I

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
April 23, 1990

==========

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

PRESENT

Chairman Barbara McGuinness
Ms. Mary Brown
Mr. Charles Bryant (arrived later)
Mr. Jamie Cannon
Mr. David Dalton
Ms. Mary Domahidy
Mr. Les Golub
Mr. William Kirchoff
Mayor Jack Leonard
Mr. Doug Beach, City Attorney
Councilmember Betty Hathaway, Ward I
Ms. Anna Kleiner, Planning Specialist
Mr. Dan Olson, Planning Technician
Ms. Sandra Lohman, Executive Secretary

ABSENT

INVOCATION: The Elder Paul Heinze, Church of Jesus Christ of the Latter Day Saints.

PLEDGE OF ALLEGIANCE - All

Chairman McGuinness introduced Councilmember Betty Hathaway as the new Council Liaison to the Chesterfield Planning Commission, by virtue of a role as Chairman of the Council's Planning and Economic Development Committee.

Chairman McGuinness also introduced the Honorable Jack Leonard, Mayor of Chesterfield, and Douglas R. Beach, City Attorney.

Chairman McGuinness appointed Mr. Dave Dalton to the Ordinance Review Committee and the Site Plan Review Committee of the Planning Commission.

Chairman McGuinness re-appointed Ms. Mary Brown to the Ordinance Review Committee, the Site Plan Review Committee, and the Comprehensive Plan Committee of the Planning Commission.

Chairman McGuinness re-appointed Mr. Les Golub to the Ordinance Review Committee and the Architectural Review Committee of the Planning Commission.

PUBLIC HEARINGS - Chairman McGuinness read the opening remarks.

A. P.Z. 4-90 Mark A. Teitelbaum/Gerald Kerr Homes Corporation; a request for a change of zoning from "NU" Non-Urban District to "R-2" 15,000 square foot Residence District for an 11.97 acre tract of land located on the north side of Conway Road, approximately 1,200 feet east of Schoettler Road; (Locator No's. 18S340037, 18R130040, and 18S340367);

AND

P.Z. 5-90 Mark A. Teitelbaum/Gerald Kerr Homes Corporation; a request for a Planned Environment Unit Procedure in the "R-2" 15,000 square foot Residence District for the same 11.97 acre tract of land. The proposed use is single-family residential.

Mr. Mark Teitelbaum, Vice President for Gerald Kerr Homes, presented the request as follows.

- The typical lot size of the proposed development would be 14,000 square feet.
- The lot presently has one pond (holding water) and one pond (dried-up) to the west.
- The land slopes from the northeast portion from a high elevation of about 628 feet to a low elevation of 562 feet.
- The surrounding zoning to the east (Conway Glen) is "R-2," with a small portion zoned "R-1A," along Conway Road; to the south is "NU" (many of the parcels are less than three (3) acres in size); to the west is a small parcel of two (2) acres, also zoned "NU"(less than three (3) acres in size); immediately west is Conway Cove Condominium project zoned "R-3;" also along Conway Road is a one (1) acre parcel zoned "R-5;" to the north is White Plains Subdivision, developed in 1969, zoned "R-3;" in 1979 a small six (6) lot subdivision which abuts on the north (Dolan Place) zoned "R-3."
- Twenty-two (22) lots are proposed.
- The developer intends to retain one (1) of the existing two (2) houses presently on the site. Therefore, the request is for twenty-one (21) new houses, with the retention of one (1) existing house.
- One curb-cut from Conway Road along the eastern portion of the site is proposed for circulation. The site will contain two (2) internal cul-de-sacs.
- The stub street from White Plains (approximately located between lots 11 and 12) is not proposed to connect due to the requests of the White Plains residents.

- The lots have been designed with sensitivity to surrounding areas.
- The typical lot's frontage at the building line will be between 100 and 105 feet wide (almost identical to the Conway Glen Subdivision, located to the east of this proposed development).
- The developer will retain as many trees as possible, even if it requires building a wall.
- Much of the two (2) acres of wooded area to the north will be retained.
- The developer intends to save many of the trees on the eastern side, as well as the trees from the entrance back east, depending on the governmental requirements regarding widening improvements to Conway Road, and stormwater and sewer requirements.
- The homes will range from 2500 to 3500 square feet. The prices will be between $280,000 to $350,000. However, with options, there could be a few around $400,000. The average price will be around $340,000.
- Once construction begins, the development should be completed in a little over one (1) year.

