

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

Minutes - June 21, 1989

A meeting of the Planning and Economic Development Committee of the City of Chesterfield City Council was held on June 21, 1989 at 5:30 p.m. In attendance were Councilmember Richard Hrabko, Chairman (Ward IV); Councilmember Betty Hathaway (Ward I); Councilmember Jade Bute (Ward II); Councilmember Dan Hurt (Ward III); Jerry Duepner, Director of Planning/Economic Development; and Anna Kleiner, Planning Specialist.

Item #1 P.Z. 8 & 9-89 Sullivan Hayes Company; "R-6A" to "R-1" Residence District, and "R-2" and "R-6A" Residence Districts to "C-8" zoned Commercial District; north side of Olive Boulevard, between East and West Drive.

Planning Director Duepner presented a report noting that the Planning Commission had recommended approval of P.Z. 8-89 ("R-6A" to "R-1") by a vote of 7-2; and of P.Z. 9-89 ("R-2" and "R-6A" to "C-8") by a vote of 5-3-1. Councilmember Hrabko noted the desire of the petitioner that consideration be given to P.Z. 9-89 prior to action on P.Z. 8-89. In discussion Councilmember Hrabko noted his support for the petition, citing the roadway improvement contributions to be made by the petitioner upon approval of the development, that it was a natural extension of commercial development, and that his constituents were in favor of the proposal. Councilmember Hathaway noted that development of multiple-family units upon the tract would have a minimal impact to Arrowhead Estates, particularly in view of the access to the Arrowhead Estates Subdivision, somewhat east of the subject site. Councilmember Bute expressed concern about establishing commercial precedent along Olive Boulevard, and did not question the quality of the proposal. Councilmember Hrabko noted the contribution of the petitioner to the Roadway Trust Fund for road improvements in the area. Councilmember Hurt queried each Councilmember about the attitude of their constituents relative to the commercial proposal.

A motion for approval of P.Z. 9-89 subject to conditions contained in the Planning Commission report, was made by Councilmember Hrabko. The motion failed for lack of a second. A motion for denial of P.Z. 9-89 was made by Councilmember Bute and seconded by Councilmember Hathaway. Councilmember Hurt noted that he had taken into consideration what people in the area desired, and what is best for the City. He also noted the Staff recommendation for denial of P.Z. 9-89. A motion for denial passed by a vote of 3-1, with Councilmembers Bute, Hathaway and Hurt voting yes, Councilmember Hrabko voting no.

In discussion of P.Z. 8-89, the Committee agreed on consensus that P.Z. 9-89 would be voted on first. The Committee agreed to forward P.Z. 8-89 to the City Council with no recommendation.

Note: Bills relative to these items will be prepared for the July 5th Council Meeting.

Item #2 P.C. 65-88 Montessori Children's House, Inc.; Conditional Use Permit in "NU" Non-Urban District amendment request; south side of Lachue Road, east of Saylesville Drive.

Planning Specialist Kleiner presented the Planning Commission's recommendation for approval of the proposed amendment. A motion was made by Councilmember Hathaway to accept the recommendation of the Planning Commission. The motion was seconded by Councilmember Hurt, and the motion passed by a vote of 4-0.

Item #3 Correspondence from the Department of Public Works concerning Baxter Crossing Subdivision.

Planning Director Duepner presented a request by the Department of Public Works for release of funds from the Wilson Spur Trust Fund for an extension of Wilson Spur of 15 to 20 feet from its present terminus. An extension would permit installation of a graded trough to assist in handling of the stormwater. A motion for approval to recommend release of the funds was made by Councilmember Bate. The motion was seconded by Councilmember Hurt, and approved by a vote of 4-0.

Item #4 A copy of correspondence from Director of Planning/Economic Development concerning Seasons at Schoettler Subdivision.

Planning Director Duepner presented correspondence relating to the extension of a bond established by the developer of Seasons at Schoettler Subdivision to ensure maintenance of detention areas on adjoining properties. Councilmember Hurt commented that he was very concerned about this matter, and instructed the Department to closely monitor the situation. A motion was made by Councilmember Hurt to receive and file the report. The motion was seconded by Councilmember Bate, and approved by a vote of 4-0.

