PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
OCTOBER 26, 1992

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

PRESENT	ABSENT
Ms. Mary Brown	
Mr. Jamie Cannon	
Mr. Dave Dalton	
Mr. Bill Kirchoff	
Ms. Barbara McGuinness	
Ms. Pat O'Brien	
Mr. Walter Scruggs	
Ms. Victoria Sherman	
Chairman Mary Domahidy	
Mr. Douglas R. Beach, City Attorney	
Councilmember Dick Hrabko, Ward IV (Acting Council Liaison)	
Mr. Jerry Duepner, Director of Planning	
Ms. Laura Griggs-McElhanon, Senior Planner	
Mr. Joseph Hanke, Planning Specialist	
Ms. Toni Hunt, Planning Technician	
Ms. Sandra Lohman, Executive Secretary	

INVOCATION: - Commissioner Sherman

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS - Commissioner McGuinness read the opening comments.

A. Update of the City of Chesterfield Comprehensive Plan.

Director Duepner summarized the 1992 Update of the City of Chesterfield Comprehensive Plan, as stated in the report of the Committee provided in Commission meeting packet.

SPEAKERS IN FAVOR:

1. Mr. R. A. Walling, Jr., 375 Statesman Court, Chesterfield, MO 63017, as an individual.

Mr. Walling stated the following:

- He supports the Spirit Airport as a reliever airport for the City and County, and believes its continued existence will benefit the area.

Chair Domahidy stated that Mr. Walling may call the City Planning Department, at any time, to request additional information about the airport.

SPEAKERS IN OPPOSITION:

1. Mr. Tom Seeger, 175 South Woods Mill Road, Chesterfield, MO 63017, on behalf of himself and his mother.

Mr. Seeger stated the following:

- Opposition to the designation of attached single-family residential on the east side of Highway 141 (Woods Mill Road), north of Land O Woods Drive. He would like the zoning to remain as it is today.

2. Councilmember Susan Clarke, 14489 Rogue River, Chesterfield, MO 63017, as an individual.

Councilmember Clarke stated the following:

- Concerns about extending the major office designation on the I-64/U.S. 40 Corridor to Conway Road.

SPEAKERS - NEUTRAL:

1. Mr. Royce Engel, 135 Ridgecrest Drive, Chesterfield, MO 63017, as an individual.

Mr. Engel stated the following:

- Suggested the word "anticipated" be substituted in the verbiage relating to the 1992 Airport Master Plan Update, as he feels it is too vague.

Commissioner McGuinness inquired whether Mr. Engel approves of the Plan, except for the use of the word "anticipated."

Mr. Engel stated that he feels the City is capable of drafting something that would not commit the City and the City's Comprehensive Plan to whatever the 1992 Airport Master Plan Update may turn out to be.

Commissioner Scruggs suggested the word "contemplated" be used.

2. Debi Klug, 14908 Greenberry Hill Court, Chesterfield, MO 63017, as an individual.

Ms. Klug stated the following:

- Consideration be given to the idea of a Parks and Recreation Plan for the City. She suggested the City consider cooperative efforts between the City and Parkway School District.

- Requested the Commission to include some positive, specific wording to address parks and recreation, and how it will be implemented within the 1992 Comprehensive Plan Update.

Councilmember Hrabko stated that he will bring this matter up for discussion at the next meeting of the City Parks and Recreation Committee.

SPEAKER IN FAVOR:

2. Mr. Tom Shaw, 1122 Deep Forest, Chesterfield, MO 63005, as an individual.

Mr. Shaw stated the following:

- Fifteen (15) years ago, in discussions with the County of subdivision trust indentures, it was suggested that these trust indentures, if possible, give the trustees the right, at some future date, to grant easements for any possible trails that they may desire for their subdivision.

Councilmember Hrabko inquired whether this could be expanded to include areas for parks and recreation purposes, in addition to easements to governments.

