

**SUMMARY
PLANNING AND ZONING COMMITTEE
JANUARY 6, 1993**

The meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:45 p.m. on Wednesday, January 6, 1993, in the City Council Conference Room. In attendance were Chair Betty Hathaway (Ward I); Councilmember Susan Clarke (Ward II); Councilmember Dan Hurt (Ward III); Councilmember Dick Hrabko (Ward IV). Also in attendance were Mayor Jack Leonard; Councilmember Ed Levinson (Ward II); Planning Commission Vice Chair Mary Brown; Landscape Committee Chair Bill Kirchoff; Bill Hawn, Director of Public Works/City Engineer; Jerry Duepner, Director of Planning; and Laura Griggs-McElhanon, Senior Planner.

ITEM I and II.

P.Z. 12 & 13-92 Grasse Properties, Incorporated; "NU" Non-Urban District to "R-1A" 22,000 square foot Residence District and a Planned Environment Unit (PEU) Procedure in the "R-1A" 22,000 square foot Residence District; east side of Straub Road, north of Clayton Road.

and,

P.Z. 14 & 15-92 Grasse Properties Incorporated; "NU" Non-Urban District to "R-2" 15,000 square foot Residence District and a Planned Environment Unit (PEU) Procedure in the "R-2" 15,000 square foot Residence District; west of Straub Road, north of Clayton Road.

Director Duepner summarized the petitions noting that this matter had been before the Committee at its last meeting and was held to allow residents and the petitioner to meet relative to stormwater issues. Director Duepner submitted a copy of the Planning Commission recommended conditions, Attachment "A" for P.Z. 12 & 13-92 and Attachment "B" for P.Z. 14 & 15-92. Also presented to the Committee was proposed wording for a condition to address stormwater submitted by the petitioner's representative. Director of Public Works/City Engineer Bill Hawn, noted that the condition was neither recommended nor prepared by the Department of Public Works.

Councilmember Hurt noted concerns of residents relative to the density of development proposed by P.Z. 14 & 15-92 which equates to stormwater and potential loss of trees. He noted that the petitioner's representative had discussed with adjoining property owners detention for the property on the west side of Straub Road piped to the development proposed on the east side of Straub and then piped to a point beyond the existing detention area within the Greenberry Baxter Estates subdivision. The piping of the stormwater across adjacent properties should not result in the loss of any trees greater than six (6) inches in caliper. He noted that a bond to assure no loss of trees should be provided.

Bill Hawn cited concern relative to carrying the storm water beyond the Greenberry Baxter Estates detention area and potential problems this could cause downstream as a result of bypassing the detention area.

Councilmember Hurt noted that the rate of discharge from the proposed development would be reduced twenty-five percent (25%).

Mr. Hawn noted that detailed engineering is normally not done at a pre-zoning stage, and that design criteria calls for one detention area to discharge to another detention area as opposed to bypassing.

Councilmember Hurt responded that the intent was addressed to the stormwater issue, but not detailed engineering design.

Mr. John King, on behalf of the petitioner, noted that the project consultant met with residents of the area and presented a proposal for piping of stormwater across their properties. Mr. King also presented a proposal submitted to an adjacent property owner to the north relative to a sanitary easement between Lots 15 and 16 of Greenberry Baxter Estates and agreement to install the sewer line within an easement which would avoid existing trees along the south property line of the site of P.Z. 14 & 15-92.

There was discussion relative to the amount of discharge currently from the Greenberry Baxter Estates development and the amount of potential discharge from the Grasse sites and existing Brookhill Estates.

Councilmember Hurt noted it was his intent there be no reduction in the current discharge from the Greenberry Baxter Estates Development however, there would be a twenty-five percent (25%) reduction for Brookhill Estates (Miceli) and the proposed Brookhill Estates Addition (Grasse).

There was discussion by the Committee relative to the proposal for handling the stormwater and reduction of discharge rates from the subject sites.

