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PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

Minutes - September 20, 1989

A meeting of the Planning and Economic Development Committee of the Chesterfield City Council was held on September 20, 1989, in the Council Conference Room, at 5:30 p.m. In attendance were Councilmember Richard Hrabko, Chairman (Ward IV); Councilmember Betty Hathaway (Ward I); Councilmember Jade Bute (Ward II); Jerry Duepner, Director of Planning/Economic Development, and Anna Kleiner, Planning Specialist. Councilmember Dan Hurt (Ward III) arrived later during the meeting.

Item #1 Correspondence from the Department/Economic Development regarding City of Chesterfield planning services provided by JRB/Flagg.

Director Duepner presented a summary of the correspondence submitted by the Department in response to a letter dated August 18, 1989, from JRB/Flagg Corporation regarding an outstanding balance of \$2,884.00. JRB/Flagg has been unable to collect this amount from persons provided planning service when the firm was under contract to the City of Chesterfield. Director Duepner noted that under the provisions of Ordinance No. 32, which authorized the contract between the City and JRB/Flagg, basic services provided by the consultant were to be paid by the applicants. It was the recommendation of the Department that the City not be held accountable for payment of fees requested by JRB/Flagg. The Department further recommended that all projects which are currently active or inactive, which JRB/Flagg indicates payment still due, be noted, and that no action be taken on any of these projects until such time as payment was made to JRB/Flagg.

The Committee supported the recommendation of the Department of Planning/Economic Development relative to this matter.

Item #2 Policy on conducting of meetings of the Planning and Economic Development Committee.

Councilmember Hrabko summarized the policy of the Committee relative to its meetings. It was noted that the Department of Planning/Economic Development will make available to petitioners, a copy of the Planning Commission recommendation and conditions on the Tuesday following the Commission meeting. If the petitioner has concerns relative to conditions, he should address a letter to the Planning and Economic Development Committee, and submit the letter to the Department of Planning/Economic Development by 5:00 p.m., on the Friday following the meeting. The Department will then include the correspondence in the Committee's agenda packet. There will be no opportunity for the petitioner to address the Committee at its meeting relative to the conditions.

Item #3 Protest Notice relative to P.Z. 18-89 Charles Liebert; FEU in "R-1A" Residence District; west side of Schoettler Road at Westerly Drive.

Director Duepner informed the Committee that a Protest Notice had been submitted to the Department of Planning/Economic Development on September 14th regarding the above referenced matter. The Department is presently in the process of reviewing the Protest to validate signatures, and determine whether the Protest Notice complies with the requirement of the Protest Procedure of the Zoning Ordinance of the City of Chesterfield.

Item #4 Notification of potential purchasers of residential lots and units within the City of Chesterfield concerning pending development and street improvements.

Councilmember Bute inquired whether it was possible for the City to require informing of the potential purchaser's of residential property in the City of pending developments and street improvements adjacent to property.

Director Duepner pointed out that, currently, Planned Environment Unit developments which are approved by the City, contain a condition which requires the developer to post a copy of the site plan for that development in the sales office. It would be extremely difficult, if not impossible, to require developers or real estate agents to inform potential purchasers of development and road improvements adjacent to the property.

Councilmember Bute recognized the difficulty of such a requirement, but noted that Councilmembers can expect to continue to be contacted relative to this concern.

item #5 Correspondence from Mr. Richard Barr requesting amendment of Planned Environment Unit Ordinance for Westfield Farms (P.C. 111-79 Mason Casily, Inc.); west side of Schoettler Road at Grantley Drive.

Director Duepner presented the report of the Planning Commission recommending approval of amending the Planned Environment Unit Ordinance of the Westfield Farms development to allow lots to have a minimum area of 35,000 square feet adjacent to Schoettler Road, and to permit access to the development as approved by the St. Louis County Department of Highways and Traffic. Director Duepner noted that the amendment was not in keeping with the request of the petitioner to reduce lot size down to a minimum of 17,000 square feet adjacent to Schoettler Road. In addition, he pointed out that two (2) residences which currently exist on property on the west side of Schoettler, north of Grantley, will need to submit a subdivision plat in order to establish legal lots of record.

A motion was made by Councilmember Bute for approval of the Planning Commission recommendation. The motion was seconded by Councilmember Hathaway, and passed by a vote of 3 to 0.

Note: An ordinance relative to this matter is needed for the October 2nd City Council Meeting.

