

V

MEETING OF THE PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
September 25, 1989

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

PRESENT

ABSENT

- 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. Alan Politte
- Mr. Dick Hrabko, Ward IV Councilman
- Mr. Doug Beach, City Attorney
- Mr. Jerry Duepner, Director of Planning/Economic Development
- Ms. Anna Kleiner, Planning Specialist
- Ms. Sandra Lohman, Executive Secretary Department of Planning

INVOCATION: Reverend Martha Newman of Emerson Chapel - Unitarian Church.

PLEDGE OF ALLEGIANCE: Councilmember Betty Hathaway.

INTRODUCTORY REMARKS - Commissioner Chuck Bryant

PUBLIC HEARING

P.Z. 29-89 Midland-Capitol Properties I; a request for a change of zoning from "NU" Non-Urban District, "R-1" One Acre Residence District, "R-1A" 22,000 square foot Residence District, and "C-8" Planned Commercial District to "C-8" and amended "C-8" Planned Commercial District for a 9.296 acre tract of land located on the east side of Clarkson Road, approximately 800 feet north of Baxter Road. The proposed uses are all of those permitted in the "C-2" and "C-3" Commercial Districts.

Mr. Jim Murtha, partner in the Midland Development Group, spoke on behalf of Midland Group and Capitol Land Company. He made the following comments.

- o Toys 'R' Us is not part of the proposed development.
- o. The currently existing six (6) individual tracts would be incorporated into (1) proposed tract with building development of a total of 82,000 square feet.

- o The development would have one 6,000 square foot free-standing building.
- o One entrance is proposed (with a traffic light), at Clarkson Road, opposite Lea Oak Drive, serving the existing Clarkson Square Shopping Center, Drew Station, and the proposed development.
- o The traffic study prepared by Crawford-Bunte-Brammeier was submitted to the Commission. Recommendation of this study will be followed, as well as recommendations from St. Louis County and City of Chesterfield requirements. These recommendations have been incorporated into the proposed site plan.
- o Two lanes are proposed exiting the development and one lane entering the development.
- o The development would proceed in conjunction with the planned roadway improvements.
- o The request is to rezone the entire property to "C-8."
- o Twenty (20) feet of landscaping is proposed along the frontage of the property. Landscaping is proposed for parking areas and drive aisles.
- o Sidewalks are planned to be from 12 feet to 20 feet wide in front of the main building to create a promenade effect. A fountain is proposed for the entrance area.
- o The largest user anticipated within the project would occupy 20,000 square feet; therefore, there will be no high intensity user such as a discount store, etc. The center would be fashion-oriented, with soft-goods, apparel, etc.
- o Landscaping behind the project would include a 6' to 8' high berm with a buffer area ranging from 50' to 80' wide). An 8' high cedar fence is proposed on top of the berm.
- o Decorative lighting is proposed to be directed downward.
- o Structures would be built of brick and slate roofs, with arches of natural stone and wrought-iron included.

Questions/comments from Commissioners were raised regarding the following:

Mr. Golub: Would existing homes along Old Baxter Road be removed.

A Yes.

Mr. Golub: Number of curb cuts and location.

A One, from Clarkson Road.

Ms. Brown: Fate of existing trees which would be behind proposed berm/fence/retaining wall.

A They would be removed. New trees would replace those removed.

Ms. Domahidy: Possibility of reducing density of development to eliminate Manchester Road atmosphere.

A Development would be compatible with existing commercial in the area. It would be too costly to decrease the retail space. Mr. Murtha also stated that if not all parcels were rezoned to "C-8," the Highway Department would have to build an outer road and let each site have a curb cut.

Ms. Domahidy: Maintenance of retaining wall (cedar) could be a problem. Could a stone or brick wall be used instead.

A It would add more expense.

Chairman McGuinness commented that the Commission could require a brick fence.

Commissioner Bidzinski commented that he felt a retaining wall would eliminate pedestrian traffic cutting-through the development and parking along Old Baxter Road.

Dr. Politte: Has study been done to determine a need for additional commercial development in this area?

