

Planning and Economic Development Committee
Meeting Summary
January 22, 1991

A meeting of the Planning/Economic Development Committee of the City Council of Chesterfield was held on January 22, 1991, at 5:30 p.m., in the City Council Conference Room. In attendance were Chairman Betty Hathaway (Ward I); Councilmember Jade Bute (Ward II); Councilmember Dan Hurt (Ward III); Councilmember Dick Hrabko (Ward IV). Also in attendance were Mayor Jack Leonard; Councilmember June Schroeder (Ward II); Jerry Duepner, Director of Planning/Economic Development; and Anna Kleiner, Planning Specialist.

- I. P.Z. 27-90 Pauline T. and David Bolk; a request for a Commercial Service Procedure in the "R-2" 15,000 square foot Residence District; south side of Olive Boulevard, approximately 300 feet west of Westbury Drive.

Planning Specialist Kleiner presented the recommendation for approval by the Planning Commission.

Councilmember Hathaway noted that the structure is to be moved on the site at the time of improvement to Olive Boulevard.

Councilmember Hrabko sought clarification on access to Olive Boulevard.

Motion was made by Councilmember Bute for approval per the recommendation of the Planning Commission. Motion was seconded by Councilmember Hurt and approved by a vote of 4 to 0.

Note: An Ordinance relative to this matter will be needed for the February 4, 1991 City Council meeting.

- II. P.Z. 22-90 Sverdrup Investments, Inc.; a request for a change of zoning from "NU" Non-Urban District, "C-8" Planned Commercial District, and "FPC-8" Flood Plain Planned Commercial District to "C-8" Planned Commercial District, and Amended "C-8" Planned Commercial District, and "FPC-8" Flood Plain Planned Commercial District; south side of Conway Road, approximately 250 feet west of White Road.

Director Duepner presented the recommendation of the Planning Commission. Councilmember Bute commented that the petitioner had indicated a willingness to work with the City in addressing concerns of the citizens relative to access to Conway Road, and a buffer along Conway Road. The Councilmember requested that the City Attorney be consulted on how the issues of the buffer, buffer maintenance, and dedication can be

addressed. Concern was expressed about deviation from the Comprehensive Plan. It was noted that the project would assist the overall economy of the area.

David Blitz of Sverdrup addressed the Committee requesting reconsideration of the entire twenty-two (22) acre development proposal. He noted concerns relative to the preservation of frontage along Conway Road. Mr. Blitz contended that the proposal conformed with the intent of the Comprehensive Plan and that the existing natural tree buffer along Conway Road would be retained. He also pointed out that by dedication of the historic building, the preservation of the historic element of the City of Chesterfield would be achieved. It was also noted that the hotel would be a limited service facility similar to a Marriot Courtyard.

Councilmember Hrabko noted the proposal for donation of the Conway Day School, and inquired whether or not the petitioner would be willing to restore the facility to a useable condition. Mr. Blitz responded that they would consider this and noted that a historical survey of the structure was necessary.

Councilmember Hurt inquired as to the target market for the hotel. Mr. Blitz commented that it would be business travellers in the area. Mr. Blitz also pointed out that only monument signs at the entrance to the development from North Outer Forty would be proposed.

Peter Kinsella of Sverdrup addressed the Committee. He presented a sketch which depicted a thirty (30) unit residential development on the five (5) acres (six (6) units per acre). Mr. Kinsella contended it was the intent of the Comprehensive Plan to require the establishment of a buffer along Conway Road. It was his belief that there was inconsistency in the planning concept utilizing a land use as a transition.

Councilmember Hrabko inquired about the density of the sketch plan presented by Mr. Kinsella. Mr. Kinsella stated that it was comparable to an "R-5" Residence District.

Scott Reed, a resident of the Shenandoah Subdivision, addressed the Committee. He expressed concerns with the impact of the development upon the residential character of the area. He requested a sufficient buffer be required in order to maintain the attractiveness of the area. He opposed the Timberlake extension to Conway Road due to its impact on the area and the subsequent improvements to Conway Road. He expressed concern that the hotel use would be a significant deviation from the Comprehensive Plan.

Councilmember Hrabko noted that if Timberlake Manor is required to be extended, the right-of-way could be dedicated to the City of Chesterfield. He inquired of Mr. Reed whether, with proper buffering, the proposal would be acceptable. Mr. Reed responded, "yes" but was concerned about the deviation from the Comprehensive Plan. Councilmember

Hrabko cited a letter from adjacent property owners submitted to the Committee relative to potential use of property to the west.