(Councilmember Dan Hurt arrived at the meeting at this time.)

Item #6 P.Z. 26-89 Midland Capitol Properties II; a request for a change of zoning from "NU" Non-Urban District to "C-2" Planned Commercial District and an amended "C-8" Planned Commercial District for 3.2 acre tract of land and a 6.9 acre tract of land, respectively; west side of Clarkson Road, immediately south of Fontaine Drive.

Planning Specialist Kleiner presented the recommendation of the Planning Commission for approval with noted conditions. Ms. Kleiner also summarized a letter submitted by the petitioner requesting consideration of modification of conditions recommended by the Planning Commission.

Director Duepner summarized the comments and concerns of the petitioner for the Members of the Committee.

Upon discussion and review of the recommendation of the Planning Commission and the correspondence from the petitioner, a motion was made by Councilmember Hathaway for approval of the Planning Commission recommendation subject to the following:

1. Clarification of condition 4.b.3, to retain the current setbacks for parking on the Chic Hardware site from residential property, and provision of a fifteen (15) foot setback for parking from all other property boundaries adjoining residentially zoned property.
2. A right-turn-in and right-turn-out only access be allowed on Lea Oak Drive, in addition to the current access from Lea Oak Drive to the development, and that overall access be as determined and approved by the Missouri Highway and Transportation Department and the City of Chesterfield.
3. The condition requiring addition of a right-turn lane along Lea Oak Drive for access to the development be deleted, noting that overall access to the development be reviewed by the Missouri Highway and Transportation Department and the City of Chesterfield.
4. Requirement of a thirty (30) foot wide main drive width be retained.
5. Condition 4.i.4. be revised to require the submittal of a landscape plan indicating the location of existing trees to be retained, for review and approval by the Planning Commission prior to any site preparation.
6. The requirement for Traffic Generation Assessment Fee be retained.

7. The Condition relative to phasing be revised to allow for the issuance of building permits no sooner than February of 1990; however, building permits for rehab of the existing Chic Hardware Building be permitted, with occupancy permitted if existing parking area can provide adequate spaces.

The motion was seconded by Councilmember Bute, and passed by a vote of 4 to 0.

Note: An ordinance relative to this matter is needed for the October 2nd City Council Meeting.

Item #7      P.C. 36-88 Barnes Continuing Care Corporation (Chesterfield Pointe); Minor Subdivision Plat; Olive Boulevard, south of Appalachian Trail.

Ms. Kleiner presented the recommendation of the Planning Commission for approval of the minor subdivision plat subject to submittal and approval of cross-access agreement by the City of Chesterfield.

A motion was made by Councilmember Bute to recommend approval of the minor subdivision plat. The motion was seconded by Councilmember Hathaway, and passed by a vote of 4 to 0.

Note: An ordinance relative to this matter is needed for the October 2nd City Council Meeting.

Item #8      P.C. 87-86 Leo Eisenberg Company (Lord of Life Lutheran Church); easement plat for PRU in "R-6A" Residence District; southeast corner of Clarkson and Baxter Roads.

This item was dropped from the agenda, as action was taken by the City Council on September 18th.

Item #9      Proposed Bill containing conditions relative to P.Z. 9-89 Sullivan-Hayes, Inc.; north side of Olive, west of West Drive.

This item was dropped from the agenda as action was taken at the September 18th City Council Meeting.

Item #10      Chesterfield Village Parkway Area Study.

Councilmember Bute presented a proposal to the Committee for consideration of an area plan for the Chesterfield Village Parkway. The purpose of the plan would be to provide a more detailed study of the area adjacent to the southwest portion of the Chesterfield Village Parkway, and include consideration for location of a government center complex. It was recommended that the Department of Planning/Economic Development contact Richard Ward of Development Strategies to discuss the scope and cost of such a project and report back to the Committee.

Item #11 Site Plans, Building Elevations, and Signs reviewed and approved by the Planning Commission at September 11, 1989 Meeting.

- A. P.C. 14-89 R. J. Barry (Wellington Estates); PEU in "R-2" Residence District site development plan and architectural elevations; north side of Clayton Road, west of Schoettler Road.
- B. Oaktree Estates Subdivision; temporary Subdivision Promotion Sign; west side of Schoettler Road, north of Highcroft Drive.

The meeting adjourned at 8:43 p.m.

[MIN9-20]