Mr. Shaw stated that there was difficulty when an easement was granted (with an insured title). In the past, subdivisions expressed the desire to retain common land for themselves. Under the ordinances, common land is restricted to the residents of the subdivision in which they are located. He suggested that the City provide a vehicle for dedication in the future, should the trustees desire to utilize this option.

REBUTTAL - Waived

Commissioner Kirchoff requested clarification of the location of the Seeger property by Director Duepner.

Director Duepner noted that one location designated in the Plan for attached single-family is on the east side of Woods Mill Road, and the other on the west side, south of Ladue Road, north of the Brooking Park property. Therefore, the property Mr. Seeger is referencing is designated as attached single-family.

SHOW OF HANDS

IN FAVOR 8 IN OPPOSITION 7

B. P.Z. 20-92 Ladue Associates, Inc.; a request for a change in zoning from "C-8" Planned Commercial District to "R-2" 15,000 square foot Residence District for a 3.1 acre tract of land located on the south side of Ladue Road, approximately 1100 feet east of the intersection of Green Trails Drive and Ladue Road. (Locator Number 17Q110383.)

Planning Technician Toni Hunt presented slides of the site and surrounding area.

Commissioner McGuinness left the meeting.

Mr. Jim Zavradinos, spoke on behalf of the petition as follows:

- Provided a brief history of the site and described the surrounding land uses.

- The request is for development of six (6) residential lots.
- The proposed lot sizes are approximately 15,000 square feet.
- Prices will range from $250,000 to $300,000.
- The petitioner is proposing to convert the existing driveway to a public road.
- One (1) lot will front on Ladue Road. The remaining five (5) lots will be fronting on, and have access to, the street to be provided by the developer.
- He believes the impact of a residential development would be far less than the existing commercial.

Commissioner McGuinness returned to the meeting .

COMMENTS/DISCUSSION BY COMMISSION

- The average lot size of surrounding development is smaller than the minimum lot size of the proposed development.
- Lot sizes will be shown at the time of site plan submittal.

Commissioner Brown requested Lot 1 to be relocated, and buffering of Lot 2.

- The current "C-8" development has not been successful.

SPEAKERS IN FAVOR: - None

SPEAKERS IN OPPOSITION: - None

NEUTRAL SPEAKERS: - None

REBUTTAL - Waived

SHOW OF HANDS

IN FAVOR 2 IN OPPOSITION 0

APPROVAL OF THE MINUTES

The Minutes from the meeting of October 12, 1992, were approved.

OLD BUSINESS - None

NEW BUSINESS

A. P.Z. 21-92 City of Chesterfield Planning Commission; "R-2" 15,000 square foot Residence District, "FPR-2" Flood Plain "R-2" 15,000 square foot Residence District, and "R-6" 4,500 square foot Residence District to "NU" Non-Urban District and "FPNU" Flood Plain Non-Urban District; north side of Wild Horse Creek Road, at the west side of Santa Maria Drive.

Commissioner McGuinness made a motion to table P.Z. 21-92. The motion died for lack of a second.

Commissioner McGuinness made a motion to hold P.Z. 21-92. The motion was seconded by Commissioner Scruggs **and passed by a voice vote of 9 to 0.**

Chair Domahidy encouraged specific issues of concern be brought to the attention of the Department at this time.

B. P.Z. 22-92 Chesterfield Village, Inc., Jones Custom Homes and Mayer Homes, Inc. (Wild Horse Creek Place); "NU" Non-Urban District to "R-6" 4,500 square foot Residence District; approximately 1,250 feet north of Wild Horse Creek Road.

C. P.Z. 24-92 Chesterfield Village, Inc., Jones Custom Homes and Mayer Homes, Inc. (Wild Horse Creek Place); "NU" Non-Urban District to "R-6" 4,500 square foot Residence District; north of Wild Horse Creek Road.

D. P.Z. 25-92 Chesterfield Village, Inc., Jones Custom Homes and Mayer Homes, Inc. (Wild Horse Creek Place); "NU" Non-Urban District to "R-2" 15,000 square foot Residence District; intersection of Santa Maria Drive and Wild Horse Creek Road.

