

SUMMARY
PLANNING AND ZONING COMMITTEE MEETING
NOVEMBER 22, 1994

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:05 p.m., on Tuesday, November 22, 1994, in the City Council Conference Room. In attendance were Chairman Dan Hurt (Ward III); Councilmember Ed Levinson (Ward II); and Councilmember Mike Cullen (Ward IV). Also in attendance were Michael G. Herring, City Administrator; Jerry Duepner, Director of Planning; and Laura Griggs-McElhanon, Senior Planner.

ITEM I. Approval of summary of Planning and Zoning Committee meeting of November 8, 1994.

A motion was made by Councilmember Cullen and seconded by Chairman Hurt for **approval** of the November 8, 1994 Meeting Summary. **The motion was approved by a vote of 3 to 0.**

ITEM II. **P.Z. 18 & 19-94 Chesterfield Village, Inc., Louis S. Sachs and Nancy R. Sachs (Wildhorse Hills); "NU" Non-Urban District to "R-3" 10,000 square foot Residence District and a Planned Environment Unit (PEU) Procedure; south side of Wild Horse Creek Road, west of the intersection of Wild Horse Creek Road and Baxter Extension Road.**

Note: A public hearing on this matter will be held at 6:00 p.m., in the City Council Chambers.

ITEM III. Proposed Department of Planning 1995 Fiscal Year Budget.

Chairman Hurt asked if there were any questions regarding the proposed 1995 Budget for the Department of Planning.

Councilmember Levinson inquired about the proposal for a Department Intern.

Director Duepner noted that the Intern would be a part-time position during the summer and holiday season, comparable to the internship which the Department of Public Works has. A student either in planning, or a related field, would be retained to assist the Department in various tasks and projects.

There was also question relative to the proposed acquisition of a computer for the Department.

Director Duepner noted that the computer would be provided for access to the public of the Unified Development Code, which is currently being prepared by the consultant. The contract with the consultant includes the code in computer format. A computer for public access would enable interested individuals to review the code.

Councilmember Cullen voiced concern about future demands for computer access.

It was agreed by the Committee that the computer would be dropped from the proposed budget, and the issue would be looked at during 1995.

City Administrator Herring noted that the amount for advertising in 1995 should be \$4500, not \$5500.

City Administrator Herring noted the direction from Council for Departments to look carefully at subscriptions, and travel and training. There will be a sharp review of the need and benefit for items in these portions of the budget.

There was discussion relative to the proposed legal fees for the City Attorney.

City Administrator Herring noted it had been determined that legal fees would not be included in each Department's budget, but would be listed under Administration.

Councilmember Levinson noted it may be appropriate for the City Attorney to attend Committee meetings. It was requested that a copy of the original agreement with the City Attorney be provided to members of the Committee.

Councilmember Cullen noted he sought information relative to salaries, and would obtain that from the Finance Department.

A motion was made by Councilmember Cullen and seconded by Councilmember Levinson to recommend **approval** of the proposed budget, as amended by deletion of the computer, and review of travel and training and subscriptions. **The motion was approved by a vote of 3 to 0.**

ITEM V.

Memorandum from the Director of Planning concerning update on Westland Acres Feasibility Study.

Director Duepner advised the Committee that interviews of the three (3) consulting firms had been conducted by representatives of the City of Chesterfield, St. Louis County Department of Planning, St. Louis County Department of Human Resources, and the Westland Acres community. It is anticipated that a consultant will be selected to for contract discussions the first part of December.

Councilmember Cullen inquired relative to staff involvement in the Study.

Director Duepner noted it is anticipated there would not be significant staff time, and that St. Louis County would be managing the project.

Councilmember Cullen directed that, if it appears that staff may become heavily involved, the Committee be advised.

ITEM VI.

Memorandum from the Director of Planning concerning update of the Zoning and Subdivision Ordinances.

