

Planning and Economic Development Committee
Meeting Summary
June 5, 1991

A meeting of the Planning/Economic Development Committee of the Chesterfield City Council was held on June 5, 1991, at 5:35 p.m., in the City Council Conference Room. In attendance were Chairman Betty Hathaway (Ward I); Councilmember Jade Bute (Ward II); Councilmember Dan Hurt (Ward III); Councilmember Dick Hrabko (Ward IV); and Mayor Jack Leonard. Also in attendance were Jerry Duepner, Director of Planning/Economic Development; Barbara McGuinness, Chairman of City of Chesterfield Planning Commission.

ITEM I.

P.Z. 9-91 JPR Corporation; a request for a change of zoning from "NU" Non-Urban District and "M-3" Planned Industrial District to "M-3" Planned Industrial District and Amended "M-3" Planned Industrial District; north side of Chesterfield Airport Road, south side of U.S. Highway 40/61 and I-64, east of Old Olive Street Road.

Director Duepner presented the report of the Planning Commission recommending approval of the petition, with conditions. Director Duepner recommended revisions to several of the conditions relative to the requirement for an Escrow, and the date and amount of Trust Fund contributions.

Councilmember Hrabko expressed concern relative to the amount of warehouse development proposed on the tract. He cited the location of the proposed facility along the Highway 40 Corridor, a very prominent location. He suggested that the development of the two (2) buildings on the western portion of the site be office/warehouse, with the emphasis on office. He suggested that the offices constitute at least fifty percent (50%) of the gross floor area of these buildings.

A representative of the petitioner, Mr. Phil Schreiber, addressed the Committee relative to a possible requirement on the amount of office area. He indicated the desire for some flexibility, and wished to reserve the ability to revise this requirement, if approved by the City Council, at some future date.

Councilmember Hathaway expressed concern about the lack of landscaping proposed in the eastern portion of the site. It was noted that, on the original plan, a substantial amount of landscaping had been proposed in this area.

A motion was made by Councilmember Hrabko for approval of the Planning Commission recommendation, with revisions as recommended by the Director of Planning and the requirement that the buildings in the western portion of the site be at least fifty percent (50%) office. The motion was seconded by Councilmember Bute and approved by a vote of 4 to 0.

Note: A Bill relative to this matter will be needed for the June 17, 1991 City Council Meeting.

ITEM II.

PZ 10-91 Edward J. Shaheen, Jr.; a request for a Commercial Service Procedure in the "NU" Non-Urban District; east side of Olive Boulevard, north of White Plains Drive.

Director Duepner presented the report of the Planning Commission recommending approval of the petition.

Mayor Leonard raised a question relative to the requirement for a sidewalk along Olive.

Director Duepner noted that, while Olive is provided with a stabilized shoulder in this area, development to the east of this site [i.e., Barnes Continuing Care Facility] has provided a sidewalk along the Olive Boulevard frontage.

Concern was expressed relative to the width of the entrance at Olive [i.e., thirty (30) feet].

Director Duepner noted that this was a standard requirement of the State Highway Department, but that the condition as currently worded would allow some flexibility, as no specific width of an entrance is stated. Thus, the State may reconsider and allow for a narrower entrance.

A motion was made by Councilmember Bute for approval per the Planning Commission recommendation. The motion was seconded by Councilmember Hrabko and approved by a vote of 4 to 0.

Note: A Bill relative to this matter will be needed for the June 17, 1991 City Council Meeting.

ITEM III.

Update of City of Chesterfield Comprehensive Plan and Final Report of the Zoning Ordinance and Subdivision Ordinance of the City of Chesterfield.

Director Duepner presented the report of the Planning Commission regarding their readoption of the Comprehensive Plan, as updated, and the Final Report on the Zoning and Subdivision Ordinances of the City of Chesterfield.

Councilmember Hrabko inquired about the reason for Commission reconsideration of the Land Use Designation for the area at Timberlake Manor Parkway.

Director Duepner noted that the Comprehensive Plan Committee initiated review of this area in response to a letter submitted by a resident, and also due to the concern of several Commission Members relative to the intensity of development approved on the Sverdrup site, and its similar designation for "Office" use. Concern of the Commission was that a development of scale similar to that of the Sverdrup proposal would not be appropriate on the south side of Highway 40 at Timberlake Manor.

Councilmember Hrabko expressed concern about the lack of definition in the Comprehensive Plan for the term "Office-Campus." He suggested that the Planning Commission develop a definition of Office-Campus and report back to the Planning and Economic Development Committee on this item.

Councilmember Bute expressed concern about the lack of green space designation along the south side of Conway Road.

Director Duepner noted that the text of the Plan would indicate that if further office development occurred on the north side of Highway 40, a substantial landscape buffer is to be considered along the south side of Conway Road.

Councilmember Hrabko also expressed concern that the map did not reflect potential office development to the west of the Sverdrup tract.

Director Duepner noted that a Public Hearing would be necessary on the Final Report on the Zoning and Subdivision Ordinance before the City Council.

Committee directed that a hearing on that matter be held before the Council Meeting on July 15, 1991, at 6:30 p.m.

ITEM IV.

Valley Place; Large Lot Subdivision in "NU" Non-Urban District; east side of Eatherton Road, north of Wild Horse Creek Road.

Director Duepner presented the recommendation of the Planning Commission for approval of the large-lot subdivision known as Valley Place.

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

Note: A Bill relative to this matter will be needed for the June 17, 1991 City Council Meeting.

ADD ON #1 Eastern Annexation

Councilmember Hathaway suggested that the Committee begin to become involved in the effort for annexation of the area east of the City recently authorized by the Boundary Commission. In her comments Chairman Hathaway referenced a letter from Mr. Wes Andrews of this area raising several questions. Chairman Hathaway suggested that a meeting be set up with Subdivision Trustees, and that staff attend the meeting to answer questions.

Mayor Leonard suggested that separate meetings be held for businesses and residents of the area.

Councilmember Bute suggested that any meeting be scheduled sometime after Labor Day.

A motion was made by Councilmember Bute to instruct the staff to set up a meeting with Subdivision Trustees for some time in September. The motion was seconded by Councilmember Hrabko and approved by a vote of 4 to 0.

ADD ON #2

Chairman Hathaway requested that staff be instructed to review the Commercial Services Procedure for revision or possible elimination. She expressed concern that there may be a need to tighten-up some provisions of the Ordinance.

ITEM V.

Site Plans, Building Elevations and Signs reviewed by Planning Commission at the May 29, 1991 Meeting

- A. P.Z. 3-90 Dean R. Frankiewicz (Chesterfield Valley Golf Center); CUP in "NU" Non-Urban and "FPNU" Flood Plain Non-Urban District Architectural Elevations; north side of North Outer Forty, east of Boones Crossing.
- B. P.C. 36-88 Barnes Continuing Care; MXD Architectural Elevations; south side of Olive Boulevard, west of Appalachian Trail Drive.

Councilmember Bute inquired about the screening proposed, provision of landscaping, and use of patio area.

Director Duepner noted that a revised screening proposal was to be submitted, landscaping had been provided per approved plan, and no indication given that patio area would be used.

C. P.C. 61A-74 Mason-Casally, Inc. (Broadmoor); PEU in "R-5"
Residence District Amended Site Development Plan; north
side of Clayton Road, east of Baxter Road.

Councilmember Hurt inquired about nature of proposal.

Director Duespner noted plan approved addition to
garage/storage structure.

The meeting adjourned at 6:45 p.m.

[PED-SUM.605]