

SUMMARY
PLANNING AND ZONING COMMITTEE MEETING
SEPTEMBER 8, 1994

A meeting of the Chesterfield City Council Planning and Zoning Committee was held at 5:35 p.m., on September 8, 1994, in the City Council Room. In attendance were Chairman Dan Hurt (Ward III); Councilmember Barry Flachsbart (Ward I); Councilmember Ed Levinson (Ward II); and Councilmember Mike Cullen (Ward IV). Also in attendance were Mayor Jack Leonard; and Jerry Duepner, Director of Planning; Laura Griggs-McElhanon, Senior Planner; Planning Commissioner Dave Dalton; and Planning Commissioner Fred Broemmer.

ITEM I. Approval of summary of Planning and Zoning Committee meeting of August 17, 1994.

A motion was made by Councilmember Flachsbart and seconded by Councilmember Hurt for approval of the Summary. **The Summary was approved by a vote of 3 to 0.**

(At this time Councilmember Levinson arrived)

ITEM II. **P.Z. 12-94 Carl R. Tisone (Indoor Golf Driving Range);** Conditional Use Permit (CUP) in "NU" Non-Urban District; north side of North Outer Forty Road, east of Boones Crossing Road and North Outer Forty.

Director Duepner summarized the report and recommendation of the Planning Commission for approval of P.Z. 12-94.

Councilmember Levinson indicated a desire for Council to exercise its Power of Review of the petition.

Director Duepner summarized the process for Council review of a Conditional Use Permit.

There was discussion by members of the Committee relative to **tabling** of the matter.

Chairman Hurt inquired about prior similar proposals in Chesterfield Valley.

Director Duepner noted that no similar proposals had been submitted to the City along the Highway 40 Corridor.

There was discussion by members of the Committee relative to the appropriateness and compatibility of the proposed use in this portion of Chesterfield Valley.

Councilmember Flachsbart cited the vote and recommendation of the Planning Commission for **approval**.

Councilmember Levinson noted he is interested in the proposal, but would request Council review of the matter.

Planning Commissioner Dalton addressed the Committee, noting the Commission's concerns about the type of structure proposed, and the Commission's recommendation relative to the architectural review of the facility.

A motion was made by Councilmember Levinson to request Council exercise its Power of Review of P.Z. 12-94. **The motion failed for lack of a second.**

Councilmember Flachsbart inquired about the fifteen (15) day time period relative to action on a Conditional Use Permit.

Director Duepner noted that the fifteen (15) day time period begins upon receipt of the Planning Commission report by the Full City Council.

A motion was made by Councilmember Cullen and seconded by Councilmember Levinson to **table** the matter until the next meeting of the Committee on September 21, 1994. **The motion was approved by a vote of 4 to 0.**

ITEM III.

P.Z.17-94 Micaela Kennedy (Kennedy Farms Equestrian Center); Conditional Use Permit (C.U.P.) in "NU" Non-Urban District and "FPNU" Flood Plain "NU" Non-Urban District; east side of Deep Forest Drive, south of Wild Horse Creek Road (State Highway CC).

Director Duepner summarized the report and action of the Planning Commission regarding P.Z. 17-94.

Ms. Micaela Kennedy addressed the Committee relative to concerns about the condition relative to cattle guards.

Director Duepner noted that the intent of the condition was to apply to the main entrance of the facility to ensure that the horses did not leave the premises. A similar condition was required for the Passe Del Fino Stable located further westward on Wild Horse Creek Road.

A motion was made by Councilmember Flachsbart and seconded by Councilmember Levinson for approval of the action of the Planning Commission. The motion was approved by a vote of 4 to 0.

(Note: As the petition requests a Conditional Use Permit, action by the Planning Commission will be sustained fifteen (15) days after Council receives and files the report. Council may exercise its Power of Review which, in turn, would require the matter to be referred back to the Planning and Zoning Committee for public hearing and recommendation, and subsequent final action by the City Council.)

ITEM IV.

P.C. 54-86 St. Louis Industrial Properties, Limited, No. 10; a request for extension of time to file Site Development Plan in "C-8" Planned Commercial District; south side of South Outer Forty Drive, west of Schoettler Valley Drive.

Director Duepner noted the action of the Planning Commission in granting an extension of time.

The Committee received and filed the report. No action was necessary.

ITEM V.

P.Z. 6-94 C.L. Family Land Company (Schoettler Manor); Planned Environment Unit (PEU) in "R-1A" 22,000 square foot Residence District, and "R-2" 15,000 square foot Residence District; Site Development Plan and Landscape Plan, east side of Schoettler Road, north of Clayton Road.

