

PLANNING & ECONOMIC DEVELOPMENT COMMITTEE
City Council Conference Room
August 8, 1990
Minutes

A meeting of the Planning/Economic Development Committee of the City Council of Chesterfield was held on August 8, 1990, at 5:40 p.m., in the City Council Conference Room. In attendance were Acting Chairman Dick Hrabko (Ward IV); Councilmember Jade Bute (Ward II); Councilmember Dan Hurt (Ward III); Jerry Duepner, Director of Planning/Economic Development; Anna Kleiner, Planning Specialist; Mike Pearson, Chesterfield Journal; Joe Holeman, St. Louis Post-Dispatch; Pam Moroso, 12 Georgetown Road; Thomas and Barbara Burnside, 8 Georgetown Road; Bud and Nancy Dailey, 11 Georgetown Road; Richard Belding, 281 Ridge Trail Drive; Charles Liebert and Marvin King, 11906 Manchester, Suite 207; Nancy Davis, 10 Georgetown Road; Bob Grant, 1933 Lanchester; James and Marcia McDonald, 14986 Chateau Village Drive; and Sharon Mayfield, 506 Hatteras Drive.

ITEM #1 Correspondence from the Director of Planning/Economic Development concerning Transfer of Development Rights.

Director Duepner presented a report on the review by the Planning Commission of Transfer of Development Rights. It was the recommendation of the Planning Commission that this issue not be pursued at present, but that the St. Louis County Municipal League be asked to pursue appropriate State legislation to allow for utilization of the concept by Chesterfield and other municipalities. The Committee directed that the matter be referred to the Municipal League by Councilmember Bute and that this issue be placed on the agenda at some future date pending efforts by the Municipal League.

ITEM #2 Correspondence for the City Attorney concerning Political Signs.

The Committee tabled this matter for discussion at a future meeting.

ITEM #3 P.C. 223-77 Sachs Properties; a request for an extension of time for submittal of Site Development Plan for a Conditional Use Permit in "R-5," "R-6A," and "R-8" Residence Districts; west side of Chesterfield Village Parkway, South of Chesterfield Airport Road.

The report of the Planning Commission granting the extension of time was received and filed by the Committee. (No further action is necessary on this matter.)

ITEM #4 Wildhorse Subdivision (Lots 25 and 26); Boundary Adjustment Plat; west side of Bridgeway Drive, west of Wildhorse Parkway.

This matter was received and filed by the Committee noting that action had been taken by the City Council at its meeting on August 6, 1990.

ITEM #5 Correspondence from Mayor Scott Douglass and Mr. Frank Hodgdon, Chairman, Planning and Zoning Commission, City of Clarkson Valley, concerning annexation.

This matter was received and filed by the Committee and Department Staff was instructed to invite Mayor Douglass and Mr. Hodgdon to the next Planning/Economic Development Committee Meeting on August 22, 1990.

ITEM #6 Correspondence from Mr. Frank Hodgdon, Chairman, Planning and Zoning Commission, City of Clarkson Valley, regarding request for rezoning for property located on the west side of Clarkson Road, north of Clayton Road.

This matter was received and filed by the Committee.

ITEM #7 Correspondence from the Director of Planning/Economic Development concerning South and Southwest Annexation.

The report of the Director of Planning was received and filed by the Committee. It was noted that discussions with representatives with Clarkson Valley would also focus upon annexation of areas to the south and southwest of the City of Chesterfield.

ITEM #8 Correspondence from the Director of Planning/Economic Development concerning formation of Economic Council.

Director Duepner presented a memorandum which had been originally sent to the City Administrator. The Committee received and filed the memorandum and noted that this matter should be placed on a future agenda upon completion of the discussions on the proposed Economic Development Council.

ITEM #9 Correspondence from Mr. Marty Henson concerning P.Z. 26-90 Midland Capitol (Chesterfield Crossing) Traffic Generation Assessment.

Director Duepner presented the correspondence from Mr. Henson requesting consideration of a Traffic Generation Credit for work done per the Missouri Highway and Transportation Department on Clarkson Road in conjunction with the Chesterfield Crossing development. Director Duepner noted that in conversations with representatives of the St. Louis County Department of Highways and Traffic, that Department had indicated no problem with granting a credit.

A motion was made by Councilmember Bute, and seconded by Councilmember Hurt to support the requested Traffic Generation credit if concurrence was received from the St. Louis County Department of Highways and Traffic. The motion passed by a vote of 3 to 0.

ITEM #10 Correspondence from the Director of Planning/Economic Development regarding a request for Vacation of Easement; Stonebriar Subdivision (Lot 6); north side of Kehrs Mill Road, east of Clarkson Road.

