

V

MEETING OF THE PLANNING COMMISSION OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL, SEPTEMBER 12, 1988
PUBLIC HEARING

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

PRESENT

Chairman Barbara McGuinness
Mr. Edward Bidzinski
Ms. Mary Brown
Mr. Charles Bryant
Ms. Kimberly Burnett
Ms. Mary Domahidy
Mr. Lester Golub
Mr. William Kirchoff
Dr. Claude Pritchard
Councilmember Dick Krakbo
City Attorney Doug Beach

ABSENT

Rev. Ralph Green from Antioch Baptist Church delivered the Invocation.

The Fledge of Allegiance was lead by Jade Gardner Eute.

INTRODUCTORY REMARKS - CHAIRMAN BARBARA MCGUINNESS

Chairman Barbara McGuinness stated that the Planning Commission will hear three petitions for the purpose of rezoning or obtaining a special procedure permit. The petition will be heard in the order posted on the agenda. No decisions will be made on any petition on this evening's docket. The first opportunity to make a decision on this evening's docket will be September 26, 1988.

The procedures governing the presentations on the petitions are as follows: the petitioner is allowed fifteen minutes for presentation of facts to the Commission. Questions may be directed to the petitioner by members of the Planning Commission. The Planning Commission will then accept comments from the audience who wish to speak in favor or in opposition to the petitioner. Speakers representing groups should limit their comments to 10 minutes and persons speaking as individuals shall limit their comments to five minutes. The Planning Commission has requested that repetitive comments be avoided. At the end of the

hearing, the petitioner is allowed five minutes for rebuttal or opposition comments. All speakers are requested to fill out a speakers card. All speakers filling out cards will be provided with a copy of the Commission's final report to the City Council regarding the petition on which they have commented. Concluding the presentation on each petition, the Commission will take a count by show of hands, those in favor and those opposed to the petition.

P.C.-11-88 Sullivan - Hayes

A request for change in zoning from R-6A, 4,000 Residence District to R-1 One Acre Residence District for a 5.5 acre parcel of land southwest of East Drive and about 716 feet northwest of Olive Street Road. The proposed use is a single family detached dwelling.

P. C. 12-88 Sullivan - Hayes

There is a request for a change in zoning from R-6A, 4,000 square feet Residence District and R-1 One Acre Residence District to C-8 Planned Commercial District for a 19.3 acre tract of land between West Drive and East along the northwest side of Olive Street Road. The proposed use is a retail commercial center with permitted C-2 Shopping District and C-3 Shopping District uses including all conditional uses in the C-2 and C-3 Districts.

Mr. Walter Lamkin, an attorney representing Sullivan - Hayes, stated that Sullivan and Hays would like the Planning Commission to consider the above mentioned petitions and adopt them as they are. Mr. Lamkin is asking for a rezoning on a 24 acre tract on Olive Street Road into a 160,000 sq. ft commercial upscale neighborhood retail center as well as two single family residences on the rear of the property. The development is of Georgian Architecture with an upscale masonry facade.

Mr. Jim Johnson, Sullivan - Hayes, stated that Sullivan - Hayes has been in business for about 10 yrs. started by Jed Hays. Sullivan - Hayes has attempted to build projects that fit within the settings of the community and serve a functional purpose within the city. Mr. Hayes' slide presentation gave a brief overview of completed projects. Mr. Hayes stated that four neighborhood meetings have been held in the month to incorporate all the comments into the plans as best they can. There is a definite difference in the appearance of the project now as compared to a previous site plan presented to St. Louis County. Currently, the property is zoned for 220 multi-family.

There is a definite concern for traffic on Olive Street Road. Mr. Hayes stated that he is aware of that concern and feels that a shopping center opening at 10:00 a.m. and closing at 9:00 p.m. would be spreading the traffic out throughout the day.

Chairman McGuinness asked how many curbs cuts there will be on Olive Street Road. Mr. Hays stated 3 and also Sullivan -

Hayes is proposing to put a light at the main entrance of the shopping center and a light on West Road. No Anchors have committed for space in the shopping center. Mr. Hayes stated that Toys R Us is not one of their tenants.

