

SUMMARY
PLANNING AND ZONING COMMITTEE MEETING
MAY 5, 1993

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held on Wednesday, May 5, 1993, at 5:50 p.m., in the City Council Conference Room. In attendance were Chair Susan Clarke (Ward II); Councilmember Nancy Greenwood (Ward I); Councilmember Dan Hurt (Ward III); and Councilmember Dick Hrabko (Ward IV). Also in attendance were Laura Griggs-McElhanon, Senior Planner; and Joseph Hanke, Planning Specialist.

ITEM I. P.Z. 3-93 DLC Development Company (Wild Horse Springs); "NU" Non-Urban District to "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.

AND

P.Z. 4-93 DLC Development Company (Wild Horse Springs); 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.

Senior Planner Griggs-McElhanon explained that at a prior Planning and Zoning Committee meeting these petitions were sent back for reconsideration to the Planning Commission, at the request of the petitioner. At the April 26th Planning Commission meeting, the motion for reconsideration failed, so these petitions are referred back to the Committee with the same Commission recommendation as previously received. The petitioner is requesting an "R-2" and "R-3" Residence Districts PEU, and the recommendation of the Planning Commission is for an "R-2" Residence District PEU. Due to the Planning Commission vote denying the "R-2" and "R-3" District request, a super majority will be needed for Council approval of the petitioner's request for "R-2" and "R-3" Residence Districts PEU.

Councilmember Hrabko asked if a Plan had been submitted depicting a 30 lot subdivision?

Planning Specialist Hanke stated that the petitioner had not submitted one.

Councilmember Greenwood stated that the proposed Plan, depicting 36 lots, is not consistent with development in the area.

Councilmember Clarke presented pictures of the area that were given to her.

Mr. John King, on behalf of the petitioner, presented the request for an "R-2" and "R-3" Residence Districts PEU 36 lot subdivision. The proposed minimum lot size is 10,000 square feet, with the lots primarily of 12,000 to 14,000 square feet. Three (3) stub streets are proposed, one to the north which will tie in with Chesterfield Farms subdivision, one to the west, and one to the east.

Mr. King stated that he disagrees with the Planning Commission. If the Council supports the "R-2" District density, the petitioner would like to eliminate the stub streets.

Councilmember Hrabko stated that it is the City's policy to connect subdivision streets if we can and that's probably why the Planning Commission recommended the connection. However, some of the residents pointed out sight distance concerns at that entrance on Wild Horse Creek Road. We would recommend a cul-de-sac and asked if the developer would be willing to have private streets if the street were to terminate in a cul-sac it?

Mr. King stated that he don't think the petitioner would. The petitioner also requests that the one stub street be eliminated and made into a private access to the Layton property (the stub depicted to the east).

Planning Specialist Hanke stated that the stub street to the north was to connect to Chesterfield Farms. This was required per the Fire District comments to allow alternate access.

Councilmember Hrabko stated that the access could be accomplished with paver blocks.

Councilmember Hurt pointed out that there is another stub street in the Chesterfield Farms development further east.

Senior Planner Griggs-McElhanon pointed out that the Department received comments from the Highway Department and they had no comment with regards to a sight distance problem.

Councilmember Hrabko inquired if the Highway Department would make the development put in the left turn lane if it were a cul-de-sac?

Mr. King stated that he didn't think so.

Senior Planner Griggs-McElhanon stated that the Department would have to request input from the Highway Department on this.

Councilmember Hurt inquired if the cul-de-sac and the paver blocks would have an effect on the number of lots?

Mr. King stated that they could work through that.

Councilmember Hrabko inquired of staff what the policy has been in the past on emergency access connections.

Senior Planner Griggs-McElhanon stated that the emergency access between Stonebriar and Sycamore Ridge was approved for a twenty (20) foot wide common ground strip with a twelve (12) foot paver block section centered in it.

A motion was made by Councilmember Hrabko and seconded by Councilmember Hurt to support the Planning Commission recommendation with the exception that the street be a cul-de-sac with a twenty (20) foot wide common ground with a twelve (12) foot paver block section for emergency access between those two subdivisions.

Mr. King request that the stub street to the east be private for access to the Layton property.

Councilmember Greenwood inquired about the lots that are facing that street.

Mr. King stated that this could be handled. As there would be 30 lots, we'll have to eliminate a couple of lots anyway.

Councilmember Hrabko inquired of staff about the requirement for having a cul-de-sac.

Senior Planner Griggs-McElhanon stated that there would have to be some means to turn around. We have had a couple of subdivisions with private streets where they've done hammerhead turnarounds.

Councilmember Hrabko inquired if the petitioner had anymore problems, before they vote.

Mr. King state no.

Councilmember Hrabko called the question.

The motion was approved by a vote of 4 to 0.

