

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
February 12, 2001

The meeting was called to order at 7:00 p.m.

I. PRESENT

Mr. David Banks
Mr. Mike Kodner
Mr. Dan Layton, Jr.
Ms. Stephanie Macaluso
Ms. Rachel Nolen
Ms. Victoria Sherman
Mr. B. G. Wardlaw
Chairman Fred Broemmer
Mr. Doug Beach, City Attorney
Mr. Dan Hurt, Council Liaison
Ms. Teresa Price, Director of Planning
Mr. Matt Brandmeyer, Project Planner
Mr. Paul DeLuca, Project Planner
Mr. Mike Hurlbert, Project Planner
Mr. John Wagner, Project Planner
Ms. Hannah Wilhelm, Executive Secretary

ABSENT

Mr. Jerry Right

II. INVOCATION: Commissioner Macaluso

III. PLEDGE OF ALLEGIANCE: All

Chairman Broemmer recognized the attendance of Councilmember Mike Casey (Ward III) and Council Liaison Dan Hurt (Ward III).

IV. PUBLIC HEARINGS:

Commissioner Banks read the first portion of the "Opening Comments."

A. P.Z. 41-2000 Howard Bend Tract; a request for a change of zoning from a “NU” on Urban District to a “R-3” Residential District for 39.18 acres of land located on Olive Blvd, across from the intersection of Ladue Road and Olive Blvd. (Locator Number 17R42-0043).

And

B. P.Z. 42-2000 Howard Bend Tract; a request for a change of zoning from a “R-3” Residential District to a “PEU” Planned Environment District for 39.18 acres of land located on Olive Blvd, across from the intersection of Ladue Road and Olive Blvd. (Locator Number 17R42-0043).

Proposed Uses:

Dwellings Single Family, Attached

Existing Communication Tower

Existing Cemetery

Project Planner Matt Brandmeyer gave a slide presentation of the subject site and surrounding area.

1. Mr. Mike Doster, 16476 Chesterfield Airport Road, Chesterfield, MO 63017, attorney for P.Z. 41-2000 Howard Bend Tract and P.Z. 42-2000 Howard Bend Tract;

- Developer will be Jones Company;
- Property currently under contract from the City of Chesterfield;
- Engineer – Sterling Company;
- Access through the site is the County Emergency Operations Center;
- Access on the north is the Howard Bend Station Road which is the access used to get to the Howard Bend Station, St. Louis City’s water treatment plant;
- A cemetery on the site will not be disturbed. Developer will erect a fence around the cemetery;
- Two (2) vacant homes on the site will be demolished if they are not moved for historical value;
- Single-family attached homes will be built;
- Petitioner has not been able to contact all neighboring residents;
- 155 villa units;
- Villas will range from 1,400 square feet to 1,600 square feet,
- Units will be priced from \$160,000 and up;
- There will not be a pool or club house on the premises but there will be a walking trail accessible only to the residents of the development;
- Site is comprised of 39 acres;
- Site will have 80% green space;

- 18 acres of vegetation on the site; six (6) acres will be removed and 12 acres will remain;
- The high portion along Olive Boulevard between the two (2) access points will be a natural berm;
- The developer intends to straighten out Howard Bend, widen the entrance and provide a grassy or landscaped median;
- The access to the south is an existing curb cut which would be improved with widening and a landscaped median;
- Once graded, the center of the site will have an elevation comparable to the elevation of Olive Boulevard;
- At this time, no retention or detention is proposed on the site. Preliminary indications from MSD stated that they are not necessary;
- Developer will comply with the Tree Ordinance;
- Developer will consider sidewalks on both sides of the project as sufficient setbacks would allow them;
- Developer will comply with the City's requirements for lighting;
- Sewers will run to the rear of the property and have a lift station that will pump sewage to a force main;
- St. Luke's Hospital has stated that they do not have any concerns with this development.

SPEAKERS IN FAVOR – None

SPEAKERS IN OPPOSITION –

1. Ms. Millie Hill, 46 Witmer, Chesterfield, MO 63017, speaking in opposition to P.Z. 41-2000 Howard Bend Tract and P.Z. 42-2000 Howard Bend Tract;

- Speaker stated that she considers the plan inappropriate for this site.

SPEAKERS – NEUTRAL –

2. Mr. Bill Wunderlich, 16 Foxhunt Drive, Chesterfield, MO 63017, Co-Chair of the Chesterfield Historical Commission, speaking neutral to P.Z. 41-2000 Howard Bend Tract and P.Z. 42-2000 Howard Bend Tract;

- Speaker stated that one of the homes on this site is a Sears and Roebuck house which is of historical significance;
- Speaker asked the developer to donate the Sears and Roebuck house to the City of Chesterfield as a historic museum.