E. P.Z. 26-92 Chesterfield Village, Inc., Jones Custom Homes and Mayer Homes, Inc. (Wild Horse Creek Place); Planned Environment Unit (PEU) Procedure in an "R-2" 15,000 square foot Residence District, "FPR-2" Flood Plain "R-2" 15,000 square foot Residence District, and "R-6" 4,500 square foot Residence District; north of Wild Horse Creek Road, at the west side of Santa Maria Drive.

Planning Specialist Joe Hanke summarized the petitions as a group, noting the issues currently being evaluated by the Department, as well as the following additional items:

1. Flight patterns and noise levels which are inherent in this area. Evaluation of these in terms of the Comprehensive Plan.

2. How the access to the pump station (a gravel drive originating from Wild Horse Creek Road) is going to remain.

3. The Fire Department comments will be forthcoming.

Mr. Hanke stated the Department's recommendation is to hold this until the November 6, 1992 meeting.

COMMENTS/DISCUSSION BY COMMISSION

- The developer of this project will be responsible for the extension of Baxter Road to Chesterfield Airport Road. Those plans have been developed by the County, and both the County and the Department believes it appropriate to provide that connection in conjunction with this development, as outlined in Item #3 of the County Highway Department's comments.

- The extension is to be three (3) lanes, thirty (30) feet wide, tapering north of the Chesterfield Airport Road intersection to meet the existing pavement at bridge #3-118, as directed by County Highway Department.

- The extension is to provide a connection between Wild Horse Creek Road and Chesterfield Airport Road.

Director Duepner noted that, in the City's meetings with the County Highway Department, it was determined that the petitioner will be responsible for the right-of-way dedication on their portion of the property, as well as right-of-way acquisition northward to make that connection. The developer, or petitioners, would not have the right of Eminent Domain. They would approach the property owners to make an offer, and, if that offer is rejected, then the County would be able to utilize its power of Eminent Domain to acquire the right-of-way. After right-of-way is acquired, the developer is required to develop the roadway. He further noted that this area falls within a Traffic Generation Assessment Trust Fund Area. Therefore, due to the nature of the proposed development, and the cost of the improvements, it is expected that the developer's Trust Fund contribution may be exceeded; thus, the developer will be reimbursed from the Trust Fund, for all required improvement costs in excess of the Trust Fund contribution.

- The Trust Fund deals with the broad area identified as the Chesterfield Village Trust Fund.

- It will be up to the City to decide whether or not the developer will be allowed credit from the Trust Fund contribution. The County Highway Department is recommending credit to the developer for required roadway improvements exceeding sixty (60) feet in width.

- Concern about the location of the proposed recreational areas.

- The Comprehensive Plan currently designates the proposed area as single-family residential.

- The subject site is immediately adjacent to (abuts) the area designated as the "Urban Core" area of the Comprehensive Plan.

- Traffic patterns will be changed so that traffic will utilize the Baxter Road extension both from Wild Horse Creek Road and Chesterfield Airport Road.

- The St. Louis County Highway Department is requesting two (2) connections with Baxter Road extension on the east side, and two (2) on the west side. It was deemed that the 500 foot requirement for the separation of all of the connections, be waived on the west side, but it is critical to have a 500 foot separation between Baxter Road extension and Wild Horse Creek Road and Chesterfield Airport Road.

Commissioner McGuinness left the meeting.

- It was requested that future home owners be advised of the flight pattern of the area. This could be a condition attached to the development requiring a site development plan to include this narrative, or a notice be displayed in either a display home or construction trailer.

- Background information was requested as to how the Highway Department derived their recommendations regarding the two (2) intersections.

- The Department will look into the criteria the County Highway Department utilized in its recommendation and report back to the Commission.

Commissioner McGuinness returned to the meeting.

Commissioner Scruggs left the meeting.

- Safety concerns were expressed regarding children falling off the steep part of the bluff and playing on the railroad tracks.

A motion was made by Commissioner McGuinness to hold the petitions. The motion was seconded by Commissioner O'Brien.