ITEM II. P.Z. 5-93 Hayden Company (Chesterfield Valley Estates); "NU" Non-Urban District to "R-1A" 22,000 square foot Residence District; north side of Wild Horse Creek Road, east of the intersection of Long and Wild Horse Creek Roads.

AND

P.Z. 6-93 Hayden Company (Chesterfield Valley Estates); "NU" Non-Urban District to "R-2" 15,000 square foot Residence District; north side of Wild Horse Creek Road, east of the intersection of Long and Wild Horse Creek Roads.

AND

P.Z. 7-93 Hayden Company (Chesterfield Valley Estates); Planned Environment Unit Procedure in the "R-1A" 22,000 square foot Residence District and the "R-2" 15,000 square foot Residence District; north side of Wild Horse Creek Road, east of the intersection of Long and Wild Horse Creek Roads.

Senior Planner Griggs-McElhanon summarized the report of the Planning Commission for approval of rezoning to "R-1A" 22,000 square foot Residence District and "R-2" 15,000 square foot Residence District with a Planned Environment Unit Procedure.

Mr. Al Michenfelder, representing the petitioner, inquired as to the necessity for making a presentation or just answer questions.

Councilmember Hurt inquired about any concerns on what the Planning Commission had recommended.

Mr. Michenfelder stated that the Planning Commission recommendation is agreeable to the developer.

Councilmember Hrabko stated that comments had been received from Country Place at Chesterfield subdivision and inquired as to what the minimum lot size was in that subdivision.

Senior Planner Griggs-McElhanon stated that the minimum lot size on the eastern boundary was one acre and the remainder of the lots had a minimum lot size of 28,000 square feet.

Councilmember Hrabko inquired as to what lot sizes were depicted along Wild Horse Creek Road when the petition was presented at the Planning Commission Public Hearing.

Mr. Dennis Hayden stated that the minimum was 12,000 square feet, but the lots along Wild Horse Creek Road were larger than 12,000 square feet, probably 15,000 to 16,000 square feet. These lots have been increased to 20,000 with a thirty (30) foot common ground strip adjacent to Wild Horse Creek Road.

Councilmember Hrabko stated that the common ground strip would add about 3,000 square feet to each lot for 23,000 square foot lots adjacent to Wild Horse Creek Road.

Councilmember Hrabko inquired if anyone was present besides the petitioner to speak on these petitions.

Councilmember Clarke stated that no one was there.

Senior Planner Griggs-McElhanon stated that she had spoken to Mr. Sutliff, a resident and trustee in Country Place at Chesterfield. In the packet is a letter from him. He was going to be out of town and he was going to speak to the other trustees. He was aware of the meeting this evening.

Councilmember Hrabko stated that since the original public hearing, there had been some modifications prior to the Planning Commission recommendation to address some of the concerns the residents had.

Planning Commission Chair Domahidy stated that yes, there had been changes. Senior Planner Griggs-McElhanon talked to Mr. Sutliff the day the Planning Commission voted and again let him know about the changes that were made. She also let him know about the opportunity to speak in our new Public Comment portion of the meeting and no one spoke at that time.

Councilmember Greenwood inquired if all the proposed lots would be smaller than Country Place at Chesterfield.

Councilmember Hrabko stated that the lots on the northern perimeter are required to be 30,000 square feet.

A motion was made by Councilmember Hurt and seconded by Councilmember Greenwood to approve the petitions as recommended by the Planning Commission. The motion was approved by a vote of 4 to 0.

Councilmember Hrabko stated that he may want to hear some more from the residents in this area before the final vote on this.

ITEM III. P.Z. 8-93 Grasse Properties, Inc. (Brook Hill Addition II); "NU" Non-Urban District to "R-2" 15,000 square foot Residence District; west side of Straub Road, north of the intersection of Straub Road and Clayton Road.

AND

P.Z. 9-93 Grasse Properties, Inc. (Brook Hill Addition II); Planned Environment Unit Procedure in the "R-2" 15,000 square foot Residence District and Amended Planned Environment Unit Procedure in the "R-2" 15,000 square foot Residence District; west side of Straub, north of the intersection of Straub Road and Clayton Road.

Senior Planner Griggs-McElhanon summarized the report of the Planning Commission for approval of rezoning to "R-2" 15,000 square foot Residence District with a Planned Environment Unit Procedure and an amended Planned Environment Unit Procedure. P.Z. 14 & 15-92 Grasse Properties rezoned the northern portion of this site. All of the original conditions, specifically dealing with stormwater, are still in Attachment A.

Councilmember Hurt requested the specifics of the area be indicated on the Plan.

Senior Planner Griggs-McElhanon indicated the area on the Plan and explained some of the conditions relative to stormwater.