Mrs. McGuinness said that according to the Olive Street Road Study, there was not suppose to be any commercial east of the firehouse. Mr. Lamkin stated that the Olive Street Road Study is to the benefit of the Sullivan - Hayes project. The Study was done to keep the City of Creve Coeur from annexing a tax grab to Chesterfield Mall as well as preventing the City of Chesterfield from incorporating. A quote from the study states that it is a basis study, a possible guide to assist and review the future developments. The study is a guideline and not set in stone. The perfect buffer for the shopping center is Friendship Village and Faust Park to the East. Mr. Golub stated that the multi-family would be the buffer on the east. Mr. Lamkin stated that since it was vacant land not multi-family at the present, it is not a buffer.

Dr. Pritchard questioned the closeness of the traffic lights at the main entrance to the shopping center and West Drive. Mr. Johnson from Sullivan - Hayes, stated that the traffic lights would be about 700' apart.

Ms. Domahidy questioned whether a traffic study had been done. Mr. Johnson stated that Sullivan - Hayes would be glad to conduct a traffic study. Mr. Johnson stated that the anchor buildings would be 45,000 and 40,000 sq.ft. The sq. footage of the other buildings are 9,100, 14,000, 18,900, 12,000, 7,000 and two pads at the front of the shopping center, each being approximately 3,500 sq.ft. plus two single family dwelling on 2.75 acres. Mr. Hays stated that the shopping center would put restrictions on fast food restaurants, video arcades, and grocery stores. They would, however, permit a women's store, dry cleaners, optical store etc. Sullivan - Hayes is looking for major tenants that would satisfy the demographic profile that the Chesterfield area has, which is a very upscale, high income, white collar area. Dr. Pritchard questioned the location of West Drive. Mr. Hays stated that the drive will be relocated the west towards Highway 40.

Mr. Bidzinski questioned the entrance to the two homes. Mr. Hayes stated that they will be creating a 15' private drive to service these homes. Mr. Kirchoff asked if the service drive on the east will service the majority of the shopping center. Mr. Johnson replied with an affirmative answer.

Mrs. Domahidy asked what the projects core/area ratio is. Mr. Johnson said about 22%.

Mr. Hayes said Barnes Hospital will be the logical buffer on the other side of the street.

Ms. Domahidy stated that the commercial located on the site

across the street was designed for the servicing of those residents of the community and each retail establishment is limited to very small square footage.

Those in favor of the petition

Mr. David Gardner, #22 Arrowhead Estates, stated that he would rather have this commercial project than what he thinks would be "low-rent" housing.

Mr. Tom Hall, #35 Arrowhead Estates stated that he was opposed to multi-family housing and supports the shopping center. He did attend the meeting held by Sullivan - Hayes held for the residents, and in his opinion, they did address the issues that were of concern to him.

Kathleen Watson and Paul Rullo, White Plains Subdivision and Mildred Woodruff, who lives on Olive Street Road stated that they were in favor of the shopping center if there was controlled retail development. It is the lessor of all evils.

Those opposed to the petition

Betty Hathaway, Trustee of Westbury Manor, gave a background of the Olive Street Road Study. The study was to set in place specific zoning for each parcel of land between River Valley Drive and White Plains Drive opposite the the Fire Station. The purpose of the Olive Street Road Study was to preserve Olive Street Road, not to prevent an annexation by Creve Coeur. There are many subdivisions that abut Olive Street Road and the plan was to prevent these subdivisions from being mixed with commercial. This study was adopted by the Planning Commission of St. Louis County. The Transition Committee asked that the four studies including the Olive Street Road Study be adopted by the new City of Chesterfield. The new City of Chesterfield did adopt these studies, therefore, Betty Hathaway is asking the City of Chesterfield to follow the Olive Street Road Study.

