

SUMMARY
PLANNING AND ZONING COMMITTEE MEETING
MARCH 3, 1993

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held on Wednesday, March 3, 1993, at 5:45 p.m., in the City Council Conference Room. In attendance were Chair Betty Hathaway (Ward I); Councilmember Susan Clarke (Ward II); Councilmember Dan Hurt (Ward III); Councilmember Dick Hrabko (Ward IV). Also in attendance were Mayor Jack Leonard; Councilmember Ed Levinson (Ward II); Planning Commission Vice-Chair Mary Brown; and Jerry Duepner, Director of Planning.

ITEM I. Public Hearing Notice from St. Louis County Planning Commission regarding P.C. 25-93 Howard R. Kohn, Mark Adolphus, and Paul Londe; a request for a change of zoning from "NU" Non-Urban District to "M-3" Planned Industrial District for property located on the north and west side of Eatherton Road, south of Centaur Road.

Director Duepner noted that the petitioned property was located immediately south of the area proposed for annexation by the City of Chesterfield. The proposed uses on the site are all permitted and conditional uses in the "M-1" and "M-2" Zoning Districts of the St. Louis County Zoning Ordinance.

Councilmember Hrabko expressed concern about the type of uses that would be allowed under the "M-1" and "M-2" Districts, and the proximity of the site to the City of Chesterfield.

A motion was made by Councilmember Hrabko that the Committee direct a letter be sent to the St. Louis County Planning Commission expressing concerns about proposed uses on the site. The motion was seconded by Councilmember Clarke and approved by a vote of 4 to 0.

ITEM II. A summary of proposed revisions to Planning Commission Policy.

Director Duepner summarized the results of a recent meeting of the Procedures Committee of the City of Chesterfield Planning Commission. At that meeting, the Committee approved recommending to the Planning Commission changing the policy relative to the review of Department reports with recommendations, and the forwarding of Commission reports to the Planning and Zoning Committee. The Procedures Committee is recommending to the Commission that the current policy relative to submittal of comments by the petitioner and public hearing speakers concerning Planning Commission recommended conditions be dropped, and that Department of Planning reports concerning rezonings, special procedures and ordinance amendments be made available prior to the Planning Commission meeting. In addition, written comments may be submitted to the Department in advance of the Planning Commission meeting by the petitioner, or other interested parties, and those comments would be presented to the Planning Commission.

There was discussion by Committee Members relative to this proposed change. It was noted that the Commission may also wish to consider allowing for a request to hold by the petitioner, with the opportunity to address the Planning Commission at a meeting. The Commission may also wish to consider setting aside a time at the beginning of a meeting to allow for comments to be addressed to the Commission. This could be done at the portion of the meeting after the public hearing, but prior to the regular business portion of the meeting.

Vice-Chair Mary Brown of the Planning Commission noted that the Committee had discussed providing opportunity for the petitioner, as well as for other interested parties to address the Planning Commission at a meeting after the public hearing. It was the recommendation of the Procedures Committee to the Planning Commission that this matter be put on hold, and that the proposed new policy, as described, be adopted for a trial period of six (6) months.

This portion of the Planning and Zoning Committee Meeting recessed at 5:57 p.m., for the public hearing concerning P.Z. 28-92 Buchholz Mortuaries, Inc.

The Planning and Zoning Committee reconvened at 7:45 p.m., following the public hearing concerning P.Z. 28-92.

In attendance were Chair Betty Hathaway (Ward I); Councilmember Susan Clarke (Ward II); and Councilmember Dan Hurt (Ward III); Councilmember Dick Hrabko (Ward IV). Also in attendance were Planning Commission Vice-Chair Mary Brown; Jerry Duepner, Director of Planning; and Laura Griggs-McElhanon, Senior Planner.

ITEM III. P.Z. 1-93 Greater Missouri Builders Inc. (Chesterfield Gardens); "C-8" Planned Commercial District and "R-1" One-Acre Residence District to "R-6A" 4500 square foot Residence District; Olive Boulevard between East Drive and West Drive;

Director Duepner summarized the report of the Planning Commission recommending approval of rezoning to "R-4" Residence District and a Planned Environment Unit in the "R-4" Residence District.

