

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

Minutes - November 22, 1989

A meeting of the Planning and Economic Development Committee of the Chesterfield City Council was held on November 22, 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); Michael G. Herring, City Administrator; Jerry Duepner, Director of Planning/Economic Development; and Anna Kleiner, Planning Specialist.

Councilmember Dan Hurt (Ward III) arrived later.

Item #1 Correspondence from the Department of Planning/Economic Development regarding development in the Earth City and River Port areas.

City Administrator Herring summarized the report prepared by the Department on Earth City and River Port. City Administrator Herring recommended that any items dealing with Chesterfield Valley should be referred to the Planning and Economic Development Committee for their consideration and action.

A motion was made by Councilmember Hathaway that all matters relative to Chesterfield Valley be referred to the Planning and Economic Development Committee. The motion was seconded by Councilmember Bute, and approved by a vote of 3 to 0.

Item #2 Policy of the City of Chesterfield relative to the improvement of Schoettler Road.

City Administrator Herring summarized the current position of the City of Chesterfield relative to the improvement of Schoettler Road, as recently formulated in consideration of P.Z. 17 and 18-89 Charles Liebert. The City had approved the rezoning in conjunction with the improvement of Schoettler Road to a three-lane roadway, but with the acquisition of additional right-of-way for a five-lane configuration.

A motion was made by Councilmember Bute that this should be the stated policy of the City, to be transmitted to St. Louis County Executive H. C. Milford. The motion was seconded by Councilmember Hathaway, and passed by a vote of 3 to 0.

Item #3 Underground wiring within the City of Chesterfield.

City Administrator Herring summarized the current research being conducted by the Department of Planning/Economic Development relative to underground wiring within the City of Chesterfield. Director Duepner provided an overview of current Ordinance requirements relative to underground installation of utilities, noting that these regulations applied only to utilities serving

once on site. The example of the Atrium Office Building located on the north side of Highway 40, just west of Olive Road was cited. Electrical service provided to this building was brought from the south side of Highway 40 via an overhead line, but once the service was on the site, it was required to be installed underground. Director Duetner also noted that the Ordinance Review Committee of the Planning Commission is reviewing the matter of underground utilities within the City.

The Planning and Economic Development Committee moved to hold this item on its agenda for further review and study, and instructed the Department to advise of the per-mile cost for installation of certain size utilities underground.

Item #4 P.Z. 30-89 City of Chesterfield Planning Commission; a proposal to revise the Zoning Ordinance of the City of Chesterfield by amending Section 1003.168 Sign Regulations relative to subdivision information and direction signs.

Chairman Hrabko directed that this item be held and submitted to the Department of Planning/Economic Development Staff, with suggested revisions, for review and report to the Committee.

Item #5 P.Z. 31-89 City of Chesterfield Planning Commission; a proposal to revise the Zoning Ordinance of the City of Chesterfield by amending Section 1003.101 "FP" Flood Plain District Regulations to allow a portion of a residential lot within the flood plain.

Director Duetner summarized the report and recommendation of the Planning Commission for approval of an amendment to the Zoning Ordinance to allow a portion of residential lots within the flood plain.

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 December 4, 1989 City Council Meeting.

Item #6 P.Z. 32-89 City of Chesterfield Planning Commission; a proposal to revise the Zoning Ordinance of the City of Chesterfield by amending Section 1003.200 Administration, Enforcement and Permits, and Section 1003.410 Penalties for Violation of Zoning Ordinance relative to enforcement of provisions of the Zoning Ordinance of the City of Chesterfield.

Planning Specialist Kleiner summarized the report and recommendation of the Planning Commission.

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

Note: An ordinance relative to this matter is needed for the December 4, 1989 City Council Meeting.

Item #7 Correspondence from Mr. John Shaw requesting an extension of time for submittal of site development plan: P.C. 03-88 Stegmann; southwest corner of Wild Horse Creek Road and Chesterfield Airport Road.

Director Daejner summarized the report of the Planning Commission granting an extension of time for submittal of a site development plan.

A motion was made by Councilmember Hathaway to receive and file the report of the Planning Commission. The motion was seconded by Councilmember Bate, and approved by a vote of 3 to 0.

Item #8 Correspondence from Ms. Peggy A. Gredington regarding Queatham House.

Director Daejner summarized the correspondence from Ms. Gredington.

The Committee recommended that this item be held until response is received from JRB/Flags relative to the invoice.

Item #9 Public Hearing Notice from the St. Louis County Planning Commission regarding P.C. 164-83 St. Luke's Episcopal Presbyterian Hospitals; Conditional Use Permit in the "NU" Non-Urban District and the "YNU" Flood Plain Non-Urban District; for a 54.774 acre tract of land located at the northeast corner of Highway 141 and Conway Road. Proposed use: Hospital and accessory uses, including medical offices.

Director Daejner provided an overview of the proposed development, which consisted of an eight (8) story doctor's office building and accessory parking garage.

Councilmember Hathaway noted that this proposal would result in loss of open space area from the original development. The Committee received and filed the memo from the Department of Planning and Economic Development regarding this matter.

Item #10 Correspondence from the Department of Planning/Economic Development concerning General Warranty Deed and Dedication Plat by Barnes Continuing Care Corporation; terminus of Hitchcock Drive.

