

City of Chesterfield

MEMO

DATE: February 24, 1988
TO: Planning and Economic Development Committee
FROM: Jerry Duepner, Director of Planning/Economic Development 90
SUBJECT: MINUTES OF MEETING ON FEBRUARY 23, 1989

A meeting of the Planning & Economic Development Committee of the City Council of the City of Chesterfield was held on February 23, 1989, at 5:30 p.m. in the City Council Conference Room. In attendance were Councilmember Richard Hrabko, Chairman Ward IV; Councilmember Jade Bute, Ward II; Councilmember Barry Flachsbart, Ward I; Jerry Duepner, Director of Planning/Economic Development, and Anna Kleiner, Planning Specialist.

The first item was discussion of subdivision promotion and direction signs within the City of Chesterfield. In attendance, at the invitation of the Committee, were representatives of the Home Builders Association of St. Louis, Rick Raleigh, Tom Shaw, Ed Levinson, and Pat Sullivan. Members of the Committee discussed the concern of the proliferation of subdivision direction signs within the City, particularly at major intersections such as Long Road and Wild Horse Creek Road. A suggestion was made of the possibility of allowing one large sign to be utilized as a directory for developments within the area. Problems inherent with this proposal were discussed, including the possibility of the need for two signs at major intersections. The desire was to have a uniform sign size with some standardization of message and information. The Committee agreed that the members of the Home Builders Association would get back at the next meeting to discuss possible ways to address this issue.

The second item was P.C. 36-88 Barnes Group; MXD architectural elevations and amended site development plan; southeast side of Olive Boulevard at East Drive. The elevations and site plan were approved by the Planning Commission at its meeting on February 13, 1989, and forwarded with that recommendation to the Planning and Economic Development Committee for review. In discussion, concern was raised on the amount of detention to be provided. Councilmember Flachsbart directed staff to discuss the requirements for detention and the frequency of storm to be accommodated with the Director of Public Works. Councilmember Bute moved to approve the site plan, with the provision of paving blocks, a chain, and additional landscaping at the emergency access from Hitchcock, and that this access shall be for emergency purposes only, and not to be used for service vehicles; that detention be provided in accordance with the standards established by the Department of Public Works as deemed appropriate for this site; relative to building elevations, that a building option with brick or a suitable alternative be submitted to the City Council for consideration at its meeting on March 6th. The motion was seconded by Councilmember Flachsbart, and was approved by a vote of 3-0.

Item three was policy on release of escrows for subdivision streets adjacent to county arterial roads. Councilmember Flachsbart moved that, prior to the release of any escrow funds for subdivision streets which are adjacent or contiguous to a county arterial, the County Department of Highways and Traffic be consulted. The motion was seconded by Councilmember Bute, and approved by a vote of 3-0.

Item four was the City of Crestwood Ordinance concerning screening of commercial development from residential property. Committee members discussed the appropriateness of establishing an ordinance which prescribed one means of screening commercial development from residential property. The Committee received and filed the Ordinance from the City of Crestwood, and referred the item to the Planning Department to take into consideration and utilize as deemed appropriate.

Item five was P.C. 152-78 Monsanto Company; a request to amend a "C-8" Ordinance for a site located at the northwest quadrant of Olive Boulevard and I-64/U.S. Highway 40. Councilmember Flachsbart moved to approve the Planning Commission recommendation. The motion was seconded by Councilmember Bute, and approved by a vote of 3-0.

Item six was P.C. 1-88 DeShetler; a request for a "C-8" District Ordinance Amendment for a site located on the west side of Olive Boulevard, north of I-64/U.S. Highway 40. Councilmember Flachsbart moved for approval of the Planning Commission's recommendation with the provision of additional landscaping, architectural elevations to minimize the strip appearance of the development, and that access drives to the site be located as far west and east as possible. The motion was seconded by Councilmember Bute, and approved by a vote of 3-0.

Item seven P.Z. 4-89 E.S. Development; a change of zoning from "C-8" and "M-3" Districts to "C-8" District for a 124.3 acre tract of land located on the north side of North Outer Forty and Spirit of St. Louis Boulevard. A motion was made by Councilmember Hrabko to hold this item until the next meeting of the Committee. Included in the motion was that provision be made for control of curb cuts; contribution to the sanitary sewer trust fund; that access be provided to North Outer Forty, as well as two emergency accesses be provided from the loop-road; the prohibition of temporary signs, lights, balloons, and other attention attraction devices; and that the St. Louis County Department of Highways and Traffic be consulted on the possible necessity of a traffic light at the intersection of Chesterfield Airport Road and Spirit of St. Louis Boulevard. The motion was seconded by Councilmember Flachsbart, and approved by a vote of 3-0.