Bill Schmidt, a resident of Conway Road addressed the Committee. He expressed concern about traffic increase on Conway Road over the years. He indicated support of the proposal, if no access to Conway Road were to be provided. He noted that the Timberlake Manor overpass should be in before the project was built. He recommended the provision of a buffer along Conway Road and the preservation of the Conway Cemetery be required.

Councilmember Hurt addressed the opportunity to develop a lighting plan along Highway 40 in this area. He noted that the developer had expressed interest in participating in such a lighting proposal. He requested that consideration be given to lighting in the slip ramp area, particularly as a safety issue.

Councilmember Hrabko indicated that there was a need for an answer to the question of the dedication of the land to the City. Further, the issue of lighting should be pursued as it relates to the five (5) acre tract which was not included in the original Highway 40 Corridor Trust Fund. Is it possible that fees generated from the five (5) acre tract could be utilized to pay for lighting in the slip ramp and the overpass area? He also directed staff to consider whether the Timberlake Manor Extension could be treated in similar fashion as Schoettler Road and the Wilson Spur Extension. That is, the right-of-way be dedicated to the City, and funds for improvements be placed in an escrow and a trust fund district be established for expenditure of those funds for road improvements. Councilmember Hrabko also indicated that, in his opinion, the proposal was not a major deviation from the Comprehensive Plan. He believes that it offers an opportunity to establish a parkway westward along Conway Road. He would recommend that provision for a cross-access easement to the Kraus property to the west be provided to preclude possible extension of Timberlake Manor Parkway, if deemed appropriate. He also suggested that there needs to be assurances to the Councilmembers and the residents that a 125 foot strip adjacent to Conway Road not be developed commercially and no access be permitted to Conway Road.

Councilmember Bute inquired whether or not trust funds could be utilized in a broader sense to pay for parkway development along Conway Road.

Councilmember Hathaway inquired as to what the overall plans were for the Missouri Highway and Transportation Department in terms of lighting in this area.

Peggy Bert addressed the Committee on the question of lighting. She requested that the Committee give the Missouri Highway and Transportation Department permission to run conduit with the roadway improvements in the area. The estimated cost of a light for along the right-of-way is \$2,300.00 per light. The State Highway Department has a spacing

requirement of two hundred forty-five (245) feet for lights. This would result in seven (7) lights along the north side of North Outer Forty and ten (10) on the South Outer Forty.

Councilmember Hurt directed that the staff consider the development of a lighting plan as westward along Highway 40. Such a plan should consider the maintenance of lights in this area.

Councilmember Hrabko recommended that the manner in which the roadway funds are to be applied in this area be determined.

It was the unanimous recommendation of the Committee the P.Z. 22-90 Sverdrup Investments, Inc., be held pending staff response to concerns identified by the Committee.

The meeting was recessed at 6:40 p.m.

The meeting reconvened at 6:47 p.m., in Conference Room A.

Relative to P.Z. 22-90, Councilmember Hurt requested that the Department discuss with the City Attorney the possible impact on the defense of the Comprehensive Plan if the petition were approved as requested.

III. Correspondence concerning the Missouri Tax Increment Financing Association.

This matter has held by the Committee for discussion at its February 6 meeting.

IV. Site Plans, Building Elevations, and Signs Reviewed by the Planning Commission on January 14, 1991.

- a. P.Z. 87-86 Leo Eisenberg Company (Lord of Life Lutheran Church); Free-standing Information Sign; southeast quadrant of the intersection of Baxter Road and Clarkson Road.

Director Duepner clarified the request of Lord of Life Lutheran Church and the action of the Planning Commission relative to the sign.

- V. Director Duepner addressed the Committee relative to amending of conditions recommended by the Planning/Economic Development Committee and amending of conditions by City Council prior to action. Director Duepner recommended that in those instances where the Committee recommends changes to conditions at a

Committee meeting and it is not clear of the exact wording of those revisions, the matter be carried over to the next meeting of the Planning/Economic Development Committee to ensure that the Committee is in agreement with the revisions as worded.

It will be the responsibility of the Department of Planning/Economic Development to identify those matters in which a revision is not clear and the matter should be brought back to the Committee.

The Director also recommended to the Committee that in those matters where the City Council deems it appropriate to revise conditions for a special procedure or planned district prior to taking action, the matter be referred back to the Planning/Economic Development Committee for appropriate review of the conditions. The Director expressed concern that without Committee review, the concern of the Council or Committee may not be properly addressed in an ordinance.

The Committee unanimously agreed that, on those matters where the Department identifies the lack of clarity on the wording of conditions, the matter will be carried over to the next Committee meeting; and also, unanimously moved that prior to Council taking action on any revised conditions the matter be referred back to the Committee for review and response.

The meeting adjourned at 6:55 p.m.