PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
June 9, 1997

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

PRESENT
Mr. Fred Broemmer
Mr. Michael Casey
Mr. Dave Dalton
Mr. Charles Eifler
Mr. Robert Grant
Mr. Dan Layton, Jr.
Chairman Rick Bly
Mr. Douglas R. Beach, City Attorney
Councilmember Mary Brown (Ward IV) - Council Liaison
Mr. Michael G. Herring, City Administrator/Acting Director of Planning
Ms. Laura Griggs-McElhanon, Assistant Director of Planning
Ms. Patricia Detch, Planner I
Ms. Sandra Lohman, Executive Secretary

ABSENT
Ms. Linda McCarthy
Mr. Allen Yaffe

INVOCATION - Commissioner Michael Casey

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS:

Commissioner Charles Eifler read the first portion of the "Opening Comments."

A. **P.Z. 14-97 Nancy M. Cullen and Michael P. Cullen (18450 Olive Street Road)**; a request for a change in zoning from "M-3" Planned Industrial District to "C-3" Shopping District for a 3.56 acre tract of land located on the south side of Olive Street Road, 1,500 feet west of the intersection of Aviation Museum Road and Chesterfield Airport Road (Locator Number: 17W62-0026)

Assistant Director Laura Griggs-McElhanon gave a slide presentation of the subject site and surrounding area.

Mr. Michael Cullen and Ms. Nancy Cullen, spoke on behalf of the petition noting the following:

- zoning and uses of subject site and surrounding area;
- proposed use would be a professional office building village, or restricted uses if this is not possible;

- "C-3" District is requested to allow the petitioner flexibility of uses;

Mr. Cullen gave Commissioners a copy of his letter to City Attorney Douglas R. Beach, dated June 2, 1997.

- the petitioner has excluded approximately fifty percent (50%) of the permitted uses under the "C-3" District, and approximately seventy-five percent (75%) of the potential uses under the Conditional Use portion of this section of the code;

- the existing house on the subject parcel would be removed;

- the first structure would be approximately 4,000 square feet, with an attachment of an additional 1,500 square feet for the purpose of housing a "Tea Room" and a high end outdoor shop;

- the Tea Room would be comprised of a shop which would offer the sale of high end home decorations and gardening items, and include an area in which to serve lunch between 11:00 a.m. and 2:00 p.m.;

- seating would consist of approximately fifteen (15) tables;

- an outdoor garden area is proposed, and would include rose gardens, perennial gardens, white lattice with vines, and a few tables;

- the outside business would be early evening, cocktail-type serving of wine and beer;

- a second structure would consist of an upscale hunting and fishing type store;

- additional structures would be developed to create a small village of commercial structures having the appearance of older, small, cute (Victorian) houses, with a lot of plantings;

- the proposed development is similar, in concept, to the professional office park designation discussed during the West Area Study;

COMMENTS/DISCUSSION BY COMMISSION

- There were favorable comments made regarding the type of development proposed.

- The proposed uses could included: Child care centers, nursery schools, and day nurseries; clubs, lodges and meeting rooms; financial institutions; medical and dental offices; parking areas, including garage, for automobiles, but not including any outdoor sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours; recreational facilities, including indoor theaters, but not including drive-in theaters; schools for business professionals, or technical training,

but not including outdoor areas for driving or heavy equipment training; and stores, shops and like facilities. Excluded uses would be: auditoriums and other facilities for public assembly; car washes for automobiles; churches; filling stations for automobiles; libraries and reading rooms; public utility facilities; mortuaries; and police, fire and postal stations. Under Conditional land use, the following would be excluded: amusement parks; apartment dwellings; auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly with capacity for over one-thousand five hundred (1,500) persons; Highway Department garages; hospitals; outdoor swimming pools; public utilities; sewage treatment plant; and vehicle repair facilities for automobiles.

- The petitioner would be responsible for all impact fees.