Director Duepner presented the report of the Department of Planning/Economic Development recommending approval of the requested Vacation of Easement.

A motion for approval to grant the Vacation was made by Councilmember Hurt, seconded by Councilmember Bute. The motion passed by a vote of 3 to 0.

NOTE: An Ordinance relative to this matter is needed for the August 20, 1990 City Council Meeting.

ITEM #11 Correspondence from the Director of Planning/Economic Development concerning Planning Commission Training.

Director Duepner presented a summary of a memorandum outlining a proposed trip by members of the Planning Commission to Germantown, Tennessee. The Committee instructed the Department to provide an approximate cost and an indication on the amount of funds remaining in the budget which could be used for such a trip. The Committee suggested it may be appropriate for a staffmember to visit Germantown and take slides and make a report to the Commission.

ITEM #12 Correspondence from the Director Planning/Economic Development concerning Request for Partial Vacation of Old Baxter Road.

Director Duepner presented the report of the Department of Planning recommending

approval of Vacation of a portion of the Old Baxter Road right-of-way.

A motion was made by Councilmember Bute for approval of the requested Vacation. The motion was seconded by Councilmember Hurt and passed by a vote of 3 to 0.

NOTE: An Ordinance relative to this matter is needed for the August 20, 1990 City Council Meeting.

The meeting of the Planning/Economic Development Committee recessed at 5:59 p.m., for a Public Hearing on P.Z. 6-90 Lenette Realty Investment Company and Boatmen's Bankshares, Inc.

The meeting of the Planning/Economic Development reconvened at 6:35 p.m.

ITEM #13 Westerly Place Subdivision; location of Sanitary Sewer Line; west side of Schoettler Road, at Westerly.

Planning Specialist Kleiner presented a plan depicting the proposed location of a sewer line for the Westerly Place Subdivision. It was noted that the sewer line is proposed in an area ten (10) feet south of the twenty-five (25) foot landscape buffer, but would intrude into the buffer strip at the rear of Lot 19 in order to bypass an existing swimming pool.

Mr. Bob Grant of 1933 Lanchester addressed the Committee. Mr. Grant, a prospective purchaser of a lot within Westerly Place, expressed concern about the route of the proposed sewer line at the rear of Lot 22 as it could result in the loss of existing trees upon that lot as well as present problems with possible future location of a swimming pool on the lot. He requested an alternate location for the sewer line along the street be pursued.

Committee Member Hrabko inquired of Mr. Liebert about the problems with locating the sewer line adjacent to the street. Mr. Liebert responded that a sewer line at that location would be at a depth of forty (40) feet and that possibly rock would be encountered at that depth. Mr. Liebert also noted that the sewer line may need to be moved from the proposed location in order to maintain an appropriate distance from the swimming pool.

A motion was made by Committee Member Hurt for approval of the proposed location of the sanitary sewer line noting that consideration should be given to Mr. Grant's concern. Motion was seconded by Councilmember Bute and approved by a vote of 3 to 0.

ITEM #14 Site Plans, Building Elevations, and Signs reviewed by the Planning Commission on July 23, 1990.

- A. P.Z. 26-89 Midland Capitol Properties II (Chesterfield Crossing); Wall Sign (Kids 'R' Us); west side of Clarkson Road, north of Lea Oak Drive.

NOTE: Committee Member Hrabko inquired about the height of Commission approved letters for the Kids 'R' Us Store. Director Duepner responded that the Commission had approved letters of three (3) feet in height.

- B. P.C. 93-88 Daniel Stegmann; "C-8" Planned Commercial District Site Development Concept Plan; southeast corner of Chesterfield Airport Road and Wildhorse Creek Road.

NOTE: Committee Member Hrabko inquired whether this site was the tract for which a grading permit was being sought for removal of dirt. Director Duepner responded that this was the same site.

- C. P.C. 130-85 Peachtree Limited (Peachtree Apartments); Illumination for Site Identification Sign; east side of Olive Boulevard, north of Schoettler Road.

ITEM #15 P.Z. 6-90 Lenette Realty and Investment Company and Boatmen's Bankshares, Inc.; a request for a change of zoning from "R-2" Residence District and "C-2" Shopping District to "C-8" and Amended "C-8" Planned Commercial District; southwest corner of Clayton Road and Baxter.

Director Duepner summarized the report of the Planning Commission recommending approval subject to various conditions.

Ms. Marcia McDonald addressed the Committee on permitted uses upon the site and expressed concern relative to the possible sale of liquor on the site.