Director Duepner summarized the action of the Planning Commission regarding the Site Development and Landscape Plans. He also noted that, under the terms of the Ordinance, final action on the Site Development/Landscape Plans was by the Planning and Zoning Committee.

Chairman Hurt inquired about handling of stormwater and loss of trees on the site.

Mel Cole, the consultant for the petitioner, noted that trees along the north property line would be retained.

Chairman Hurt inquired relative to the ability of the City to utilize escrow funds to clean-up and maintain problems with improvements which the developer failed to respond to in a timely fashion.

Director Duepner was directed to review the current escrow forms relative to maintenance and the ability to clean-up sites.

A motion was made by Councilmember Flachsbart for **approval** of the Site Development and Landscape Plans. The motion was seconded by Councilmember Levinson.

There was discussion by the Committee relative to the handling of stormwater.

Mel Cole noted that the stormwater system would cross under Schoettler Road to the west side.

It was noted that the ordinance condition indicated that the stormwater system was to be on the east side, as approved by the Department of Highways and Traffic of St. Louis County and the City of Chesterfield Department of Public Works. The wording of this condition originated from the Department of Public Works.

Director Duepner indicated that, under the terms of the conditions, the actual location would be as approved by the Department of Public Works and the County Highway Department.

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

Councilmember Cullen also indicated interest relative to the issue of maintenance provisions in escrow agreements.

ITEM VI.

Proposed Chesterfield Valley Landscape Guidelines.

Director Duepner summarized the Landscape Guidelines as recommended by the Planning Commission for the Chesterfield Valley area. Revisions had been made to the Guidelines previously submitted to the Committee.

Councilmember Flachsbart applauded the Commission for providing flexibility, and inquired about the recommendation relative to the use of a landscape architect.

There was considerable discussion among the Committee members relative to the requirement of a landscape architect in preparing landscape plans. There was also discussion about irrigation of landscape areas.

Laura Griggs-McElhanon, Senior Planner, indicated that the Landscape Committee of the Planning Commission did not include a requirement for irrigation since the Guidelines were applying to areas within the Valley not along major roadways.

Councilmember Cullen recommended that irrigation be called for in the Guidelines, and the Commission would have the ability to consider exceptions.

Councilmember Levinson indicated his concern relative to the requirement for a landscape architect, and wording relative to the retention of natural edges. His concern relative to the natural edges was that such areas do not necessarily contain quality landscape materials.

Planning Commissioner Broemmer addressed the Committee noting that the majority of plans the Commission has recently received contained a landscape architect's seal, and there was noticeable quality and professionalism in those landscape plans.

Planning Commissioner Dalton also noted that there is no requirement for a landscape architect for residential development, but only in commercial developments.

Councilmember Flachsbart recommended the Planning Commission consider that the wording relative to natural edges be revised to indicate "natural edges be retained where valuable." He also recommended that there be consideration for some flexibility in the issue of a landscape architect, and the wording be changed to "shall" as opposed to "must;" and that there be a requirement for irrigation.

Chairman Hurt, at this time, raised the issue of detention versus retention. He noted that there has been confusion, at times, whether or not stormwater facilities were to be detention (i.e., dry) or retention (i.e., wet).

There was discussion by the Committee relative to the design of stormwater control systems.

Director Duepner noted that a generic phrase such as stormwater control basin could be utilized, and that it is difficult to engineer a stormwater system at the planning and zoning stage.

Councilmember Flachsbart concurred.

The Committee directed that the Director of Public Works/City Engineer be asked to place before the Public Works/Parks Committee, the question of stormwater detention and retention.

Councilmember Cullen suggested that the wording relative to planting of trees within stormwater basins be revised to delete reference to "the top of the slope as practical."

The Committee requested that the Landscape Committee of the Planning Commission consider the revisions suggested by the Committee.

ITEM VII.

Memorandum from the Director of Planning regarding Revision of the Zoning and Subdivision Regulations.

Director Duepner summarized his memorandum concerning the revision of the Zoning and Subdivision Regulations.

It was agreed by the Committee that the Planning and Zoning Committee meeting on the 21st of September would commence at 5:30 p.m., and that Mr. Lane Kendig's presentation on "Community Character" would be at 7:00 p.m.

Relative to the meeting with Mr. Kendig on the 22nd of September, the Committee agreed that the meeting should begin at 5:30 p.m.

Director Duepner noted that written requests for a meeting with the consultant had been received from the Home Builders Association and Chesterfield Community Development Corporation, and a verbal request had been made by Chesterfield Civic Progress.