Director Duepner distributed recent correspondence received from Mr. Paul Kopsky, on behalf of an adjacent property owner relative to the use of East Drive. Also distributed was a memorandum from the Director of Public Works, recommending that a condition be placed to require the developer to conduct pre- and post-construction survey of adjacent lakes. In addition, the developer would be required to post a Bond to guarantee restoration of those lakes to their pre-construction survey. It was recommended that the condition be subject to the ability of the petitioner to obtain necessary easement rights to conduct surveys and restoration activities.

Councilmember Hurt expressed concern about the number of curb cuts on Olive Boulevard.

Mr. Ken Ingram, on behalf of the petitioner, addressed the Committee. He noted three (3) areas of concern relative to the recommendation of Planning Commission. Those concerns were: 1) a reduction in the number of units from 94 to 90; 2) recommended setbacks along portions of West Drive and Olive Boulevard; and 3) request for an increase in size of landscaping as sought in a letter from an adjoining property owner.

Mr. Ingram also noted that the petitioner had prepared a revised plan which relocated the proposed two-story units to areas away from West Drive and the northern property line.

Mr. Ingram also addressed the issue of access from East and West Drive.

The question has been raised relative to the existence of the right-of-way for East Drive.

Mr. Ingram noted that, with the reduction of the forty (40) foot right-of-way, the relocated East Drive could be placed entirely upon the subject site.

Councilmember Hathaway noted concern raised by the Fire District relative to the length of the easternmost cul-de-sac.

Mr. Ingram noted that the petitioner was flexible on the use of access at East or West Drive, or both.

Councilmember Hrabko requested how far East Drive could be moved from the adjacent properties of Eggers and Prange.

Mr. Ingram noted that the Eggers would not utilize the relocated East Drive, but Mr. Prange would utilize it for access.

Mr. Ingram also noted that, in regard to the comments on increased size of landscaping, he has been advised by the landscaper for the project that four (4) to five (5) foot evergreens would have a better chance of surviving and continuing to grow than planting of larger evergreens on the property. In addition, Mr. Ingram noted the request for a reduction of setback along portions of Olive and West Drive to twenty (20) feet, as opposed to the thirty (30) feet recommended by the Planning Commission.

Mr. Nygard addressed the Committee expressing concern about the location of units in relationship to the northern property line.

Mr. Royce Engel addressed the Committee relative to proposed density and the impact of the proposal on the Comprehensive Plan.

Councilmember Hrabko noted that a condition could be placed on the development to restrict the location of the two-story units away from the northern property line and to the internal cul-de-sacs.

Ms. Bergh addressed the Committee relative to the issue of sounding lakes on adjoining properties.

There was discussion about traffic signalization at West Drive and possible location of access to the site at a mid-point on Olive. Director Duepner noted that the Planning Commission letter requests County to pursue traffic control measures with Missouri Highway and Transportation Department for this portion of Olive.

Councilmember Hrabko addressed the Committee on the history of this site and the current "C-8" Planned Commercial District Zoning. He noted the location of the site within the Urban Core, and indicated he did not believe residential was the appropriate use. He expressed concern about the remaining "C-8" District zoned property on the west side of West Drive, owned by the Puellmann's. He also expressed concern about traffic being generated at East and West Drives by the proposed development.

Councilmember Clarke expressed concern with the number of units proposed and possible impact on the Shenandoah Elementary School, which is already overcrowded.

Mr. Jensen stated that he would prefer commercial use of the site.

Chairman Hathaway noted concerns had been raised in discussions relative to the reduction of units from 94 to 90 units; relative to the use of East versus West Drive, or both, for access; whether the Missouri Highway and Transportation Department would allow another access, at a mid-location on Olive; and the "C-8" District property owned by the Puellmann's.

A motion was made by Councilmember Hrabko to hold P.Z. 1 & 2-93. The motion was seconded by Councilmember Clarke and approved by a vote of 4 to 0.

The meeting adjourned at 8:40 p.m.

[PZC-SUM.303]