

V

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
OCTOBER 14, 1991**

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

PRESENT

Mr. Jamie Cannon
Ms. Barbara McGuinness
Ms. Pat O'Brien
Mr. Walter Scruggs
Ms. Victoria Sherman
Chairman Mary Domahidy
Mayor Jack Leonard (arrived later)
Councilmember Dick Hrabko, Ward IV
Mr. Doug Beach, City Attorney
Mr. Jerry Duepner, Director of Planning/Economic Development
Ms. Laura P. Griggs-McElhanon, Senior Planner
Ms. Sandra Lohman, Executive Secretary

ABSENT

Ms. Mary Brown
Mr. Dave Dalton
Mr. Bill Kirchoff

INVOCATION: City Attorney Doug Beach

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS

- A. P.Z. 19-91 Sycamore Development Corporation; a request for change of zoning from "NU" Non-Urban District and "R-3" 10,000 square foot Residence District to "R-3" 10,000 square foot Residence District for a 9.84 acre tract of land on the west side of Sycamore Drive, approximately 700 feet north of Kahrs Mill Road (Locator Numbers 21T640064, 20T320013, 21T640086, 21T640075, and 21S430064);

and

- B. P.Z. 20-91 Sycamore Development Corporation; a request for a Planned Environment Unit Procedure in the "R-3" 10,000 square foot Residence District for the same 9.84 acre tract of land. The proposed use: Single-Family Residences.

Commissioner McGuinness left the meeting at this time.

Senior Planner Laura Griggs-McElhanon presented slides depicting the subject site and surrounding area.

Mr. F. J. Miceli presented the petitions with a slide presentation of the proposed development and surrounding area, and noted the following:

- Under the current zoning and Special Procedure, twenty-three (23) lots are approved. The current request is for seven (7) additional lots on a 2.5 acre site north of the existing approved development.
- The surrounding land uses/zoning were described.
- One reason for adding the 2.5 acres is to improve the overall design of the subdivisions, which originally had an internal loop street and would now be able to have a road connection with Stonebriar. In addition, by purchasing the two (2) houses on the 2.5 acre site, the rear yards from these new lots will back up to an existing subdivision.

QUESTIONS/COMMENTS OF COMMISSION

- The petitioner was asked if he had seen and given consideration to comments of the St. Louis County Highway Department. The comments require a left turn lane and sight distance corrections at the intersection with Kehrs Mill.
- The petitioner indicated that he had just received the comments and has not been able to study them. He stated that when he developed Sycamore Place, the Highway Department required improvement of the intersection of Sycamore Drive and Terrimill Drive. Terrimill is now the current ingress for Sycamore Place. The amount of improvements were in excess of the T.G.A., at that particular time. He felt the Highway Department was out of line asking the petitioner to improve an area which his

development did not abut. In addition, he feels the current request is inappropriate. He further stated that there is still undeveloped land in the area along Sycamore Drive which would be developed at some future time. If this area is developed, he assumed there will need to be improvements at Sycamore and Kehrs Mill, or possibly eliminated this intersection totally, since there are other accesses. In summary, he feels that a major improvement to the area for an additional thirty (30) homes generating approximately 240 trips a day at that intersection, does not warrant the degree of improvement stated in the Highway Department's letter.

Commissioner McGuinness returned to the meeting at this time.

- The petitioner was asked how he arrived at the number 240 trips per day.
- He stated that he just estimated the trips per day at eight (8) per lot, no traffic study has been done.
- The petitioner was asked how he arrived at the 7,500 vehicles/day number.
- The petitioner indicated the number came from the 10/11/91 letter from the St. Louis County Department of Highways and Traffic, and referred to Kehrs Mill Road traffic.

SPEAKERS IN FAVOR - None

SPEAKERS IN OPPOSITION

- 1) Mr. Tom Kendrick, for Stonebriar Subdivision, 15811 Barons Way Drive, Chesterfield, MO 63017.
 - opposed to street connection to Stonebriar
- 2) Ms. Carol Helling, as an individual, 2272 Hill House Road, Chesterfield, MO 63017.
 - opposed to street connection to Stonebriar

Director Duepner stated that the roadway was designated as a fifty (50) foot wide reserve strip to be dedicated to the City of Chesterfield upon demand. It was not designated as an emergency access. The Code Inspector for the City went into the Stonebriar development and was advised by a sales person that the area was for a future roadway.

Councilmember Hrabko stated he attended a meeting with the residents of Stonebriar, and it appears that the vast majority were not aware that this road was to go through. He inquired if any of them had been told, or had asked the question. Several of the residents had asked the question of the developer and were told no road would go through.

SPEAKERS IN OPPOSITION - Continued

3) Mr. Bill B. Balmar, as an individual, 15534 Wendimill, Chesterfield, MO 63017.

- opposed to Sycamore being closed
- opposed to traffic going through his neighborhood

4) Mr. Steven Ellis, for Kehrs Mill Bend Subdivision, 2016 Jeffrimill, Chesterfield, MO 63017.

