

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
March 9, 1998**



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.
Mr. Rick Bly, Chairman
Mr. Douglas R. Beach, City Attorney
Councilmember Mary Brown, Council Liaison
Ms. Teresa J. Price, Director of Planning
Ms. Laura Griggs-McElhanon, Assistant Director of Planning
Mr. Tim Reed, Planner I
Ms. Angela McCormick, Planner I
Ms. Sandra Lohman, Executive Secretary

ABSENT

Ms. Linda McCarthy
Mr. Allen Yaffe

Chairman Bly recognized the Boy Scouts from Green Trails Elementary, Troup 805, and thanked them for coming.

INVOCATION: Moment of silence.

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS:

- A. **P.Z. 11-98 Data Manufacturing, Inc;** a request for a change in zoning from "C-8" Planned Commercial District to "PI" Planned Industrial District for a 2.3 acre tract of land located on the south side of Chesterfield Airport Road, 900 feet east of Long Road. (Locator Numbers: 17U14-0405 and 17U14-0131)
(Staff recommends this item be held due to incomplete application.)

Chairman Bly noted P.Z. 11-98 has been postponed due to some confusion regarding ownership of the property.

- B. **P.Z. 12-98 Caplaco Twelve, Inc., c/o Capitol Land Company**; a request for a change in zoning from “C-8” Planned Commercial District to “R-6A” 4,000 square foot Residence District for a 0.5 acre tract of land located on the east side of Forest Trace Drive, 500 feet south of Chesterfield Parkway North [Locator Numbers: 18S52-0910(pt) and 18S54-0095(pt)]. Proposed Use: Recreation Area.

And

- C. **P.Z. 13-98 Caplaco Twelve, Inc., c/o Capitol Land Company**; a request for a Planned Environment Unit (PEU) Procedure in the “R-6A” 4,000 square foot Residence District for a 0.5 acre tract of land located on the east side of Forest Trace Drive, 500 feet south of Chesterfield Parkway North [Locator Numbers: 18S52-0910(pt) and 18S54-0095(pt)] and an amendment to an existing Planned Environment Unit (PEU) Procedure, established by St. Louis County, P.C. 142-79 Chesterfield Village Inc., in the “R-4” 7,500 square foot Residence District and the “R-6A” 4,000 square foot Residence District for a 60.5 acre tract of land located on the south side of Chesterfield Parkway North, east of Swingley Ridge Drive and on the north side of Swingley Ridge Drive, 500 feet west of Olive Boulevard [Locator Numbers: 18S44-0137, 18S53-0227, 18S52-0910(pt) and 18S54-0095(pt)]. The total acreage encompassing this Planned Environment Unit Procedure is 60.5 acres. Proposed Amendment: add a 0.5-acre tract of land for a recreation area and subtract another 0.5-acre tract of land.

(The public should be aware the public hearing notice for this item had the patterns identifying the parcels inadvertently switched; however, there is no change in what is being requested.)

Commissioner Broemmer read the first portion of the “Opening Comments.”

Planner I Tim Reed gave a slide presentation of the subject site and surrounding area.

Steven Koslovsky, Attorney for the petitioner, assisted by Mr. Jerry Duepner, Sachs Properties, noted the following:

- described the subject site and surrounding area;
- the request is to rezone 0.5 acre tract of land now within the “C-8” District (undeveloped property along Chesterfield Parkway) into the “R-6A” District – add it to the existing “PEU” of Chesterfield Village Apartments for purposes of a recreational area, as well as for purposes of swapping that portion of the “C-8” property for another piece of property within the “PEU” along Olive and the Outer Road;
- because of the topography of the 0.5 acre “C-8” parcel (i.e., heavily wooded, sloping terrain) it would not have a significant impact on the ability to develop the site in the future;

- although approval of the request would result in a net increase in the “PEU” by a 0.5 acre, Capitol Land has no intention, at this time, of increasing the number of units within the Chesterfield Village Apartments;
- if this application is approved, Sachs Properties intends to swap a portion of the “PEU” with the Post Office so they could utilize it in connection with their development;
- in a double-swap, the Post Office would, eventually, swap with Sachs Properties a similar size parcel located on the eastern edge of the existing Post Office development, which would then be incorporated into the remaining “C-8” Sachs Properties parcel along Olive;
- in summary, (1) there would be a 0.5 acre parcel moving from the “C-8” development along the Parkway going into the “PEU” – (2) a 0.5 acre parcel from the “PEU” going to the Post Office – and (3) a 0.5 acre parcel from the Post Office going to Sachs Properties for development along Olive; and
- the petitioner believes these proposed swaps of land will lend to a more rational development of the subject parcels (i.e., allow utilization of smaller lots along Olive without any negative impact on the surrounding area).

