

SUMMARY
PLANNING AND ZONING COMMITTEE MEETING
NOVEMBER 18, 1993

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held on November 18, 1993, at 5:57 p.m., in the City Council Chambers. In attendance were Chair Susan Clarke (Ward II); Councilmember Nancy Greenwood (Ward I); Councilmember Dan Hurt (Ward III); and Councilmember Dick Hrabko (Ward IV). Also in attendance were Mayor Jack Leonard; Planning Commission Chair Barbara McGuinness; and Jerry Duepner, Director of Planning.

ITEM I. P.Z. 25-93 Naidu; "NU" Non-Urban District and "FPNU" Flood Plain Non-Urban District to "R-2" 15,000 Square Foot Residence District and "FPR-2" Flood Plain 15,000 Square Foot Residence District; north side of Conway Road, east of the intersection of Conway Road and White Road.

Director Duepner summarized the report of the Planning Commission recommending approval of rezoning to "R-1A" 22,000 square foot Residence District and "FPR-1A" Flood Plain 22,000 square foot Residence District.

Councilmember Hrabko inquired about the amount of Flood Plain on the site.

Director Duepner responded that it comprises approximately one-half of the site.

Councilmember Hrabko also inquired relative to the Staff recommendation regarding this matter.

Director Duepner noted that the Department had recommended approval of the petitioner's request for "R-2" and "FPR-2" Residence Districts.

Dr. John C. Hoppin addressed the Committee.

- He presented photographs of residences along Conway Road in this area.
- He noted to the Committee Flood Plain and water shed concerns.
- He expressed concern relative to development on the subject site and its impact upon privacy of his property.

Councilmember Hrabko inquired of the size of Dr. Hoppin's lot.

Dr. Hoppin responded that his lot was three (3) plus acres.

Dr. Hoppin also submitted petitions signed in opposition to P.Z. 25-93. It was noted the petition submitted by Dr. Hoppin was signed after the Planning Commission action at its meeting of 11/8/93.

There was discussion by the Committee relative to the number and size of proposed lots.

Director Duepner noted that since the petitioner's request was just for residential zoning and not a Planned Environment Unit Procedure, there was no requirement for submittal of a site plan, nor is there the ability to provide for conditions in approving the request.

Mr. Larry Wurm addressed the Committee on behalf of the petitioner.

- He noted that the "R-1A" Residence District, as recommended by the Planning Commission, would allow only two (2) lots.
- He summarized the zoning pattern in the area and noted there is approximately 60,000 square feet of the subject site out of the Flood Plain.
- Houses proposed as part of the development would have 4,000 square feet of living space.

Mayor Leonard inquired relative to the location of a driveway within the Flood Plain.

Mr. Wurm responded that the driveway could be relocated to avoid the Flood Plain area.

Councilmember Hrabko inquired about the location of the detention area.

Mr. Wurm responded that it may be possible to have individual detention, underground, on lots.

Planning Chair McGuinness stated that development of two (2) houses on the property would be appropriate and that the Planning Commission took into consideration the surrounding zoning.

Dr. Hoppin noted that he did not believe that surrounding zoning approved by St. Louis County would justify the petitioner's request.

A motion was made by Councilmember Clarke for approval of "R-1" and "FPR-1" Residence Districts. The motion was seconded by Councilmember Hrabko. The motion was defeated by a vote of 1 to 3, with Councilmember's Greenwood, Hurt and Hrabko voting no.

A motion was made for approval in accordance with the Planning Commission recommendation of "R-1A" and FPR-1A" Residence Districts by Councilmember Hurt. The motion was seconded by Councilmember Greenwood.

Councilmember Hrabko noted that the petitioner makes good points relative to his request and that the Planning Commission arrived at a reasonable compromise. He did express concern about provision of detention and handling of stormwater.

The motion passed by a vote of 3 to 1, with Councilmember Clarke voting no.

The Chair directed that copies of the petition submitted by Dr. Hoppin be forwarded to the Council.

Note: A bill relative to this matter will be needed for the December 6, 1993 City Council Meeting.

ITEM II. P.Z. 26-93 Glenn Novack/Redia McGrath (The Wedge); "NU" Non-Urban District to "C-8" Planned Commercial District; north side of Old Olive Street Road at Chesterfield Airport Road.

This item was received and filed, noting that action had been taken by City Council on November 15, 1993.

ITEM III. P.Z. 27-93 Glenn Novack (Old Schoolhouse); "NU" Non-Urban District to "C-8" Planned Commercial District; north of Old Olive Street Road, west of the intersection of Old Olive Street Road and Chesterfield Airport Road.

This item was received and filed, noting that action had been taken by City Council on November 15, 1993.

ITEM IV. P.C. 25-82 Chesterfield Fire Protection District; request for amendment of "M-3" Planned Industrial District; west side of Long Road, south of Chesterfield Airport Road.

Director Duepner summarized the report of the Planning Commission recommending approval of the Amendment requested.

It was noted that Battalion Chief Fred Goodson of the Chesterfield Fire Protection District was in attendance.

Councilmember Hrabko inquired whether the Fire District had any problems with the conditions as recommended by the Planning Commission.

Battalion Chief Goodson responded he was not aware of any.

The Committee directed that if the Fire District had any concerns they should so advise prior to the City Council Meeting of December 6th.

A motion was made by Councilmember Hrabko and seconded by Councilmember Hurt for approval of the Amendment, as recommended by the Planning Commission. The motion passed by a vote of 4 to 0.

Note: A bill relative to this matter will be needed for the December 6, 1993 City Council Meeting.

ITEM V. Memorandum from the Director of Planning concerning schedule of Committee meetings for 1994.

Director Duepner summarized the proposed schedule for the P & Z Committee meetings in 1994.

There was discussion by the Committee relative to changing the meeting day to Wednesday. It was decided to place this matter on the agenda for discussion at the next meeting of the Planning and Zoning Committee.

ITEM VII. Site Plans, Building Elevations and Signs reviewed by the Planning Commission on November 8, 1993.

There were no Site Plans, Building Elevations or Signs reviewed by the Commission on this date.

ADD ON #1 Correspondence from the City of Town and Country advising of a public hearing concerning a Preliminary Site Development Plan/Preliminary Plat for a residential subdivision to be known as Stone Ridge Manor located ^{east} west of the City of Chesterfield.

Director Duepner summarized the copy of the notice from the City of Town and Country indicating a public hearing would be held on December 1, 1993, concerning a proposed 121 lot subdivision within the City of Town and Country. The subdivision is to be located just east of the current Chesterfield City Limits. Access to the subdivision would be via the West Outer Road of Highway 141. This matter was brought to the Committee's attention, in that the property in Town and Country adjoins the Scarborough Subdivision and Britannia Drive within that Subdivision, stubs into the property. A copy of the Plan was presented to the Committee, and it was noted by Director Duepner that the Plan is very preliminary, in that the State Highway Department has not approved the access location, as depicted on the Plan, and there are additional items which will need to be addressed per the requirements of the City of Town and Country.

It was noted by the Committee that there was no proposed connection to Britannia Drive in the City of Chesterfield.

Councilmember Hurt noted that, if development within Town and Country is approved as depicted on the Plan with no connection to Britannia Drive, the City may want to consider possible pavement removal on Britannia Drive.

This item was received and filed by the Committee.

The meeting adjourned at 6:45 p.m.

[PZC-SUM.N18]