

SUMMARY
PLANNING AND ZONING COMMITTEE MEETING
JULY 7, 1993

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held on July 7, 1993, at 5:51 p.m., in the City Council Conference Room. In attendance were Chair Susan Clarke (Ward II); Councilmember Nancy Greenwood (Ward I); and Councilmember Dan Hurt (Ward III). Also in attendance were Councilmember Ed Levinson (Ward II); Planning Commission Chairman Barbara McGuinness; Planning Commissioner Fred Broemmer; Jerry Duepner, Director of Planning; and Laura Griggs-McElhanon, Senior Planner.

ITEM IV. P.C. 120-84 Queatham House Ltd.; a request to amend Landmark and Preservation Area Procedure (LPA) in "NU" Non-Urban District Ordinance; north side of Olive Boulevard at Westernmill Drive.

Director Duepner summarized the report of the Planning Commission recommending approval of the change in condition relative to hours of operation.

Councilmember Hurt raised the question of whether it would be more appropriate to consider the extra hour of operation in conjunction with the widening of Olive Boulevard be reviewed at the time of completion of the widening. There was discussion by the Committee relative to this matter.

A question was also raised whether residents of the area were aware of the proposed change.

Councilmember Greenwood noted that she would discuss this matter with residents prior to the City Council meeting of July 19th.

A motion was made by Councilmember Greenwood for approval of the Planning Commission recommendation. The motion was seconded by Councilmember Hurt and approved by a vote of 3 to 0.

Note: A bill relative to this matter will be needed for the July 19, 1993 City Council meeting.

ITEM V. Correspondence from the City Attorney regarding non-conforming sign ordinance.

Director Duepner summarized the correspondence from the City Attorney.

There was discussion relative to the origination of this response by the City Attorney.

Director Duepner noted that it had been requested on behalf of the Planning Commission as part of its review of the sign regulations.

The Committee received and filed the correspondence from the City Attorney and noted that the information should be shared with the consultant selected for the revision of the Zoning and Subdivision Regulations.

ITEM IX. St. Louis County Planning Commission Notice of Public Hearing for P.C. 83 & 84-93 J & M Joint Venture No. 3.

Director Duepner summarized the Notice of Public Hearing for a petition in unincorporated St. Louis County. The subject tract is just south of the area currently requested for annexation by the City of Chesterfield.

There was discussion by the Committee relative to possible traffic impact of this development to residents of the City of Chesterfield.

A motion was made by Councilmember Clarke and seconded by Councilmember Greenwood, that a letter be sent to St. Louis County Planning Commission expressing concern about road improvements needed in conjunction with this development. The motion was approved by a vote of 3 to 0.

In addition, the Committee directed the Department of Planning to obtain copies of the St. Louis County Department of Highways and Traffic comments relative to these petitions.

ADD ON #2

Director Duepner presented a St. Louis County Planning Commission Notice of Public Hearing for P.C. 90-93 Bridle Development Company. The property in question is located at the northeast quadrant of the intersection of Olive Boulevard and Fee Fee Road, just east of the current City Limits.

There was discussion about the petition. It was noted that the proposal was for two (2) restaurants on the property, a sit-down and fast-food.

Councilmember Greenwood expressed concern relative to the intensity of the proposed development. **The Committee received and filed the public notice.**

ADD ON #1 Letter from the City Administrator of the City of Ballwin concerning possible annexation by the City of Ballwin.

Director Duepner noted that the letter from Mr. Robert Kuntz was sent in response to an inquiry from City Administrator Michael G. Herring, concerning interest in annexation by the City of Ballwin.

The Committee directed that this correspondence be **received and filed**, and **referred** to the entire Council to be discussed at an upcoming Strategic Planning Session.

ITEM I. **P.Z. 2-93 Greater Missouri Builders, Inc. (Braefield, formerly Chesterfield Gardens);** Planned Environment Unit Procedure (PEU) in "R-4" Residence District Site Development Plan, Architectural Elevations and Landscape Plan; Olive Boulevard between East and West Drive.

Senior Planner Laura Griggs-McElhanon presented the action of the Planning Commission on this matter.

