

City of Chesterfield

MEMORANDUM

DATE: December 27, 1988
TO: Planning and Economic Development Committee
FROM: Jerry Duepner, Director of Planning/Economic Development 90
SUBJECT: Meeting December 22, 1988

A meeting of the Planning and Economic Development Committee was held on the above date at 5:30 p.m. In attendance were Councilmember Dick Hrabko, Chairperson Ward IV; Councilmember Barry Flachsbart, Ward I; Councilmember Jade Bute, Ward II; Michael Herring, City Administrator; Jerry Duepner, Director of Planning/Economic Development; Anna Kleiner, Planning Specialist; and Mark Teitelbaum of Lieberman Corporation.

The first item discussed was correspondence from Mr. Mark Teitelbaum of Lieberman Corporation concerning the Enclave at Chesterfield (P.C.2 & 3-88 Borman Development Company). At issue was the access to the proposed Enclave Subdivision via Forest Crest Drive. The Ordinance authorizing the Planned Environment Unit by the City of Chesterfield limited construction access to a private roadway easement for ninety (90) days and then, subsequent to that period, access was to be via Forest Crest Drive through unincorporated St. Louis County. The St. Louis County Department of Highways and Traffic had indicated that they would not allow construction access via Forest Crest Drive. Upon discussion of the matter, Mr. Teitelbaum indicated that he was unable to renew the ninety (90) day period for use of the private roadway easement. Councilmember Flachsbart requested that the City Administration discuss with St. Louis County the possibility of allowing access over Forest Crest Drive. Councilmember Flachsbart moved and Councilmember Bute seconded the motion to recommend revision of the Ordinance to allow access via Forest Crest Drive through the City of Chesterfield after the ninety (90) day period for use of the private roadway easement had expired; and that City Administration pursue with St. Louis County the possibility of access also being allowed via Forest Crest Drive through the unincorporated area. The Committee voted 3 to 0 to approve the motion and the matter was referred back to the Planning Commission for consideration.

Item two was a report from the Planning Commission granting withdrawal of P.C.14-88 Miceli Development Company. P.C.14-88 was a request for a C-8 District zoning for a tract of land located at the northeast corner of Clarkson Road and Kehrs Mill Road. This item was presented to the Committee for information.

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The third item was a report of the Planning Commission concerning P.C.15 through 19-88 Miceli Development Company. The Planning Commission recommends approval of requests for rezoning from Non-Urban to R-2 and R-3 with a PEU in the R-2 and R-3 for a tract located at the northeast quadrant of the intersection of Clarkson Road and Kehrs Mill Road. In discussion Committee members expressed concern about the side yard setbacks recommended by the Planning Commission, and of a need to provide stub streets to the property bordering the tract to the west. Councilmember Flachsbart moved that the recommendation of the Planning Commission be forwarded to the Council for approval with the recommendation that side yards in the R-2 District portion of the PEU be ten (10) feet, and side yards in the R-3 District portion be eight (8) feet; and that a minimum of two stub streets be provided and built to the property adjacent to the west. Councilmember Bute seconded the motion. The Committee by a vote of 3 to 0 approved the motion.

The fourth item was the report of the Planning Commission concerning P.C. 21-88 Thomas E. and Janice M. Woodson. The Planning Commission has recommended by a vote of 6 to 3 approval of a request for rezoning from NU to R-1 District, for a tract located on the west side of Wilson Road, north of Wilson Manor Drive. Upon discussion of the Planning Commission report, Committee members expressed concern of the precedent for establishing R-1 District zoning in the area on the west side of Wilson Road. Councilmember Flachsbart moved that the report of the Planning Commission be tabled at this time. Councilmember Bute seconded and the motion passed by a vote of 3 to 0.

The next item discussed was the report of the Planning Commission concerning P.C.134-87 Missouri East Annual Conference of the United Methodist Church, granting a one year extension of time for submittal of a site development plan. This item was presented to the Committee for their information.

The next item discussed was consideration for amending the Zoning Ordinance of the City of Chesterfield to allow a bank and related uses as an accessory use in conjunction with a retirement housing complex. The Department of Planning staff noted that at present a bank is not a permitted use under the provisions of the Zoning Ordinance of the City as an accessory use in a retirement complex. The staff had been approached by operators of the Friendship Village Development to allow a bank to serve the residents and employees of that retirement complex. Staff noted that under the provisions of a Planned Environment Unit Ordinance, commercial uses are allowed within residential zoning districts. Upon discussion members of the Committee were of the opinion that it would seem reasonable to allow some limited commercial services within a retirement complex for the benefit of the residents of such a development. Concern was expressed that these uses should be within existing buildings and should not be visible to the general public. Councilmember Flachsbart moved that the matter of amending the Zoning Ordinance to allow a bank and some limited commercial services as a conditional use in conjunction with a retirement residence, be forwarded to the Planning Commission for their consideration. Councilmember Bute seconded the motion and the motion was passed by a vote of 3 to 0.

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The next item discussed by the Committee was the selection of Development Strategies, Incorporated as the consultant for the Comprehensive Plan for the City of Chesterfield. City Administrator Herring noted that Development Strategies had been selected by the Comprehensive Plan Selection Committee and endorsed by the Planning Commission as the lead consultant for preparation of the City's Comprehensive Plan. Councilmember Flachsbart moved that the Selection Committee and Planning Commission be commended for their work in selecting the consultant for the Comprehensive Plan, and that the selection of Development Strategies, Incorporated be recommended to the full Council. Councilmember Bute seconded the motion and the motion was passed by a vote of 3 to 0. Chairman Hrabko instructed the Department staff to submit to the Committee at their next meeting the criteria for the selection of citizens for involvement in the planning process.

The next item discussed by the Committee were site plans, building elevations, and signs approved by the Planning Commission at their December 12, 1988 meeting. The following items were presented to the Committee for their information.

- A. P.C.243-87 Long Road Realty Venture, Inc.; a business sign; west side of Long Road, south of Chesterfield Airport Road.
- B. P.C.4 & 5-88 Fischer & Frichtel, Inc.; (Coventry Farm Addition); a site development plan; east side of Kehrs Mill Road, north of Clayton Road.
- C. P.C.87-87 John Shaw (The Shaw Building); building elevations; southwest side of Chesterfield Airport Road, northwest of Chesterfield Village Parkway.

The last item discussed by the Committee was the need for the City to establish an ordinance relative to taxi cabs. At present the City has no ordinance relative to the procedure for licensing of taxi cabs. Councilmember Flachsbart moved and Councilmember Bute seconded a motion that the City prepare an ordinance relative to the licensing of taxi cabs. The motion was approved by a vote of 3 to 0.