

SUMMARY
PLANNING AND ZONING COMMITTEE MEETING
MARCH 31, 1993

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held on Wednesday, March 31, 1993, at 5:48 p.m., in the City Council Chambers. 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 Director of Planning Jerry Duepner; Laura Griggs-McElhanon, Senior Planner; and Joseph Hanke, Planning Specialist.

ITEM I. P.Z. 3 & 4-93 DLC Development Company (Wild Horse Springs); "NU" Non-Urban District to "R-3" 10,000 square foot Residence District and Planned Environment Unit Procedure in the "R-3" 10,000 square foot Residence District; north side of Wild Horse Creek Road, east of the intersection of Wild Horse Creek Road and Wilson Road.

Director Duepner summarized the recommendation of the Planning Commission for **denial** of the request for rezoning to "R-3" 10,000 square foot Residence District with a Planned Environment Unit Procedure, and **approval** of rezoning to "R-2" 15,000 square foot Residence District with a Planned Environment Unit Procedure.

Director Duepner also presented a request submitted by the petitioner's representative asking that this matter be referred back to the Planning Commission for reconsideration.

A motion was made by Councilmember Hrabko and seconded by Councilmember Clarke to refer the matter back to the Planning Commission. **The motion was approved by a vote of 4 to 0.**

ITEM II. 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;

and

P.Z. 2-93 Greater Missouri Builders Inc. (Chesterfield Gardens); Planned Environment Unit Procedure in "R-6A" 4500 square foot Residence District; Olive Boulevard between East and West Drive.

Director Duepner summarized the report of the Planning Commission and responded to the Committee on issues raised at the March 3, 1993 meeting, relative to access at Olive Boulevard, zoning of the Puellmann tract, location of proposed two-story units, and total number of units.

Councilmember Hrabko inquired about the status of the "C-8" Planned Commercial District of the Puellmann tract, if the subject tract were rezoned to a residential classification.

Director Duepner noted that the Puellmann tract could retain its "C-8" District zoning, but with no uses permitted. In order to obtain permitted uses, a petition for a development plan in the "C-8" Planned Commercial District would need to be submitted to the Planning Commission for action.

A motion was made by Councilmember Hrabko and seconded by Councilmember Hurt that a bill be prepared for a "C-8" Planned Commercial District zoning category with no permitted uses for the Puellmann tract. **The motion was approved by a vote of 4 to 0.**

Note: A bill relative to this matter will be needed for the April 19, 1993 City Council Meeting.

A motion was made by Councilmember Hrabko and seconded by Councilmember Hurt that the Site Development Plan and Landscape Plan have final approval by the Planning and Zoning Committee, with recommendation of the Planning Commission. **The motion was approved by a vote of 4 to 0.**

Councilmember Hrabko noted concern relative to the amount of landscaping to be provided along the eastern portion of the access drive, and indicated that adequate landscaping should be provided to screen existing single-family residences to the east of the site. It was also noted that Mr. Prange would have access to the new eastern drive.

There was considerable discussion by the Committee relative to the location of the access to Olive Boulevard on the eastern portion of the site.

Mr. Ingram, on behalf of the petitioner, noted that the drive would be placed totally on the subject site, and would not utilize the portion of East Drive which is not currently on the subject site.

A motion was made by Councilmember Clarke and seconded by Councilmember Hrabko that the eastern access be totally on the site. **The motion was approved by a vote of 4 to 0.**

A motion was made by Councilmember Hrabko and seconded by Councilmember Clarke requiring the developer to improve all of West Drive adjacent to their site, and that credit be given towards a Traffic Generation Assessment pursuant to approval by St. Louis County Department of Highways and Traffic, for the improvement of the western portion of West Drive. **The motion was approved by a vote of 4 to 0.**

There was considerable discussion relative to the access at West Drive. It was noted that the developer is being required to improve total West Drive adjacent to his site, and that the developer proposes to provide for public streets within the development.

Councilmember Hrabko noted that the petitioner had proposed more units than were approved by the Planning Commission. He also noted that the adjacent property owners were satisfied with the number and location of the units.

It was also noted that the four (4) additional units, as proposed by the petitioner, would enable Trust Fund Contribution and the additional landscaping to be provided on the site.

There was also discussion relative to the location of the two-story units.

A motion was made by Councilmember Hurt and seconded by Councilmember Hrabko that two-story units be located south of a line which would be the prolongation from the northwestern portion of the site. **The motion was approved by a vote of 4 to 0.**

A motion was made by Councilmember Hrabko and seconded by Councilmember Hurt to approve ninety-four (94) units total. **The motion was approved by a vote of 4 to 0.**

The Department was directed to discuss with the Fire District, their previously stated concerns on the length of the proposed cul-de-sac street in the eastern portion of the development.