Item eight was P.Z. 5-89 City of Chesterfield Planning Commission; a request for a change of zoning from "R-3" Residence District to "NU" District for a 3.5 acre tract of land on the northwest corner of Kehrs Mill Road and Sycamore Drive. A motion was made by Councilmember Flachsbart for approval of the Planning Commission's recommendation. The motion was seconded by Councilmember Bute, and approved by a vote of 3-0.

Item nine was P.C. 37-82 Dean and Onie Boulware; a request for a Conditional Use Permit for a tract located on the north side of Wild Horse Creek Road, east of Eatherton Road. A motion was made by Councilmember Flachsbart to approve the Planning Commission decision. The motion was seconded by Councilmember Bute, and approved by a vote of 3-0.

Item ten was P.C. 129-78 John H. Kramer (Cambridge Engineering); a "M-3" District Ordinance Amendment request for a tract on the north side of Chesterfield Airport Road, west of Long Road. A motion was made by Councilmember Bute for approval of the Planning Commission recommendation. The motion was seconded by Councilmember Flachsbart and was approved by a vote of 3-0.

Item eleven was P.C. 87-86 Eisenberg Co.; a P.E.U. in the "R-6A" Ordinance Amendment request for a tract located at the southeast corner of Clarkson and Baxter Roads. A motion was made by Councilmember Bute to approve the Planning Commission recommendation with an amendment to allow in conjunction with the church, related activities, such as community organizations and meetings. The motion was seconded by Councilmember Flachsbart, and was approved by a vote of 3-0.

Item twelve was Herman Stemme III Office Building; a boundary adjustment plat for a tract located on the south side of Roosevelt Parkway, west of Schoettler Road. A motion was made by Councilmember Bute for approval of the boundary adjustment plat. The motion was seconded by Councilmember Flachsbart, and approved by a vote of 3-0.

Item thirteen was Zierenberg Subdivision; a minor subdivision record plat for a tract located on the south side of Olive Boulevard, east of Western Mill. A motion was made by Councilmember Bute for approval. The motion was seconded by Councilmember Flachsbart, and approved by a vote of 3-0.

Item fourteen was Conway Ridge; a subdivision record plat, trust indenture and escrow agreement for a tract located on the east side of White Road at Rainy Lake Drive. A motion was made by Councilmember Bute for approval. The motion was seconded by Councilmember Flachsbart, and approved by a vote of 3-0.

Item fifteen was Sycamore Place; a subdivision record plat, escrow agreement and trust indenture for a tract at the northern terminus of Terrimill, east of Sycamore. A motion was made by Councilmember Bute for approval. The motion was seconded by Councilmember Flachsbart, and approved by a vote of 3-0.

Item sixteen was Valley Center Plat 2; an easement and record plat for a tract located on the south side of Chesterfield Airport Road, east of Long Road. A motion was made by Councilmember Bute for approval. The motion was seconded by Councilmember Flachsbart, and approved by a vote of 3-0.

Item seventeen was P.C. 14-87 Mary Plant Faust and St. Luke's; a landscape escrow agreement for a CUP in the "R-1A" District on the west side of Olive Boulevard, north of Ladue Road. A motion was made by Councilmember Bute for approval. The motion was seconded by Councilmember Flachsbart, and approved by a vote of 3-0.

Item eighteen was Site Plans, Building Elevations, Signs approved by the Planning Commission at its February 13, 1989, meeting.

- A) Baxter Crossing; a subdivision information sign on the west side of Baxter Road extension, northeast of Wilson Road.
- B) P.C. 14-87 Mary Plant Faust and St. Luke's; a Conditional Use Permit in "R-1A" District architectural elevations; west side of Olive Boulevard, north of Ladue Road.
- C) Wildhorse Subdivision; a temporary subdivision promotion sign; south side of Wild Horse Creek Road, west of Long Road.

Item nineteen was correspondence from Mr. Kenneth G. Lang, Manager of the U.S. Department of Housing and Urban Development, concerning an application for housing for the handicapped for a home located at 15650 Heathercroft. It was noted that the proposal is for a home for the developmentally disabled, and that under State Statutes, the City has no jurisdiction in this matter. The Committee did suggest that the operator contact adjacent property owners and meet with them to discuss the proposal, as well as to provide the opportunity for neighbors adjacent to existing facilities to meet with residents of the area to discuss the proposal.

The meeting was adjourned at 7:04 p.m.