3. Mr. Allen Sellenriek, 14775 Olive Boulevard, Chesterfield, MO 63017, speaking neutral to P.Z. 41-2000 Howard Bend Tract and P.Z. 42-2000 Howard Bend Tract;

· Speaker stated that he concerned with water run-off from this site.

REBUTTAL –

Mr. Doster stated that the storm water run-off issue would be addressed. Mr. Doster stated that the developer is willing to donate the houses but will not move them at his expense.

Mr. Brandmeyer stated that the following issues would be addressed:

1. One-car garage and compatibility with the area;
2. Accommodation of parking on the street;
3. Curb cut on Olive Boulevard with the potential for alignment with Ladue Road where there is a signalization point;
4. Howard Bend Station Road being restricted to right in/right out;
5. Areas between the community and Faust Park to have access;
6. Cross access with the southern parcels where there are existing single-family homes;
7. Investigate restrictions on the County-owned land;
8. Location of green space in relation to the remaining trees;
9. Development density;
10. Compatibility of the zoning with neighboring developments including Shenandoah and Nooning Tree;
11. The possible relocation of the Sears and Roebuck house;
12. Controlling run-off to avoid flooding;
13. Cell towers and the distance of the residents from the cell tower and the effects of cell towers on proximity;
14. Provide copies of the letter from St. Luke's Hospital stating that they do not have any concerns with this proposal;
15. Make sure that the neighboring residents are contacted and concur with this proposal.

Chairman Broemmer stated that P.Z. 41-2000 Howard Bend Tract and P.Z. 42-2000 Howard Bend Tract would not go to the Architectural Review Board (ARB) at this time.

Commissioner Banks read the middle portion of the Opening Comments.

C. P.Z. 4-2001 City of Chesterfield Planning Commission; a proposal to amend the City of Chesterfield Zoning Ordinance to:

1. Require requested uses to be representative of those proposed on the preliminary site development plan in the “PC” Planned Commercial and “PI” Planned Industrial Districts.

2. Remove “Drive-in Theaters” as a use from use (a) “Amusement parks, drive-in theaters, and zoological parks” in the “PC” Planned Commercial District.

3. Remove “Live animals” as a use from use (rrr) “Warehousing, storage or wholesaling of manufactured commodities, live animals, explosives or flammable gases and liquids.” in the “PI” Planned Industrial District.

4. Remove uses (c), (aa), (ee), (jj), (aaa), (fff), (jjj) and (mmm) in their entirety from the “PI” Planned Industrial” District.

5. Require a Preliminary Plan in all three development options available in the “E-1”, “E-2” and “E-3” Estate Districts.

Project Planner John Wagner gave an overview of this petition.

The Planning Commission did not have any issues to be addressed.

SPEAKERS IN FAVOR – None

SPEAKERS IN OPPOSITION – None

SPEAKERS NEUTRAL – None

REBUTTAL - None

Commissioner Banks read the closing portion of the Opening Comments.

V. APPROVAL OF MEETING MINUTES

Commissioner Nolen made a motion to approve the January 22, 2001 Meeting Minutes. The motion was seconded by Commissioner Macaluso and passes by a voice vote of 8 to 0.

VI. PUBLIC COMMENT

1. Mr. William Decker, Gray Design Group, #9 Sunnen Drive, St. Louis, MO, speaking in favor of P.Z. 24-2000 Precision Properties;

- Speaker chose not to speak.

2. Mr. Kent Piskulich, 10762 Indian Head Industrial Boulevard, St. Louis, MO, speaking in favor of P.Z. 24-2000 Precision Properties;

- Speaker chose not to speak.

3. Mr. Mike Doster, 16476 Chesterfield Airport Road, Chesterfield, MO, speaking in favor of P.Z. 44-2000 Stoneridge Development;

- Speaker chose not to speak.

4. Mr. George Stock, 425 North New Ballas Road, St. Louis, MO, speaking in favor of P.Z. 44- 2000 Stoneridge Development;

- Speaker described changes that have been made on the Preliminary Plan for Stoneridge. The changes are: green space calculations have been added (46% post construction), calculations have been added for the undisturbed area (25.4%), eliminated the above ground lake retention in the southeast corner of the site, moved the closest building immediately to the east of Lot 160, deleted the walking trail, and reduced the number of parking spaces.

