

CITY OF CHESTERFIELD

MEMORANDUM

DATE: March 13, 1989

TO: Planning & Economic Development Committee

FROM: Jerry Duepner, Director of Planning/
Economic Development 90

SUBJECT: Minutes of Meeting on March 9, 1989

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A meeting of the Planning and Economic Development Committee of the City of Chesterfield City Council was held on March 9, 1989 at 5:30 p.m. In attendance were Councilmember Richard Hrabko, Chairman, Ward IV; Councilmember Jade Bute, Ward II; Councilmember Barry Flachsbart, Ward I; Councilmember Ward Overall, Ward III. Also in attendance were Michael G. Herring, City Administrator; Jerry Duepner, Director of Planning/Economic Development; Anna Kleiner, Planning Specialist; Rick Raleigh Ed Levinson and Roxanne Radunzel of the Home Builder's Association; and Kim Williams of Barnes Hospital.

Item 1: Subdivision information and direction signs. At the request of the Committee, Rick Raleigh representing the Home Builder's Association, outlined the problems inherent in converting to a marquee-type sign for subdivision information and direction. Potential problems included maintenance, positioning on the sign, size of the sign and height. As an alternative, Mr. Raleigh proposed a standardized sign size and color for subdivision information and direction signs within the city. Several members of the Committee requested that the Home Builder's consider a modular-type sign (i.e., sign post) to address the problem of proliferation of signs. Representatives of the Home Builder's will attend the next meeting with further thoughts on this matter.

Item 2: P.C. 36-88 Barnes Group; MXD architectural elevations and amended site development plan; southeast side of Olive Boulevard at East Drive. Planning Department staff presented the building elevations and amended site development plan to the Committee. Committee members expressed concern about the materials to be used on the skill-care facility and the colors utilized on the facility. A motion was made by Councilmember Bute to approve the amended site development plan with additional landscaping adjacent to the south side of the structure, the Hitchcock Drive cul-de-sac, and the area adjacent to Olive Boulevard; provision of grass paving blocks from the Hitchcock Drive cul-de-sac, and provision that access from the Hitchcock Drive cul-de-sac be for emergency purposes only. Also a motion for approval of the architectural elevations, with the inclusion of siding, either vinyl, wood or metal, which has the appearance of wood siding, and the removal of the bright colors as the

accent at the entrance and around windows. The motion was seconded by Councilmember Flachsbart, and passed by a vote of 4-0.

A bill relative to this item will be necessary for the March 20th City Council Meeting.

Item 3: P.Z. 1-89 E.S. Development; a request for rezoning from "C-8" Planned Commercial District and "M-3" Planned Industrial District to "C-8" and Amended "C-8" Planned Commercial District, for a 124 acre tract located on the north side of North Outer Forty, at Spirit of St. Louis Boulevard. The Department of Planning staff presented the recommendation of the Planning Commission concerning this matter, and also noted that the petitioner's representative, Mr. John King, had requested revision of a number of conditions recommended by the Planning Commission. Upon review of Mr. King's correspondence, and discussion by the Committee and Department staff, a motion was made by Councilmember Flachsbart to accept the Planning Commission's recommendation subject to the following: 1) That the building height of automobile dealership showrooms and auto body buildings not exceed one level and 24 feet above the average finish ground elevation of the perimeter of such structure. 2) To allow the western-most office/hotel building to maintain a minimum setback of 75 feet from the existing right-of-way of I-64/U.S. Highway 40. 3) To permit a canopy for a service station to observe the same setback as parking and drives from Spirit of St. Louis Boulevard. 4) To allow a minimum setback of 10 feet to be maintained for structures located west of Spirit of St. Louis Boulevard (setback from internal property lines). 5) To permit a 50 foot setback from the existing right-of-way of I-64/U.S. Highway 40 for parking space, internal drive and vehicle storage areas. 6) A minimum setback of 5 feet from internal property line for parking in the area west of Spirit of St. Louis Boulevard. 7) To permit attention attracting devices for one event during the business calendar year with a maximum time period of 3 days. However, no search lights or aerial attention attracting devices shall be permitted. 8) To give credit for cost of road improvements in conjunction with ramp improvements and construction of Spirit of St. Louis Boulevard in excess of \$370,000. 8) To require contribution to the Water Line Trust Fund. 9) To deny the request for fast-food restaurant. 10) To deny the request for revision of the landscape/open space requirement. The motion was seconded by Councilmember Bute, and passed by a vote of 4-0.

A bill relative to this item will be necessary for the March 20th City Council Meeting.

Item 4: P.Z. 7-89 Paul DeNay and Associates, Inc.; a request for a change of zoning from "NU" District and "C-8" District to "C-8" District and Amended "C-8" District, for a 2.4 acre tract of land on the south side of Chesterfield Airport Road, east of Long Road. The Department of Planning staff presented the Planning Commission's recommendation for approval of this request. A motion was made by Councilmember Flachsbart to accept the Planning Commission recommendation. The motion was seconded by Councilmember Overall, and passed by a vote of 4-0.

A bill relative to this item will be necessary for the March 20th City Council Meeting.

Item 5: Cookshire Subdivision; a subordination agreement from Union Electric Company, north side of Conway Road, east of White Road. The Department staff presented the subordination agreement which would subordinate a portion of private easement rights of Union Electric to the City of Chesterfield to accommodate Cookshire Lane cul-de-sac in the Cookshire Subdivision. The agreement needs approval and signature by the Mayor. A motion was made by Councilmember Flachsbart for approval. The motion was seconded by Councilmember Bute, and passed by a vote of 4-0.

A bill or resolution relative to this item will be necessary for the March 20th City Council Meeting.

Item 6: Westbury Park Subdivision; easement vacation; Westmead Drive, north of Baxter Road Extension. The Department staff presented their report for approval of granting the easement vacation. The vacation has been reviewed and approved by all affected utilities. A motion was made by Councilmember Flachsbart for approval of the easement vacation. The motion was seconded by Councilmember Bute, and passed by a vote of 4-0.

A bill relative to this item will be necessary for the March 20th City Council Meeting.

Item 7: Site plans, building elevations, and signs; approved by the Planning Commission at its meeting on February 27, 1989.

A) Holiday Inn; temporary, future use of site sign; south side of I-64/U.S. Highway 40, west of Chesterfield Village Parkway.

Item 8: Notice of Public Hearing from St. Louis County Planning Commission concerning P.C. 50 and 51-89 Shell Oil Company. A Public Hearing Notice has been forwarded to the City by the St. Louis County Planning Commission concerning a 61.5 acre tract of land located on the north and south sides of Orville Road, west of Shephard Road. The proposed use is for single-family residences. This site is located south of the City limits, and is adjacent to the southern portion of the developing Wildhorse Subdivision, which is partially within the City of Chesterfield, and partially in unincorporated St. Louis County. A motion was made by Councilmember Flachsbart to receive and file the Public Hearing Notice with no comment. The motion was seconded by Councilmember Bute, and passed by a vote of 4-0.

The meeting was adjourned at 6:51 p.m.