Director Duepner summarized his memo and results of his discussions with the Executive Director of the Chesterfield Chamber of Commerce and the Zoning Administrator of the City of Creve Coeur.

Councilmember Levinson noted the recent experience in the City with the consideration of revisions to the Sign Regulations, and noted that various interests and concerns need to be addressed early-on in the process.

Chairman Hurt expressed concern that, if the Review Committee is expanded significantly, time and cost will become factors.

Councilmember Cullen commented that it is not possible to solicit comments from all.

There was also discussion that there will be problems if work sessions were open forums, yet, at the same time, there is the desire to expand the involvement in the review process.

Chairman Hurt noted that he had misunderstood the intent of the Chamber letter for involvement.

Councilmember Levinson suggested possibly adding six (6) or eight (8) additional people to the Steering Committee.

Councilmember Cullen noted that he would be opposed to representation from small, vocal, minority groups.

The Committee Members discussed including a representative from the Chamber of Commerce, Civic Progress, the Chesterfield Community Development Corporation, the Home Builders Association, and a resident from each of the four (4) Wards in the City. In obtaining involvement from the four (4) groups, the Committee expressed the desire that there should be cross-section representation from the groups.

A motion was made by Councilmember Levinson and seconded by Councilmember Cullen that eight (8) ex-officio members be added to the current Steering Committee, and the eight (8) members to include four (4) residents, one (1) recommended from each of the Council Wards by the two (2) Councilmembers of that Ward, and a representative from each of the following: Chesterfield Civic Progress; the Chesterfield Community Development Corporation; the Chesterfield Chamber of Commerce; and the Homebuilders Association; - all to be submitted for review and approval by the Planning and Zoning Committee. Those eight (8) ex-officio members would participate and attend all work sessions.

The motion was approved by a vote of 3 to 0.

Chairman Hurt noted it was his opinion to give this effort a try and see how it works.

ITEM XIII.

Memorandum from the Director of Planning concerning Western (Wild Horse/Orville) Annexation.

Director Duepner summarized the memorandum concerning a letter submitted by Ms. Maryanne Allison-Simmons concerning the City's proposed annexation. He noted that Ms. Simmons had previously addressed the County Boundary Commission on the annexation, and indicated that unification of the Wild Horse Subdivision and Westland Acres into one (1) municipality made sense.

The Committee directed that the Department should draft a letter for its review at the next meeting to pose the question to the Wildwood Incorporation proponents and the West Chesterfield Residents for Concerned Development of whether they consider annexation of the remainder of the Wildhorse Subdivision and Westland Acres by the City of Chesterfield to be the proper course. It was also directed that the letter should be run by the City Attorney for review.

Chairman Hurt noted his desire that the City should also annex remaining area of the Chesterfield Monarch Levee within the Valley.

ITEM XV.

SITE PLANS, BUILDING ELEVATIONS AND SIGNS REVIEWED BY THE PLANNING COMMISSION ON NOVEMBER 14, 1994.

- A. **Conway Bend Subdivision**; Subdivision Record Plat in the "R-1A" 22,000 square foot Residence District and "FPR-1A" Residence District; north side of Conway Road, east of White Road.

This item was received and filed.

ITEM IV.

Memorandum from the Director of Planning concerning the Update of the City of Chesterfield Comprehensive Plan.

This item was held by the Committee.

ITEM VII.

Memorandum from the Director of Planning concerning City Council Bill 958, amendment of Sign Regulations concerning Menu Boards for fast food restaurants.

This item was held by the Committee.

ITEM VIII.

P.Z. 11-93 City of Chesterfield Planning Commission; revisions to Sign Regulations.

This item was held by the Committee.

ITEM IX.

Correspondence from the City Attorney regarding reasonableness of Zoning Categories.

This item was held by the Committee.

ITEM X.

Memorandum from the Director of Planning regarding regulation of News Racks.

This item was held by the Committee.

ITEM XI.