The second was withdrawn by Commissioner O'Brien, and the motion withdrawn by Commissioner McGuinness.

COMMENTS/DISCUSSION BY COMMISSION

- The frontage along Wild Horse Creek Road was discussed. It was suggested that a thirty (30) foot wide buffer be provided.

- The lot sizes were discussed. The petitioner indicated the average size of lots in the single-family portion would be approximately 9150 square feet, with a minimum of 7,350 square feet.

- The Department was requested to explore the appropriateness of having the larger lots across the southern property line, as they do adjoin larger lots.

Commissioner Scruggs returned to the meeting.

- Detail was requested regarding removal of existing trees.

- The potential for additional stub streets was discussed. The Department is looking into development possibilities of any lots, or portions thereof, which abut the south property line.

- The Department is to provide information regarding the elevations of the homes along the bluff.

- Staff was encouraged to examine closely, and emphasize, the width of the main circulation road and the lane configurations at their intersections with Baxter Road extension.

- The Department is in the process of formulating ideas with regard to traffic patterns and determining the necessity for a wider intersection with Baxter Road that would accommodate a free-flow right and/or separate left hand turn lane, so that traffic movements will not cause considerable stacking.

- The proximity of this property to the Urban Core was discussed, as well as to property along Wild Horse Creek Road. The Department was requested to look into how this property fits with the development along Wild Horse Creek Road.

A motion to hold P.Z. 22, 24, 25 & 26-92 was made by Commissioner McGuinness and seconded by Commissioner O'Brien. **The motion to passed by a voice vote of 9 to 0.**

F. P.Z. 23-92 Hahn/Montgomery; "R-1" One-Acre Residence District to "NU" Non-Urban District; north side of Wild Horse Creek Road, east of the intersection of Wild Horse Creek Road and State Highway C (Eatherton Road).

Planning Technician Toni Hunt presented the request and the Department's recommendation of approval.

A motion was made by Commissioner McGuinness to approve the request. The motion was seconded by Commissioner Scruggs. Upon a roll call the vote was as follows: Commissioner Brown, yes; Commissioner Cannon, yes; Commissioner Dalton, yes; Commissioner Kirchoff, yes; Commissioner McGuinness, yes; Commissioner O'Brien, yes; Commissioner Scruggs, yes; Commissioner Sherman, yes; Chairman Domahidy, yes. **The motion passed by a vote of 9 to 0.**

Commissioner Brown left the meeting.

G. P.C. 141-79 Chesterfield Village; request for an extension of time for "C-8" Planned Commercial District Site Development Plan and Architectural Elevations; northeast and northwest quadrants of the intersection of Chesterfield Village Parkway North and U.S. Highway 40/61.

Director Duepner presented the request and the Department's recommendation for approval of a one (1) year extension of time for submittal of Site Development Plan and Architectural Elevations, subject to the same conditions as previously approved by the Commission.

Commissioner McGuinness made a motion to approve the requested extension of time. The motion was seconded by Commissioner Cannon.

COMMENTS/DISCUSSION BY COMMISSION

- Discussion focused upon the possibility of providing a longer extension of time.

Commissioner Brown returned to the meeting.

Commissioner McGuinness made a motion to amend her original motion to extend the time to two (2) years. The motion was seconded by Commissioner Cannon **and passed by a voice vote of 9 to 0.**

H. P.Z. 9-91 JPR Corporation; request for extension of time for submittal of Site Development Plan for "M-3" Planned Industrial District; north side of Chesterfield Airport Road, south of Highway 40/61, east of Old Olive Boulevard.

Director Duepner presented the request and the Department's recommendation to approve the one (1) year extension of time for submittal of a Site Development Plan, subject to the requirement for a Landscape Maintenance Bond upon the expiration of the Landscape Installation Bond.

COMMENTS/DISCUSSION BY COMMISSION

- Eighteen (18) months is the standard time granted for submittal of a site development plan.

Commissioner McGuinness made a motion to approve a two (2) year extension of time for submittal of a Site Development Plan, subject to the requirements stated in the Department's report. The motion was seconded by Commissioner Dalton.