Mr. Ted Jansen from #9 West Drive stated that there will be an injustice if the shopping center is built, and he has never been contacted regarding any meetings. He stated that there will be inadequate buffer zones, and he will be able to see the stores out his window. Mr. Jansen's property line is 26' from the property line of the shopping center. There is a buffer of 120' that backs up to the Jansen property. Mr. Jansen questioned how the fire department will have access to the shopping center. Mr. Hrabko stated that the site plan will have to be approved by the Planning Commission and the Chesterfield Protection Fire District.

Ms. Judy LeDoux, President of the Chesterfield Residents Association, stated that the Chesterfield Residents Association is taking a stand on the Sullivan - Hayes Development. The Association wishes to keep with the Olive Street Road Study as it is now. There is no comparison between a shopping center, apartments or town houses. The shopping center would create too

many curb cuts on a very short piece of property and too many traffic lights. The Association objects to the two satellite buildings of 3,500 sq.ft. each which could be adequate for fast food. There was a concern over vacancy and constant turnover as in Hilltown Village. After contact with many residents, the Association has come to the conclusion that approximately 90% of the residents in this area are opposed to this development. 98% of the residents of Shenandoah, White Plains, Arrowhead were also against the Barnes project, namely because of the commercial strip. There also was a concern over the residents of Friendship Village and the fact that they might wander off to the shopping center.

Mr. Kirchoff requested an explanation of the group called the Chesterfield Residence Association. Ms. LeDoux stated that the Association has contacted all the subdivisions that are in the City of Chesterfield. The areas are split up just as the City does with the wards. The shopping center is in Ward 2. The residents and the trustees are called within the area of possible development. In this particular case, Arrowhead, White Plains, Shenandoah and Friendship Village were called. Trustees are here today representing their subdivisions. They have received a consensus of opinion from their people. Betty Hathaway stated that there are about 50 subdivisions involved. Betty Hathaway stated that it is the trustees of the subdivisions that speak for the subdivisions. Judy LeDoux stated that every citizen is a member who lives in any one of the subdivisions. The Association communicates with the Trustees. Mary Brown inquired if the Residence Association discussed the impact of traffic on this commercial development versus apartments. Judy LeDoux stated that it was discussed with each of the subdivisions previously mentioned. Mr. Hrabko told Ms. LeDoux that the project is in Ward 4.

Mr. Jack Sander, President of the Shenandoah Residents Association, stated that he is representing 476 homes. Shenandoah is opposed to this project in this given area, but they do not necessarily favor apartments. Traffic was the main concern. The highway department has indicated that Shenandoah will lose two homes to the east when the road is expanded. The highway department has indicated that there will be a minimum of three years before they start that expansion. There was a concern over the shopping center located too close to Faust Park. There is 800 parking spaces on the site plan, which would probably not be less than 200 cars and he questioned what would that do to the traffic problem.

Mr. Bud Gruchalla, a resident of White Plains, stated that he never got notice of the meeting by Sullivan - Hayes. The concept has not changed from when Sullivan - Hayes went to St. Louis County. Olive Street Road is near capacity with serious traffic backups and there will be an increased vehicle traffic cutting through Shenandoah which is a concern. As far as the land use is concerned, it is not consistent with the Olive Street Study, nor the Chesterfield Village Master Plan. There is concern of the

silting of the lake in Arrowhead Estates. There is 181 retail establishments within a two mile radius. This hardly indicates that we need more development. Once this project is zoned, it can be sold and developed in any way. Mr. Gruchalla presented a petition in opposition to the zoning with signatures of 191 residents.

Mr. Jerry Duepner, Director of Planning/Economic Development for the City of Chesterfield, stated that the original proposal for the shopping center presented to St. Louis County was set for a public hearing and consequently the petitioner withdrew the petition. Therefore, no proposal came before the Planning Commission for commercial zoning on the site.

