

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE
Meeting Summary
August 21, 1991

A meeting of the Planning/Economic Development Committee of the Chesterfield City Council was held on August 21, 1991, at 5:38 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); Mayor Jack Leonard; Jerry Duepner, Director of Planning/Economic Development, Laura Grigga-McElhanon, Senior Planner, Planning Commission Chairman Mary Domahidy, and Planning Commissioner Vicky Sherman. Also in attendance were Mark Teitelbaum, Sid Koltun, Harold Arbeitman and Ed Levinson.

ITEM I.

P.Z. 8-91 Harold Arbeitman - Royal Companies; a request for a change of zoning from "M-3" Planned Industrial District to "C-8" Planned Commercial District; north side of Chesterfield Airport Road, east of Long Road.

Director Duepner presented the recommendation of approval by the Planning Commission with conditions.

Mr. Harold Arbeitman addressed the Planning and Economic Development Committee, and indicated that he would provide landscaping comparable to that of Lou Fusz Ford. He expressed need to the Committee for signage which would be comparable to the standard for St. Louis area automobile dealerships - thirty-five (35) feet in height, and one-hundred (100) square feet in outline area. Mr. Arbeitman stated the sign was needed for identification. He also indicated that he would be willing to erect two (2) signs; a smaller sign on Chesterfield Airport Road, and a larger sign directed to Highway 40.

Councilmember Hathaway inquired of the location and size of the sign with Planning Commission Chairman Mary Domahidy.

Commissioner Domahidy responded that sign consideration by the Planning Commission was only for a location along Chesterfield Airport Road.

Councilmember Hrabko suggested that consideration be given to revising the conditions to require all signage be approved by the Planning Commission with the site development plan. He noted that if the Committee was not willing to forward the report to the Council with a one-hundred (100) square foot sign, then sign restrictions should be deleted in order for the petition to move along.

Commissioner Domahidy indicated concern about a change in policy by the Committee, as any requested change in conditions not previously addressed by the Planning Commission is to be referred back to the Planning Commission. She also noted that the Planning

Commission was very concerned about the height and size of signage.

Director Duepner noted that per the Sign Regulations of the City of Chesterfield, any sign erected along Caprice Drive would have to be oriented to Caprice Drive, not to Highway 40.

A motion was made by Councilmember Hrabko for approval, with revised Condition 5.1 to delete reference to the number, size, and orientation of free-standing sign. All signage would be approved by the Planning Commission in conjunction with the Site Development Plan. The motion was seconded by Councilmember Bute.

Councilmember Hurt sought clarification on the possible number of freestanding signs.

Director Duepner responded that under current Sign Regulations a maximum of two (2) freestanding signs would be permitted; one (1) oriented to Chesterfield Airport Road, the other to Caprice Drive.

Councilmember Bute noted that she seconded the motion in order to move the project along, and is not necessarily in support of larger or more signage.

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

Note: A Bill relative to this matter is needed for the September 16, 1991 City Council Meeting.

ITEM II

P.Z. 15 & 16-91 Premier Homes, Inc.; a request for a change of zoning from "R-3" 10,000 square foot Residence District and "R-6" 2,000 square foot Residence District to "R-4" 7,500 square foot Residence District and a Planned Environment Unit Procedure in the "R-4" 7,500 square foot Residence District; west side of Olive Boulevard, south of West Drive.

Director Duepner presented the report of the Planning Commission recommending approval of the requested rezoning and Planned Environment Unit Procedure, subject to conditions.

Councilmember Hrabko inquired about access from Olive Boulevard.

Planning Commissioner Vicky Sherman addressed the Committee relative to the proximity of the proposed curb cut for the development at Olive, and the relocated West Drive. She expressed concern about traffic safety on Olive Boulevard in this area.

Councilmember Hathaway indicated that Premier Homes should have the ability for an entrance from Olive Boulevard similar to that currently present at the Shenandoah and White Plains Subdivisions.

Councilmember Bute indicated that someone should be commended for proposing to build fifty-two (52) homes, instead of one-hundred and seventy-eight (178) multi-family units on Olive Boulevard.