5. Ms. Julie Nolfo, Crawford, Bunte, Brammeier, 1830 Craig Park Court, St. Louis, MO speaking in favor of P.Z. 44-2000 Stoneridge Development;

- Speaker discussed traffic at this site and the surrounding area.

6. Mr. Shawn Furlong, 14509 Debbenham Lane, Chesterfield, MO, trustee for Chesterfield Hill Subdivision, speaking in opposition of P.Z. 44-2000 Stoneridge Development;

- Speaker stated that this proposal is too dense;
- Speaker stated that he questions whether there is compliance with the Tree Ordinance;
- Speaker stated that safety is the main concern with the traffic;
- Speaker asked the Planning Commission to deny this petition.

Commissioner Layton stated that he would like Staff to provide a copy of the memorandum dated February 7, 2001 from Ms. Leslie Sawyer-Sagehorn, City Civil Engineer, made available to the petitioner and Mr. Furlong.

7. Mr. Howard Zinschlag, 1542 Candish Lane, Chesterfield, MO, speaking in opposition of P.Z. 44-2000 Stoneridge Development;

- Speaker expressed concern with potential traffic safety at the intersection of the South Outer Road and the Chesterfield Hill Subdivision entrance;
- Speaker expressed concern with upstream flooding of the creek;
- Speaker expressed concern with privacy and security.

8. Mr. Jimmy Odom, 1528 Candish Lane, Chesterfield, MO, speaking in opposition of P.Z. 44-2000 Stoneridge Development;

- Speaker stated that the proposed project is too dense;
- Speaker expressed concern with noise pollution;
- Speaker expressed concern for property values;
- Speaker asked the Planning Commission to deny this petition.

Councilmember Hurt asked Staff to relay the early morning garbage pick-up at the Prudential Building to City of Town and Country officials.

9. Mr. Mark Leach, 1608 Ansonborough Drive, Chesterfield, MO, member of the Missouri Archeological Society, speaking in opposition of P.Z. 44-2000 Stoneridge Development;

- Speaker stated that the creek running along the eastern border of the proposed development is a registered archeological site.

10. Mr. Steve Noles, 11527 Olive Street Road, Creve Coeur, MO, speaking in favor of P.Z. 29-2000 Chesterfield Airport Center, Lot A;

- Speaker stated he was present to answer questions.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

A. Lot 3, Wild Horse Ridge: a Record Plat for a resubdivision of an 8.337 acre tract in the "NU" Non-Urban District, located on Rooster Ridge Road, south of Wild Horse Creek Road.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Record Plat for Lot 3, Wild Horse Ridge. The motion was seconded by Commissioner Layton and passes by a voice vote of 8 to 0.

B. Clayton Pointe; Record Plat for a 14-unit attached single family residential development, on Clayton Road, south of Claymoor Drive.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Record Plat for Clayton Pointe. The motion was seconded by Commissioner Kodner and passes by a voice vote of 8 to 0.

VIII. OLD BUSINESS

A. P.Z. 24-2000 Precision Properties: a request for a change of zoning from an "M-3" Planned Industrial District to "PI" Planned Industrial District for 2.84 acres of land located on North Outer 40 Road, west of Long Road. (Locator Number 17V-63-0026).

Proposed uses:

(ii) office or office buildings

Project Planner Paul DeLuca gave an overview of P.Z. 24-2000 Precision Properties. The Planning Commission did not have any additional issues to be reviewed.

Chairman Broemmer stated that P.Z. 24-2000 Precision Properties would be held until all issues and agency comments were received and addressed.

B. P.Z. 29-2000 Chesterfield Airport Center, Lot A: A request to amend the ordinance in a "PC" Planned Commercial District for a 1.5 acre tract of land located on Chesterfield Airport Road, south of Highway 40 and east of Long Road.

Project Planner Mike Hurlbert gave an overview of P.Z. 29-2000 Chesterfield Airport Center, Lot A.

Commissioner Banks made a motion to approve P.Z. 29-2000 Chesterfield Airport Center, Lot A with the following amendment to Attachment A:

Attachment A, page 6, VII. SPECIFIC CRITERIA, A., Parking and Loading Space Setbacks, 6. (a) Ten (10) feet from sixty feet wide the Caprice Drive pavement common access easement. The motion was seconded by Commissioner Sherman.

Upon a roll call the vote was as follows: Commissioner Banks, yes; Commissioner Kodner, yes; Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Sherman, yes; Commissioner Wardlaw, yes; Chairman Broemmer, yes.

