

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

Minutes - August 23, 1989

A meeting of the Planning and Economic Development Committee of the Chesterfield City Council was held on August 23, 1989, in the Council Conference Room, at 5:30 P.M. In attendance were Chairperson Richard Hrabko (Ward IV); Councilmember Betty Hathaway (Ward I); Councilmember Jade Bute (Ward II); Anna Kleiner, Planning Specialist. Councilmember Dan Hurt (Ward III) arrived later during the meeting.

Item #1 Replacement escrow for Chesterfield Estates Subdivision.

Planning Specialist Kleiner presented to the Committee a report from the Department of Planning/Economic Development concerning the transfer of the Plat I escrow for Chesterfield Estates Subdivision from one bank to another, per the request of the developer. A motion was made by Councilmember Bute to approve the transfer of the escrow for Chesterfield Estates Subdivision. The motion was seconded by Councilmember Hathaway and approved by a vote of 3 to 0.

Note: An ordinance will be needed relative to this item for the September 5th Council Meeting.

Item #2 P.Z. 23-89 Long Road Realty Venture, Inc.; a request for a change of zoning from "M-3" Planned Industrial District to "C-8" Planned Commercial District and an Amended "C-8" Planned District for a 0.4 acre tract of land and a 1.5 acre tract of land, respectively; west side of Long Road, approximately 200 feet south of Chesterfield Airport Road.

Planning Specialist Kleiner presented the Planning Commission's recommendation to approve the above request. On discussion, Committee members expressed concern of the existing internal traffic circulation patterns and the need to improve these in conjunction with the new development. A motion was made to approve P.Z. 23-89 Long Road Realty Venture, Inc., based on the report submitted, by Councilmember Bute, with the condition that a portion of the parking within the existing development be changed to 45 degree angle parking on the site development plan. The motion was seconded by Councilmember Hathaway, and approved by a vote of 3 to 0.

Note: An ordinance will be needed relative to this item for the September 5th Council meeting.

Item #3 P.Z. 24 and 25-89 Stonebriar Development Corporation; a request for a change of zoning from "NU" Non-Urban District to "R-3" 10,000 square foot Residence District for a .3 acre tract of land; and a request for a Planned Environment and an Amended Planned Environment Unit in the "R-2" 15,000 square foot Residence District for a 69.7 acre tract of land; approximately 200 feet east of the intersection of Clarkson and Kehrs Mill Roads, on the north side of Kehrs Mill Road.

Planning Specialist Kleiner presented to the Committee a report on the Planning Commission recommending approval of P.Z. 24 and 25-89 Stonebriar Development Corporation, based on the report submitted. On discussion, Committee members and the petitioner expressed concern about the review of architectural elevations for the single-family residences within Stonebriar. A motion was made by Councilmember Bute to approve the Commission's recommendation on the petition, but excluding the condition #4R - architectural elevations. The motion was seconded by Councilmember Hathaway and approved by a vote of 3 to 0.

Note: An ordinance will be needed relative to this item for the September 5th Council Meeting.

(Councilmember Hurlt arrived at the meeting at this time.)

Item #4 P.Z. 17 & 18-89 Charles Liebert; a request for a change of zoning from "NU" Non-Urban District to "R-1A" 22,000 square foot Residence District, and a Planned Environment Unit in the "R-1A" 22,000 square foot Residence District for a 15.67 acre tract of land; west side of Schoettler Road, at Westerly Drive.

Planning Specialist Kleiner presented to the Committee the report on the recommendation by the Planning Commission recommending approval of this petition by a vote of 8 to 1, with the conditions noted in the report.

On discussion, Committee members expressed concern on the issues of storm water runoff, landscape buffering between this development and adjacent developments and the potential widening of Schoettler Road. Committee members agreed to change the wording in condition #4R to state "additional detention capacity will be required in order not to exacerbate existing storm water problems within the area of this development. Reduction in peak storm water discharge rate shall not exceed twenty-five (25%) percent." A motion was made by Councilmember Hurlt to require that the landscape buffer strip of twenty-five (25') feet on the northern and southern boundaries of this development, be an undisturbed buffer strip, as an ordinance condition, and a condition within the trust indentures. This buffer strip is to exist upon private property as well as within the common ground area housing the detention basin. The motion was seconded by Councilmember Bute, and approved by a vote of 4 to 0. A motion to approve the Planning Commission's recommendations, with the conditions agreed upon above, was made by Councilmember Bute. The motion was seconded by Councilmember Hathaway and was approved by a vote of 4 to 0.

Note: An ordinance will be needed relative to this item for the September 5th Council Meeting.

Item #5 A report of the City of Chesterfield Planning Commission on correspondence from Mr. David Carney requesting amendment of "C-8" District Ordinance for Valley Center (P.C. 108-84 Barken and Dubinsky); south side of Chesterfield Airport Road, east of Long Road.

Planning Specialist Kleiner presented to the Committee the report on the action by the Planning Commission recommending approval of the above request by a vote of 9 to 0. A motion was made by Councilmember Bute to accept the recommendation of the Planning Commission. The motion was seconded by Councilmember Hathaway and approved by a vote of 4 to 0.

Note: An ordinance will be needed relative to this item for the September 5th Council Meeting.

Item #6 A report from the Department of Planning/Economic Development regarding information/direction signs for churches.

Planning Specialist Kleiner presented the recommended amendment wording permitting off-premise direction signs for churches within the City of Chesterfield. Ms. Kleiner also recommended that the public hearing advertisement be stated in generic terms. A motion was made by Councilmember Bute to approve the Department's recommendation. The motion was seconded by Councilmember Hathaway and approved by a vote of 4 to 0.