There was discussion by the Committee relative to access to the development, location of two-story units within the development, full access at Olive Boulevard, and the multiple number of drives proposed within the development.

Ken Ingram, the consultant for the petitioner, addressed the multiple drives proposed within the development, noting that streets would have rolled curbs and garages are to be located on the high side of a lot.

Mr. Rick Kolaz addressed the Committee relative to concerns about landscaping and location of Units 54 and 55. He also expressed concern about preservation of the undisturbed area in the northeastern-most portion of the development.

Director Duepner noted that the plan submitted, if approved, indicates an undisturbed area, and any proposed changes would require the plan to be resubmitted to the Planning Commission and the Planning and Zoning Committee for review and action.

There was discussion relative to handling of stormwater and detention on the site.

Councilmember Hurt noted concern about whether detention capacity was of sufficient size to handle runoff. It was directed that this concern be pointed out to the Public Works Department and the issue of detention should be addressed **now**.

Director Duepner noted that preliminary approval of handling of stormwater had been given by the Department of Public Works, otherwise the plan would not have been submitted to the Planning Commission.

Chairman Clarke inquired whether anything could be done relative to relocating Units 54 and 55 to minimize the visibility from adjacent properties.

Mr. Ingram noted that nothing could be done short of eliminating the units. The project is now down to ninety-one (91) units, from the approved maximum of ninety-four (94) units.

A motion was made by Councilmember Hurt and seconded by Councilmember Greenwood that the Site Plan, Architectural Elevations and Landscape Plan be approved per the recommendation of the Planning Commission, with conditions that an enviro fence be provided along the northern edge of the undisturbed area, and that the Public Works give concurrence on the plans for detention. **The motion was approved by a vote of 3 to 0.**

The Committee also directed that the Department of Planning advise Mr. Kolaz of any proposed revisions to the plan relative to the undisturbed area.

ITEM II. P.Z. 12-93 Redia McGrath (McGrath Plaza); "NU" Non-Urban District to "C-8" Planned Commercial District; south side of Chesterfield Airport Road, north of Old Olive Street Road.

Director Duepner summarized the recommendation of the Planning Commission for approval.

There was discussion by the Committee relative to the time period for submittal of the Site Development Plan.

A motion was made by Councilmember Clarke and seconded by Councilmember Hurt for approval in conjunction with the recommendation of the Planning Commission. **The motion passed by a vote of 3 to 0.**

Note: A bill relative to this matter is needed for the July 19, 1993 City Council meeting.

ITEM III. **P.Z. 6-92 Premier Homes (Wellesley Place and Wellesley Place Addition);** request for an amendment of PEU in "R-4" 7,500 Square Foot Residence District and "R-2" 15,000 Square Foot Residence District Ordinance; north side of Olive Boulevard, west of West Drive.

Director Duepner summarized the report of the Planning Commission recommending approval of the requested amendment.

A motion was made by Councilmember Greenwood and seconded by Councilmember Clarke for approval per the Planning Commission recommendation. **The motion passed** by a vote of 3 to 0.

Note: A bill relative to this matter is needed for the July 19, 1993 City Council meeting.

ITEM VI. Memorandum from the Director of Planning concerning riverboat gambling

Director Duepner summarized the information submitted concerning riverboat gambling.

A motion was made by Councilmember Hurt and seconded by Councilmember Greenwood that this matter be referred to the City Council for discussion on July 19, 1993. **The motion was approved** by a vote of 3 to 0.

ITEM VII. Correspondence from the Director of Planning regarding the Countryside at Chesterfield Trust Indenture (P.Z. 11-92 R. J. & J. Partnership).

Director Duepner summarized the report concerning the Countryside at Chesterfield Subdivision.

Councilmember Hurt urged that the City move forward in considering this matter, noting that Councilmember Politte of Ward III also agreed.

There was discussion relative to the potential cost associated with the possible dedication of this property to the City of Chesterfield.

Chairman Clarke noted that it was not the intent of the City to take any property by eminent domain.