A No study has been made as of this date.

Ms. Domahidy: Type of sign proposed for development.

A Monument type sign with lighting.

Commissioner Domahidy requested more specific information relating to proposed uses of developer.

SPEAKERS IN FAVOR -

Mr. Rick Gastorf, Individual, 1935 Farm Valley Drive, Chesterfield, MO. 63017.

Mr. Simon Rosenbaum, Individual, 143 Heather Ridge, Chesterfield, MO. 63017.

Mr. Bill Bender, Individual, 14867 Sycamore Manor Drive, Chesterfield, MO. 63017.

SPEAKERS IN OPPOSITION -

Mr. Craig Grantham, Individual, 15603 Century Lake Drive, Chesterfield, MO. 63017.

Mr. Dale A. DeFreece, Individual, 15680 Century Lake, Chesterfield, MO. 63017.

Mr. Edward Steckert, Individual, 15652 Century Lake Drive, Chesterfield, MO. 63017.

Mr. Carl E. Gustavsen, Century Lake Neighbors, 15542 Century Lake Drive, Chesterfield, MO. 63017.

Ms. Sharon Wu, Individual, 1626 Old Baxter Road, Chesterfield, MO. 63017.

Mr. James O. Voelpel, Individual, 1605 Old Baxter Road, Chesterfield, MO. 63017.

Ms. Victoria Sherman, Individual, 1895 Schoettler Valley Drive, Chesterfield, MO. 63017.

Mr. Robert Zbylat, Individual, 15664 Century Lake, Chesterfield, MO. 63017.

Mr. Melvin Reiss, Baxter Oaks Group, 15660 Century Lake, Chesterfield, MO 63017.

Mr. Gary Byers, President Board of Trustees of Baxter Lane, 17 Baxter Lane, Chesterfield, MO. 63017.

Ms. Judy LeDoux, Chesterfield Resident's Association, 14933 Appalachian Trail, Chesterfield, MO. 63017.

REBUTTAL -

Mr. Murtha made the following comments:

- o He feels there is some discrepancy on the interpretation of the Chesterfield Area Study, page 32 of the report, guidelines for area K. This development was designed to try to meet these guidelines.
- o Aesthetic quality of this development has been addressed by the developer.
- o He is not aware of any pedestrian bridges over roadways in the County, but will be glad to explore the idea with the City and the State Highway Department.

- o The intensity of the development is greater than the proposal presented earlier this year due to the added cost to the developer both in acquiring the land, the additional square footage for the berm, the upgrading of the construction materials, and the lowering of density of commercial uses within project.
- o The berm setback would vary from 50' to 80' from Old Baxter Road. The developer would meet MSD, Chesterfield Department of Public Works, Department of Planning, and Planning Commission requirements regarding stormwater retention.
- o The developer will provide additional information regarding Cross-Sections B and D on the plan, as to how they would look.
- o Six tracts have been assembled and should be developed as a whole.

A show of hands indicated 43 in favor, and 32 against.

APPROVAL OF THE MINUTES - The minutes of the Planning Commission Meeting of September 11, 1989 were approved.

COMMITTEE REPORTS

Comprehensive Plan Committee - Mary Domahidy stated the Comprehensive Plan Committee will have a meeting on September 27th at 5:30, in the City Council Conference Room.

Ordinance Review Committee - Commissioner Kimberly Burnett stated that the Committee met prior to tonight's meeting and will have a report to present to the Planning Commission at its meeting on October 9, 1989.

Councilmember Hrabko informed the Planning Commission that the City Council, at its meeting on September 18, 1989, passed Resolution No. 65 which establishes a moratorium on all zoning requests on Olive/Clarkson for a period of 120 days, which is in concert with the completion of the Comprehensive Plan. This does not affect anyone who has submitted a petition prior to September 18, 1989.

OLD BUSINESS

- A. Correspondence from Mr. Sid Kolton requesting amendment of Planned Environment Unit Ordinance (P.C. 95-88 Borman Development Corporation); terminus of Baxter Lane, east of Old Baxter Road.