There was discussion regarding the adjacent property owner to the north, the Jansen's, about landscaping adjacent to their property. The Committee directed that adequate landscaping be provided adjacent to the Jansen property and shown on the Site Development and Landscape Plans.

A motion was made by Councilmember Clarke and seconded by Councilmember Hurt for approval of P.Z. 1 & 2-93, subject to amendments as approved by the Planning and Zoning Committee. **The motion was approved by a vote of 3 to 1, with Councilmember Hrabko voting no.**

Note: A bill relative to this matter will be needed for the April 19, 1993 City Council Meeting.

ITEM III. P.Z. 28-92 Buchholz Mortuaries, Inc.; Conditional Use Permit Procedure in "R-1" One-Acre Residence District; southwest quadrant of the intersection of Clarkson Road and relocated Wilson Road.

Director Duepner summarized the report of the Planning Commission recommending approval, subject to conditions as attached.

Councilmember Hrabko inquired about parking proposed by the petitioner, and how the number of spaces relates to parking provided for other mortuaries.

Director Duepner summarized a traffic study submitted by the petitioner, identifying the amount of parking provided at selected mortuaries within St. Louis County.

Councilmember Hrabko also inquired about provision of a future pedestrian/bike path within the existing right-of-way of Wilson Road, which is to be vacated.

It was directed by the Committee that a minimum of ten (10) feet be retained upon vacation of Wilson Road for a pedestrian/bike path in this area.

A motion was made by Councilmember Hrabko and seconded by Councilmember Hurt that the landscape setback along the west line be a minimum of twenty (20) feet, and a minimum of 105 parking spaces be provided. **The motion was approved by a vote of 4 to 0.**

A motion was made by Councilmember Hrabko and seconded by Councilmember Hurt to recommend to the City Council that no parking on Wilson Road be allowed on either side, at least northward to Wilson View Estates. **The motion was approved by a vote of 4 to 0.**

Note: This matter should be referred to the Public Health and Safety Committee for review and action.

A motion was made by *Councilmember Hurt for approval, as recommended by the Planning Commission, subject to amendments. The motion was seconded by Councilmember Hathaway. **The vote on the motion was 2 to 2, with Councilmember's Hathaway and Hurt voting aye, and Councilmember's Hrabko and Clark voting no.** Councilmember Hrabko, in opposition, noted that he did not believe the proposal meets the criteria for a Conditional Use Permit.

***REVISED 4/21/93**

Note: This matter is to be referred to the City Council for action in conjunction with the bill presently pending for P.Z. 27-92. A resolution for Council action is needed for the April 19, 1993 Council Meeting, relative to P.Z. 28-92.

ITEM IV. P.C. 136-83 Four Seasons Center West; request for amendment of "C-8" Planned Commercial District; south side of Olive Boulevard, at River Valley Drive.

Director Duepner summarized the report of the Planning Commission recommending approval of the ordinance amendment.

A motion was made by Councilmember Hrabko for approval and seconded by Councilmember Hurt. The motion was approved by a vote of 4 to 0.

Note: A bill relative to this matter is needed for the April 19, 1993 City Council Meeting.

ITEM V. Correspondence from the City Attorney regarding demolition and repair of buildings.

This item was held at the direction of the Chair.

ITEM VI. Memorandum from the Director of Planning concerning P.Z. 11-93 City of Chesterfield Planning Commission, revision of the Sign Regulations.

Director Duepner summarized the action of the Planning Commission relative to P.Z. 11-93. It was noted that the Planning Commission met as a Committee of the Whole on March 29, 1993, to discuss the comments made at the March 8th public hearing.

Councilmember Hrabko noted that it may be appropriate, pending Commission action on this matter, for a task force to be formed by the Planning and Zoning Committee.

No further action was taken on this matter.

ITEM VII. Public Hearing Notice from the St. Louis County Planning Commission concerning P.C. 31-93 Stephen C. Lieber, west of Mason Road, north of Mason Manor Drive.

Director Duepner noted the petition is to be heard by the St. Louis County Planning Commission relative to P.C. 31-93 Stephen C. Lieber.

There was discussion on this matter and the Committee did not deem it appropriate to formulate a response on this matter.

ADD ON #1

Memorandum from the Director of Planning to the City Administrator concerning Western Annexation.

Director Duepner summarized the memorandum to the City Administrator concerning a request from the St. Louis County Boundary Commission staff relative to the City's proposed Western Annexation. Boundary Commission staff is requesting that the City of Chesterfield amend its Plan of Intent by ordinance, to indicate its support of Traffic Generation Assessment Trust Funds in the proposed annexation area, and support of the Highways Systems Plan of St. Louis County.

The Committee directed this matter be brought forth for further discussion at the next meeting. At that time, the Director should provide copies of the Highways Systems Plan, as pertain to the annexation area.

The meeting adjourned at 6:57 p.m.

[PZC-SUM.331]