COMMENTS/DISCUSSION

- The 0.5-acre parcel in the “PEU” to be swapped is now zoned “R-4” and is devoid of development.
- The “C-8” parcel that would become “R-6A” currently contains a portion of the playground area. The existing playground area currently straddles the line between the “R-6A” and the portion being incorporated into the “R-6A” parcel.
- In the amendment of the “PEU” (the second action requested by the petitioner) the 0.5 acre parcel next to the Emerald Pointe Building would be eliminated from the overall “PEU” – the total amount would remain 60.5 acres. There will be no requests for additional units for the Chesterfield Village Apartments complex.

Mr. Jerry Duepner of Sachs Properties noted that, under the current “PEU” Procedure, the Chesterfield Village Apartments are maxed-out in terms of the number of units allowed and the acreage will remain the same.

City Attorney Beach inquired about the swap involving the Post Office parcel.

Mr. Duepner noted that the third leg of the swap (Post Office portion) isn’t before the Commission tonight because it is already zoned “C-2.”

- No additional construction/development is proposed, at this point, on the 0.5 acre tract of land added to the "PEU" zoned parcel. The acreage remains 60.5 acres.

SPEAKER'S IN FAVOR: - None

SPEAKER'S IN OPPOSITION: - None

SPEAKER'S - NEUTRAL: - None

REBUTTAL: - Waived

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

APPROVAL OF THE MINUTES:

Chairman Bly noted the February 23, 1998 Minutes were not included in the packets tonight, and will be reviewed at the next Planning Commission meeting.

PUBLIC COMMENT:

1. Mr. Steve Koslovsky, 231 S. Bemiston, Clayton, MO 63105, spoke on behalf of P.Z. 10-98 General Van and Storage noting the following:
 - requested this matter be postponed until the next Planning Commission meeting (March 23, 1998) so the he may get together with City Attorney Beach in order to come up with some language agreeable and consistent with earlier discussion relating to when various conditions, particularly those suggested by St. Louis County, would apply to the proposed development.

NEW BUSINESS:

- A. P.Z. 10-98 General Van and Storage Company Incorporated "M-3" Planned Industrial District to "P-I" Planned Industrial; north side of Chesterfield Airport Road, 1,600 feet west of the intersection of Chesterfield Parkway South

A motion to hold P.Z. 10-98 was made by Commissioner Layton, seconded by Commissioner Grant and passes by a voice vote of 7 to 0.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. Estates at Baxter Pointe; Planned Environment Unit (PEU) Procedure in the "R-1," "R-2," "R-3," and "R-5" Residence Districts Record Plat; south side of Wild Horse Creek Road, west of Baxter Road.

Commissioner Grant, on behalf of the Site Plan Committee, made a motion to approve the Record Plat. The motion was seconded by Commissioner Casey and passes by a voice vote of 7 to 0.

- B. **Baxter Pointe Villas, Plat 1**; Planned Environment Unit (PEU) Procedure in the “R-1,” “R-2,” “R-3,” and “R-5” Residence Districts Record Plat; south side of Wild Horse Creek Road, west of Baxter Road

Commissioner Grant, on behalf of the Site Plan Committee, made a motion to approve the Record Plat. The motion was seconded by Commissioner Casey and passes by a voice vote of 7 to 0.

- C. **Baxter Pointe Villas, Plat 2**; Planned Environment Unit (PEU) Procedure in the “R-1,” “R-2,” “R-3,” and “R-5” Residence Districts Record Plat; south side of Wild Horse Creek Road, west of Baxter Road.

Commissioner Grant, on behalf of the Site Plan Committee, made a motion to approve the Record Plat, subject to a field check by the appropriate Department to determine whether the distance is sufficient between the four (4) houses presently built and the Baxter Road right-of-way. The motion was seconded by Commissioner Casey and passes by a voice vote of 7 to 0.

- D. **P.C. 165, 167, 170 and 172-71 Sachs Properties/Chesterfield Village and P.Z. 21-96 Hayden Homes, Inc./Chesterfield Village (Stonehill Village)**; Planned Environment Unit (PEU) Procedure in the “R-5” and “R-8” Residence Districts Landscape Plan and Architectural Elevations; east side of Baxter Road, south of August Hill Road.

