



**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
November 13, 1996**

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

PRESENT

Mr. Rick Bly - Acting Chairman
Mr. Fred Broemmer
Mr. Dave Dalton
Mr. Robert Grant
Ms. Carol Kenney
Ms. Linda McCarthy
Mr. Allen Yaffe
Mr. Douglas R. Beach, City Attorney
Mr. Jerry Kelley, Director of Planning
Mr. Paul Mann, Planner II
Ms. Sandra Lohman, Executive Secretary

ABSENT

Chairman Michael Casey
Mr. Dan Layton, Jr.

INVOCATION - Commissioner Carol Kenney

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS:

The first portion of the "Opening Comments" was read by **Commissioner Grant**.

- A. **P.Z. 30-96 McDonald's Corporation**; a request for a change in zoning from "NU" Non-Urban District to "C-8" Planned Commercial District for a 2.03 acre tract of land and an amendment to St. Louis County Ordinance 5531 establishing a "C-8" Planned Commercial District for a 0.90 acre tract of land located at the southeast corner of the intersection of Long Road and Chesterfield Airport Road. This request will result in a new "C-8" Planned Commercial District encompassing 2.94 acres. Proposed Uses: Free standing co-use convenience store/fast food restaurant facility with drive thru window, under canopy gas dispensing, a free standing oil/lube building, and an office/retail building.

Planner II Paul Mann gave a slide presentation of the subject site and surrounding area.

Mr. Gary Feder, Attorney for petitioner, noted the following -

- description of the zoning of proposed parcel and surrounding area;

- three buildings are proposed: 1) McDonald's and Amoco (convenience store with quick service restaurant, drive-thru, under canopy cash dispensing unit); 2) Texaco Star Lube (free-standing oil/lube); and 3) a free standing office building;
- there would be limited curb cuts, efficient traffic patterns, architectural styles compatible with surrounding area, landscaping of entire area; and
- the development would meet, or exceed, all zoning criteria.

COMMENTS/DISCUSSION BY COMMISSION

- The proposed free-standing office building may not be built until a tenant is secured; however, landscaping will be in place immediately.
- There will be no food at the oil lube.

SPEAKERS IN FAVOR: - None

SPEAKERS IN OPPOSITION: - None

SPEAKERS NEUTRAL: - None

REBUTTAL: - Waived

Commissioner Grant read the final portion of the "Opening Comments."

APPROVAL OF THE MINUTES:

A motion to approve the minutes was made by Commissioner McCarthy, seconded by Commissioner Grant and **passes by a voice vote of 7 to 0.**

PUBLIC COMMENTS:

1. Mr. Jeff Dalin, 14548 White Birch Valley Lane, Chesterfield, MO 63017, spoke in opposition to P.Z. 26 & 27-96 The Nooning Tree Ltd. Partnership, noting concern about the density of the proposed development and resulting traffic on White Road.
2. Mr. Tommy W. Gordon, 14410 White Birch Valley Lane, Chesterfield, MO 63017, spoke in opposition to P.Z. 26 & 27-96 The Nooning Tree Ltd. Partnership, and handed a petition signed by residents of Whitree Subdivision.
3. Ms. Nancy Greenwood, 14441 Corallin, Chesterfield, MO 63017, spoke in opposition to P.Z. 26 & 27-96 The Nooning Tree Ltd. Partnership, and handed a petition signed by residents of Windemere Subdivision who wish no attached residences be allowed on the proposed site, and that the zoning be limited to two (2) houses per lot. She suggested that,

prior to approval of further developments which would access White Road, St. Louis County widen/improve its condition.

4. Mr. George Heidelbaugh, 13 Bel Rae Court, St. Charles, MO 63301, spoke in favor of Clarkson Grove III.

NEW BUSINESS:

- A. **P.Z. 25-96 Vermeer Sales and Service MI., Inc.**; "NU" Non-Urban District and "C-4" Highway Service Commercial District to "C-8" Planned Commercial District; south side of Chesterfield Airport Road approximately 250 feet east of the intersection of Long Road and Chesterfield Airport Road.

Planner II Paul Mann presented the Department's recommendation for approval, subject to Conditions in Attachment A, as amended by the memorandum dated November 13, 1996, handed out tonight.

Acting Chairman Bly recognized Councilmember Larry Grosser, Ward II.

COMMENTS/DISCUSSION BY COMMISSION

- Concern was expressed that the three (3) curb cuts would be excessive.
- A condition could require the used equipment be stored on the rear (southwestern) portion of the site.
- New equipment would be placed at the front of the proposed development.
- Landscaping, buffering and fencing may be addressed at the time of submittal of the Site Plan.