- The three (3) main areas of concern regarding "C-3" Zoning were addressed by City Attorney Beach as: 1) impact fees; 2) architectural control; and 3) setbacks. In addition, there were some issues regarding proposed/permitted uses. The Commercial Moratorium Panel is reviewing the possibility of placing these same conditions on all commercial, manufacturing and industrial districts.

- The proposed development would meet the existing "C-3" district requirements.

- The exact number of buildings proposed is not known at this time. The "C-3" has a specific formula with regard to the number of structures per square footage allowed.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS - NEUTRAL: None

REBUTTAL: Waived

Commissioner Eifler read the final portion of the "Opening Comments."

APPROVAL OF THE MINUTES:

A motion to approve the minutes of May 28, 1997, as amended on page 12, was made by Commissioner Casey, seconded by Commissioner Eifler **and passes by a voice vote of 7 to 0.**

PUBLIC COMMENT

1. Ms. Heidi B. Harris, 316 Quinnmoor Drive, Ballwin, MO 63011, spoke in favor of P.Z. 12, 97 Kelly Homes, noting concern about the density of the proposed development.

2. Ms. Shirley Archeski, 305 Quinnmoor Drive, Ballwin, MO 63011, spoke as a neutral party regarding P.Z. 12-97 Kelly Homes, noting concerns that the detention basin is inadequate, and there could be problems with automobile head lights and street lights shining onto residences.

3. Mr. Barry Chelist, 301 Quinnmoor Drive, Ballwin, MO 63011, spoke in favor of P.Z. 12-97 Kelly Homes, noting the following: additional screening along the south and west end of the development; trees planted should have at least a 3" diameter; screening should begin where the buffer zone ends; if gated, plantings should be on both sides of the fence; homeowners association to be formed should be responsible for maintenance of grounds on both sides of the gate, to include the detention basin; and grounds on south and west ends should be equal in appearance as the grounds on the east (facing Baxter) and north end (facing Clayton).

COMMENTS/DISCUSSION BY COMMISSION

- The issues of a gate, fence and landscaping on both sides of the development were discussed.

- The petitioner met with residents and had indicated they would be responsive to the landscaping suggestions.

4. Lorraine C. Werner, 320 Quinnmoor Drive, Ballwin, MO 63011, spoke as a neutral speaker regarding P.Z. 12-97 Kelly Homes, noting concerns about traffic/safety.

5. Mary Ann Rose, 313 Quinnmoor, Ballwin, MO 63011, spoke in opposition to P.Z. 12-97 Kelly Homes, noting concerns about the adequacy of proposed detention basin; inadequacy of proposed buffer line; and inadequacy of proposed landscape plan.

6. Michael Sanders, 315 Quinnmoor Drive, Ballwin, MO 63011, spoke as a neutral party regarding P.Z. 12-97 Kelly Homes, noting he would suggest no grading be done on the site on Saturdays or Sundays, and no two-story buildings be constructed on the south or west side of the proposed development, as all homes on Quinnmoor are single-story structures.

NEW BUSINESS:

A. **P.Z. 9-97 Sprint PCS, L.P. c/o CIS Communications, L.L.C. (St. Thomas Church)**; a request for a Conditional Use Permit in a "NU" Non Urban District for a 12,000 square foot tract located within an 18.35 acre parcel of land located on the south side of Wild Horse Creek Road, 3,800 feet west of the intersection of Wildhorse Parkway (Locator Number: 18V12-0111). Proposed Use: Cellular telephone tower.

A motion to hold this item was made by Commissioner Dalton, seconded by Commissioner Casey **and passes by a voice vote of 7 to 0.**

B. **P.Z. 12-97 Kelly Homes, Inc., (Waverly Place)**; "R-2" 15,000 square foot Residence District to "R-5" 6,000 square foot Residence District; west side of Baxter Road, south of the intersection of Clayton Road. **AND**

C. **P.Z. 13-97 Kelly Homes, Inc., (Waverly Place)**; Planned Environment Unit (PEU) Procedure in the "R-5" 6,000 square foot Residence District; west side of Baxter Road, south of the intersection of Clayton Road.

