PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
DECEMBER 14, 1992

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

PRESENT

Ms. Mary Brown
Mr. Jamie Cannon
Mr. Dave Dalton
Mr. Bill Kirchoff
Ms. Barbara McGuinness
Ms. Pat O'Brien
Mr. Walter Scruggs
Ms. Victoria Sherman
Chairman Mary Domahidy
Mr. Douglas R. Beach, City Attorney
Councilmember Betty Hathaway, Council Liaison
Mr. Jerry Duepner, Director of Planning
Ms. Laura Griggs-McElhanon, Senior Planner
Mr. Joseph Hanke, Planning Specialist
Ms. Sandra Lohman, Executive Secretary

ABSENT

INVOCATION: - Commissioner Sherman

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS - None

APPROVAL OF THE MINUTES

The minutes from the meeting of November 23, 1992 were approved, as amended.

OLD BUSINESS

A. P.Z. 22-92 Chesterfield Village Inc., Jones Custom Homes and Mayer Homes Inc. (Wild Horse Creek Place); "NU" Non-Urban District to "R-6" 4,500 square foot Residence District; north of Wild Horse Creek Road, west of Santa Maria Drive.

B. P.Z. 24-92 Chesterfield Village Inc., Jones Custom Homes and Mayer Homes Inc. (Wild Horse Creek Place); "NU" Non-Urban District to "R-6" 4,500 square foot Residence District; north of Wild Horse Creek Road, west of Santa Maria Drive.

C. P.Z. 25-92 Chesterfield Village Inc., Jones Custom Homes and Mayer Homes Inc. (Wild Horse Creek Place); "NU" Non-Urban District to "R-2" 15,000 square foot Residence District; intersection of Santa Maria Drive and Wild Horse Creek Road.

D. P.Z. 26-92 Chesterfield Village Inc., Jones Custom Homes and Mayer Homes Inc. (Wild Horse Creek Place); Planned Environment Unit (PEU) Procedure in "R-2" 15,000 square foot Residence District, "FPR-2" Flood Plain "R-2" 15,000 square foot Residence District, and "R-6" 4,500 square foot Residence District; north of Wild Horse Creek Road at the west side of Santa Maria Drive.

Planning Specialist Joe Hanke summarized the request and the Department's recommendation of approval, subject to conditions in the report and Attachment A. He further noted that the current report addresses the comments received from the developer and those conditions which were amendments to the original Attachment.

Commissioner McGuinness made a motion to amend Section 1 and 4(b), and approve the additions and amendments recommended by the Department. The motion was seconded by Commissioner Dalton.

COMMENTS/DISCUSSION BY COMMISSION

- The specifics of the relocated recreation center were identified by Planning Specialist Joe Hanke.

- The relocated recreation facility would be approximately 180 feet from the south boundary line of the PEU.

A motion to **amend** the original motion to remove the restriction on lighting of the recreation area was made by Commissioner Brown. The motion was seconded by Commissioner McGuinness.

Upon a roll call the vote was as follows: Commissioner Brown, yes; Commissioner Cannon, yes; Commissioner Dalton, yes; Commissioner Kirchoff, yes; Commissioner McGuinness, yes; Commissioner O'Brien, yes; Commissioner Scruggs, yes; Commissioner Sherman, yes; Chairman Domahidy, yes. **The amendment to the original motion passed by a vote of 9 to 0.**

COMMENTS/DISCUSSION BY COMMISSION

- The system of walkways provided by the developer was discussed.

- All required conditions are to be addressed upon submittal of the site development concept plan and site development section plan.

A motion to **amend** the original motion, as amended, to revise and amend Section 3, General Criteria, was made by Commissioner McGuinness. The motion was seconded by Commissioner Brown.

Upon a roll call the vote was as follows: Commissioner Brown, yes; Commissioner Cannon, no; Commissioner Dalton, yes; Commissioner Kirchoff, yes; Commissioner McGuinness, yes; Commissioner O'Brien, yes; Commissioner Scruggs, yes; Commissioner Sherman, yes; Chairman Domahidy, yes. **The amendment to the original motion, as amended, passed by a vote of 8 to 1.**

Commissioner McGuinness made a motion to **move to previous question.** The motion **dies** for lack of a second.

COMMENTS/DISCUSSION BY COMMISSION

- The recreation area is to remain, as originally recommended, in the multi-family section of the plan.

Upon a roll call the vote on the original motion was as follows: Commissioner Brown, yes; Commissioner Cannon, no; Commissioner Dalton, yes; Commissioner Kirchoff, yes; Commissioner McGuinness, yes; Commissioner O'Brien, yes; Commissioner Scruggs, yes; Commissioner Sherman, yes; Chairman Domahidy, yes. **The original motion, as amended, passed by a vote of 8 to 1.**

NEW BUSINESS

A. P.Z. 27-92 Buchholz Mortuaries Inc.; "NU" Non-Urban District to "R-1" one acre Residence District; southwest quadrant of the intersection of Clarkson Road and Relocated Wilson Road.

and,

P.Z. 28-92 Buchholz Mortuaries Inc.; Conditional Use Permit Procedure in the "R-1" one acre Residence District; southwest quadrant of the intersection of Clarkson Road and Relocated Wilson Road.