A motion was made by Councilmember Hurt for **approval** of P.Z. 12 & 13-92 as recommended by the Planning Commission and **approval** of P.Z. 14 & 15-92 for rezoning to "R-2" 15,000 square foot Residence District and Planned Environment Unit in the "R-2" Residence District, subject to: condition relative to stormwater from the site of P.Z. 14 & 15-92 to be connected to the east side of Straub Road, the site of P.Z. 12 & 13-92, not through the Greenberry Baxter Estates Subdivision; that discharge rate for stormwater be reduced by twenty-five percent (25%); that the existing tree line thirty feet in depth along the northwestern property line of P.Z. 14 & 15-92 be preserved except where it is necessary for an extension of sanitary sewer line with a bond to be established to guarantee the retention of trees in this area; necessary easements be obtained from adjacent property owners for stormwater and sanitary sewers; stormwater run-off from the proposed development to be piped through easements and discharged on the west side of the existing Greenberry Baxter Estates detention basin; discharge system to include a tie in of all discharge with piping upsized and junction chambers as necessary to accommodate existing Brookhill Estates and proposed Brookhill Estates Additions; stormwater design be per City of Chesterfield and Metropolitan St. Louis Sewer District design standards; a maximum of fifteen (15) lots with a minimum lot size of 13,000 square feet, except for the lot adjacent to existing Lot 18 of Greenberry Baxter Estates which is to be 17,000 square feet; and that the dwelling units to be constructed on Lots 2 and 3 (as indicated on the preliminary plans for P.Z. 14 & 15-92) to have front entry garages only. Motion was seconded by Councilmember Hrabko and was approved by a vote of 4 to 0.

NOTE: Bills relative to these matters will be needed for the January 19, 1993, City Council Meeting. It should be noted that in order to approve P.Z. 14 & 15-92 as recommended by the Committee for rezoning and Planned Environment Unit in the "R-2" 15,000 square foot Residence District, a 2/3 vote of the City Council will be needed.

ITEM III. Memorandum from the Director of Planning concerning proposed Planning Commission Residential and Commercial Landscape Guidelines.

The proposed landscape guidelines were summarized by Planning Commission Member Bill Kirchoff. He noted that revisions had been made since the last meeting with the Planning and Zoning Committee. The next step in the process will be for referral to the Planning Commission for adoption of the guidelines, and direct the Department to utilize the guidelines.

There was discussion by the Committee relative to the requirement for use of landscape architect, and timing of landscape plans. There was concern relative to recommendation for a landscape architect on projects within certain areas of Chesterfield Valley and possible requirement for residential development.

Mr. Dennis Hayden, addressed the Committee on behalf of the Home Builders Association. He requested that the guidelines be more subjective. He also noted that requiring a landscape plan based on the guidelines at times could result in an unrealistic design since adequate information may not be available to the developer at the time a landscape plan is required to be submitted. It was suggested it may be more appropriate to require the landscape plan be submitted prior to the approval of grading plans and street and sewer drawings, a time when the developer has a more accurate indication of existing site conditions. It would be his preference that the landscape plan be submitted to the Department of Planning and approved by the Planning Commission with improvement plans. Also noted, were the requirements for the landscaped area adjacent to roadways could present difficulties at times due to site conditions, such as utilities and other factors. Also concern expressed relative to requirement for a landscape architect or urban forester to be involved after the zoning of a site. It would be more appropriate this requirement be at the concept stage such as public hearing.

Planning Commissioner Kirchoff noted that the guidelines allow for flexibility. In addition, it has been the practice of the Planning Commission that in those cases where an urban forester has been requested, this has been done at the public hearing stage and recommended in conditions forwarded to the City Council.

Mr. Pat Sullivan of the Home Builders Association addressed the Committee and inquired relative to the meaning behind the term "when deemed appropriate". He expressed concern as this may be somewhat arbitrary.

Commissioner Kirchoff responded that he could not give a specific answer. He noted that this consideration would depend upon the site and concern about existing vegetation. He requested that if Mr. Sullivan could suggest better wording, it be forwarded to the Committee for consideration. Mr. Kirchoff noted that the Committee will review the comments made and will meet again prior to forwarding a recommendation to a full Planning Commission.

ITEM IV. P.C. 111-79 Mason Cassily, Inc. (Westfield Farm Subdivision); a request for amendment of Planned Environment Unit in "R-1A" 22,000 square foot Residence District, "FPR-1A" Flood Plain 22,000 square foot Residence District, "FPR-2" Flood Plain 15,000 square foot Residence District, and "R-2" 15,000 square foot Residence District; west side of Schoettler Road, at Grantley Drive.

This matter was held at the direction of the Committee Chair.

ITEM V. Correspondence from the City Attorney concerning Non-Conforming Uses.

This matter was held at the direction of the Committee Chair.

ITEM VI. Correspondence from the City Attorney concerning Conditional Use Permit Procedure.

This matter was held at the direction of the Committee Chair.

ADD ON ITEM #1

Chair noted that Councilmember Clarke has a prior commitment which conflicts with the time of the next meeting. It was agreed by the Committee to change the time of the meeting of January 20, to 6:30 p.m.

The meeting adjourned at 7:00 p.m.