

CITY OF CHESTERFIELD

MEMORANDUM

DATE: February 13, 1989

TO: Planning and Economic Development Committee

FROM: Jerry Duepner, Director of Planning/Economic Development

SUBJECT: Minutes of Meeting on February 9, 1989

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The Planning and Economic Development Committee of the City of Chesterfield met on February 9, 1989, at 5:30 p.m. In attendance were Councilmember Richard Hrabko, Chairperson, Ward IV; Councilmember Jade Bute, Ward II; Councilmember Barry Flachsbart, Ward I; Councilmember Ward Overall, Ward III; Michael Herring, City Administrator; Jerry Duepner, Director of Planning/Economic Development; and Anna Kleiner, Planning Specialist.

Item 1 on the Committee Agenda was P.C. 22-88 Hennemeyer Company, a request for rezoning from "NU" District to "C-8" District, for a 6 acre tract of land on the east side of Clarkson Road, 600 feet north of Baxter Road. The Planning Commission recommended approval of the request for rezoning to allow a retail center. The petitioner had submitted correspondence to Chairperson Hrabko requesting modification of the recommended conditions by the Planning Commission relative to development phasing. Jerry Duepner recommended modification to the Commission's recommendation relative to permitted uses and access to Clarkson Road. The revision for permitted uses was to clarify that a financial institution would be allowed, and the revision for access was based upon discussions with the Missouri Highway and Transportation Department. Upon review, the members of the Committee expressed concern about the site plan and the amount of building area indicated thereon. A motion was made by Councilmember Bute for approval of the recommendation by the Planning Commission subject to permitting a financial institution with drive-through, access to Clarkson Road be as approved by the Missouri Highway and Transportation Department, a maximum of 57,000 square feet of building area be permitted, that phasing of building permits be with the road improvements along the frontage of Clarkson Road, and that occupancy permits be issued upon the completion of roadway improvements adjacent to the site by the developer on Clarkson Road. The motion was seconded by Councilmember Flachsbart, and was approved by a vote of 4 to 0.

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The second item on the Committee agenda was discussion of the Architectural Review Board. Committee members noted that the purpose of the Architectural Review Board was to establish guidelines for utilization by the Planning Commission. However, it was noted that the Architectural Review Board had submitted a proposal to establish the Board as the review entity of architecture within the City of Chesterfield. Upon discussion of this matter, Councilmember Flachsbart recommended that the item be held on the agenda, and that the Committee direct its Chairperson, Councilmember Hrabko, to meet with the Chairperson of the Public Works Committee, members of the Architectural Review Board and the Planning Commission to discuss the matter further. Also, that the Architectural Review Board prepare guidelines for possible use by the Planning Commission (which would also be included within the Comprehensive Plan process), and that the Architectural Review Board be available, at the request of the Planning Commission, for assistance in review of architectural plans. The Committee concurred with Councilmember Flachsbart's recommendation.

The third item on the Committee agenda was the review of site development plans for projects rezoned by St. Louis County. Upon discussion, Councilmember Hrabko noted that he had brought this item to the attention of the Director of Planning, and upon review of the Department's report on this matter would propose that this item need not be addressed by the Committee.

Item number four on the Committee agenda was subdivision promotion and direction signs. Staff noted in a memorandum to the Committee that under the current Zoning Ordinance of the City of Chesterfield, subdivision promotion and direction signs are regulated. This issue was brought to the attention of the Committee as a result of the proliferation of subdivision direction signs at the intersection of Wild Horse Creek and Long Roads. The Committee recommended to staff that the item be researched further, and that at the next meeting of the Planning and Economic Development Committee, a representative of the Home Builders Association be invited to discuss the possibility of an ordinance amendment relative to subdivision direction signs.

The fifth item on the Committee agenda was correspondence from Richard Daykin, Director of Highways and Traffic, St. Louis County, regarding the Enclave Subdivision. This matter was received and filed by the Committee as an information item.

Item six on the Committee agenda was correspondence from Richard Daykin, Director of Highways and Traffic, St. Louis County, regarding Escrow Release for subdivision streets. Staff noted to the members of the Committee that no releases are made of escrows until inspection and approval of subdivision improvements. The Committee questioned whether or not it would be appropriate for

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the City to withhold release of escrow amounts for City improvements until such time as improvements were completed on county roads in conjunction with the same development. Staff was directed to contact the County Department of Highways and Traffic regarding this matter and, also, to investigate the possibility of retaining more than 10% of the Escrow amount for final acceptance.

Item seven was correspondence from the City Attorney concerning traffic generation assessment. The City Administrator advised the Committee that this matter was being referred to the Finance and Administration Committee, and will be directed back to this Committee at a subsequent date. The matter was received and filed for information.

Item number eight was a public hearing notice from the City of Clarkson Valley concerning a pending public hearing before that City of a residential rezoning for property within the northwest quadrant of Clarkson and Kehrs Mill Roads. The matter was received and filed by the Committee as an information item as no concern was expressed.

Item number nine was the City of Crestwood Ordinance concerning screening of commercial development from residential property. This item was put on hold for the next meeting.

Item number eleven was a note by the City Administrator concerning Senate Bill No. 376 relative to restructuring of the sales tax distribution procedure within St. Louis County.

The meeting adjourned at 6:35 p.m.