A motion to approve the Department's recommendation, including the revisions/additions to Attachment A (memo dated 11/13/96 from Laura Griggs-McElhanon), was made by Commissioner Broemmer and seconded by Commissioner Yaffe.

Upon a roll call the vote on the motion for approval, including the revisions/additions noted in the November 13, 1996 memo, was as follows: Commissioner Broemmer, yes; Commissioner Dalton, yes; Commissioner Grant, yes; Commissioner Kenney, yes; Commissioner McCarthy, yes; Commissioner Yaffe, yes; Acting Chairman Bly, yes. The motion passes by a vote of 7 to 0.

- B.. **P.Z. 26-96 The Noonning Tree Ltd. Partnership**; "NU" Non-Urban District to "R-3" 10,000 square foot Residence District; east side of Olive Boulevard, approximately 1,500 feet south of the intersection of Olive Boulevard and White Road and on the west side of White Road approximately 1,000 feet south of the intersection of Olive Boulevard and White Road.

AND

- C. **P.Z. 27-96 The Noonning Tree Ltd. Partnership**; a Planned Environment Unit (PEU) Procedure in the "R-3" 10,000 square foot Residence District; east side of Olive Boulevard, approximately 1,500 feet south of the intersection of Olive Boulevard and White Road and on the west side of White Road approximately 1,000 feet south of the intersection of Olive Boulevard and White Road.

Planner II Paul Mann stated the issues being evaluated by the Department, asked if the Commission had issues to add to the list, and noted the Department recommends this matter be held until the meeting of November 25, 1996.

ISSUES ADDED:

- Developer should be requested to do a Traffic Study to address impact of additional development on White Road.
- Department's report should consider the Comprehensive Plan, which recommends single family residential.
- Zoning and density of surrounding developments will be included in Department's report.
- Department should provide information comparing both previously approved and the current request with regard to the impact upon White Road, and the number of homes that will have direct access to White Road.

A motion to hold P.Z. 26 & 27-96 was made by Commissioner Grant, seconded by Commissioner Kenney and **passes by a voice vote of 7 to 0.**

- D. **P.Z. 28-96 Hardesty Homes (Picardy)**; "R-2" 15,000 square foot Residence District and "NU" Non-Urban District to "R-3" 10,000 square foot Residence District; northeast corner of the intersection of Clarkson Road and Kehrs Mill Road.

AND

- E. **P.Z. 29-96 Hardesty Homes (Picardy)**; a Planned Environment Unit (PEU) Procedure in the "R-3" 10,000 square foot Residence District; northeast corner of the intersection of Clarkson Road and Kehrs Mill Road.

Planner II Paul Mann stated the issues being evaluated by the Department, asked if the Commission had issues to add to the list, and noted the Department recommends this matter be held until the meeting of November 25, 1996.

No issues were added.

A motion to hold P.Z. 28 & 29-96 was made by Commissioner Kenney, seconded by Commissioner Dalton **and passes by a voice vote of 7 to 0.**

- F. Proposed 1997 Planning Commission Meeting Schedule.

A motion to approve the 1997 Meeting Schedule was made by Commissioner Bly, seconded by Commissioner Grant **and passes by a voice vote of 7 to 0.**

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. **Braefield Subdivision**; Planned Environment Unit (PEU) Procedure in the "R-4" 7,500 square foot Residence District Re-subdivision Plat for Lot 23; north side of Olive Boulevard, east of West Drive.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve the requested PEU Procedure. The motion was seconded by Commissioner Grant **and passes by a voice vote of 7 to 0.**

- B. **P.Z. 14 & 15-96 Greater Missouri Builders, Inc. (Clarkson Grove III)**; Planned Environment Unit (PEU) Procedure in the "R-6A" Residence District Site Development Plan; west side of Clarkson Road, at the terminus of Lea Oak Court.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve the requested PEU Procedure, subject to the condition that the brick on the exterior of the building match the existing buildings in the surrounding area. The motion was seconded by Commissioner Grant **and passes by a voice vote of 7 to 0.**

IX. COMMITTEE REPORTS:

- A. **Ordinance Review Committee** - No report.
- B. **Architectural Review Committee** - No report.
- C. **Site Plan/Landscape Committee** - No report.

D. **Comprehensive Plan Committee** - No report.

E. **Procedures and Planning Committee** - No Report

A motion to adjourn was made by Commissioner McCarthy, seconded by Commissioner Yaffe **and passes by a voice vote of 7 to 0.**

The meeting adjourned at 8:14 p.m.



Robert Grant, Secretary

[MIN11-13.096]