COMMENTS/CONCERNS BY COMMISSION MEMBERS

- Highway Department requests regarding the stub street.
- Retention of existing trees, landscaping.
- Possible use of pond for common ground.
- Buffer along Conway Road.
- Types of homes to be developed.
- Elevations of the property.
- Sink holes, sewer requirements, drainage, water retention.

SPEAKERS IN FAVOR

1. Mr. Barry H. Sonseman, 1846 Winter Run Court, as an individual.
2. Mr. John Moore, Trustee, 33 White Plains Drive, on behalf of the White Plains Subdivision.
3. Mr. Gary R. Johnson, 26 White Plains, on behalf of a group.
4. Ms. Linda Duffy, 45 White Plains Drive, on behalf of a group.

5. Mr. William J. Perry, 65 White Plains Drive, on behalf of a group.

6. Ms. Jeanne Rodey, President of White Plains Trustees, 34 White Plains Drive, on behalf of a group.

7. Ms. Claudia Gruchalla, #5 Foxhunt Drive, on behalf of a group.

8. Mr. Jon Pyzyk, #4 Braniff Court, on behalf of a group.

9. Ms. Elaine Holzman, 1368 Conway Oaks Drive, as an individual.

10. Ms. Carolyn Walentynowicz, 1343 Conway Oaks Drive, as an individual.

11. Mr. Richard Meldrum, 1319 Conway Oaks Drive, as an individual.

Commissioner Chuck Bryant arrived at this time.

12. Mr. Bill Devers, 1300 Conway Oaks Drive, as an individual.

13. Mr. George Murray, 1330 Conway Oaks Drive, as an individual.

14. Mr. Paul Rullo, #5 Braniff Court, as an individual.

(The tape skips to after the first recess, Mr. Lazaroff speaks)

SPEAKERS IN OPPOSITION

1. Mr. Robert Coombs, 15059 Conway Road, as an individual.

2. Ms. Judy LeDoux, 14933 Appalachian Trail, as an individual.

3. Ms. Lynne Johnson, 15125 Conway Road, as an individual.

4. Mr. Dale Klaus, 1355 Conway Oaks, as an individual.

REBUTTAL

Mr. Teitelbaum reiterated his earlier comments regarding the following:

- Preservation of existing trees
- Siltation, erosion, stormwater controls.
- Sink holes, further excavation studies to be undertaken.
- Curb cuts along Conway.

COMMENTS/CONCERNS BY COMMISSION MEMBERS

- o The possibility of one-story houses along Conway Road with additional landscaping to effectively screen.
- o The request for additional common ground area.
- o Greater input from developer regarding the impact of sewer lines, sink holes, etc., in relation to the existing trees.
- o The possibility of walkways between the subdivisions.

A show of hands indicated: Favor 133 - Opposed 3.

(The tape 1, side 2, goes blank after the recess is called by Barb).

B. P.Z. 6-90 Lenette Realty & Investment Company and Boatmen's Bankshares, Inc.; a request for a change of zoning from "R-2" 15,000 square foot Residence District and "C-2" Shopping District to "C-8" Planned Commercial District and an Amended "C-8" Planned Commercial District for a 5.2 acre tract of land located on the southwest corner of Clayton Road and Baxter Road (Locator No's. 21R410016 and 21R130819). The proposed uses include a retail strip center and a banking facility with drive-thru facilities with all "C-3" Shopping District Permitted Uses.

Mr. Michael Lazaroff, Attorney, spoke on behalf of the petitioners, as follows:

- o The site abuts a number of uses.
- o The proposed site would be in keeping with the Comprehensive Plan.
- o The existing Amoco Station would be removed.
- o The existing bank building would be raised and replaced with a new bank building with drive-thru facilities.
- o The developer would add retail areas.

Mr. Lou Chiodini, Architect, covered the following:

- o Access would be two (2) areas from Clayton and two (2) from Baxter Road.
- o Parking for employees would be at the rear of the site.
- o The parking would be 186 spaces (The Ordinance requires 185 spaces).