Planning Specialist Joe Hanke presented the issues being evaluated by the Department, and the Department's recommendation to **hold** this matter until the Planning Commission meeting of January 11, 1993.

COMMENTS/DISCUSSION BY COMMISSION

- Concern was expressed about the impact of this facility on residents of Bow Tree Court.

Planning Specialist Joe Hanke presented the aerial photo to all members of the Commission in order to identify the location of the subject site and surrounding area.

- Wilson Road has yet to be vacated. The access to the Graeler farm has yet to be worked out.

- The possibility of stub streets was discussed, particularly to provide access for possible future development.

- It was noted that the Graeler property is located in Clarkson Valley, and will have access via Clarkson Road.

Director Duepner noted that he believes a portion of the Graeler property is being utilized for development of a Rockwood School facility. He further noted that an agreement would have to be made with the Cities of Clarkson Valley and Chesterfield regarding future vacation of Wilson Road.

- The relocated Wilson Road will be entirely within the City of Chesterfield, and maintained by the City.

- The compatibility of mortuaries in residential districts was discussed.

- Signage has not been addressed at this time.

- The Department is looking at the issue of adequate parking requirements. If necessary, the Department could require more parking than the minimum established under the zoning regulation.

- The Department may require the developer to increase the buffer to thirty-five (35) feet along the vacated Wilson Road.

- The petitioner is proposing, on a preliminary basis, a buffer along relocated Wilson Road to include a berm with landscaping.

- The lighting levels will have to meet the minimum requirements for a parking area. This will be determined during additional review by the Department.

- Another issue requested for review was the number of large size canopy trees to be utilized by the developer.

A motion to hold the request was made by Commissioner McGuinness and seconded by Commissioner Kirchoff. **The motion passed by a voice vote of 8 to 0, with 1 abstention by Commissioner O'Brien.**

B. P.C. 192-87 Long Road Partnership (Dugsford Commons); a request for extension of time to file Site Development Plan in "C-8" Planned Commercial District; northeast corner of the intersection of Long Road and Wild Horse Creek Road.

Planning Specialist Joe Hanke presented the request and the Department's recommendation of approval of a two (2) year extension of time to December 19, 1994, for submittal of a Final Development Concept Plan for P.C. 192-87.

A motion was made by Commissioner Kirchoff to approve the request. The motion was seconded by Commissioner Dalton **and passed by a voice vote of 9 to 0.**

C. P.C. 168-71 Sachs Properties, Inc. (Chesterfield Mall); Memorandum concerning a report on development progress; southwest quadrant of I-64/U.S. Highway 40/61 and Clarkson Road.

This item was received and filed by the Commission.

D. Memorandum from the Director of Planning concerning schedule for Planning Commission meetings in 1993.

Director Duepner presented the revised schedule for proposed 1993 Planning Commission Meetings for review and approval. If approved, the Department will send out to all interested parties.

COMMENTS/DISCUSSION BY COMMISSION

- It was suggested that the Commission change the schedule to meet twice in July and once in June.

Director Duepner noted the proposed schedule would allow Planning Commission items from its meeting of June 14, 1993, to make the City Council meeting of June 21st. The Planning Commission items from its meeting of June 28th, would go to City Council at its meeting in July.

A motion to adopt the proposed 1993 Planning Commission Meeting Schedule was made by Commissioner Cannon. The motion was seconded by Commissioner Sherman **and passed by a voice vote of 9 to 0.**

Commissioner McGuinness left the meeting.

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

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

Senior Planner Laura Griggs-McElhanon presented a brief history and summary of the request and the Department's recommendation of approval of P.Z. 12, 13, 14 & 15-92, subject to conditions in Attachment A and Attachment B contained in the staff report.

Commissioner McGuinness returned to the meeting.

Senior Planner Laura Griggs-McElhanon pointed out the following revisions to the Conditions in the Department's report as follow:

- A handout from the City Attorney containing wording dealing with the detention area(s) located downstream from proposed development. The Department is recommending Condition 4(s) be revised to include this wording.

- A handout from the Smart's & Barrington's indicating they have reviewed the vacation of Straub, and recommend some conditions be met.

Senior Planner Laura Griggs-McElhanon noted that, with the aforementioned additions and amendments, P.Z. 12, 13, 14 & 15-92 be approved.

