

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
January 29, 1997**



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

PRESENT

Mr. Rick Bly
Mr. Fred Broemmer
Mr. Dave Dalton
Mr. Robert Grant
Mr. Dan Layton, Jr.
Ms. Linda McCarthy
Chairman Michael Casey
Mr. Douglas R. Beach, City Attorney
Councilmember Barry Streeter (Ward II) - Council Liaison
Mr. Jerry Kelley, Director of Planning
Ms. Laura Griggs-McElhanon, Assistant Director of Planning
Ms. Sandra Lohman, Executive Secretary

ABSENT

Mr. Charles Eifler
Mr. Allen Yaffe

Chairman Casey noted this meeting is being held in place of the meeting scheduled for January 27, 1997, which was cancelled due to bad weather.

INVOCATION - Commissioner Linda McCarthy

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS: None

APPROVAL OF THE MINUTES:

A motion to approve the minutes of January 13, 1997, was made by Commissioner Grant, seconded by Commissioner Broemmer and **passed by a vote of 7 to 0.**

PUBLIC COMMENT

1. Norman Roden, 772 Penny Court, Ballwin, MO 63011, spoke in favor of P.Z. 30-96 McDonald's. He gave a handout to the Commission - "Queueing Lengths for Drive-Thru Facilities."
2. Tom Krull, Volz Engineering, 10849 Indian Head Industrial Blvd., St. Louis, MO 63132, spoke in favor of P.Z. 19-96, P.C. 165, 167, 170 and 172-71 (Wildhorse Hills Development).

3. Gary Feder, 231 South Bemiston, Clayton, MO 63105, spoke in favor of P.Z. 30-96 McDonald's. He noted the memorandum submitted should have stated the queueing area would increase from eight (8) spaces to thirteen (13) spaces. He further noted that a letter was presented to the Commission tonight from the owners of the parcel located to the south of the proposed site, noting their desire to use this property for commercial purposes.
4. Tim Garnett, Trustee for Woodcliffe Subdivision, 168117 Ashbury Circle Drive, Chesterfield, MO 63005, spoke regarding P.Z. 19-96 (Chesterfield Village and Wildhorse Hills Subdivision), noting the following:
 - Residents of Woodcliffe do not want Silverthorne to be a through street.
 - Representations were made to residents of Woodcliffe by the developer that Silverthorne would not be a through street; some home buyers were told it was for emergency access only. The developer's Post Dispatch add described Woodcliffe Subdivision as an intimate, one (1) main street community.
 - No one on City Staff stated they had the authority to say whether or not Silverthorne would be privatized.
 - Woodcliffe residents want the street privatized in order to prevent cut-through traffic from Baxter Road, through the proposed subdivision.
5. Doug Beach, City Attorney, 1535 Walpole, Chesterfield, MO 63017, spoke regarding notification of meeting cancellations.

Chairman Casey recognized Councilmember Linda Tilley (Ward IV), and Council Liaison Barry Streeter (Ward II).

NEW BUSINESS:

- A. **P.Z. 26-96 The Noonning Tree Ltd. Partnership**; "NU" Non-Urban District to "R-3" 10,000 square foot Residence District; east side of Olive Boulevard, approximately 1,500 feet south of the intersection of Olive Boulevard and White Road and on the west side of White Road approximately 1,000 feet south of the intersection of Olive Boulevard and White Road.

AND

- B. **P.Z. 27-96 The Noonning Tree Ltd. Partnership**; a Planned Environment Unit (PEU) Procedure in the "R-3" 10,000 square foot Residence District; east side of Olive Boulevard, approximately 1,500 feet south of the intersection of Olive Boulevard and White Road and on the west side of White Road approximately 1,000 feet south of the intersection of Olive Boulevard and White Road.

Assistant Director Griggs-McElhanon noted the Department received a copy of the Traffic Study requested by the Commission, but has not received comments back from the Public Works Department, St. Louis County Department of Highways and Traffic nor MoDOT. The Department recommends P.Z. 26 & P.Z. 27-96 be held, in order to give the Department time to evaluate these comments.

A motion to hold was made by Commissioner Dalton, seconded by Commissioner Layton and passes by a voice vote of 7 to 0.

- C. **P.Z. 30-96 McDonald's Corporation;** "NU" Non-Urban District to "C-8" Planned Commercial District and an amendment to St. Louis County Ordinance 5531 establishing a "C-8" Planned Commercial District; southeast corner of the intersection of Long Road and Chesterfield Airport Road. This request will result in a new "C-8" Planned Commercial District encompassing 2.94 acres.