COMMENTS/CONCERNS BY COMMISSION MEMBERS

- o The bank facility would be approximately 4,350 square feet.
- o The retail would be approximately 30,000 square feet.

(The tape jumps to a speaker for P.Z. 4-90).
(Tape #2 , side 1, continues with this narrative)

- o The zoning of the surrounding areas.
- o Sensitivity to surrounding residential areas.
- o Elevations of the site.
- o Proposed landscaping of ten (10) feet to buffer from surrounding development.
- o Concrete berms are proposed along the middle of Baxter Road.
- o Times and places of trash pick-up, and deliveries.
- o Existing and future wooden fence maintenance responsibility.
- o Fate of existing gas station.
- o A six (6) foot high wood fence is proposed.
- o Possible discrepancy in number of trees cited by petitioner.
- o Number of requested signs for development.

SPEAKERS IN FAVOR: - None

SPEAKERS IN OPPOSITION:

1. Mr. Henry Hartmann, 32 Chesterton Lane, on behalf of a group.
2. Mr. Randy Mayfield, 506 Hatteras Drive, as an individual.
3. Ms. Betty Bradley, 502 Hatteras Drive, as an individual.
4. Mr. George Dewey, 505 Mercer Manor, as an individual.
5. Mr. Richard Bennett, 504 Hatteras, as an individual.
6. Ms. Karen Heirendt, 503 Hatteras Drive, as an individual.
7. Ms. Pattie Herpel, 333 Quinnmore Drive, as an individual.

8. Mr. Maurice Boehmer, 324 Quinnmore Drive, as an individual.

9. Mr. Ford Joseph, Amoco Station operator, 706 Fox Briar, Ballwin, MO 63021, as an individual.

10. Mr. Joseph Bradley, 502 Hatteras Drive, as an individual.

11. Mr. Carl Eigenbrodt, 15049 Claymoor Court, as an individual.

12. Ms. Sharon Mayfield, 506 Hatteras Drive, as an individual.

REBUTTAL:

Mr. Lazaroff commented on the following:

- The developer considered this public hearing as the developer's opportunity to receive input from adjacent property owners.
- The developer feels that commercial is appropriate at this site, as it considered a major intersection.
- The sale of liquor (at the proposed Walgreen store) would not be as great as that of a grocery store.
- Developer will meet with residents, City Staff, utility companies, to meet all possible requirements.
- Legal rights of present Amoco Station operator will be considered.

COMMENTS/CONCERNS BY COMMISSION MEMBERS:

- Preservation of trees.
- Adequate buffering of site from adjacent properties.
- Status of present operator of Amoco Station.

A show of hands indicated: Favor 6, Opposed 68.

C. **P.Z. 7-90 Woodcliffe Development Company; a request for a change of zoning from "NU" Non-Urban District to "R-3" 10,000 square foot Residence District for a 14.9 acre tract of land located on the south side of Wild Horse Creek Road, approximately 200 feet east of Wilson Road; (Locator No's. 18T230025, 18T140056);**

AND

P.Z. 8-90 Woodcliffe Development Company; a request for a Planned Environment Unit Procedure in the "R-3" 10,000 square foot Residence District for the same 14.9 acre tract of land. The proposed use is single-family residential, with common ground and subdivision swimming pool.

Mr. Bob Jackson, President of Woodcliffe Development Company, presented the request as follows:

- The proposed use is in compliance with the recommendations of the Comprehensive Plan.
- The use is an excellent transition between higher density apartments to the south, and single-family residences across Wilson Road.
- The unique features of shared maintenance contract, uniform landscape package, low maintenance building materials (brick and maintenance-free siding), and smaller yards, are considered by developer as much needed in this area.
- Forty-two (42) houses are proposed for the site, ranging in size from 2,000 to 2,300 square feet.
- Lot sizes are an average of 11,000 square feet.

COMMENTS/CONCERNS BY COMMISSION MEMBERS

- Prices will range from $200,000 and up.
- Plan is to include pool and poolhouse.
- Existing trees will be retained, if possible.
- Effect of stormwater shed on Wilson Road.
- Impact of sewer line.
- Possibility of increased landscaping of lots backing-up to Wild Horse Creek Road.
- Distance of Lots 31 and 32 from Wild Horse Creek Road
- Future of existing property.