Mark Teitelbaum, of Premier Homes, addressed the Committee, noting the property has private restrictions relative to land usage. As petitioner, he indicated that, in his opinion, it would be a problem if a main entrance were aligned with a shopping center on West Drive, which could result with the closing of the access at Olive Boulevard, when West Drive is relocated. He noted that a stub street is required by Mr. Broeker, the adjacent property owner, along his frontage.

Planning Commission Chairman Mary Domahidy reminded the Committee of the process in place for seeking a revision of Conditions prior to action by the Planning and Economic Development Committee. In the past, such matters have been referred back to the Planning Commission for response prior to Committee action.

A motion was made by Councilmember Hrabko that access be provided for the development on Olive Boulevard, as requested by the petitioner, with the provision that access at Olive be revised to right-turn in and right-turn out, when West Drive is relocated. The motion was seconded by Councilmember Bute.

Councilmember Hurt inquired about the problem with referral back to the Planning Commission.

Mr. Teitelbaum responded that sending the matter back to the Planning Commission would cause problems due to the time of the year, and anticipated grading on the site.

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

Councilmember Hathaway noted the petitioner's request for a thirty (30) foot right-of-way and prior request for the acceptance of non-standard streets to the City of Chesterfield.

Mr. Teitelbaum noted that sidewalks were to be provided on both sides of the streets.

A motion was made by Councilmember Bute to accept the thirty (30) foot right-of-way, as proposed by the petitioner. The motion was seconded by Councilmember Hrabko.

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

Director Duepner addressed the issue of sidewalk access to the Hilltown Shopping Center from the proposed development.

Councilmember Bute cited past and current problems with pedestrian access to Chesterfield Crossing Shopping Center through the Clarkson Grove residential development.

A motion was made by Councilmember Bute to eliminate requirement for pedestrian access to Hilltown Center. The motion was seconded by Councilmember Hrabko.

Councilmember Hathaway also expressed concern about pedestrian cut-through traffic.

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

A motion was made by Councilmember Bute to recommend approval of P.Z. 15, 16-19, as recommended by the Planning Commission, with amendments as approved by the Planning and Economic Development Committee. The motion was seconded by Councilmember Hrabko.

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

Note: A Bill relative to this matter is needed for the September 16, 1991 City Council Meeting.

ITEM III.

P.Z. 17-91 City of Chesterfield Planning Commission; a proposal to amend Section 1003.168 Sign Regulations, and Section 1003.020 Definitions of the Chesterfield Zoning Ordinance relative to wall signs.

Director Duepner presented the report of the Planning Commission recommending approval of amending the Sign Regulations of the Zoning Ordinance of the City of Chesterfield.

A motion was made for approval by Councilmember Bute, as recommended by the Planning Commission. The motion was seconded by Councilmember Hurt.

The motion was approved by a vote of 3 to 1, with Councilmember Hrabko voting no.

Note: A Bill relative to this matter is needed for the September 16, 1991 City Council Meeting.

ITEM IV.

P.C. 84-87 Levinson Building and Realty Corporation (Chesterfield Estates); Amendment of Planned Environment Unit Procedure in PEU Ordinance in "R-1" One-Acre Residence District, "FPR-1" Flood Plain One-Acre Residence District, "R-1A" 22,000 square foot Residence District, and "FPR-1A" 22,000 square foot Flood Plain Residence District; south side of Wild Horse Creek Road, west of Wilson Road.

Director Duepner presented the report of the Planning Commission regarding the request for amending of the PEU Ordinance for Chesterfield Estates.

Ed Levinson addressed the Committee, noting that there are sixteen (16) homes left to be constructed within the subdivision. The amendment would allow for flexibility to provide side and rear entry garages. Mr. Levinson noted that remaining lots have a width of approximately one-hundred (100) feet, which would not be adequate for a turning area in conjunction with the side or rear entry garage.

Chairman Hathaway expressed concern about provision of the six (6) foot side yard on such large lots.