Mr. Duepner stated the request and submitted the responses from the residents of Baxter Lane. He summarized the petitioner's request and the Department's recommendation of approval.

A motion to approve the request was made by Ms. Domahidy and seconded by Mr. Kirchoff.

The motion was amended (Condition 4.m.) to require a minimum of 40' of common ground along the west boundary of this property.

Upon a roll call the vote was as follows: Mr. Bidzinski, yes; Ms. Brown, no; Mr. Bryant, no; Ms. Burnett, no; Ms. Domahidy, yes; Mr. Golub, no; Mr. Kirchoff, yes; Dr. Politte, no; Chairman McGuinness, yes. The motion failed by a vote of 5-4.

Chairman McGuinness requested a minority report.

Mr. Golub left the meeting at this time.

NEW BUSINESS

- A. P.Z. 27-89 City of Chesterfield Planning Commission; amending of Section 1003.107 "NU" Non-Urban District regulations of the Zoning Ordinance of the City of Chesterfield.

Mr. Duepner presented the request and the Department's recommendation of approval of amending the Ordinance.

A motion to approve the recommendation was made by Mr. Bryant and seconded by Ms. Burnett. Upon a roll call the vote was as follows: Mr. Bidzinski, yes; Ms. Brown, yes; Mr. Bryant, yes; Ms. Burnett, yes; Ms. Domahidy, yes; Mr. Kirchoff, yes; Dr. Politte, yes; Chairman McGuinness, yes. The motion passed by a vote of 8-0.

- B. P.Z. 28-89 City of Chesterfield Planning Commission; amending Section 1005.080 "Improvements Installed or Guaranteed," Section 1005.085 "Acceptance and Final Approvals," and Section 1005.265 "Disclosure of Responsibility for Street Maintenance" of the Subdivision Ordinance of the City of Chesterfield.

Mr. Duepner stated the Department's recommendation to hold this item in order for the Planning Department and Public Works Department to review this matter further.

A motion to hold the matter was made by Ms. Burnett and seconded by Mr. Bryant. The request was held by a voice vote of 8 to 0.

- C. A petition protesting recommendation of approval by the Planning Commission for a Planned Environment Unit Procedure; P.Z. 20-89 Gerald Kerr Homes; north side of Clayton Road, west of Claymont Estates Drive.

Ms. Anna Kleiner summarized the Protest procedures, gave background information and reasoning regarding the Commission's prior approval of this request, and the Department's recommendation to reaffirm approval of P.Z. 20-89.

A motion to affirm the Planning Commission's decision of July 10, 1989 was made by Mr. Bryant and seconded by Mr. Kirchoff. Upon a roll call the vote was as follows: Mr. Bidzinski, yes; Ms. Brown, yes; Mr. Bryant, yes; Ms. Burnett, yes; Ms. Domahidy, yes; Mr. Kirchoff, yes; Dr. Politte, yes; Chairman McGuinness, yes. The motion passed by a vote of 8-0.

D. Correspondence from Mr. Merl C. Wilson requesting extension of time for submittal of site development plan; P.C. 141-79 Chesterfield Village, Incorporated; northwest quadrant of U.S. Highway 40 and Olive Boulevard.

Mr. Duepner stated the request and the Department's recommendation of approval of the one (1) year extension.

A motion to approve the request was made by Ms. Domahidy and seconded by Mr. Kirchoff. The motion passed by a voice vote of 8 to 0.

E. Correspondence from Mr. Merl C. Wilson requesting extension of time for submittal of site development plan; P.C. 223-77 Sachs Properties; west side of Chesterfield Village Parkway, south of Chesterfield Airport Road.

Mr. Duepner presented the request and the Department's recommendation of approval of the one (1) year extension of time.

A motion to approve the request was made by Dr. Politte and seconded by Ms. Domahidy.

Mr. Bryant amended the motion to allow a six (6) month extension instead of a one (1) year extension.

The motion for a six (6) month extension (in lieu of the one (1) year requested extension) passed by a voice vote of 8 to 0.