SPEAKERS IN FAVOR:

1. Ms. Mary St. John, 465 Steeple Lane, as an individual.
2. Mr. Denis St. John, 465 Steeple Lane, as an individual.
3. Mr. Donald N. Missey, 15687 Iron Lake Court, as an individual.
4. Mr. Frank Bube, 16758 Wild Horse Creek Road, as an individual.

SPEAKERS IN OPPOSITION:

1. Ms. Mary Heger, 16803 Wild Horse Creek Road, as an individual.
2. Ms. Faye Albrecht, 12224 Wilson Road, as an individual.

REBUTTAL:

Mr. Jackson reiterated the earlier comments concerning the following:

o The desire and need for such a unique development.

A show of hands indicated: Favor 21; Opposed 7.

APPROVAL OF THE MINUTES - The minutes from the April 9, 1990 Commission Meeting were approved.

COMMITTEE REPORTS - None

OLD BUSINESS

A. P.Z. 1-90 Long Road Realty Venture, Inc.; "C-8" District Landscape Plan; west side of Long Road, approximately 200 feet south of Chesterfield Airport Road.

Planning Specialist Kleiner stated that no items were received from the petitioner prior to the agenda deadline.

A motion to hold this item was made by Ms. Brown and seconded by Ms. Domahidy. The motion passed by a voice vote of 8 to 0.

NEW BUSINESS

A. P.C. 23-88 Richard Halbman; a request to amend "PEU" in "R-5" Residence District Ordinance; north side of Clayton Road, west of Straub Road.

Ms. Kleiner presented the request and the Department's recommendation of approval as stated in the report.

A motion to approve the Department's recommendation was made by Mr. Bryant and seconded by Mr. Golub. Upon a roll call the vote was as follows: Ms. Brown, yes; Mr. Bryant, yes; Mr. Cannon, yes; Mr. Dalton, yes; Ms. Domahidy, yes; Mr. Golub, yes; Mr. Kirchoff, yes; Chairman McGuinness, yes. The motion passed by a vote of 8-0.

B. P.Z. 3-90 Dean R. Frankiewicz; a request for "CUP" in "NU" and "FPNU" District; north side of North Outer Forty Road, east of Boones Crossing.

Chairman McGuinness made the motion to hold this item in keeping with policy. The motion was seconded by Ms. Domahidy, and passed by a voice vote of 8 to 0.

C. Hog Hollow Office Center; Minor Subdivision Plat; south side of Olive Boulevard, east of Hog Hollow Road.

Mr. Olson presented the request and the Department's recommendation of approval, as stated in the report.

A motion to approve the Department's recommendation was made by Mr. Bryant. The motion failed for lack of a second.

The matter was tabled.

D. City of Chesterfield Planning Commission Status Sheet

This matter was received and filed by the Commission.

E. Princeton Gate Subdivision; Boundary Adjustment Plat; north side of Clayton Road.

Ms. Kleiner presented the request and the Department's recommendation of approval, as stated in the report.

A motion to approve the request was made by Mr. Bryant, and seconded by Ms. Domahidy. The motion passed by a voice vote of 8 to 0.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

A. P.C. 22-88 Charles Hennemeyer, Inc. (Drew Station); "C-8" District Business Sign; east side of Clarkson Road, north of Baxter Road.

Mr. Olson presented the request and the Department's recommendation of approval, as stated in the report.

Mr. Kirchoff, on behalf of the Site Plan Review Committee stated the concerns of the Committee as:

- The fear that the sign might end up as a list of all the tenants at the site. The Committee is not aware of a facility to preclude this from occurring.

- The sign elevation from the ground could encroach on the landscaping.

A motion was made by Mr. Kirchoff to deny the request. The motion was seconded by Ms. Brown. Upon a roll call the vote was as follows: Ms. Brown, yes; Mr. Bryant, yes; Ms. Mr. Cannon, no; Mr. Dalton, yes; Ms. Domahidy, yes; Mr. Golub, yes; Mr. Kirchoff, yes; Chairman McGuinness, yes. The motion passed by a vote of 7-1.

The meeting adjourned at 10:50 p.m.

_____

Mr. Charles Bryant - Secretary