

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

Minutes December 6, 1989

A meeting of the Planning and Economic Development Committee of the Chesterfield City Council was held on December 6, 1989, in the City 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 Diepner, Director of Planning/Economic Development; and Anna Kleiner, Planning Specialist.

Councilmember Dan Hurt (Ward III) was absent.

Item #1 P.Z. 29-89 Midland-Capitol Properties I; "NU" 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 Diepner presented the Protest to the Planning Commission recommendation of approval for P.Z. 29-89 submitted by property owners to the south of the tract in question in accord with State Statute Section 89. Director Diepner noted that the Protest had been verified, and contained signatures of the owners of twenty-five (25) percent of the area within 185 feet of the subject tract, and therefore constituted a valid Protest. As a result, a vote of three-fourths (3/4) of the City Council will be necessary in order to approve the rezoning. Director Diepner was questioned as to the reasons for the Protest. He noted that, although not specified within the Protest document, he had been advised by the Protestors of concern of lack of notice of the public hearing, possible detrimental effect of the proposed development to the property to the south, and that correspondence submitted by the petitioner concerning discussions held with the property owner to the south were inaccurate. Director Diepner noted that, in accord with City policy, a copy of the public hearing notice was sent to the property owner to the south as listed by County records, though this is not required.

Chairman Hrabko noted that the City Attorney had expressed concern relative to the Protest, and advised that the Committee hold a hearing on the matter. Therefore, the Committee set a Special Hearing in response to the Protest to the recommendation of P.Z. 29-89 Midland Capitol Properties I, for December 20, 1989, at 6:00 p.m., in the City Council Chambers. The Department of Planning staff was directed to send notice of the special hearing to all persons who spoke at the Public Hearing before the Planning Commission, and to the Protestors.

Item #2 P.2. 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.

Director Maenner commented in response to revisions submitted by the Chairman at the prior meeting, noting the difference between those proposed revisions and the Planning Commission recommendation. These revisions pertained to the allowable number of signs, the permitted height of signs, the size of lettering, the permissible area of the sign, the permissible outline area, and the color of support and molding for the sign.

A motion was made by Councilmember Bute to approve the recommendation of the Planning Commission to amend the Zoning Ordinance subject to the following:

1. That a roof element be allowed for Subdivision Direction Signs, not to exceed a specified area, and that this roof element not be included within the permitted outline area.
2. That three (3) signs be permitted for subdivisions within the City of Chesterfield, and that one (1) sign be permitted for developments under construction contiguous to the City.
3. That the permitted height of signs be revised so as not to exceed one (1) foot above the ground level, in those cases where ground elevation is higher than the adjacent street.
4. That any requirements relative to the size of permissible lettering be eliminated.
5. That roof, posts and molding be white, but that no restriction be placed on the color of the sign face.

Councilmember Hathaway seconded the motion, and the motion was passed by a vote of 3 to 0.

Note: An ordinance relative to this matter is needed for the December 10th City Council Meeting.

Item #3 Correspondence from Ms. Peggy A. Gredington regarding Queatham House.

This item was received and filed, the Committee is awaiting response from JRB/Flagg concerning this matter.

Item #4 Correspondence from Mr. Mark Weitelbaum requesting amendment of PEU in "R-2" Residence District Ordinance; P.Z. 20-89 Gerald Kerr Homes Corporation (Princeton, N.J.); north side of Clayton Road, west of Claymont Estates Drive.

Planning Specialist Kleiner presented the Planning Commission recommendation for approval of the requested amendment.

Councilmember Hrabko inquired into the history of the setback revisions relative to the Stonebriar Development, where flexibility was allowed for setbacks for structures on adjoining lots. Councilmembers Hathaway and Hrabko expressed concern of revising the setback requirements, noting the desire for a transition of development to the north, towards the Brookmont Estates Subdivision.

Ms. Kleiner noted that the Planning Commission's recommendation to allow flexibility in yard setbacks would be applicable to all lots exclusive of those adjacent to the Brookmont Estates Subdivision, where the requirement would continue to be the sideyard setback a minimum of ten (10) feet.