A motion to remove the petitions from the table was made by Commissioner McGuinness and seconded by Commissioner Cannon. **The motion passed by a voice vote of 9 to 0.**

COMMENTS/DISCUSSION BY COMMISSION

- The issues of detention pond location(s), maintenance responsibility, bond amount were discussed.

- As required by our Subdivision Ordinance, maintenance of any detention pond would be the responsibility of the owner of the property upon which it is located.

- Trust Indentures for the proposed subdivisions would have to be submitted to the City for review and approval. The location of detention area(s) will determine responsibilities.

- The Department has recommended either putting the detention facilities for Greenberry Baxter Estates, Brook Hill Plat 5, P.Z. 12 & 13-92 and P.Z. 14 & 15-92 into one (1) facility, or, if this cannot be accomplished, combine the three (3) detention areas (Brook Hill Estates Plat 5, P.Z. 12 & 13-92 and P.Z. 14 & 15-92) into one (1) facility.

A motion was made by Commissioner Scruggs to accept the Department's recommendation, as amended by the City Attorney's wording. The motion was seconded by Commissioner McGuinness.

COMMENTS/DISCUSSION BY COMMISSION

- The issue of maintenance of the stormwater detention pond in the Brook Hill property does not address the matter of the stormwater detention area in Greenberry Baxter Estates after the two (2) year time period.

- Once Brook Hill is completed and the pond in Greenberry Baxter Estates is returned to its pre-construction condition, it would be the responsibility of the Greenberry Baxter Estates Trustees.

Director Duepner noted the Department is recommending that a bond be established for detention, and prior to any construction there be a pre-construction survey done of the Greenberry Baxter Estates detention area. A bond would be posted, in an amount as determined necessary to ensure that the Greenberry Baxter Estates facility be brought back to the pre-construction condition after completion of development.

When the P.Z. 12, 13, 14 and 15 are completed, there would be a post-inspection to determine whether the post-construction condition is the same as the pre-construction condition. If it is not, the bond money would not be released until such time as repairs were made, or, if necessary, the bond funds would be drawn upon to repair the detention basin and bring it back to its pre-construction condition.

City Attorney Doug Beach noted that, one of the reasons for the change in the language is that he felt the old language was inadequate. Therefore, the specific language of "pre" and "post" surveys has been inserted to remove the issues of what pre-existed and what should be present following all development.

- The developer would be responsible for the "pre" and "post" surveys. The results would be subject to approval by the Chesterfield Public Works Department.

Commissioner Scruggs stated he felt that, if the Commission denied the petition, the petitioner could find an alternative to the detention problem. He suggested that each area should have its own detention basin.

An motion to **amend** the original motion to revision Condition 4(s) to include the wording from the City Attorney and state that post-construction inspection of the detention pond be within twelve (12) months of the sale of the last house within a development, or two (2) years from the start of the development, whichever is greater, was made by Commissioner Brown. The motion was seconded by Commissioner Cannon **and passed by a voice vote of 9 to 0.**

Upon a roll call the vote was as follows: Commissioner Brown, no; Commissioner Cannon, no; Commissioner Dalton, yes; Commissioner Kirchoff, yes; Commissioner McGuinness, yes; Commissioner O'Brien, yes; Commissioner Scruggs, yes; Commissioner Sherman, yes; Chairman Domahidy, yes. **The original motion, as amended, passed by a vote of 7 to 2.**

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

A. Brooking Park Village; Subdivision Record Plat; west side of Old Woods Mill Road, north of Conway Road.

On behalf of the Site Plan Review Committee, Commissioner Kirchoff made a motion to approve the Subdivision Record Plat, as recommended by the Department of Planning. The motion was seconded by Commissioner Cannon **and passed by a voice vote of 9 to 0.**

COMMITTEE REPORTS

A. **Ordinance Review Committee**

Committee Chair Brown reported the next meeting is scheduled for Tuesday, January 5, 1993, at 4:30 p.m.

B. **Architectural Review Committee** - No Report

C. **Site Plan/Landscape Committee**

Committee Chair Kirchoff reported that the recently revised Guidelines will be before the Planning and Zoning Committee on January 6, 1993, at 5:30 p.m., for their review and comment. The next meeting of the Committee will depend on the comments from the Planning and Zoning Committee. The Committee will schedule its next meeting after January 19th. He stated that all Commission members are invited to attend the Planning and Zoning Committee meeting.

D. **Comprehensive Plan Committee**

Director Duepner presented an overview of the update of the Comprehensive Plan and the changes recommended by the Committee.

Commission Chair Domahidy noted there were six (6) issues to be addressed:

1. Whether the area on the west side of Woods Mill, north of Brooking Park, should be designated single-family residential, as opposed to previously recommended single-family attached residential.

2. The ability to give easements within subdivisions to the City. The Committee recommends, as a consensus, that this item is not within the purview of the Comprehensive Plan Update.

