, passed by a voice vote of 5 to 2, with Commissioner Domahidy and Chairman McGuinness voting no.

- E. P.Z. 14-90 Storage Masters, Inc.; "M-3" Planned Industrial District Amended Site Development Plan and Architectural Elevations; north side of Old Olive Street Road, east of Chesterfield Airport Road.

Director Duepner presented the request and the Department's recommendation of approval of the amended site development plan, and submitted the architectural elevations for Commission consideration.

Commissioner Domahidy, on behalf of the Site Plan Review Committee, made a motion to approve the amended site plan and architectural elevations, with the additional requirement of continuous low-lying shrubbery along the entire length of the building adjacent to Old Olive Street Road. The Motion was seconded by Commissioner Dalton and passed by a voice vote of 7 to 0.

- F. D.L. 2-49 Spirit of St. Louis Airport (ABM Office Supply); "M-3" Planned Industrial District Site Development Plan; east side of Spirit of St. Louis Industrial Boulevard, south of Chesterfield Airport Road.

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

Commissioner Dalton, on behalf of the Site Plan Review Committee, made a motion to approve the site development plan. The motion was seconded by Commissioner Domahidy and passed by a voice vote of 7 to 0.

- G. Stonebriar Subdivision; Boundary Adjustment Plat [Lots 45-52]; Joyceridge Drive.

This request was withdrawn by the petitioner.

- H. Fienup Farm, Inc.; "NU" Non-Urban District Site Plan and Architectural Elevations; north side of Wild Horse Creek Road, west of Chesterfield Estates Drive.

Director Duepner presented the request and the Department's recommendation of approval of the amended site plan, and submitted the architectural elevations for Commission consideration.

A motion was made by Commissioner Domahidy, on behalf of the Site Plan Review Committee, to approve the amended site plan. The motion was seconded by Commissioner O'Brien and passed by a voice vote of 7 to 0.

Director Duepner said that he would get back to the Commission with a date and time for the next Architectural Review Committee meeting.

Commissioner Cannon stated that he would like to have the annual Commission dinner, with spouses, on a Saturday night. A tentative date was set for July 6th, menu to be determined.

The meeting adjourned at 9:13 P.M.

William Kirchoff, Secretary

[MINS-13]