Chairman Hathaway inquired about the location of the lots.

Mr. Levinson noted that they are scattered throughout the development, and that only about ten (10) lots would be affected.

Chairman Hathaway noted other development within the City where the number of lots were reduced, (i.e., Conway Ridge) rather than setbacks revised.

Councilmember Bute noted that the remaining units are towards the rear portion of the subdivision.

A motion was made by Councilmember Hrabko allowing six (6) foot side yards to be utilized, but maintaining a minimum distance of twenty-two (22) feet between structures, and that an eight (8) foot side yard be permitted while maintaining twenty (20) feet between structures. The motion was seconded by Councilmember Bute.

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

Note: A Bill relative to this matter is needed for the September 16, 1991 City Council Meeting.

ITEM V. Site Plans, Building Elevations and Signs reviewed by Planning Commission on August 12, 1991:

- A. Westwood School (West County Seventy Day Adventist Church); "NU" Non-Urban District Amended Site Plan; south side of Conway Road, east of Appalachian Trail Drive.
- B. P.Z. 22-88 Charles Hennemeyer (Drew Station); "C-8" Planned Commercial District Roof-Top Mechanical Screening (Satellite Dish); east side of Clarkson Road, north of Baxter Road.
- C. P.Z. 10-91 Edward J. Shaheen, Jr.; CSP Site Development Plan in "NU" Non-Urban District; east side of Olive Boulevard, north of White Plains Drive.

- D. P.Z. 27-90 Pauline T. and David D. Bolk; CSP Site Development Plan the "R-2" Residence District; south side of Olive Boulevard, west of Westbury Drive.
- E. Baxter Bend Shopping Center; Project Identification/Business Sign; south side of Clayton Road, east of Baxter Road.

Councilmember Hurt inquired about the sign approved.

Director Duepner noted that the sign was to replace an existing sign, and the new sign would be located behind the setback along Clayton Road.
- F. Old House in Hog Hollow; "NU" Non-Urban District Site Plan; south side of Olive Street, east of Stablestone Drive.
- G. P.C. 78-82 Alvin D. Vitt & Company (Chesterfield Valley Center); "M-3" Planned Industrial District Architectural Elevations; west side of Goddard Avenue, north of Chesterfield Airport Road.
- H. P.Z. 2 & 3-91 Micali Company (Sycamore Ridge); PEU in "R-3" Residence District Site Development Plan; west side of Sycamore Drive, north of Kehrs Mill Drive.
- I. D.L. 2-49 Spirit of St. Louis (Fab Pak); "M-3" Planned Industrial District Architectural Elevations; south side of Chesterfield Airport Road, west of Goddard Avenue.

ADD ON #1

P.C. 26-89 Midland Capitol Properties (Chesterfield Crossing)

Councilmember Bute inquired whether response had been received from the Public Service Commission relative to the concern about the location of an electric transformer upon a utility pole in close proximity to the Clarkeon Grove Condominium development.

Director Duepner noted that no response had been received.

Therefore, the Committee unanimously directed that the City of Chesterfield send an additional letter to the Public Service Commission expressing concern and inquire on the status of the review of this matter.

ADD ON #2

City Council Ward Redistricting

Director Duepner, at the request of City Administrator Herring, informed the Committee that the St. Louis County Board of Election Commissioners requires that a new Redistricting Plan for City Council Wards be submitted to the Board by October 15, 1991. In accord with this

directive, City Administrator Herring is requesting that the Planning and Economic Development Committee hold a meeting on September 4, 1991, at 5:30 p.m., to review the proposed redistricting.

A Redistricting Plan would be provided to the Committee Members prior to the meeting, and City Administrator Herring and Assistant City Administrator Brenda Collins would attend the meeting in order to present the proposal and respond to questions. It is anticipated that the Committee would take action on this matter at its meeting of September 12, 1991, and the matter be forwarded to City Council for review at its first meeting in October.

The Committee agreed, and directed that a September 4th meeting be established.

The meeting adjourned at 7:24 p.m.

[PED-SUM.821]