There was considerable discussion by the Committee relative to time to be allotted for meetings between the consultant and these groups.

Director Duepner noted that City Staff and the consultants working for the City in the Chesterfield Valley area would be meeting with Mr. Kendig during his upcoming trip in September. Also, it was anticipated that Mr. Kendig would be conducting field trips through areas of the City.

It was the consensus of the Committee that time available for those interested groups with the consultant be left on Thursday for a maximum of four (4) hours overall, with a maximum of one (1) hour and fifteen (15) minutes per group. If additional groups or individuals expressed interest to meet with Mr. Kendig, and meetings could not be accommodated during that four (4) hour period on Thursday, they could be given an opportunity to meet with him during subsequent trips. There was considerable discussion by the Committee that the meetings with Mr. Kendig were to discuss issues and concerns.

ITEM VIII.

Memorandum from the Director of Planning regarding Western Annexation.

Director Duepner summarized the memorandum concerning the proposed Western Annexation, and potential timeline for either a February 7, 1995, or April 4, 1995 Election.

The Committee directed the Department to pursue a timeline for a February 7th Election, recognizing that the potential exists to change the date. It was the desire of the Committee to start the process for notification and public hearing, and that a final determination on an election date would be made at a future time.

A motion was made by Councilmember Levinson and seconded by Councilmember Cullen to have an ordinance ready for City Council to introduce an ordinance and set a public hearing date at the September 19th City Council Meeting. The motion was approved by a vote of 3 to 1, with Councilmember Flachsbart voting no.

(Note: A bill concerning this matter will be needed for the September 19, 1994 City Council meeting.)

ITEM IX. Memorandum from the Director of Planning concerning regulation of News Racks.

This item was held.

ITEM X. Memorandum from the Director of Planning concerning City of Town and Country Planning and Zoning Commission Agenda of August 24, 1994, regarding Manderleigh of Town and Country (Stoneridge Manor Subdivision) Improvement Plans and Record Plat, Phase I; east side of Woods Mill Road, south of Cedar Springs Subdivision.

This item was held.

ITEM XI. Memorandum from the Director of Planning concerning Appearance Code.

This item was held.

ITEM XII. Memorandum from the Director of Planning regarding Off-Site Directional Signage.

This item was held.

ITEM XIII. P.Z. 11-93 City of Chesterfield Planning Commission; revisions to Sign Regulations.

This item was held.

ITEM XIV. Memorandum from the Director of Planning concerning Policies on Stormwater Detention/Retention.

This item was held.

ITEM XV.

Memorandum from the Director of Planning concerning 1994 Meeting Schedule.

This item was held.

ITEM XVI.

SITE PLANS, BUILDING ELEVATIONS AND SIGNS REVIEWED BY THE PLANNING COMMISSION ON AUGUST 22, 1994.

- A. **P.Z. 9-94 The Hayden Company (Amberleigh)**; Planned Environment Unit (PEU) in "R-3" 10,000 square foot Residence District Site Development Plan, Landscape Plan, and Architectural Elevations; northeast corner of the intersection of Clayton and Schoettler Roads.
- B. **P.Z. 6-94 C.L. Family Land Company (Schoettler Manor)**; Planned Environment Unit (PEU) in "R-1A" 22,000 square foot Residence District, and "R-2" 15,000 square foot Residence District; Site Development Plan and Landscape Plan, east side of Schoettler Road, north of Clayton Road.

Note: Action on this item was taken by the P & Z Committee (see item V).

- C. **P.C. 38-87 Geriatrics Management and Union Electric (Brooking Park Village)**; Conditional Use Permit (CUP) in "R-1" One Acre, "FPR-1" Flood Plain One Acre, and "R-3" 10,000 square foot Residence Districts Site Development Section Plan and Architectural Elevations; west side of Old Woods Mill Road, north of Conway Road.
- D. **Chesterfield Day School**; "NU" Non-Urban District Amended Site Development Plan and Architectural Elevations; east side of White Road, north of Wainridge Drive.
- E. **P.C. 126-79 Delmar Gardens Enterprises (Chesterfield Villas)**; Conditional Use Permit in "NU" Non-Urban District; Amended Site Development Plan; south side of Conway Road at Chesterfield Parkway North.

ITEM XVII.

The next meeting of the Planning and Zoning Committee will be Wednesday, September 21, 1994, at 5:30 p.m.

The next meeting of the Planning and Zoning Committee will be on Wednesday, September 17, 1994, at 5:30 p.m.

The meeting adjourned at 7:25 p.m.

[PZC-SUM.908]