

PLANNING & ECONOMIC DEVELOPMENT COMMITTEE

December 20, 1989 Meeting

Minutes

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

ITEM #1 City Council referral of Bill #388 relative to Subdivision Direction Signs.

This matter was referred back to the Planning and Economic Development Committee by the City Council at its meeting of December 18, 1989.

Councilmember Hrabko noted that this matter should be held over to the agenda for the meeting on January 4, 1990, at which time representatives from the Home Builder's Association would be in attendance to make a presentation on this matter.

ITEM #2 Correspondence from Ms. Peggy A. Gredington regarding Queatham House.

This matter was kept by the Committee, awaiting a response from JRB/Flagg relative to this matter.

ITEM #3 Correspondence from the Department of Planning/Economic Development regarding underground installation of utilities.

Planning Specialist Kleiner responded to the Committee on the question of responsibility for payment of installation of underground utility lines, if required by the City of Chesterfield.

The Committee requested information concerning the responsibility for payment, if the City were to require both future, as well as existing lines, underground.

ITEM #4 Correspondence from the Department of Planning/Economic Development regarding Easement Vacation request by Chesterfield Square; west side of Olive Boulevard, north of Swingley Ridge Drive.

Ms. Kleiner presented the report of the Planning Department recommending approval of the Vacation request, noting that consent had been received from all appropriate parties.

A motion was made by Councilmember Bute for approval of the Vacation. 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 January 2, 1990 City Council Meeting.

ITEM #5 Correspondence from the Department of Planning/Economic Development regarding Easement Vacation request for Stonebriar Subdivision (Lots 8, 8A and 9); north side of Kehrs Mill Road, east of Clarkson Road.

Ms. Kleiner presented the report of the Department of Planning/Economic Development recommending approval of the Easement Vacation, noting consent from all interested parties.

A motion was made by Councilmember Hathaway for approval of the Vacation. 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 January 2, 1990 City Council Meeting.

ITEM #6 Correspondence from the St. Louis County Department of Highways and Traffic regarding P.Z. 4-89 E.S. Development (Auto Mall); north side of I-64/U.S. Highway 40 at Spirit of St. Louis Boulevard.

Director Duepner summarized the correspondence from the Department of Highways and Traffic concerning this matter. The St. Louis County Department of Highways and Traffic noted the desire for revision of the Ordinance concerning this development related to the time-phasing of roadway improvements, and additional roadway improvements.

The Committee directed the Department to review this matter and report further at its meeting on January 4, 1990.

ITEM #7 Correspondence from the Department of Planning/Economic Development to Mr. Fred Douglass of Bi-State.

Director Duepner summarized the recent letter sent to the Bi-State Development Agency regarding the change in bus routes to serve the Monsanto and Doubletree developments.

This matter was received and filed by the Committee.

ITEM #8 P.Z. 33-89 City of Chesterfield Planning Commission; Proposal to revise the Zoning Ordinance of the City of Chesterfield by amending Section 1003.193 relative to the Appeal and Protest Procedure for Special Procedures.

Director Duepner presented the report of the Planning Commission recommending approval of amending the Zoning Ordinance relative to Special Procedure Appeal and Protest.

The Committee recommended that the wording of the Amendment be clarified relative to the two-thirds (2/3) vote requirement for denial.

A motion was made by Councilmember Bute to recommend approval of the Planning Commission's report subject to revision of the wording relative to two-thirds (2/3) vote approval. The motion was seconded by Councilmember Hathaway, and approved by a vote of 3 to 0.

Note: An ordinance relative to this matter is needed for the January 2, 1990 City Council Meeting.

ITEM #9 Site Plans, Building Elevations, and Signs approved by the Planning Commission on December 11, 1989.

A. P.C. 87-86 Leo Eisenberg, Inc. (Lord of Life Lutheran Church); PRU in "R-6A" Residence District amended landscape plan; east side of Clarkson Road, south of Baxter Road.

(Councilmember Hurt arrived at this time.)

The Committee recessed its Committee Meeting at 5:59 p.m., to convene the Special Hearing on P.Z. 29-89.

The Committee reconvened the Meeting at 7:15 p.m.

ITEM #10 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 Duepner summarized the report of the Planning Commission recommending approval of this matter subject to conditions. He also summarized the correspondence received from the petitioner requesting consideration of revisions to the recommended conditions by the Planning Commission.

Councilmember Bute expressed concern relative to the total amount of square footage proposed for the development, and Councilmember Hathaway concurred.

A motion was made by Councilmember Hathaway to recommend approval of the Planning Commission report, subject to the following conditions. The motion was seconded by Councilmember Hart.