Planning Specialist Kleiner presented the Planning Commission's report and recommendation of approval relative to the Warranty Deed and Dedication Plat.

A motion for approval of the Deed and Plat was made by Councilmember Hathaway. The motion was seconded by Councilmember Bate, and approved by a vote of 3 to 0.

Note: An ordinance relative to this matter is needed for the December 4, 1989 Council Meeting.

Item #11 Site Plans, Building Elevations, and Signs approved by the Planning Commission on November 13, 1989.

A. P.C. 20-88 Thomas Walker (Outdoor Equipment); "C-8" Planned Commercial District amended landscape plan; north side of I-84/Highway 40, east of Long Road.

Item #12 Correspondence from Mr. Charles Hennemeyer requesting an amendment of "C-8" Planned Commercial District Ordinance; P.C. 22-88 Hennemeyer Company, east side of Clarkson Road, north of Baxter Road.

Director Duesner presented the Planning Commission report of denial of the requested amendment.

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

Item #13 Councilmember Hathaway requested that the Department of Planning/Economic Development draft a letter to the Missouri Highway and Transportation Department requesting that a median be installed along Olive and Clarkson Road, where possible, in lieu of provision of a full five (5) lanes. This median would be a grassed area.

Councilmember Hrabko supported the request, but noted that the median should not be installed as a deterrent to development along Olive and Clarkson Roads.

Councilmember Dan Hurt arrived at this time.

Item #14 Correspondence from Mr. Mark Teitelbaum requesting amendment of PEU in "R-2" Residence District Ordinance; P.Z. 20-89 Gerald Kerr Homes Corporation (Princeton Gate); north side of Clayton Road, west of Claymont Estates Drive.

Planning Specialist Kleiner presented the Planning Commission report and recommendation of approval of a request for reduction of right-of-way along cul-de-sac, and denial of a request to delete sidewalks along Clayton Road.

A motion for approval of Planning Commission recommendation, with the addition of a condition that a special escrow be allowed in lieu of construction of a sidewalk, was made by Councilmember Bute. 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 December 4, 1989 Council Meeting.

Item #15 P.Z. 29-89 Midland-Capitol Properties I: "N0" Non-Urban District, "R-1" One Acre Residence District, "R-1A" 22,000 square foot Residence District, and "C-8" Planned Commercial District to "C-8" and amended "C-8" Planned Commercial District; 9.296 acre tract of land located on the east side of Clarkson Road, approximately 800 feet north of Baxter Road.

Director Duepner presented the report and recommendation of the Planning Commission.

Councilmember Bute noted that the site in question was appropriate for commercial development, but that adequate buffer should be provided along Old Baxter Road. A revised plan submitted by the petitioner, prior to the meeting, for consideration by the Committee, depicted a development with a total of 82,000 square feet of floor area, and a buffer adjacent to Old Baxter Road with a minimum width of sixty (60) feet. Councilmember Bute noted that this proposal indicated that the buffer area was getting smaller. She also indicated that she would prefer a brick wall, and limitation on the time for deliveries and pick-up of trash use.

In correspondence submitted to the Committee, the petitioner had requested consideration of a sit-down restaurant use on the site.

Councilmember Hathaway indicated concern relative to a restaurant on the subject site.

Director Duepner summarized the letter from the petitioner requesting revisions and the recommended conditions of the Planning Commission.

In view of the revised plan which had just been submitted that day, Chairman Hrabko directed that this item be held and that the revised plan be reviewed by the Department of Planning/Economic Development, and a report thereon be submitted to the Committee at its next meeting.

Item #16 Correspondence from Mr. Jim Johnson requesting amendment of "C-8" Planned Commercial District Ordinance; P.Z. 9-89 Sullivan-Hayes Company; north side of Olive Boulevard at East and West Drives.

Director Duepner presented the Planning Commission report and recommendation on the requested amendments.

Councilmembers Hurt and Hathaway questioned the recommended fifteen (15) percent parking reduction. In addition, Councilmember Hathaway indicated that she preferred the 100 foot building setback from Olive, as opposed to the amended seventy-five (75) foot setback recommended by the Planning Commission. In reference to the parking reduction, Councilmember Hurt indicated that he would support the reduction if the area resulting from the reduction in parking were to be put into landscaping.

A motion was made by Councilmember Hurt for denial of the fifteen (15) percent parking reduction. The motion was seconded by Councilmember Hathaway. Upon a vote the motion failed by a vote of 2 to 2, with Councilmembers Hathaway and Hurt voting yes, and Councilmembers Hrabko and Bute voting no.

A motion was made by Councilmember Hurt for approval of the Planning Commission recommendation, excluding the fifteen (15) percent parking reduction. The motion was seconded by Councilmember Hrabko. The motion failed on a vote of 2 to 2, with Councilmembers Hrabko and Hurt voting yes, and Councilmembers Hathaway and Bute voting no.

This matter is referred to the City Council with no recommendation from the Planning and Economic Development Committee.

**Note:** An ordinance relative to this matter is needed for the December 4, 1989 City Council Meeting.

The meeting adjourned at 7:10 p.m.

[MIN11-22]