Mr. Michael Lazaroff representing the petitioners addressed the Committee with various concerns relative to recommended conditions by the Planning Commission. Mr. David Breyemeier, on behalf of the petitioner, addressed the Committee relative to restrictions on access and elimination of the proposed right-in and right-out access drives on Clayton Road and Baxter Road.

Director Duepner responded that the recommendation of the Planning Commission was based on the desire to maintain a free flow of traffic through the Clayton/Baxter Road

intersection, and that the Missouri Highway and Transportation Department had not indicated approval of the plan of the petitioner to provide for a channelized left turn lane to restrict traffic leaving the site from left turns northbound onto Baxter Road.

Mr. Lazaroff also addressed the Committee relative to concerns of the petitioner on conditions recommended by the Planning Commission relative to building height, setbacks, landscaping, signage, height of light standards, hours of operation and cross access.

A motion was made by Councilmember Bute for approval of P.Z. 6-90. The motion was seconded by Councilmember Hrabko. Councilmember Hurt noted that the property was currently zoned and it was in compliance with Comprehensive Plan. He also expressed concerns about the need for a change of zoning of this site. The motion was approved by a vote of 2 to 1, with Councilmember Hurt voting no.

Committee reviewed the petitioner's request for revisions of the recommended conditions. Relative to the limitation on access, Councilmember Hurt expressed support of the Planning Commission's recommendation. A motion was made by Councilmember Bute and seconded by Councilmember Hrabko to allow for right turn in and out access from Clayton Road and Baxter Road subject to written approval from the St. Louis County Department of Highways and Traffic and the Missouri Highway and Transportation Department. Motion was approved by a vote of 2 to 1, with Councilmember Hurt voting no.

Relative to limitation on building height, a motion was made by Councilmember Bute to allow the anchor tenant to have a maximum height of twenty-five (25) feet. All other buildings in the retail building to have a maximum height of twenty (20) feet and the bank to have a maximum height of twenty-two (22) feet. Motion was seconded by Councilmember Hrabko and approved by a vote of 2 to 1, with Councilmember Hurt voting no.

Relative to the request for revision of setbacks, a motion was made by Councilmember Bute and seconded by Councilmember Hrabko to allow the canopy to maintain a setback of twenty-five (25) feet from the new right-of-way of Baxter Road. The bank building will be allowed a fifty (50) foot setback from rights-of-way. Motion was approved by a vote of 3 to 0.

Relative to signage, a motion was made by Councilmember Bute and seconded by Councilmember Hrabko to allow for one (1) sign of fifty (50) square feet, one (1) sign of twenty (20) square feet and a monument sign not to exceed 8.5 feet in height and have a size of thirty-two (32) square feet on Baxter Road. The motion was approved by a vote of 2 to 1, with Councilmember Hurt voting no.

Relative to height of light standards, the Committee unanimously concurred with the

recommendation of the Planning Commission for sixteen (16) foot high light standards.

Concerning hours of operation, the Committee unanimously agreed that the hours of operation should be as recommended by the Planning Commission (7:00 a.m. to 11:00 p.m).

Relative to cross access, the Committee unanimously agreed that the requirement of the Planning Commission for cross access should be retained.

Concerning the width of the main driving isle, a motion was made by Councilmember Hrabko to allow for a width of twenty-six (26) feet in lieu of the thirty (30) feet recommended by the Planning Commission. Motion failed because of lack of a second.

Concerning a request for a twenty (20) foot setback for parking from the south line as opposed to twenty-five (25) square feet as recommended by the Planning Commission, a motion was made by Committee Member Bute and seconded by Committee Member Hurl to allow for a twenty (20) foot setback from the south line for parking. The motion was approved by a vote of 3 to 0.

NOTE: An Ordinance relative to this matter is needed for the August 20, 1990 City Council Meeting.

ITEM #16 Director Duepner addressed the Committee relative to their concerns over request for revisions to Planning Commission recommended conditions for Planned District rezonings and Special Procedures..

Director Duepner suggested that he address the Planning Commission for consideration of a policy whereby the Commission would review requests for revision of proposed conditions prior to forwarding a report to the City Council. It was acknowledged by the Committee that this may require an additional two weeks for processing in the rezoning process, however it was the opinion of the Committee that this time would be well spent in that some revisions could be addressed by the Commission rather than the Planning/Economic Development Committee. It was also noted, that this would give the Planning Commission an opportunity to consider revisions and respond to the Committee on those revisions, whereas that opportunity is not available to the Commission at the present time.

Meeting was adjourned at 3:03 p.m.