Item #7 St. Louis County Zoning Petition - P.C. 108-87 Club House Inn, a Kansas City Corporation; amended "C-8" Planned Commercial District; east side of Woods Mill Road at Conway Springs Drive.

Planning Specialist Kleiner presented the information on the density and the square footage of the proposed development, as requested by the Committee. The Committee expressed concern about the density of the proposed development. The Department has been directed to draft a letter to St. Louis County elaborating on the above concerns, noting that the letter should reflect concerns of residents in Conway Springs Subdivision.

Item #8 A report from the Department of Planning/Economic Development concerning amendment of the Zoning Ordinance relative to Protest or Special Procedure Requests.

Planning Specialist Kleiner reported on the Department's recommendation for an ordinance amendment concerning the protest and special procedures requests. Ms. Kleiner also recommended that the wording for this hearing notice be stated in generic terms. A motion was made by Councilmember Hathaway to approve the Department's recommendation and to advertise for the hearing. The motion was seconded by Councilmember Bute and was approved by a vote of 4 to 0.

Item #9 A request for a Vacation of Easement Lot 25 of Seasons at Schoettler Subdivision; east side of Schoettler Road, between Fairfield Farm and Chesterfield Trails.

Planning Specialist Kleiner reported on this request, stating that no protest had been filed within the fifteen (15) day publication period. A motion was made by Councilmember Bute to approve the Vacation of Easement of Lot 25, suggesting that publication of the Vacation and other items ordinarily

publicized in the newspaper be advertised in the Press Journal, as a

replacement for the Chesterfield News. The motion was seconded by Councilmember Hurt and approved by a vote of 4 to 0.

Item #10 Site Plans, Building Elevations, and Signs reviewed and approved by the Planning Commission at its August 14th Meeting.

Planning Specialist Kleiner presented the list of items reviewed by the Commission, to be received and filed by the Committee.

- A. P.C. 1-88 DeShotler, Inc. (Chesterfield Square); "C-8" Planned Commercial District site plan and building elevations; west side of Olive Boulevard, south of Chesterfield Village Parkway.
- B. P.C. 80-88 Shell Oil Company (Wildhorse Subdivision); PRU in "R-1" District site development plan; south side of Wild Horse Creek Road, west of Kehrs Mill Road.
- C. Sycamore Place Subdivision; temporary subdivision direction sign; north side of Clarkson Road, east of Wilson Road.
- D. Parcel C-106 of Chesterfield Village (Casa Gallardo); "C-8" District amended site development plan; south side of Chesterfield Airport Road, east of Chesterfield Village Parkway.
- E. P.C. 22-88 Hennemeyer Co. (Savings of America); "C-8" District building elevation; east side of Clarkson Road, north of Baxter Road.
- F. Chesterfield Estates Subdivision; temporary subdivision direction sign; west side of Long Road, just south of the Southwestern Railroad Tracks.
- G. Chesterfield Estates Subdivision; temporary subdivision direction sign; south side of Chesterfield Airport Road, approximately 1000 feet east of Wild Horse Creek Road.
- H. P.C. 37-82 Dean and Ohio Boulevards; amended site plan for Conditional Use Permit #435 in the "NU" Non-Urban District; north side of Wild Horse Creek Road, east of Batherton Road.

Item #11 P.Z. 8 and 9-89 Sullivan-Hayes Company

Planning Specialist Kleiner stated that the Department of Planning/Economic Development is seeking clarification on the conditions discussed by the City Council at its meeting on August 21, 1989. The Committee discussed the results of the Council's discussions, as outlined by the City Attorney. A motion was made by Councilmember Bute to inform the Council that the Planning and Economic Development Committee has recommended holding Bill #328 until the second meeting in September, in order for all members to be present to vote. This motion was seconded by Councilmember Hathaway, and failed by a vote of 2 to 2. A motion was made by Councilmember Hurt to approve the amending of the items discussed at the Council meeting, to read as follows:

1. Architectural elevations of the proposed project shall be submitted to the City Council for review and approval.
2. Floor Area. The total gross floor area of this development shall not exceed 158,000 square feet.
3. Parking Setbacks. No parking stall, loading space, internal driveway or roadway, excluding points of ingress and egress shall be located within 50 feet of the right-of-way along Olive Street Road. However, upon the release of the State of its right-of-way along Olive Street Road on the frontage of this project, the setback shall be 50 feet from the edge of the road right-of-way.

(Note: This condition is existing in Attachment B item #4.b.(1) of the Commission's report.)

4. Building Setbacks. (a) No building or parking area or structures, other than retaining walls, shall be located within fifty (50) feet of the eastern edge of the property, running the full length of the property. This area shall be landscaped and developed in a park-like manner.

(b) (This item is to be coordinated with, "w," in the Miscellaneous section of Attachment B of the Commission's Report, to read as follows):

w. No structures or parking areas shall be permitted west of the relocated West Drive. This area shall be landscaped, as approved on the site development plan, and be developed in a park-like manner.

5. The site development plan shall be approved by the City Council, with a recommendation from the Planning Commission.

This motion was seconded by Councilmember Hathaway and was approved by a vote of 4 to 0.

Note: An ordinance will be needed relative to this item for the September 5th Council Meeting.

Item #12 Correspondence from the City Attorney concerning the illegal home occupation of Chesterfield Clock Repair.

Planning Specialist Kleiner presented the correspondence for the above situation, inquiring if the Committee wanted to take any action on this situation. The Committee unanimously agreed to table the item for receiving and filing.

The meeting adjourned at 7:30 P.M.