- opposed to Sycamore being closed
- opposed to construction traffic going through his subdivision

5) Mr. David Wayne, as an individual, 2270 Hill House, Chesterfield, MO 63017.

- opposed to road connection to Stonebriar
- opposed to water containment pond in the northwest corner

Commissioner McGuinness requested Staff to present the maps with the subdivision names on them, or a color key indicating their location.

6) Ms. Joan Lewis, for Kehrs Mill Bend Subdivision, 15510 Wendimill Drive, Chesterfield, MO 63017.

- opposed to construction traffic going through her subdivision

SPEAKERS - NEUTRAL

- 1) Mr. Robert H. Knickmeyer, as an individual, 2110 Terrimill Terrace, Chesterfield, MO 63017.
- opposed to Sycamore being closed
 - opposed to construction traffic going through his subdivision

Director Duepner stated that the Department has been discussing with the Department of Public Works the possibility of requiring, if this development is approved, that all construction traffic would have to go on Sycamore Drive. The Department will go into detailed discussion with the Department of Public Works to determine if Sycamore Drive could handle construction traffic.

Councilmember Hrabko stated he would talk to the Public Works Department about not routing construction traffic down Terrimill Drive.

Commissioner McGuinness left the meeting at this time.

REBUTTAL

Mr. Miceli stated the following:

- He apologized to the Commission and audience about misleading them about the closing of Sycamore Drive. The County has a plan for Kehrs Mill Road that calls for a divided road at some time in the future. His intent was that if Kehrs Mill Road were to be widened, then Sycamore would probably be limited to a right-turn-in and right-turn-out. That's what he meant by "closed."
- The petitioner is neutral regarding the access to Stonebriar. However, he would like to request that, if this Commission and Council would approve some type of emergency vehicle access to Stonebriar versus the fifty (50) foot right-of-way pavement, he would like a chance to revise his plan.
- The petitioner has no plans for the twenty (20) foot wide road (owner unknown). A Title Search indicated it is not the petitioner's property, and he has no interest in acquiring same. He would like to leave it there as a buffer.

- The petitioner stated they would not remove any trees from the site unless absolutely necessary. He suggested anyone concerned about trees should drive through Sycamore Place Subdivision as an example of trees having been saved by this developer.
- The petitioner will, according to the PEU, be improving one-half of a twenty-six (26) foot wide pavement across the entire frontage of his property that abuts Sycamore Drive. If the seven (7) additional lots are approved, he assumes the City will require him to improve one-half (1/2) of Sycamore Drive along those properties as well.
- The petitioner has no knowledge about Sycamore Drive being a substandard street, and would prefer using it for construction traffic.
- The petitioner suggested he would be happy to place signs indicating No Construction Traffic on Wendimill and Terrimill.

Commissioner McGuinness returned to the meeting at this time.

SHOW OF HANDS

FOR: 6

AGAINST: 16

Commissioner O'Brien left the meeting at this time.

APPROVAL OF THE MINUTES

The Minutes were approved from September 23, 1991.

OLD BUSINESS - None

NEW BUSINESS

- A. P.Z. 17-91 City of Chesterfield Planning Commission; Amending Sections 1003.020 and 1003.164 of the Zoning Ordinance of the City of Chesterfield relative to wall signs.

Director Duepner presented the recommendation to amend the Sign Regulations. In addition to limiting the size and number of wall signs, this amendment would also eliminate any reference to rooftop signs within the Zoning Ordinance. Thus, there would be no allowance for rooftop signs within the Zoning Ordinance, as well as not allowing wall signs to project above the wall, or above the roofline, as they are currently allowed under our Regulations which allow them to project up to five (5) feet. This item will go directly to the City Council.

Commissioner McGuinness made a motion to approve the request, as submitted. The motion was seconded by Commissioner Cannon.

Upon a roll call, the vote was as follows: Commissioner Cannon, yes; Commissioner McGuinness, yes; Commissioner Scruggs, yes; Commissioner Sherman, yes; Chairman Domahidy, yes.

The motion passed by a vote of 5 to 0.

- B. P.C. 88, 89, 90-88 Siteman Organization; Request for extension of time for submittal of Site Development Plans for "C-8" Planned Commercial and "M-3" Planned Industrial Districts; north and south sides of Chesterfield Airport Road, east of Long Road.

Director Duepner noted that, although the original request was for an extension for P.C. 88, 89 & 90-88, P.C. 88-88 had been withdrawn by the petitioner prior to any action by the County. He stated the Department's recommendation was for approval of an extension of time for P.C. 89 and 90-88 for thirty-six (36) months. Director Duepner noted that the thirty-six (36) month period would begin when the prior time period had expired, and thus this current extension would be until November of 1992.

Director Duepner stated that architectural review is included within the current Ordinance.

Commissioner McGuinness made a motion to approve the request, as submitted. The motion was seconded by Commissioner Sherman.

Upon a roll call, the vote was as follows: Commissioner Cannon, yes; Commissioner McGuinness, yes; Commissioner Scruggs, yes; Commissioner Sherman, yes; Chairman Domahidy, yes.