Item #5 Laurenwood Subdivision

Planning Director Duepner presented a report relative to allowing a basketball backboard structure within the right-of-way of Laurenwood Court. A motion was made by Councilmember Bate to support the Staff recommendation that the structure be removed prior to the acceptance of Laurenwood Court by the City of Chesterfield. The motion was seconded by Councilmember Hathaway, and passed by a vote of 4-0.

Item #6 Chesterfield Valley stormwater plan

Planning Director Duepner presented an overview of the Chesterfield Valley Stormwater Plan and noted that compliance with the provisions of the stormwater plan is critical. He also noted that the Department of

Planning/Economic Development and the Department of Public Works will present to both the Planning and Economic Development Committee and the Public Works Committee, further information on the Chesterfield Valley Stormwater Plan. Councilmember Hrabko noted that it is important to identify who is responsible for review and approval of stormwater plans within the Valley.

The matter was received and filed by the Committee.

Item #7 Correspondence from Director of Planning/Economic Development concerning State and County review of proposed development.

Director Duepner presented to the Committee a memorandum which noted that, copies of plans and public hearing notices are sent to the County Department of Highways and Traffic, and the Missouri Highway and Transportation Department in order to obtain their comments relative to the proposals. Comments received from these Departments generally address roadway improvements and right-of-way dedication. The Committee commented that this was a good policy and should continue.

The Committee received and filed the report.

Item #8 Draft of correspondence concerning traffic study for Chesterfield Village.

Director Duepner presented a memorandum outlining a traffic study which is to be undertaken to analyze traffic impact of possible re-development within the Chesterfield Village Area. Development could consist of change from multiple-family to additional office space and retail space. The study is to be conducted by a consultant for Sachs Properties, and will include review by the Missouri Highway and Transportation Department, the St. Louis County Department of Highways and Traffic, and the City of Chesterfield. Director Duepner also described the possible relocation of Wild Horse Creek Road, noting that this proposal had been previously submitted to the County for consideration. At present, development in the area may preclude further consideration of the proposed realignment.

Item #9 Funding for Economic Development

Director Duepner discussed with the members of the Committee the possibility of including, within next year's budget, funds for economic development. The Committee agreed that funds should be allocated for economic development in the coming year's budget.

Item #10 Membership on the Economic Development Council

The Committee supports the recommendation of the Finance and Administration Committee that the membership of the Economic Development Council should be held at its current number.

- Item #11 Site Plans, building elevations, and signs approved by the Planning Commission on June 12, 1989.
- A. Crown Business Park (Lot 1, Plat 6); building elevations and landscape plan; Crown Industrial Court, south of Chesterfield Airport Road.
 - B. F.C. 5-79 Holthaus Realty (Proctor Products); "M-3" Planned Industrial District amended site development plan; east side of Chesterfield Industrial Boulevard, south of Chesterfield Airport Road.
 - C. Parkway West High School; amended site plan and building elevations in "NU" Non-Urban District; north side of Clayton Road, east of Straub Road.
 - D. Spirit Airpark (Apex Aviation); "M-3" Planned Industrial District amended site development plan; northeast corner of North Beechcraft and Edison Avenue.
 - E. Conway Ridge; temporary subdivision promotion sign; east side of White Road, north of Rainy Lake Drive.
 - F. First Baptist Church of Creve Coeur; amended site plan and building elevations; west side of Creve Coeur Mill Road, north of Olive Boulevard.
 - G. Seasons at Schoettler; temporary subdivision direction sign; east side of Olive Boulevard, near White Road.
 - H. P.C. 87-86 Leo Eisenberg Company (Lord of Life Lutheran Church); amended Planned Environment Unit in "R-6A" site development plan; southeast corner of Clarkson and Baxter Roads.
 - I. Parkway Office Center; Boundary Adjustment Plat; north side of Chesterfield Airport Road, west of Chesterfield Village Parkway.