Councilmember Hurt stated that the zoning is the same and the density is the same as what was approved last year. The proposed detention basin is away from residents.

Senior Planner Griggs-McElhanon stated that no one spoke at the public hearing.

Councilmember Hurt stated the (Greenberry Baxter) people probably didn't get notices.

Senior Planner Griggs-McElhanon stated that notices were sent to property owners within 200 feet of the perimeter of the entire site due to the amended PEU, so some of the residents in Greenberry Baxter Estates would have received notices.

A motion was made by Councilmember Hurt and seconded by Councilmember Hrabko to approve the petitions as recommended by the Planning Commission. The motion was approved by a vote of 4 to 0.

ITEM IV. 14-90 Storage Masters, Inc.; "M-3" Planned Industrial District ordinance Amendment; south side of Chesterfield Airport Road, west of the intersection of Old Olive and Chesterfield Airport Road.

Senior Planner Griggs-McElhanon summarized the report of the Planning Commission for approval of the ordinance amendment to allow parking for ten (10) rental trucks. The Planning Commission was concerned with the proposed location of some of the trucks, next to the buildings closer to the perimeter of the site. As currently worded, in addition to limiting the number of trucks that can be stored, the ordinance also limits the area where the trucks can be located. Specifically, the trucks are to be located in the outdoor storage area. If the ordinance is amended to allow the parking of the number of trucks as proposed by the petitioner, it would also need to be amended to allow parking outside the outdoor storage area. Though nothing in writing has been submitted from the fire district, they have expressed concern with parking trucks next to the buildings.

Mr. Burrows explained the efforts required to develop this site and the type of construction used.

Councilmember Clarke requested Mr. Burrows indicate where the trucks are proposed to be parked.

Mr. Burrows indicated the parking areas and stated that when the buildings are completed he will loose the area where the trucks are currently parked. He doesn't currently have a fence over the drainage channel, but if you would like one, he would build a fence.

Councilmember Hurt stated that he feels a combination of the Planning Commission efforts and Mr. Burrows efforts have made the project a little bit more attractive, which is one reason it looks as good as it does.

Councilmember Hrabko sought clarification on the condition limiting the rental truck parking.

Senior Planner Griggs-McElhanon stated that the ordinance currently allows the parking of four (4) rental trucks. The petitioner is requesting to be able to park sixteen (16) rental trucks and the recommendation from the Planning Commission is to permit ten (10) rental trucks to be parked. Explanation was given as to how the Planning Commission came up with ten (10) trucks, which was based on the Department staff report.

Mr. Burrow stated that he wanted sixteen (16) because when the buildings are all build will lose ten (10) spaces and doesn't want to have to come back and do this again.

Planning Commission Chair Domahidy stated that the main concern of the Planning Commission is the visibility of the site.

Councilmember Hurt stated that if he is willing to put up a fence, will solve that problem.

A motion was made by Councilmember Hrabko and seconded by Councilmember Hurt to approve the petitioner's request to amend the ordinance to allow for the parking of sixteen (16) rental trucks and require for fencing to installed to screen the trucks to be parked next to the buildings. The specific wording was as suggested by staff. The motion was approved by a vote of 3 to 1, with Councilmember Greenwood voting no.

ITEM V. P.Z. 26-89 Midland Capitol Properties II (Chesterfield Crossing); "C-8" Planned Commercial District Ordinance Amendment; west side of Clarkson Road, north of Lea Oak Drive.

Senior Planner Griggs-McElhanon summarized the report of the Planning Commission for approval of the ordinance amendment to increase the permitted area from 66,944 square feet to 67,544 square feet.

A motion was made by Councilmember Hrabko and seconded by Councilmember Greenwood to approve the ordinance amendment as recommended by the Planning Commission. The motion was approved by a vote of 4 to 0.

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

This item was held at the direction of the Chair.

ITEM VII. Report of the Department of Planning regarding Vacation of Easement for Lot 30, Wildhorse Village "C".

Senior Planner Griggs-McElhanon summarized the request.

A motion was made by Councilmember Hrabko and seconded by Councilmember Hurt to approve the vacation of easement. The motion was approved by a vote of 4 to 0.

ITEM VIII. Site Plans, Building Elevations and Signs reviewed by Planning Commission on April 26, 1993.

- A. Wellesley Place Addition Subdivision; Resubdivision Record Plat; west of Olive Boulevard, south of West Drive.

Note: Action on this item was taken by City Council at its meeting of May 3, 1993.

- B. P.C. 91-88 The Siteman Organization (Spirit Trade Center, Lot 6, C.A.P.S.); "M-3" Planned Industrial District Site Development Section Plan, Landscape Plan and Architectural Elevations; south side of Chesterfield Airport Road, west of Long Road.

The meeting adjourned at 6:50 p.m.