The motion passed by a vote of 5 to 0.

- C. P.C. 141-79 Chesterfield Village; Request for extension of time for submittal of Final Development Concept Plan; northwest quadrant of Chesterfield Parkway North and U.S. Highway 40.

Senior Planner Griggs-McElhanon stated the Department's recommendation was for approval of a one (1) year extension of time to November 15, 1992, for submittal of a final development concept plan, subject to the following requirements:

- 1) Submittal of architectural elevations for Planning Commission review and approval in conjunction with submittal of Site Development Plans.
- 2) Establishment of a Landscape Maintenance Bond upon the expiration of the Landscape Installation Bond.

Commissioner McGuinness made a motion to approve the request, as submitted. The motion was seconded by Commissioner Scruggs.

Upon a roll call, the vote was as follows: Commissioner Cannon, yes; Commissioner McGuinness, yes; Commissioner Scruggs, yes; Commissioner Sherman, yes; Chairman Domahidy, yes.

The motion passed by a vote of 5 to 0.

- D. Report of the Director of Planning/Economic Development concerning revised Escrow Agreement Form.

Director Duepner stated that the Department, in conjunction with the City Attorney, has revised the Escrow Agreement Form utilized to guarantee subdivision improvements. Revisions were made for clarification purposes. He stated the revised Escrow Agreement Form is presented for approval.

Commissioner McGuinness made a motion to approve the request, as submitted. The motion was seconded by Commissioner Cannon.

The motion passed by a voice vote of 5 to 0.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

Chairman Domahidy stated that Commissioner Scruggs Chaired the Site Plan Committee this evening, and will bring forward recommendations from that Committee.

- A. P.Z. 26-89 Midland Capitol Partnership (Chesterfield Crossing); "C-8" Planned Commercial District Wall Sign; west side of Clarkson Road, north of Lea Oak Drive.

Commissioner Scruggs, on behalf of the Site Plan Review Committee, recommended approval of the sign, as submitted. The motion was seconded by Commissioner McGuinness, and passed by a voice vote of 5 to 0.

- B. Sycamore Place Subdivision; "PEU" in "R-3" 10,000 square foot Residence District Boundary Adjustment Plat (Lots 30 and 31, Plat 2); Amber Meadows Court.

Commissioner Scruggs, on behalf of the Site Plan Review Committee, recommended approval of the Boundary Adjustment Plat, as recommended by the Department. The motion was seconded by Commissioner McGuinness, and passed by a voice vote of 5 to 0.

- C. P.C. 1-85 Stinnet and Theiman (Corporate Plaza); "C-8" Planned Commercial District Amended Site Development Plan; south side of South Outer 40, east of Yarmouth Drive.

Commissioner Scruggs, on behalf of the Site Plan Review Committee, recommended approval of the proposal as submitted, except that:

- The final design of the detention facilities in the creek, including calculations, will have to be approved by the City Engineer in accordance with our standard procedures.
- Property along South Outer Forty is to have trees on fifteen (15) foot centers, and to have low-lying shrubbery from the Northwest corner to the site line at the driveway entrance to the Corporate Plaza.

The motion was seconded by Commissioner McGuinness, and passed by a voice vote of 5 to 0.

- D. P.Z. 16-91 Premier Homes (Wellesley Place); "PEU" in "R-4" Residence District Site Development Plan and Architectural Elevations; north side of Olive Boulevard, west of West Drive.

Commissioner Scruggs, on behalf of the Site Plan Review Committee, recommended approval of the Site Development Plan and Architectural Elevations as requested by the petitioner, except that:

- An additional street tree shall be placed on Lots 32, 39, 40, and 48.

The motion was seconded by Commissioner McGuinness, and passed by a voice vote of 5 to 0.

COMMITTEE REPORTS

D. Comprehensive Plan Committee

Committee Chairman McGuinness stated that the Comprehensive Plan Committee met a couple of weeks ago and developed a couple of things which they were going to bring to closure this evening. However, tonight's meeting did not have a quorum and the meeting was canceled. Still on the table are the definition of "Office Campus" and the discussion of the attendance at the St. Louis County Department of Planning's Orville Community Area Study. The Committee will continue to develop a Work Plan.

A. Ordinance Review Committee

Planning Commission Chairman Domahidy stated the Ordinance Review Committee is still continuing the review of their package of Sign Regulations.

B. Architectural Review Committee

Planning Commission Chairman Domahidy stated the Architectural Review Committee went on its tour last weekend and that they had had an opportunity to look at materials that work in many different situations; in some cases they worked well, and not so well in others. She further stated that the real challenge is to make them work well for Chesterfield during Site Plan Review.

C. Site Plan/Landscape Committee

Planning Commission Chairman Domahidy stated that the Landscape Plan Committee met to develop policies for commercial areas, particularly for parking lots.

E. Procedures Committee - No report.

The motion to adjourn was made by Commissioner Scruggs and seconded by Commissioner Cannon. The motion passed by a voice vote of 5 to 0.

The meeting adjourned at 8:20 P.M.

Walter Scruggs,
Secretary

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