Councilmember Jack Neiner requested an opportunity to make a point of order. Subdivision trustees are elected by the subdivision residences to be just that, trustees of the subdivision to represent the residences in trustee matters. They do manage subdivision common grounds, swimming pools etc. and they are not here to represent residents on legal matters, zoning matters etc. Trustees can form an association and represent themselves as an association of trustees and can say that as trustees they are in favor or opposed. It has been said several times tonight that they represent the residents in a subdivision.

Mr. Ronald Blume, a resident of Shenandoah, stated 98% of the people were against Barnes Hospital, but it got approved. 98% of the people are against this type of use of the land. Why does the zoning get approved when the majority of the people don't want it? Something is wrong with the system. Mrs. McGuinness told him that all Planning Commissioners lived in Chesterfield and wanted the best for the community.

REBUTTAL

Mr. Lamkin, representing the petitioner, stated that Sullivan - Hayes has always made it a point to contact the nearby residences that will be affected. He also said that there is room for more development, that Hilton Village is full.

Mr. Lamkin stated that there was a concern over curb cuts, traffic lights, and fast food restaurants, each can be addressed. Sullivan - Hayes are prepared to go with the changes recommended by the Planning Commission. They have no problem with putting restrictions on the development. Sullivan - Hayes is not concerned about the vacancy level of the development. All the nearby developments are full. Coming across three lanes of traffic will be a problem no matter where you originate. The development of this nature would generate traffic from 10:00 a.m. and 4:00 p.m. primarily. This project is less than 1/10 the size of Chesterfield Mall. If there were apartments, because of the nature of the cost of the land, the apartments would have to be very tall to pay for the land.

Chairman Barbara McGuinness asked for a show of hands in favor, of P.C. 11 and 12 - 88, which was 20, those opposed, 46.

P.C. 13-88

The public hearing for the Kienstra Ready-Mix Plant was withdrawn at the request of the petitioner.

The Minutes of the August 22, 1988, were submitted for approval. A motion was made by Mr. Bidzinski, seconded by Ms. Burnett to approve the Minutes with additions, deletions and corrections noted. A voice vote was taken with an affirmative result and the Minutes were approved.

COMMITTEE REPORTS

Comprehensive Planning Committee

Ms. Domahidy stated that the Comprehensive Planning Committee will meet this Thursday at 5:30 p.m. to discuss the selection of the consultants. Ms. Domahidy has meet with the new Director of Planning, Jerry Duepner, to narrow down the six proposals that were submitted and Mr. Duepner has developed an evaluation form to use on Thursday.

Historic Preservation

Ms. Burnett stated that materials were submitted by a Chesterfield resident on a site presently used for a mobile home court that could be on the site of an historic grave yard. Now that we have staff, they could assist in researching the situation.

Ordinance Review

Mr. Bryant stated that there was no new information.

OLD BUSINESS

P.C. 6-88 Toys R Us

A report prepared by John Baggs on the denial vote on Toys R Us was presented. A motion was made by Ms. Burnett, seconded by Ms. Domahidy to send in the report on Toys R Us with certain changes and additions that are attached. A voice vote was taken with an affirmative result and the motion was passed. Mrs. McGuinness will prepare the report in conjunction with Mr. Baggs and Mr. Duepner and send it on to the City Council.

P.C. 8-88 C & J Properties

John Baggs, consultant for the City of Chesterfield stated that there was a request that was presented by the applicant to have a

two week delay before a decision was made. There had been questions at the Public Hearing that the actual portion of development on the tract was different from what the approved site plans were. John Baggs' office contacted the civil engineer and surveyer and they gave indication that they would work with the petitioner to have a revised site plan for the next meeting. Copies of the changes were received today. The site plan is exactly the same, no changes were made. It does not reflect the detail that was asked for at the last meeting. Chairman McGuinness stated that the Holifield Office Building's original site plan states that all exterior walls will be brick veneer construction. She could not find an amendment to that ordinance, and some of the building is constructed in stucco. Jerry Duepner, will review this situation with St. Louis County. Chairman Mc Guinness also questioned the condition of the fence on the property.

A motion was made by Mr. Bidzinski, seconded by Ms. Domahidy for approval of the C & J Properties Project.