3. Parks and Recreation issues should remain as currently addressed.

4. The wording regarding the policy change with regard to the Spirit Airport.

5. Designation of the area along Conway Road.

6. Timberlake Manor.

Director Duepner noted matters not addressed as points of concern by persons attending the hearing. He summarized as follows:

1. The designation of single-family attached residential on the east side of 141, just north of Land O' Woods Drive. (This is in the area annexed in May of 1992).

2. The designation of residential in the area bounded by New Highway 141, Old Highway 141, and Conway Road. (This is the wedge formed just north of Conway Road, immediately west of St. Luke's Hospital). At one time this was discussed as possible attached residential, and was presented at the public hearing to be single-family residential.

3. The designation of property at the corner of Conway and Highway 141 as Hospital use.

4. Several text changes dealing with the Conceptual Land Use portion of the Map:

   - to indicate retail development concentrated near the Highway 40 - Clarkson/Olive Interchange and the 141/Olive Intersection. This was in recognition of the annexation of that area which had previously been referred to as being outside the limits of the City.

   - an addition to the text to include reference to the multi-family residential area that is now in the City near Olive and Woods Mill.

   - reference to the extension of Highway 141 as a four (4) lane road between Ladue Road and Olive Boulevard (we show a corridor for that area with a note that there would be no access to this portion of Woods Mill Road).

   - appropriate revisions to the Land Use Map and the Street and Highway Improvements Map to reflect the aforementioned changes.

A motion to approve the changes to the 1992 Comprehensive Plan Update was made by Commissioner McGuinness and seconded by Commissioner Dalton.

COMMENTS/DISCUSSION BY COMMISSION

- The wording regarding the Airport Master Plan was discussed.

- The terminus of Timberlake Manor Parkway was discussed relative to access, possible connection to Conway Road, concerns of residents about additional traffic, and right-of-way dedication.

- It was suggested that adequate access to the Sverdrup parcel, as well as other developments along the Outer Road, is provided excluding the Timberlake Manor Parkway.

Councilmember Hathaway noted that the Council is making an effort to designate the area at the terminus of Timberlake Manor Parkway (one-hundred and twenty [120] foot strip) as a park and jogging path.

Director Duepner noted that the Commission did review and recommend approval for the Timberlake Office Park, which had no designation of a right-of-way within that one-hundred and twenty (120) foot strip.

- It was suggested that the Timberlake Manor Parkway could connect, making it a one-way street going south. Thus, the people north of Conway could access the Highway, and no commercial/non-residential traffic is added to Conway Road.

Director Duepner noted the City Council, upon approving the Sverdrup development, stated there would be no access through to Conway.

A motion was made by Commissioner McGuinness to **amend** the original motion to change the designation of the property east of the Sverdrup site from "Office" to "Single-Family Attached." The motion was seconded by Commissioner Brown.

Upon a roll call the vote was as follows: Commissioner Brown, yes; Commissioner Cannon yes; Commissioner Dalton, no; Commissioner Kirchoff, no; Commissioner McGuinness, yes; Commissioner O'Brien, no; Commissioner Scruggs, no; Commissioner Sherman, no; Chairman Domahidy, no. **The amendment failed by a vote of 6 to 3.**

A motion to move to original amendment was made by Commissioner McGuinness and seconded by Commissioner O'Brien. **The motion passed by a voice vote of 9 to 0.**

Chairman Domahidy noted that the points in the Comprehensive Plan Committee Summary of November 12, 1992, as well as the points Director Duepner raised relative to the annexation area are up for a vote.

Upon a roll call the vote was as follows: Commissioner Brown, yes; Commissioner Cannon, yes; Commissioner Dalton, yes; Commissioner Kirchoff, yes; Commissioner McGuinness, yes; Commissioner O'Brien, yes; Commissioner Scruggs, yes; Commissioner Sherman, yes; Chairman Domahidy, yes.

The original motion to approve the 1992 Comprehensive Plan Update passed by a vote of 9 to 0.

E. **Procedures Committee**

Committee Chair Scruggs reported that the Committee will meet next year.

Commissioner Cannon requested staff to find out, roughly, what it would cost to provide new Base Maps for the City of at least two (2) foot contours, based upon aerial surveys, with horizontal and vertical controls. He stated that one of the problems the Commission has is that development ideas come before the Commission constantly based upon U.S.G.S. Maps that have ten (10) foot contours. He feels these maps do not provide the dimensions necessary for developers, homeowners, etc., to provide quality presentations. He believes new Base Maps would dramatically improve the quality of design of sites at a very early stage, and thus save developers and the City money while, at the same time, dramatically improve the quality of current subdivision design presentations.

Chairman Domahidy directed staff to look into the costs and issues surrounding new Base Maps for the City.

The meeting adjourned at 9:00 p.m.

Mary K. Domahidy for
Walter Scruggs, Secretary

[MIN12-14.092]