

SUMMARY
PLANNING AND ZONING COMMITTEE MEETING
SEPTEMBER 21, 1994

A meeting of the Chesterfield City Council Planning and Zoning Committee was held on September 21, 1994, at 5:07 p.m., in the City Council Room. In attendance were Chairman Dan Hurt (Ward III); Councilmember Barry Flachsbart (Ward I); Councilmember Ed Levinson (Ward II); and Councilmember Mike Cullen (Ward IV). Also in attendance were Jerry Duepner, Director of Planning; and Laura Griggs-McElhanon, Senior Planner.

ITEM I.

Approval of summary of Planning and Zoning Committee meeting of September 8, 1994.

A motion was made by Councilmember Levinson and seconded by Councilmember Hurt for **approval** of the Summary. **The Summary was approved by a vote of 4 to 0.**

ITEM IV.

P.Z. 15 & 16-94 E.M. Harris Building Co. (Wildhorse Meadows);
"NU" Non-Urban District to "R-1" One Acre Residence District and
Planned Environment Unit (PEU) Procedure in the "R-1" One Acre
Residence District; south side of Wild Horse Creek Road, east Long
Road

Director Duepner noted that the petitioner's attorney has requested this matter be held, pending action by the Planning Commission on P.Z. 13 & 14-94 E.M. Harris Building Company. It is the desire of the petitioner that P.Z. 15 & 16-94 and P.Z. 13 & 14-94 be considered at the same time by the City Council. P.Z. 13 & 14-94 are on the Planning Commission agenda for consideration at its September 26, 1994 meeting. The attorney for the petitioner, Mr. Tom Cunningham, noted that the proposals were designed as a companion project.

A motion was made by Councilmember Levinson and seconded by Councilmember Flachsbart to **hold** P.Z. 15 & 16-94. **The motion was approved by a vote of 4 to 0.**

ITEM II.

P.Z. 12-94 Carl R. Tisone (Indoor Golf Driving Range); Conditional Use Permit (CUP) in "NU" Non-Urban District; north side of North Outer Forty Road, east of Boones Crossing Road and North Outer Forty.

Director Duepner summarized the action of the Planning Commission of approval, noting this matter had been held by the Planning and Zoning Committee at its meeting of September 8, 1994.

Councilmember Levinson noted that he had originally requested the item be held due to some questions which have since been answered.

Councilmember Cullen inquired of the petitioners whether there were any changes in the project.

Marjorie Wilson and Fred Hale, representatives for the petitioner, indicated that all was as originally submitted. They noted there will be changes in the development to make it compatible with the adjoining, proposed Ice Hockey Arena, and appear as one project.

A motion was made by Councilmember Levinson to accept the Planning Commission recommendation and receive and file the Commission report. The motion was seconded by Councilmember Cullen and approved by a vote of 4 to 0.

Note: (This item is a request for a Conditional Use Permit, and Planning Commission action is for approval. The City Council may either receive and file the Commission's report and the Conditional Use Permit will be effective within fifteen (15) days of that date; or, Council may vote to exercise its Power of Review, which would refer the matter back to the Planning and Zoning Committee for a Public Hearing and eventual final action by the City Council.)

ITEM III.

P.Z. 18 & 19-93 Nooning Tree Partnership; "NU" Non-Urban District to "R-3" 10,000 Square Foot Residence District and Planned Environment Unit (PEU) Procedure in the "R-3" 10,000 Square Foot Residence District; south side of Olive Boulevard, east of the intersection of Appalachian Trail and Olive Boulevard.

Director Duepner summarized the recommendation of the Planning Commission for approval of "R-2" 15,000 square foot and "R-3" 10,000 square foot Residence Districts with a Planned Environment Unit Procedure. He also distributed additional correspondence received from residents of the Shenandoah Subdivision, the City of Chesterfield Director of Public Works, and the Chesterfield Fire Protection District. Relative to the correspondence from the Chesterfield Fire Protection District, Director Duepner noted the Fire District indicates that if an interconnecting street is not provided for within the development, the District would require provision of an eighteen (18) foot wide private fire lane for access between the eastern and western portions of the development.

Councilmember Levinson noted several concerns were raised by residents of the Shenandoah, Gallery at Chesterfield and Whitree Subdivisions. He also noted that the development could function as two (2) subdivisions, independently, without the connection, and that there are developments throughout the area in which only one (1) access was provided. The provision of one (1) access to each portion of development provides for separate and secure neighborhoods. He further noted that the issue of the connection is between the developer and the Fire District.

There was discussion by the Committee relative to increasing lot frontages within two (2) Villages, and the provision of an easement along the rear yard. Councilmember Levinson indicated that adjoining residents had requested greater lot frontages in several villages of the proposed development.

Director Duepner noted the Planning Commission recommendation included a condition for a fifteen (15) foot landscape easement along the rear portion of lots on the perimeter of the development. However, adjoining residents have concerns about rear yard setbacks.

Mr. Randy Aselage spoke on behalf of the petitioner, addressing the issue of lots adjoining Shenandoah and that grading in this portion of the development could result in a berm effect at the rear line of lots along the Shenandoah boundary.

There was discussion relative to the fifteen (15) foot landscape easement, and whether the easement would be included within the recommended fifteen (15) foot rear yard setback, or would be in addition thereto.