Commissioner Grant, on behalf of the Site Plan Committee, made a motion to approve the Landscape Plan and Architectural Elevations, with the condition to require masonry chimneys on all those lots that backup to Baxter Road. The motion was seconded by Commissioner Casey and passes by a voice vote of 7 to 0.

- E. **P.C. 91-88 The Siteman Organization, Inc.**; “M-3” Planned Industrial District Freestanding Monument Sign; Chesterfield Airport Road and Spirit Drive.

Commissioner Grant noted this item was withdrawn.

IX. **COMMITTEE REPORTS:**

- A. **Ordinance Review Committee** - No report
B. **Architectural Review Committee** - No report
C. **Site Plan/Landscape Committee**

Landscape Committee Chairman Charlie Eifler noted the following:

The Site Plan/Landscape Committee met and developed the recommendation that the Landscape Guidelines be reformatted and forwarded for approval as an Ordinance, instead of Guidelines.

D. Comprehensive Plan Committee – No report

E. Procedures and Planning Committee – No report

City Attorney Beach noted the following regarding the “**Architectural Committee**” recommended by the Moratorium:

- He doesn’t believe anyone has been appointed to this Committee, but there have been several discussions at City Council regarding this Committee.
- The Council wants the Planning Commission to decide how the Architectural Committee will work.
- He brought up to the Council, the idea that years ago the City attempted to create some architectural standards. It is his understanding that the Commission could be allowed to develop a set of architectural standards, with the assistance of the Committee.
- After architectural standards are established and approved by the Planning Commission, everyone would have them as a guideline to follow. The Architectural Committee would then be out there to call upon, on an ad hoc basis, to give input to the Commission (i.e., determine if requests meet required standards, and how/if, architecturally-speaking, we could vary from those standards).
- He is requesting a response from the Commission to take back to the Mayor.

Commissioner Layton noted he believes we do not want to add another layer to the existing process; but need someone to refer back to from time to time (i.e., an expert in this area). He noted the item regarding “chimneys” (an issue brought up earlier tonight) might be a good example of how this Committee could assist in the decision-making process.

City Attorney Beach noted he agrees that the “chimneys” issue is a good example. In the future petitioners would know the requirements prior to submittal/presentation to the Commission.

There was discussion regarding various standards that could be incorporated into the guidelines.

Commissioner Dalton inquired whether or not the architectural guidelines developed could be incorporated into an ordinance. He noted the Commission, in the past, has requested screening of mechanical equipment for several buildings, but this recommendation has not always been implemented. He further noted that he believes an ordinance would provide more control over architectural requirements than guidelines.

City Attorney Beach noted that if Architectural review guidelines are developed as policy, the Committee could give the Commission alternatives that might be satisfactory; however, if it is in ordinance form, the Commission might not be able to make changes.

City Attorney Beach noted there are some architectural review guidelines currently in place that need to be reviewed and fine-tuned.

Councilmember Brown noted there are additional standards that need to be established (i.e., front yard setbacks in relation to the size of the building). She noted the Architectural Review Board could possibly review this issue, as it affects the aesthetics of the entire site. She further noted she would like the Planning Commission to address this as a possible issue.

Commissioner Dalton noted he would like a portion of the architectural review guidelines in ordinance form, and he likes the idea of another Committee that has some real expertise with development.

Director Price requested no additional issues be given to the Planning Department at this time. She noted she is in the process of hiring planners, with expertise, and would like a grace period of three (3) to four (4) weeks in order to bring more staff on board to address these issues.

Councilmember Brown noted she wasn't trying to burden the staff, but would like to know if the issue of the setbacks could be included in conjunction with the review/set-up of the Architectural Review Board.

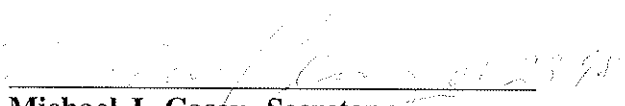
Director Price noted she does believe it is a good plan; but over the past few months she has been coming up with an ever-growing list of requests for the Planning Department to address, both from the Planning Commission and P & Z Committee of Council. She further noted that she would report back to the Commission to explain the Department's position and to make sure the Commission's requests are being met.

Commissioner Dalton asked Director Price to bring items to the attention of the Commission, during that four (4) week period of time, any items of importance (i.e., items she believes need close attention of the Commission).

Director Price noted she would bring matters forward that warrant immediate attention.

A motion to adjourn was made by Commissioner Eifler, seconded by Commissioner Grant, and passes by a voice vote of 7 to 0.

The meeting adjourned at 7:42 p.m.



Michael J. Casey, Secretary

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