Planner I Pat Detch summarized the issues the Department has under consideration, asked if the Commission had issues to add, and noted the Department recommends these petitions be held.

ISSUES ADDED

1. Density - appropriateness of "R-5" zoning.

2. Retaining wall - height may exceed six (6) feet, and would be required to meet corresponding setbacks.

3. Additional landscaping around entire parcel.

4. Gated community requirements.

A motion to hold was made by Commissioner Casey, seconded by Commissioner Grant **and passes by a voice vote of 7 to 0.**

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

A. **P.Z. 13-96 A & O Investments**; "C-8" Planned Commercial District Site Development Plan, Landscape Plan and Architectural Elevations; northwest corner of Chesterfield Parkway North and Conway Road.

Commissioner Grant, on behalf of the Site Plan Committee, made a motion to approve the Site Plan, Architectural Elevations for the hotel, and, with respect to the Landscape Plan, recommended the following:

- three (3) flowering or ornamental deciduous trees be added on the Conway Road side, and four (4) to five (5) flowering or ornamental deciduous trees be added on the Parkway side, subject to approval by the Planning Department; and

- trees are to be added, in compliance with the Commercial Landscape Guidelines, requiring parking spaces to be within fifty (50) feet of a tree, as approved by the Department of Planning.

The motion was seconded by Commissioner Casey **and passed by a voice vote of 7 to 0.**

B. **New Covenant Fellowship Church**; Planned Environment Unit (PEU) Procedure in an "R-2" 15,000 square foot Residence District and "FPR-1A" Flood Plain 22,000 square foot Residence District Site Plan, Landscape Plan and Architectural Elevations; southwest corner of the intersection of South Outer Forty Road and Timberlake Manor Parkway.

Commissioner Grant, on behalf of the Site Plan Committee, recommended approval of the Site Plan, Landscape Plan and Architectural Elevations (the colors presented tonight were approved). The motion was seconded by Commissioner Casey **and passes by a voice vote of 7 to 0.**

C. **Lydia Hill Road Dedication Plat**; west side of Chesterfield Parkway South, south of Burkhardt Place.

Commissioner Grant, on behalf of the Site Plan Committee, recommended approval of the Dedication Plat. The motion was seconded by Commissioner Casey **and passes by a voice vote of 7 to 0.**

IX. COMMITTEE REPORTS:

A. **Ordinance Review Committee** - No report.

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

C. **Site Plan/Landscape Committee** - No report.

D. **Comprehensive Plan Committee**

Commissioner Grant reported as follows:

- the Committee met on Saturday, June 7, 1997, from 9:00 a.m. to 11:30 a.m.;
- most of the outstanding issues pending before the Committee were addressed;
- Staff will prepare a report for the Committee; and
- after receipt of input from the Moratorium Panels, a public hearing needs to be scheduled.

Assistant Director Griggs-McElhanon noted that ninety-eight percent (98%) of the Comprehensive Plan revisions are mapping; the remaining two percent (2) represents text changes, which the Department would prepare and present to the Commission, as time permits. She noted the time constraints for publication of the public hearing, and the need to move ahead in order to schedule within the next month or two.

Commissioner Layton noted we should make it clear that the information from the panels will be respectfully received, and will be acted upon accordingly.

A motion to move ahead with the public hearing was made by Commissioner Grant, seconded by Commissioner Layton **and passes by a voice vote of 7 to 0.**

E. **Procedures and Planning Committee** - No report.

A motion to adjourn was made by Commissioner Casey, seconded by Commissioner Broemmer **and passes by a voice vote of 7 to 0.**

The meeting adjourned at 8:05 p.m.

Michael J. Casey, Secretary

[MIN6-9.097]