A motion was made by Councilmember Hurt and seconded by Councilmember Greenwood that the City pursue investigation of the dedication of this property relative to potential costs and other related matters. **The motion was approved** by a vote of 3 to 0.

ITEM VIII. Letters to Mayor and City Council from Planning Commission.

Director Duepner summarized the letters submitted by the Planning Commission.

Planning Commission Chairman Barbara McGuinness addressed the Committee, noting that the Planning Commission sought to meet with the City Council and Mayor, and that the Commission stands ready to work with the City Council on revision of the Zoning and Subdivision Regulations of the City of Chesterfield.

There was discussion by Committee relative to the current efforts of the Planning Commission relative to the revision of Sign Regulations and the participation of the Commission in revision of the Zoning and Subdivision Regulations.

Planning Commission Chairman McGuinness indicated that the Commission stands ready to respond in whatever way the Council deemed appropriate.

A motion was made by Councilmember Greenwood and seconded by Councilmember Clarke that the letter seeking a meeting with the Mayor and City Council be referred to the full City Council; and that the letter relative to revisions of the Zoning and Subdivision Regulations be given consideration, at such time as that process is initiated. The motion was approved by a vote of 3 to 0.

ADD ON #3 Memorandum from the City Administrator regarding riverboat gambling.

Director Duepner summarized the memorandum from the City Administrator, noting the correspondence from the City Attorney relative to City Ordinance No. 604.

There was discussion by the Committee relative to the need for an additional action, in view of the current provisions of Ordinance No. 604.

A motion was made by Councilmember Greenwood and seconded by Councilmember Hurt that the Committee does not believe any action is needed, as the issues of concern are addressed currently by Ordinance No. 604. The motion passed by a vote of 3 to 0.

ITEM X. Site Plans, Building Elevations and Signs Reviewed by Planning Commission on June 14, 1993.

- A. P.Z. 26-89 Midland Capitol Properties II (Chesterfield Crossing); "C-8" Planned Commercial District Amended Site Development Plan; west side of Clarkson Road, north of Lea Oak Drive.
- B. Parkway Junior High School; Freestanding Information Sign; west side of Woods Mill Road (State Highway 141), north of Ladue Road.

C. P.Z. 13-92 Grasse Properties, Inc.(Brookhill Estates Addition Phase I); Planned Environment Unit in "R-1A" Residence District Site Development Plan and Architectural Elevations; west side of Straub Road, north of intersection of Straub and Clayton Roads.

D. P.Z. 10 & 11-92 R. J. & J. Partnership (Countryside at Chesterfield); Subdivision Promotion Sign; west side of Kehrs Mill Road, south of Wild Horse Creek Road.

E. Countryside at Chesterfield (Plat One); Subdivision Record Plat (Plat One); west side of Kehrs Mill Road, south of Wild Horse Creek Road.

(NOTE: This item approved by City council 6/21/93)

F. Wilson View Estates; Subdivision Record Plat; east side of Wilson Road, northwest of the existing intersection of Wilson and Clarkson Roads.

(NOTE: This item approved by City Council 6/21/93)

G. Spirit Trade Center - Plat One; Subdivision Record Plat (Plat One); south side of Chesterfield Airport Road, west of Long Road.

ITEM XI. Site Plans, Building Elevations and Signs Reviewed by Planning Commission on June 28, 1993.

A. P.Z. 2-93 Greater Missouri Builders Inc. (Braefield, formerly Chesterfield Gardens); Planned Environment Unit Procedure (PEU) in "R-4" Residence District Site Development Plan, Architectural Elections and Landscape Plan; Olive Boulevard between East Drive and West Drive.

(NOTE: This item will have been acted upon by the Committee as Agenda Item I.)

B. P.C. 202-86 Thomas A. Stern (Woodchase Plaza); "C-8" Planned Commercial District Free-Standing Business Sign; north side of Olive Boulevard, east of Woods Mill Road (Highway 141).

C. Sachs Properties (Chesterfield Village); "C-8" Planned Commercial District Project Information Sign; northwest corner of the intersection of Clarkson Road and U.S. Highway 40.

The meeting adjourned at 7:15 p.m.

[PZC-SUM.707]