SITE PLANS, BUILDING ELEVATIONS AND SIGNS

A. P.C. 14-89 R. J. Barry (Wellington Estates); PEU in "R-2" Residence District landscape plan; north side of Clayton Road, west of Schoettler Road.

Ms. Kleiner presented the request and the Department's recommendation of approval.

A motion to approve the request was made by Mr. Kirchoff and seconded by Dr. Politte.

The motion was amended as follows:

1. That to the east of Wellington Estates Drive, a minimum of fifteen (15) white pines be planted within an area ten (10) feet north of the twenty-five (25) foot wide landscape buffer along Clayton Road, in addition to what is already proposed (retaining existing tree mass and adding hardwood trees, as noted on the plan).

2. To the west of Wellington Estates Drive, there shall be a fifteen (15) foot wide landscape buffer into the site from the right-of-way line. This buffer shall contain five (5) pines, in addition to the large pine tree proposed to be retained.

The motion passed by a voice vote of 8 to 0.

- B. Terraces at Woodsmill Cove; temporary subdivision direction sign; north side of Clayton Road, east of Schoettler Road.

Ms. Kleiner presented the request and the Department's recommendation of denial of the requested thirty-six (36) square foot sign.

A motion to deny the thirty-six (36) square foot sign was made by Ms. Brown and seconded by Ms. Burnett. The motion passed by a voice vote of 8 to 0.

- C. Terraces at Woodsmill Cove; temporary subdivision direction sign; south side of South Outer Forty Road, west of Timberlake Manor Drive.

Ms. Kleiner presented the request and the Department's recommendation of approval of the thirty-six (36) square foot sign.

A motion to deny the request was made by Ms. Burnett and seconded by Ms. Brown. The motion to deny the request passed by a voice vote of 8 to 0.

- D. Terraces at Woodsmill Cove; temporary subdivision direction sign; Conway Road, east of the intersection of Conway Meadows and Conway Road.

Ms. Kleiner presented the request and the Department's recommendation of denial of a thirty-six (36) square foot sign.

A motion to deny the request was made by Ms. Brown and seconded by Mr. Bryant. The motion to deny the request passed by a voice vote of 8 to 0.

- E. P.C. 10-88 J.E. Jones Construction Company (Wildhorse Creek Heights); PEU in "R-1" Residence District site development plan and architectural elevations; north side of Wild Horse Creek Road, east of Eatherton Road.

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

A motion to approve the request was made by Mr. Kirchoff and seconded by Ms. Burnett. The motion passed by a voice vote of 8 to 0.

- F. Chesterfield Square; Subdivision Record Plat; west side of Olive Boulevard, south of Chesterfield Village Parkway.

Ms. Kleiner presented the request and the Department's recommendation of approval.

A motion to approve the request was made by Ms. Domahidy and seconded by Ms. Brown. The motion passed by a voice vote of 8 to 0.

G. Parkway School District (Shenandoah Valley Elementary School); amended site plan and building elevations; east side of Appalachian Trail, across from Hidden Oak Road.

Ms. Kleiner presented the request and the Department's recommendation of approval.

A motion to approve the request was made by Dr. Politte and seconded by Mr. Kirchoff.

Dr. Politte noted that the petitioner had provided additional landscaping, and commended him for this. The motion passed by a voice vote of 8 to 0.

H. P.Z. 24 and 25-89 Stonebriar Development (Stonebriar); amended PEU in "R-2" and "R-3" Residence Districts site development plan; north side of Kehrs Mill Road, east of Clarkson Road.

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

A motion to approve the request was made by Ms. Domahidy and seconded by Mr. Kirchoff. The motion passed by a voice vote of 8 to 0.

I. Stonebriar Plat I; (Re-subdivision of Lots 6, 8, 9 and a portion of the common ground); Subdivision Record Plat; east side of Stonebriar Ridge Drive, north of Kehrs Mill Road.

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

A motion to approve the request was made by Ms. Domahidy and seconded by Mr. Kirchoff. The motion passed by a voice vote of 8 to 0.

The meeting adjourned at 10:15 p.m.

Mr. Charles Bryant - Secretary