Discussion

Ms. Domahidy stated that the petitioner has not submitted the site plan in the level of detail that was requested. There was a concern for adequate space on the site for a treatment facility of this type. It did not appear to have any even passive recreational facilities.

Ms. Brown stated that she would questions whether an office building that had been approved several years be a proper place to consider as an residential treatment center. This is not in keeping with the original zoning for the property.

Mr. Bryant stated that we would be turning the office building into a 24 hour per day operation which would not be in keeping with the original intent. Chairman McGuinness stated that she had a problem with the physical set-up in terms of the recreational facilities available to the residents of the facility.

A roll call vote was taken with the following results: Ayes - None. Nays - Mr. Bidzinski, Ms. Brown, Ms. Burnett, Mr. Kirchoff, Ms. Domahidy, Mr. Golub, Ms. McGuinness, Dr. Pritchard. Abstain - Mr. Bryant. Whereupon Chairman McGuinness declared the motion failed.

A motion was made by Ms. Domahidy, seconded by Dr. Pritchard to deny the request by C and J Properties for rezoning. A roll call vote was taken with the following results: Ayes - Ms. Brown, Mr. Bidzinski, Ms. Burnett, Mr. Kirchoff, Ms. Domahidy, Mr. Golub, Ms. McgGinness, Dr. Pritchard. Abstain - Mr. Bryant. Whereupon Chairman Mcguinness declared the motion passed. C & J Properties will be sent to the City Council with a recommendation of denial.

NEW BUSINESS

White Gate Farms Amended Ordinance

A request had been made by Colton/Lester Corporation to amend the PEU Ordinance to decrease the total number of units from 65 to 51 and to allow single-family detached condominium units.

A motion was made by Ms. Domahidy, seconded by Ms. Burnett to table the request for amendment to the PEU Ordinance. A voice vote was taken with an affirmative result.

SITE PLANS/BUILDING ELEVATIONS/SIGNS

Chesterfield Estates Plat One Record Plat

A motion was made by Mr. Bidzinski, seconded by Mr. Golub whereas the Planning Commission has reviewed the Chesterfield Estates Plat One Record Plat and finds said plat to be in compliance with the City of Chesterfield Subdivision Ordinance, and that a recommendation for approval be forwarded to the City Council and the City Council approve the plat and escrow agreement and direct the developer to record the approved plat with the St. Louis County Recorder of Deeds. A voice vote was taken with an affirmative result and the motion was declared passed.

Rockwood District Elementary School Site Development Plan

A motion was made by Mr. Bidzinski, seconded by Ms. Domahidy to approve the Rockwood District Elementary School Site Plan with the exceptions that the building elevations be referred to Architectural Review for their recommendation and that Lots 124 and 125 have more evergreens in the landscape plan. Motion passed 9-0.

Westbury Park, Phase II Amended Site Development Plan

Chairman McGuinness stated that the Westbury Park Development Plan will be held until the next meeting.

Friendship Village Building Elevations

A motion was made by Mr. Bryant, seconded by Ms. Domahidy to approve the Friendship Village Building Elevations and to approve a 4" Saxon Sienna Brown Brick to be used on the building exterior. A voice vote was taken with an affirmative result and the motion was declared passed.

Riverside Executive Park Site Development Plan and Building Elevations

A motion was made by Mr. Bryant, seconded by Ms. Burnett to approve the Riverside Executive Park Site Development Plan and Building Elevations with the exterior building block to be a split faced block called Anthonia Burgundy. A voice vote was

taken with an affirmative result and the motion was declared passed.

OTHER

Mr. Jerry Duepner, Director of Planning/Economic Development stated that notices for public hearings will be posted within a reasonable distance on the tract of land so it is visible to the nearby residences.

Mr. Dueper also stated that a firm has been contacted to give the City of Chesterfield specifications for a sound system.

A motion was made by Mr. Bidzinski, seconded by Ms. Brown that the meeting be adjourned. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. The meeting was adjourned at 9:30 p.m.