Director Kelley stated that Staff is recommending this item be continued until February 10, 1997, and noted the following:

- With regard to the stacking area adjacent and to the rear of the proposed McDonald's/convenience store, the Staff report should state an increase in the queueing area from eight (8) spaces to thirteen (13) spaces.
- The letter has been received from the adjacent property owner to the South, zoned "NU" Non-Urban.
- The stacking statistics [thirteen (13)] provided by Mr. Roden indicate the proposed restaurant would meet the maximum requirements.
- Two (2) outstanding points for consideration are:
 - 1) in a submission by McDonald's last Wednesday afternoon, they show additional queueing areas segmented from the main queueing area, and abutting Long Road prior to the entrance from Long Road, and Staff feels this potential traffic movement/stacking for additional cars, over and above the thirteen (13) as shown, is not appropriate internal traffic movement; and
 - 2) the turning movement from Long Road into the proposed development still needs a recommendation from St. Louis County Highway Department, in terms of the amount of stacking space available turning left from Long Road via the western entrance to the proposed facility. The Department will work to reach an understanding with the petitioner, and provide a recommendation on February 10, 1997.

Commissioner Grant noted he would like to vote on this, one way or the other, at the next meeting.

A motion to hold until February 10, 1997, was made by Commissioner Grant, seconded by Commissioner McCarthy and **passes by a voice vote of 6 to 0 to 1 (with Commissioner Dalton abstaining)**.

Chairman Casey noted this will be held until the meeting of February 10, 1997.

- D. **P.Z. 31-96 Sebastian Rucci (Eagle Crest Estates)**; “NU” Non-Urban District and “FPNU” Flood Plain Non-Urban District to “R-1” One Acre Residence District and “FPR-1” Flood Plain One Acre Residence District; south side of Wild Horse Creek Road, approximately 2,500 feet west of the intersection of Wilson Road and Wild Horse Creek Road.

AND

- E. **P.Z. 32-96 Sebastian Rucci (Eagle Crest Estates)**; Planned Environment Unit (PEU) Procedure in the “R-1” One Acre Residence District and “FPR-1” Flood Plain One Acre Residence District; south side of Wild Horse Creek Road, approximately 2,500 feet west of the intersection of Wilson Road and Wild Horse Creek Road.

Assistant Director Griggs-McElhanon noted the Department received another letter last week from the petitioner stating they are still looking at re-designing this and requesting this be held. They also indicated they would submit a copy of the changes to the City early this week, but the Department doesn’t yet have those changes. She further noted the Department’s recommendation may not be ready for the next Commission meeting, as Staff will need time to review the revised plan. Therefore, the Department is recommending the Commission hold these items.

A motion to hold P.Z. 31-96 and P.Z. 32-96 was made by Commissioner Grant, seconded by Commissioner McCarthy and **passes by a voice vote of 7 to 0**.

- F. **Chesterfield Zoning Ordinance - Section 1003, 168B; Sign Regulations for all “C”, “M”, and “MXD” Districts**. Amend subsection 6 Supplementary Regulations Paragraph 12a, (Balloons). Refer to Ordinances Review Committee.

Director Kelley noted there is a request from the Planning and Zoning Committee that Balloons or air inflated devices be reviewed by the Commission and a recommendation forwarded to Planning and Zoning Committee. He noted the Department suggests the Commission refer this matter to the Ordinance Review Committee.

COMMENTS/DISCUSSION BY COMMISSION

- The Ordinance Review Committee should consider the size and maintenance of air inflated devices.

Chairman Casey noted this matter will be forwarded to the Ordinance Review Committee consisting of: Chair Rick Bly, Dave Dalton, Linda McCarthy, Allen Yaffe and himself.

- G. **P.Z. 19-96 Chesterfield Village Inc. - Wildhorse Hills and P.C. 165,167,170 and 172-71 Sachs Properties - Chesterfield Village**; amendment of PEU ordinances by deleting an area contained in P.C. 165,167,170 and 172-71 and including that same area in P.Z. 19-96; southwest quadrant of the intersection of Wild Horse Creek Road and Baxter Road extension.

Assistant Director Griggs-McElhanon summarized the request and Department's recommendation of approval, subject to conditions in "Attachment A," amended as follows:

- 1) Page 7, Condition 5.(a)(3.) - (1st sentence) to read: "The adequacy of any existing downstream storm sewers shall be verified and upgraded if necessary, **as determined by the Department of Public Works.**"
- 2) Page 8, Condition 5.(a)(6.) to read: "Additional detention capacity **in the west watershed** shall be provided in order to reduce the peak stormwater discharge rate a minimum of twenty-five percent (25%)."
- 3) Page 8, Condition 5.(a)(7.) to read: Emergency overflow drainage ways to accommodate the 100 year storm shall be provided for all storm sewers, and for all downstream storm sewers to the point where the drainage flows under Wilson Road, **as directed by the Department of Public Works.**"
- 4) Page 9, Condition 5.f. - "The developer is required to pay the Caulk's Creek surcharge of \$2,750.00 per acre **for the entire tract** to M.S.D."