The motion was approved by a vote of 8 to 0.

C. P.Z. 44-2000 Stoneridge Development; a request for a change of zoning from an “NU” Non-Urban District to an “R-6” 2,000 square-foot Residence District for 9.2 acres of land located on the south side of South Outer Forty Road, northeast of Yarmouth Point Drive and Candish Lane. (Locator Numbers 19R-61-0026 and 19R-61-0312).

Proposed use:

Multiple-family homes.

Project Planner John Wagner gave an overview of P.Z. 44-2000 Stoneridge Development.

Commissioner Nolen stated that she would like the additional issues addressed:

1. Service levels at the entrance onto North Outer 40;
 2. Letter from Parkway School District stating that the bus drivers can accommodate the cul-de-sac turn;
 3. Internal sidewalks;
 4. Materials for the fence located on top of a wall that faces a residents’ property;
 5. Possibility of a fence by the 40-foot retaining walls for safety;
 6. Concern with appearance of the roof tops, carports, screening and paint colors from above;
 7. Location of the dumpsters;
-
8. Concern that one of the buildings is only 23 feet from a residence;
 9. Parking ratio;
 10. Input from the City of Town and County concerning additional traffic at the intersection of Woods Mill Road.

Commissioner Layton would like the school bus issues addressed that were raised by the Department of Public Works.

Commissioner Banks expressed concern with the height and width of the retaining walls.

Commissioner Macaluso stated that she would like to know how the Tree Ordinance will be addressed in this development and the acreage size.

Chairman Broemmer stated that P.Z. 44-2000 Stoneridge Development would be held until all issues and agency comments were received and addressed.

D. P.Z. 1-2001 City of Chesterfield Planning Commission; a proposal to amend the City of Chesterfield Comprehensive Plan to reflect the following:

1. Reconfigure Burkhardt Place so it connects with the future realignment of Wildhorse Creek Road. The current design shows Burkhardt Place connecting with Lydia Hill Drive.
2. Establish definitions for Land Use Terms.

3. Adopt a policy relative to the transportation model to consider its use in future development decisions.

4. Adopt a policy relating to access management on Clarkson Road, south of the Sunrise Assisted Living nursing facility.

Project Planner John Wagner gave an overview of P.Z. 1-2001 City of Chesterfield Planning Commission. Mr. Wagner stated that items #1 and #3 are being held to a later date for further research and review.

Commissioner Macaluso made a motion to hold items #1 and #3 of P.Z. 1-2001 City of Chesterfield Planning Commission until the March 26, 2001 Planning Commission Meeting. The motion was seconded by Commissioner Banks and passes by a voice vote of 8 to 0.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS:

A. Committee of the Whole –

B. Ordinance Review Committee –

Amendment to the Tree Ordinance with regard to Planning Commission approval for tree removal permits and language correction to the Ordinance.

Ms. Price stated that the amendments were the recommendations of the City's tree consultant, Mr. Jim Rocca.

General discussion followed concerning the Tree Ordinance.

Committee Chair Layton, on behalf of the Ordinance Review Committee, made a motion to accept and recommend to City Council the amendments as presented under item X. B. in their packet:

Page 5, Section 5 of the Tree Preservation Ordinance: "Planning Commission approval is required for a tree removal permit for all development."

Page 7, Section 8. Preservation Requirements on Construction Site, 1. All permit applications must include a Tree Preservation Plan, which must comply with the

requirements set forth in the Chesterfield Tree Manual. All applications for site plans or subdivision plan or building permit approval shall also contain a Tree Stand Delineation and Tree Preservation Plan which must comply with the requirements set forth in the Chesterfield Tree Manual.

Page 7, Section 8. Preservation Requirements on Construction Site, 2. The developer shall submit a tree stand delineation and tree protection preservation plan as per the Chesterfield Tree Manual.

The motion was seconded by Commissioner Macaluso.

Commissioner Layton made an amendment to his motion to delete the following sentence from page 5, Section 5 of the Tree Preservation Ordinance:

“Planning Commission approval is required for a tree removal permit for all developments.”

The amendment to the motion was accepted by Commissioner Macaluso and passes by a voice vote of 8 to 0.

- C. Architectural Review Committee –
- D. Site Plan/Landscape Committee –
- E. Comprehensive Plan Committee –
- F. Procedures and Planning Committee
- G. Architectural Review Board Update

There was a unanimous motion to adjourn the meeting at 9:28 p.m.

Victoria Sherman, Secretary