PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
AUGUST 10, 1992

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

PRESENT

Ms. Mary Brown
Mr. Jamie Cannon
Mr. Dave Dalton
Mr. Bill Kirchoff
Ms. Barbara McGuinness
Mr. Walter Scruggs
Chairman Mary Domahidy
Mr. Douglas R. Beach, City Attorney
Councilmember Betty Hathaway, Ward I
Mayor Jack Leonard
Ms. Laura Griggs-McElhanon, Senior Planner
Mr. Joseph P. Hanke, Planning Specialist
Ms. Antoinette Hunt, Planning Technician
Ms. Sandra Lohman, Executive Secretary

ABSENT

Ms. Pat O'Brien
Ms. Victoria Sherman

INVOCATION: Mayor Jack Leonard

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS - Commissioner Barbara McGuinness read the opening comments.

A. P.Z. 16-92 Barken-Dubinsky Partnership; a request for an amendment to the "M-3" Planned Industrial District Ordinance (St. Louis County Number 13,908) for a 16.9 acre tract of land located on the south side of Chesterfield Airport Road, approximately 1500 feet east of Long Road, and 200 feet south of Chesterfield Airport Road, (Locator Numbers 17U23-0221, 17U23-0201 and 17U21-0069).

The proposed amendment seeks to include churches as a permitted use allowed by the governing "M-3" District Ordinance.

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

Mr. Henry Dubinsky, the Co-Managing Partner of Barkin and Dubinsky Partnership, the developer of the property that includes the building the church wishes to occupy, spoke on behalf of the petitioner. He noted the following:

- His company supports the amendment to allow churches as a permitted use in the "M-3" District Ordinance.
- The principal use of the church will be on Saturday's and Sunday's.

SPEAKERS IN FAVOR - None

SPEAKERS IN OPPOSITION - None

REBUTTAL - Waived

SHOW OF HANDS

FOR: 3 AGAINST: 0

B. P.Z. 17-92 Fischer and Frichtel, Inc.; a request for a change in zoning from "NU" Non-Urban District to "R-2" 15,000 square foot Residence District for a 7.6 acre tract of land located on the east side of Wilson Road, approximately 200 feet northwest of the existing intersection of Wilson and Clarkson Roads (Locator Number 20T520075);

and

C. P.Z. 18-92 Fischer and Frichtel, Inc.; a request for a Planned Environment Unit Procedure in the "R-2" 15,000 square foot Residence District for the same 7.6 acre tract of land located on the east side of Wilson Road, approximately 200 feet northwest of the existing intersection of Wilson and Clarkson Roads (Locator Number 20T520075). Proposed use: Single-family Residences.

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

Mr. John P. King, Attorney, spoke on behalf of the petitioner as follows:

- The surrounding land uses were identified as being compatible with the proposed "R-2" Residence District development.

- Eighteen (18) single-family residential lots, ranging in size from 12,000 square feet to 36,000 square feet, are proposed.

- There would be one (1) curb cut on Wilson Road.

- The size of the proposed houses would range from 1,750 square feet to 3,000 square feet.

- The houses would range in price from $150,000.00 or $160,000.00, up to $250,000.00.

COMMENTS/DISCUSSION BY COMMISSION

- Concern was expressed that the developer is not choosing "R-1" District Zoning for this development.

- The areas to the north and east are zoned "R-1A" and areas to the south and east (adjacent to Clarkson Road) are zoned "R-2." The proposed lots are approximately the same size as the existing "R-2" and "R-1A" Districts. The size of the lots are compatible with the adjacent lots.

- Mr. King stated that the adjacent developments contain houses ranging from $144,000.00 to $200,000.00, and are comparable to those proposed. He further stated that he feels this development will be an asset to the existing home values in the area.

- The developer is asking for an eight (8) foot minimum side yard requirement, but could go up to a ten (10) foot requirement.

- Mr. Gary Crabtree, a land planner working with Mr. Fischer, noted that the ordinance governing the adjacent parcel's Planned Environment Unit, with regard to the "R-2" part of the tract, requires minimum side yards of eight (8) feet. The minimum side yard requirements in the "R-1A" portion of the same ordinance are also eight (8) feet. The minimum lot sizes in the "R-1A" are 12,000 square feet, and the petitioner is proposing a minimum of 12,000 in the "R-2" District.

- The detention pond near Wilson Road provides a buffer between Wilson Road and proposed development. There is also provision for a storm sewer.

- A common ground strip of thirty (30) feet in width extends down to the detention area.

- Some trees located in the middle of the site will have to be removed, but trees on the boundary lines will probably remain.

- There will be a buffer provided along Wilson Road, via landscaping, and right-of-way area.

- The proposed homes will back up to Wilson Road and the Bent Tree Subdivision. None of the proposed homes will back up to Clarkson Road.

SPEAKERS IN FAVOR - None

SPEAKERS - NEUTRAL

1. Mr. Fred Martels, 16258 Bent Tree, Chesterfield, MO 63005, as an individual.

- He expressed concern about the distance from the proposed houses to his property line.

- Mr. King stated that the structures would be approximately sixty (60) to seventy (70) feet from the rear property line, but the normal setback requirement is fifteen (15) or twenty (20) feet.

- Mr. Martels expressed concern that the size of the lots proposed are not comparable to adjacent developments.

2. Mr. Stephen Horodenski, 16265 Bent Tree Drive, Chesterfield, MO 63005, as an individual.

- He wanted to know whether the existing sidewalk along the east side of Wilson Road will be continued along the proposed development, and whether the new subdivision will contain interior sidewalks.

COMMENTS/DISCUSSION BY COMMISSION

- Comments from the Chesterfield Department of Public Works included the following comment: - Provide a sidewalk adjacent to Wilson Road, or provide the finished grading and required cash escrow. Extend the sidewalk from the existing termination point at the north property line to the existing termination point on Clarkson Road at Bow Tree Court.

  Senior Planner Laura Griggs-McElhanon stated that the Department has been discussing this issue, and is trying to determine ownership of the parcel that was split by the relocated Wilson Road. An answer will be forthcoming.

  Previous speaker, Mr. Martels, suggested the minimum size of the proposed houses be larger than 1700 square feet.

SPEAKERS IN OPPOSITION

1. Ms. Jo Pfeffer, 2101 Wilson, Chesterfield, MO 63005, as an individual.

- Expressed concern about the resulting view and additional traffic.

- She would prefer the proposed site be preserved in its present state.

REBUTTAL

Mr. King noted the following:

- The plan shows that there will be sidewalks along Wilson, up to the point where the developer owns the property. There will also be sidewalks provided within the interior of the subdivision.

- There are no lots in the proposed subdivision smaller than any of the adjacent lots of Bent Tree. The sizes of the houses, from 1,750 to 3,000 square feet, is indicative that no homes in the proposed subdivision are smaller than any of the homes in the adjacent subdivisions. The price of the proposed homes will be in excess of some of the homes in adjacent subdivisions.

- There will be plantings to buffer the yards abutting the proposed development.

- The relocated Wilson Road will be an improvement to the intersection of Wilson and Clarkson Road, but there will be additional traffic as a result of any new development in this area.

SHOW OF HANDS

FOR: 11 AGAINST: 3

The meeting adjourned 7:45 at P.M.

Mary Donohoe for
Walter Scruggs, Secretary

[MIN8-10]