1. To permit a freestanding sit-down restaurant.
2. Maximum square footage permitted would be 80,000 square feet.
3. Minimum setback for parking from Old Baxter Road would be seventy-five (75) feet from the existing right-of-way.
4. Minimum structure setback of ninety-five (95) feet from the existing right-of-way of Old Baxter Road.
5. Minimum thirty (30) foot landscape buffer from the non-commercial zoned property to the south.
6. A minimum fifty (50) foot structure setback from non-commercial zoned property to the south.
7. A twenty-five (25) foot structure setback from the new right-of-way of Clarkson Road.
8. A minimum thirty (30) foot drive aisle adjacent to commercial buildings.
9. A minimum setback of 130 feet for any intersecting drives from the intersection of the access drive, with the common access drive to the south.
10. City Council approval of the site plan and building elevations.
11. A limitation on the time for delivery and pick-up of trash (comparable to the requirement for the Lea Oak Development, west across Clarkson Road).
12. A limitation of one (1) monument sign along Clarkson Road.
13. Condition for the commencement of construction and issuance of occupancy permits comparable to the requirement for the Lea Oak Shopping Center located west across Clarkson Road.

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

Note: An ordinance relative to this matter will be needed for the January 2, 1990 City Council Meeting.

The Meeting adjourned at 7:50 p.m.

[MIN12-20]

Copy to all
Speakers 12/27/89

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PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

SPECIAL HEARING

P.Z. 29-89 Midland Capitol Properties I
DECEMBER 20, 1989, 6:00 P.M.

Minutes

The Special Hearing was held by the Planning and Economic Development Committee concerning P.Z. 29-89 Midland Capitol Properties I, at 6:00 p.m., on December 20, 1989, in the City Council Chambers.

Committee Members in attendance were Councilmember Dick Hrabko, Chairman (Ward IV); Councilmember Betty Hathaway (Ward I); Councilmember Jade Bute (Ward II); and Councilmember Dan Hurt (Ward III). Also in attendance were Jerry Duepner (Director of Planning/Economic Development), and Anna Kleiner (Planning Specialist).

Director Duepner presented the report of the Planning Commission relative to the requested rezoning, noting the Commission's recommendation for approval, subject to conditions. Director Duepner also noted the correspondence received from the petitioner raising concerns relative to recommended conditions by the Planning Commission. Mr. Duepner also cited that the petitioner had been advised that a portion of his petition included right-of-way of the Missouri Highway and Transportation Department, and that no action could be taken by the City Council on this matter until concurrence of the petition had been received from the Missouri Highway and Transportation Department.

PROTESTORS

1. Mr. Don Anderson, Jr., 8011 Clayton Road, on behalf of Chesterfield-Clarkson Partners.

Mr. Anderson noted that the Public Hearing Notice had been sent to an address at which the protestors are no longer located. He also cited potential loss in value for the Drew Station Shopping Center to the south of the subject site, as a result of the location of buildings as proposed by the petitioner. Mr. Anderson raised concern that no cross-access agreements had been granted to the owner's of Drew Station at the time of construction of their development.

2. Mr. Frank Keefe, 122 Clarkson Executive Park, speaking on behalf of Mr. & Mrs. Voepel.

Mr. Keefe stated that his clients found the buffer area proposed adjacent to their property (southeast of the subject tract) inadequate, and that no offers had been submitted to the Voepel's to purchase their property, contrary to the claim of the representative of Midland.

3. Mr. Melvin Reiss, 15660 Century Lake Drive.

Mr. Reiss raised concern relative to the amount of square footage proposed within the development, and the seventy-five (75) foot proposed setback proposed from Old Baxter Road. Mr. Reiss was of the opinion that lower intensity development with the buffer would be appropriate per the Chesterfield Community Area Study. In his opinion, the minimum setback should be 100 feet, and maximum development should be 67,000 square feet upon the site.

4. Ms. Sharon Wu, 1626 Old Baxter Road.

Ms. Wu raised concern relative to potential damage to Century Lake as a result of this development.

It was noted by Councilmember Bute that the Planning Commission had recommended the requirement of a Siltation Bond prior to any site preparation.

PROponents

1. Mr. Jim Murtha, 12655 Olive Boulevard, Suite 200.

Mr. Murtha spoke on behalf of Midland Development. He noted that Midland had attempted to work with the property owner to the south (Drew Station), but had not been successful. He also noted that the existing topography of the site currently limits the visibility of the property to the south. The petitioner is requesting a buffer of a similar width as required of the Drew Station development adjacent to the non-commercial zoned property to the southeast. Mr. Murtha stated that Midland would intensively landscape the buffer area adjacent to the Voepel tract. He also indicated that no portion of a building would be visible from Old Baxter Road.

2. Mr. Austin Peppin, 15341 Silverwood Court.

Mr. Peppin noted that he was the owner of one of the parcels involved in the subject rezoning request, and questioned why the property owner to the south was protesting the requested rezoning.

3. Mr. Paul Kopsky, 640 Cepi Drive.

Mr. Kopsky, an attorney representing a property owner of a parcel involved in the rezoning request.

The Special Hearing adjourned at 7:07 p.m.

[SH12-20]