A motion was made by Councilmember Bute for approval of the Planning Commission recommendation, with the requirement that the setbacks of six (6) feet, with a minimum distance of sixteen (16) feet between structures, be applicable to only those lots containing three (3) car garages. The motion was seconded by Councilmember Hathaway, and passed by a vote of 3 to 0.

Item #5 Correspondence from the Department of Planning/Economic Development regarding Chesterfield Valley Stormwater.

Director Duepner presented an overview of the stormwater studies which had been conducted for the Chesterfield Valley area. Director Duepner noted that preliminary discussions had been held with the Chesterfield Monarch Levee District relative to participation in the stormwater control efforts within the Chesterfield Valley area. He reminded the Committee that the Planning and Economic Development Committee had been designated as the appropriate entity for review of matters relative to Chesterfield Valley, accordingly they will be kept apprised of these discussions.

Councilmember Bute requested to be kept apprised of the situation, in that some matters may be of concern to the Public Works Committee.

The Committee received and filed the report of the Department relative to this matter.

Item #6 Urban Core/Town Center Study.

This matter was again held on the Committee agenda.

Item #7 Comprehensive Plan for the City of Chesterfield.

Director Duepner provided an update of the Comprehensive Plan process, noting the upcoming workshop and public hearing scheduled. The workshop will be on December 13th at City Hall, and the public hearing is scheduled for January 8, 1990, also at City Hall. Director Duepner emphasized that the Plan, when adopted, should be considered a dynamic document which will be used as a guide in review of development proposals within the City. It is not a zoning plan, and that, therefore, should be considered as a flexible guide for future consideration of development.

Item #8 Correspondence from the Department of Planning/Economic Development regarding underground installation of utilities.

Planning Specialist Kleiner presented the report of the Planning Department concerning research on underground installation of utilities within the metropolitan area, as well as elsewhere in the country. This matter is currently under review by the Ordinance Review Committee of the Planning Commission.

Councilmember Hrabko requested information on the policy of utilities when existing, above ground lines are required to be installed underground. Specifically, who is responsible for paying for the installation.

Item #9 Site Plans, Building Elevations, and Signs approved by the Planning Commission on November 27, 1989.

- A. P.C. 104-84 Barken and Dubinsky (Valley Center Phase 3); "C-8" Planned Commercial District architectural elevations; south side of Chesterfield Airport Road, east of Long Road.
- B. P.C. 62-87 Clifford Curry (St. Louis Retirement Center); C.U.P. in "R-1" Residence District amended architectural elevations; north side of Clayton Road, southwest of Henry Avenue.
- C. West County YMCA; free standing information sign; south side of Burkhardt Place, west of Chesterfield Village Parkway.
- D. Chesterfield Mall; Project identification sign; Chesterfield Airport Road, east of Chesterfield Village Parkway.
- E. Chesterfield Executive Park - Lot 10; preliminary architectural elevations; Cepi Drive, south of Chesterfield Airport Road.
- F. P.C. 5-79 Holthaus Realty (O.A. Baumann Co.); "M-3" District amended site development plan and architectural elevations; west side of Chesterfield Industrial Boulevard, south of Chesterfield Airport Road.
- G. Spirit Air Park/Spirit of St. Louis Airport (Spirit Jet Center); "M-3" District amended site development plan and architectural elevations; south side of Edison Avenue, east of Spirit of St. Louis Boulevard.

- H. John C. Bergh: Boundary Adjustment Plat; north side of Church Road, 2400 feet west of Strecker Road.

Director Diepner presented the recommendation of the Planning Commission for approval of the Boundary Adjustment Plat.

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 18th City Council Meeting.

- I. Valley Center Flat III; easement and record plat; south side of Chesterfield Airport Road, east of Long Road.

Director Diepner presented the recommendation of approval by the Planning Commission relative to this matter.

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 18th City Council Meeting.

- J. Fogelman Properties (Baxter Crossings Apartments); temporary subdivision direction sign; North Outer Forty Drive, across from Timberlake Manor Drive.
- K. Fogelman Properties (Baxter Crossings Apartments); temporary subdivision direction sign; northeast corner of Clayton and Schoettler Roads.

The meeting was adjourned at 6:45 p.m.

[MIN12-6]