COMMENTS/DISCUSSION BY COMMISSION

- This extension of time is a technicality. If it were denied, there is no condition in the ordinance to cause a reversion of zoning petition. This is a standard condition (in planned district development) that requires submittal of a site development plan within a prescribed period. The petitioner cannot submit a site development plan until the Commission extends the time for submittal.

- This property is adjacent to the Sachs property.

The motion passed by a voice vote of 9 to 0.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

A. P.C. 128-83 Alvin D. Vitt and Company (Chesterfield Office Center); "C-8" Planned Industrial District Freestanding Business Sign; east of Clarkson Road at Elbridge Payne Drive.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the proposed fifty-six (56) square foot Business Sign and proposed Landscaping. The motion was seconded by Commissioner Sherman **and passed by a voice vote of 9 to 0.**

B. P.C. 28-92 St. Luke's Episcopal Presbyterian Hospital; CUP in "NU" and "FPNU" Districts; Site Development Plan; northeast corner of Conway and Woods Mill (Highway 141) Roads.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the Site Development Plan. The motion was seconded by Commissioner Cannon **and passed by a voice vote of 8 to 1, with Commissioner McGuinness voting no.**

C. P.C. 5-79 Holthaus Realty/Chesterfield Industrial Park - Lot 2B (Reliv, Inc.); "M-3" Planned Industrial District Architectural Elevations (exterior finish); east side of Chesterfield Industrial Boulevard, south of Chesterfield Airport Road.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the proposed color for the exterior finish of the concrete blocks of the building and the rooftop HVAC units. The motion was seconded by Commissioner Scruggs **and passed by a voice vote of 9 to 0.**

D. Wildhorse Subdivision (Village P, Plat Four); Subdivision Record Plat; west side of Wildhorse Parkway Drive, south of Wild Horse Creek Road.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the Record Plat. The motion was seconded by Commissioner Scruggs **and passed by a voice vote of 9 to 0.**

E. Hugo Essen Farm Subdivision (Monsanto and Marshall properties); Boundary Adjustment Plat; north side of Olive Boulevard, west of West Drive.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the Boundary Adjustment Plat, as presented. The motion was seconded by Commissioner Brown **and passed by a voice vote of 9 to 0.**

COMMITTEE REPORTS

A. Ordinance Review Committee

Committee Chair Brown reported the next meeting is scheduled for November 9, 1992, at 4:30 p.m.

Director Duepner requested the Committee place on its agenda, a request from a group composed of representatives of the Chamber of Commerce, Civic Progress, and other entities currently in the process of reviewing the proposed revisions to the Sign Regulations. These entities intend to have their comments submitted within the deadline specified, but have requested the opportunity to meet with the Committee to discuss their comments.

Committee Chair Brown noted the Committee will take this issue up at the November 9th meeting.

B. **Architectural Review Committee** - No Report

C. **Site Plan/Landscape Committee**

Committee Chair Kirchoff reported that the Landscape Policy document has been submitted to the Planning and Zoning Committee for its review. It is scheduled for review at the P & Z Committee meeting of November 4, 1992, at 5:30 p.m.

He further stated the next Committee meeting is scheduled for November 10, 1992, at 4:00 p.m., at City Hall.

D. **Comprehensive Plan Committee**

Committee Chair McGuinness reported that she will reconvene the Committee to review comments discussed earlier this evening. She stated that the Director and she will set an appropriate meeting time and give proper notification of same.

E. **Procedures Committee**

Committee Chair Scruggs reported that the previous meeting was canceled. Another meeting time is being discussed, and persons will be advised accordingly.

Director Duepner noted there is another Urban Land Institute Seminar scheduled for Thursday, November 12th, 7:30 a.m., at the Ritz-Carlton Hotel. The topic is the Missouri Statutes relative to Tax Increment Financing. He stated the Commission will receive a notice in the mail. The fee is to be paid by the City.

The meeting adjourned at 8:38 p.m.

Walter Scruggs, Secretary

[MIN10-26.092]