Memorandum from the Director of Planning concerning proposed 1995 Planning and Zoning Committee meeting schedule.

This item was held by the Committee.

ITEM XII.

Memorandum from the Director of Planning concerning Notice of Hearing from City of Town and Country for Amended Final Site Development Plan for Town & Country Commons; west side of Woods Mill Road, north of Clayton Road.

This item was held by the Committee.

ITEM XIV.

Memorandum from the Director of Planning concerning landscape bond for Drew Station Shopping Center; east side of Clarkson Road, north of Baxter Road.

This item was held by the Committee.

The next meeting of the Planning and Zoning Committee will be on Wednesday, December 7, at 5:30 p.m.

The meeting adjourned at 5:55 p.m.

[PZC-SUM.N22]

SUMMARY - PUBLIC HEARING

P.Z. 18 & 19-94 CHESTERFIELD VILLAGE, INC. LOUIS S. SACHS AND NANCY R. SACHS (WILDHORSE HILLS)

NOVEMBER 22, 1994

A public hearing was held by the Planning and Zoning Committee of the Chesterfield City Council on November 22, 1994, at 7:00 p.m., in the City Council Chambers concerning P.Z. 18 & 19-94 Chesterfield Village, Inc., Louis S. Sachs and Nancy R. Sachs (Wildhorse Hills). In attendance were Chairman Dan Hurt (Ward III); Councilmember Ed Levinson (Ward II); and Councilmember Mike Cullen (Ward IV). Also in attendance were Jerry Duepner, Director of Planning; Laura Griggs-McElhanon, Senior Planner; and Toni Hunt, Planner I.

Director Duepner read the procedures relative to the public hearing.

Mr. Al Michenfelder spoke on behalf of the petitioner and presented the proposal. He referenced the size of lots of the adjoining development to the west. He noted that the recommendation per the Planning Commission would result in 122 lots, and the petitioner accepts the recommendation of the Planning Commission. Common land within the development would be 7.7 acres. He also presented a rendering depicting landscaping to be provided along Wild Horse Creek Road, and cited the petitioner's proposal as a classic case of appropriate zoning and compatible development.

SPEAKERS IN FAVOR:

1. Dennis Hayden, 231 West Manor Drive, indicated his firm - the Hayden Company - would build the development. They are proposing homes of 2500 to 3500 square feet, ranging in cost from \$250,000 to \$350,000.
2. Alvin Vitt, 12935 N. Forty Drive, presented a history of the Chesterfield Village development.
3. Kathy Higgins, 507 Eagles Nest, cited the original plan for Chesterfield Village, and the extensive amount of landscaping provided for within the development.
4. Merl Wilson, 400 Chesterfield Center, addressed infrastructure which had been provided in conjunction with the Chesterfield Village development.
5. Ellen Painter, 15277 Golden Rain, spoke in favor of the petitions.
6. Patricia LaPresta, 1305 Culverhill, spoke in favor of the petitions.

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7. Dan Burns, Rockwood School District, presented a letter from Dr. Dennis L. Peterson, Superintendent of Schools for Rockwood School District. The letter noted that the School District anticipated enrollment growth, and that solutions to that growth are part of Rockwood's challenge. He anticipated that the proposed development would generate twenty-five (25) to thirty-five (35) elementary school students, and the development is within the Kehrs Mill School attendance area.

Councilmember Cullen inquired about the anticipated enrollment from the development.

Mr. Burns noted the projections are based on .2 to .4 children per residence.