She further noted that, subsequent to this process (amendment), the existing Ordinance No. 2021 will need to be amended.

COMMENTS/DISCUSSION BY COMMISSION

- The Department has always recommended street connections between subdivisions.
- The Fire Department is recommending paver blocks for emergency access via Silverthorne.
- The section in the Comprehensive Plan which addresses "Residential Subdivision Access" is 2.1.5. It reads as follows: "Major residential developments should have more than one access route into and out of the development site or subdivision in order to provide adequate serviceability to emergency vehicles. However, "cut throughs" of non-local and non-residential traffic should be discouraged."
- Staff was requested to look into previously approved developments for which Staff recommended full connections, but were later gated or remained as stub streets.

- The Ordinance Review Committee will study the issue of where stub streets/paver blocks, etc., should be utilized.
- Vacation of Silverthorne, if requested, would be a legislative decision to be made at a later date.
- There would be three (3) accesses to the proposed development - 2 on Baxter Road and 1 on Wild Horse Creek Road.
- The Planning and Zoning Committee is reviewing placement of signs on stub streets by developers. Wording of signs and their locations need to be addressed.
- A recent case regarding the Fire District gave cities more control over streets in subdivisions within their jurisdictions. This may have something to do with the Fire District's recent relaxing of conditions.
- The advantages and disadvantages of building Silverthorne as a complete connection, to be gated later, were discussed.
- The Comprehensive Plan and other sources contain some ambiguity which needs to be clarified.

A motion to approve the Department's recommendation, as amended (4 amendments), was made by Commissioner Bly and was seconded by Commissioner Grant.

Commissioner Dalton made a motion to amend the original motion to utilize Silverthorne as an emergency access, utilizing paver blocks, as approved by the Fire Protection District and City of Chesterfield. The motion was seconded by Commissioner Layton.

Upon a roll call the vote on the amendment to the original motion was as follows: Commissioner Bly, no; Commissioner Broemmer, yes; Commissioner Dalton, yes; Commissioner Grant, no; Commissioner Layton, yes; Commissioner McCarthy, no; Chairman Casey, no.

The motion fails by a vote of 4 to 3.

Upon a roll call the vote on the original motion was as follows: Commissioner Bly, yes; Commissioner Broemmer, yes; Commissioner Dalton, yes; Commissioner Grant, yes; Commissioner Layton, yes; Commissioner McCarthy, yes; Chairman Casey, yes.

The original motion passes by a vote of 7 to 0.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. **Chesterfield Ridge Center**; Site Development Plan in the "C-8" Planned Commercial District located on the north side of U.S. 40/61/I-64 on Swingley Ridge Drive, west of Olive Boulevard.

Commissioner McCarthy, on behalf of the Site Plan Committee, made a motion to approve both the site development plan and the building elevations, subject to two (2) conditions: 1) the submittal of a landscape plan; and 2) location of light standards for the development. The motion was seconded by Commissioner Grant and **passes by a voice vote of 7 to 0.**

- B. **Chesterfield Ridge Center**, "C-8" Planned Commercial District Free Standing Monument Sign, located on the north side of U.S. 40/61/I-64 on Swingley Ridge Drive.

Commissioner McCarthy, on behalf of the Site Plan Committee, made a motion to approve the request. The motion was seconded by Commissioner Grant and **passes by a voice vote of 7 to 0.**

IX. COMMITTEE REPORTS:

- A. **Ordinance Review Committee** - No report

Committee Chair Bly noted a meeting will need to be scheduled to discuss the balloon issue.

Chairman Casey noted the members of this Committee are Mr. Bly, Mr. Dalton, Ms. McCarthy, Mr. Yaffe and *myself*. He instructed Mr. Bly to *arrange* for a meeting.

- B. **Architectural Review Committee** - No report.
C. **Site Plan/Landscape Committee** - No report.
D. **Comprehensive Plan Committee** - No report.
E. **Procedures and Planning Committee** - No report.

Chairman Casey noted the new Committee Appointment Lists were handed out to the Commission tonight, and should reflect 1997 appointments.

Chairman Casey thanked everyone who attended the Quarterly Meeting, and noted there will be quarterly meetings scheduled in the future on a timely basis.

A motion to adjourn was made by Commissioner McCarthy seconded by Commissioner Grant and **passes by a voice vote of 7 to 0.**

The meeting adjourned at 8:13 p.m.



Robert Grant, Secretary

[Revised 7/2/97]

[MIN1-29.797]