Councilmember Hurt inquired whether a fifteen (15) foot landscape easement plus a fifteen (15) foot rear yard could be accommodated. Mr. Randy Aselage responded such a requirement would pose a hardship.

Councilmember Levinson addressed the intent of the landscape easement, noting that it would provide buffering, and that possibly a twenty (20) foot rear yard requirement which would include the fifteen (15) foot easement would be appropriate for perimeter lots.

Councilmember Cullen inquired of the petitioner of the potential of changing zoning to "R-1" and "R-1A."

Mr. Randy Aselage responded that this was not in the plan, and the petitioner is seeking a development comparable to those adjacent.

Councilmember Cullen inquired whether the price of the land prohibits "R-1" and "R-1A."

Mr. Aselage responded that the petitioners currently own the property.

Mr. Barry Streeter, a resident of the adjoining Shenandoah Subdivision, expressed concern relative to the large houses that may be built within the development, and that a fifteen (15) foot rear yard setback may not be adequate.

There was considerable discussion among Committee Members relative to the issues of increasing frontage, rear yard setbacks, and comments from the Fire District.

Chairman Hurt recommended that P.Z. 18 & 19-93 be held until the next meeting, and that the following issues should be addressed at that time:

- frontages for lots in Village E increased to ninety (90) feet, and frontages of lots within Villages A and B increased to one-hundred five (105) feet;
- feasibility of a connecting fire lane and the authority of the Fire District to require same; and
- rear yard setbacks on the perimeter of the development.

Chairman Hurt noted that the petitioner and the Councilmember from Ward II should seek to address these issues with the residents. He further noted that it would be desirable to reach a conclusion with the Fire District; but, if the petitioner wishes to proceed, then it would be acceptable to him. Chairman Hurt stated that he would not like to see the project stopped once it began.

There was discussion relative to potential impact of the development to the Shenandoah School. Senior Planner Griggs-McElhanon noted that the Principal of the Shenandoah School had attended the Planning Commission Public Hearing. The Principal had indicated that he was not sure if children from the development would attend Shenandoah, and whether the school could accommodate the amount of children.

Chairman Hurt noted the issue before the Committee is a zoning issue, not a school district.

Councilmember Levinson addressed the Committee indicating that the requirement for a Forestry Study be dropped, and that side yard requirements should be revised with a minimum of six (6) feet, as opposed to eight (8) feet, as recommended by the Planning Commission.

Chairman Hurt stated that an additional item which the petitioner should present is how the cul-de-sacs will be provided at the terminus of Eagle Pass and Jonesborough, and lot configuration in those areas of the development. Councilmember Levinson stated that a typical lot layout with a house should be provided.

A motion was made by Chairman Hurt and seconded by Councilmember Levinson to **hold** the matter until the October 5, 1994 meeting, and that the above-noted items should be addressed at that time. **The motion was approved by a vote of 4 to 0.**

Chairman Hurt directed staff to contact City Attorney Beach relative to the issue with the Chesterfield Fire District.

ITEM V. Memorandum from the Director of Planning regarding Budget for Fiscal Year 1995 Departmental Goals.

This item was **held**.

ITEM VI. Memorandum from the Director of Planning concerning responses to RFP for Westland Acres Study.

This item was **held**.

ITEM VII. Memorandum from the Director of Planning concerning regulation of News Racks.

This item was **held**.

ITEM VIII. Memorandum from the Director of Planning concerning Appearance Code.

This item was **held**.

ITEM IX. Memorandum from the Director of Planning regarding Off-Site Directional Signage.

This item was **held**.

ITEM X.

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

This item was held.

ITEM XI.

SITE PLANS, BUILDING ELEVATIONS AND SIGNS REVIEWED BY THE PLANNING COMMISSION ON AUGUST 22, 1994.

A. **P.Z. 9-94 The Hayden Company (Amberleigh);** Planned Environment Unit (PEU) in "R-3" 10,000 square foot Residence District Site Development Plan, Landscape Plan, and Architectural Elevations; northeast corner of the intersection of Clayton and Schoettler Roads.

B. **P.Z. 6-94 C.L. Family Land Company (Schoettler Manor);** Planned Environment Unit (PEU) in "R-1A" 22,000 square foot Residence District, and "R-2" 15,000 square foot Residence District; Site Development Plan and Landscape Plan, east side of Schoettler Road, north of Clayton Road.

Note: Action on this item by the P & Z Committee was necessary.

C. **P.C. 38-87 Geriatrics Management and Union Electric (Brooking Park Village);** Conditional Use Permit (CUP) in "R-1" One Acre, "FPR-1" Flood Plain One Acre, and "R-3" 10,000 square foot Residence Districts Site Development Section Plan and Architectural Elevations; west side of Old Woods Mill Road, north of Conway Road.

D. **Chesterfield Day School;** "NU" Non-Urban District Amended Site Development Plan and Architectural Elevations; east side of White Road, north of Wainridge Drive.

E. **P.C. 126-79 Delmar Gardens Enterprises (Chesterfield Villas);** Conditional Use Permit in "NU" Non-Urban District; Amended Site Development Plan; south side of Conway Road at Chesterfield Parkway North.

The next meeting of the Planning and Zoning Committee will be on **Wednesday, October 5, 1994, at 5:30 p.m.**

The meeting adjourned at 6:10 p.m.

[PZC-SUM.921]