8. Glenn E. Borgard, 1828 Stenton Path, presented a letter from Mr. George C. Bohn, Jr., of the Metropolitan St. Louis Sewer District, concerning the proposal. Mr. Bohn indicated that the capacity of the sewer system in the area appeared to be adequate for the proposed development.
9. John McInerney, 15416 Elk Ridge Lane, spoke in favor of the petitions.
10. Joel Kamil, 14216 Reelfoot Lake Drive, spoke in favor of the petitions.
11. Mary Heger, 16604 Green Pines, spoke in favor of the petitions.
12. Charlie Painter, 15277 Golden Rain Drive, spoke in favor of the petitions.
13. James Castellano, 2032 Wilson Ridge Lane, spoke in favor of the petitions.
14. Suzanne Bishop, 1301 Countryside Manor Court, spoke in favor of the petitions.
15. Nancy Metzger Smith, 1537 Milbridge Drive, spoke in favor of the petitions.
16. Johana Walker, 710 Clayworth Drive, spoke in favor of the petitions.

SPEAKERS IN OPPOSITION:

1. Jim Tucker, 16100 Chesterfield Parkway South, Suite 250, spoke on behalf of Fogelman Properties. Their concern was not to stifle development, but to ensure quality development. Mr. Tucker expressed concern that the size of the proposed lots would not support \$250,000+ homes. Would prefer 15,000 square foot lots.
2. Leasa Machlamer, 233 Hi Point Road, spoke in opposition to dense development along Wild Horse Creek Road. Prefers development similar to the Wildhorse Subdivision, and expressed concern relative to traffic congestion.

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3. Dr. Theodosios Korakianitis, 27 Chesterfield Lakes, stated that access should be from Baxter Road Extension, not from Wild Horse Creek Road. Proposed density is inappropriate. Expressed concern relative to the impact upon schools, roads and sewers within the area. Presented an alternative development proposal, which had also been presented to Sachs Properties. Noted that the School District wants more students for more state funds.

Councilmember Cullen inquired, on the proposed alternative plan, how many one (1) acre lots would be adjacent to Wild Horse Creek Road.

Dr. Korakianitis indicated he was not certain.

Councilmember Levinson inquired what Dr. Korakianitis considered to be reasonable, and whether the landscaping as proposed by the petitioner along Wild Horse Creek Road to achieves the character desired.

Dr. Korakianitis responded that one (1) acre lots with landscaping would begin to achieve that desired character.

4. Chris Layton, 16809 Wild Horse Creek Road, questioned the proposed density and the size of proposed homes on the lots. Stated desire for larger lots.

Councilmember Levinson inquired of Mr. Layton's response to the alternative plan presented by Dr. Korakianitis.

Mr. Layton responded it may be a good starting point and might be a workable compromise.

REBUTTAL

Mr. Al Michenfelder addressed the Committee in rebuttal. Questioned the concerns expressed by Mr. Tucker of Fogelman Properties. Referenced proposed landscaping along Wild Horse Creek Road.

Councilmember Cullen inquired whether it would be possible to eliminate access to Wild Horse Creek Road.

Mr. Michenfelder indicated he could not respond at this time.

Councilmember Cullen inquired whether the petitioner would be willing to review the matter further to reduce the density and to relocate access off of Wild Horse Creek Road.

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Director Duepner noted that the site in question has neither direct access nor frontage on Baxter Road Extension, and there is a proposed connection to a public road within the Woodcliffe development. Any access to Baxter Road Extension would have to be off site of the subject parcel. Noted that the plan, as submitted, indicates possible future connection to Baxter Extension. It was noted that the recommendation of the Planning Commission would allow for construction only to a point south of Wild Horse Creek Road until additional access was provided.

A motion was made by Councilmember Levinson to **hold** the matter for a revised plan reflecting the recommendations of the Planning Commission, and also to look at the potential of eliminating access to Wild Horse Creek Road. The motion was seconded by Councilmember Cullen.

Councilmember Cullen requested that the petitioner consider preparing a sketch plan of the area east of the parcel in question to Baxter Road Extension as single-family.

Chairman Hurt noted that was a personal request from Councilmember Cullen, and that it was not part of the motion.

The motion was approved by a vote of 3 to 0.

The meeting adjourned at 8:15 p.m.