

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Laura P. Griggs-McElhanon, AICP
Assistant Director of Planning



DATE: March 10, 1999

SUBJECT: Planning and Zoning Committee Meeting Summary from March 4, 1999

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, March 4, 1999, in the City Council Conference Room. In attendance were: Chair Dan Hurt (Ward III); Councilmember Barry Streeter (Ward II); and Councilmember Mary Brown (Ward IV). Also in attendance were: Councilmember Linda Tilley (Ward IV); Planning Commission Vice Chair Dan Layton; Laura Griggs-McElhanon, Assistant Director of Planning; and Molly Butler-Dunham, Planner I.

*To be discussed at 3/15/1999 City Council Meeting.

I. Approval of Planning and Zoning Committee meeting summary of February 4, 1999.

A motion to **approve** the meeting summary of February 4, 1999, was made by Councilmember Streeter, seconded by Councilmember Brown, and **approved by a vote of 3 to 0**.

*II. **P.Z. 1-1999 Sunrise Assisted Living**; A request for a change in zoning from "NU" Non-Urban District to "R-6" Residence District for a 3.21 acre tract of land located at the southeast corner of Leiman Drive and Clarkson Road. (Locator Number : 19S11-0611) Proposed uses: Nursing homes and group homes for the elderly.

AND

P.Z. 2-1999 Sunrise Assisted Living; A request for a conditional use permit in the "R-6" Residence District for a 3.21 acre tract of land located at the southeast corner of Leiman Drive and Clarkson Road. (Locator Number 19S11-0611) Proposed uses: Nursing homes and group homes for the elderly.

Planner I Molly Butler-Dunham presented the request to rezone 3.21 acres to "R-6" Residence District and approve a Conditional Use Permit to allow the development of an assisted living facility. At the direction of the City Attorney, the Planning Commission has recommended that the approval of the rezoning and the CUP be done in the same ordinance, and that the only permitted use be an assisted living facility. Any other use would require a new public hearing.

Planning Commission Vice Chair Dan Layton stated that the main issues discussed at the Planning Commission were construction parking along Leiman and preservation of the existing tree mass along Old Clarkson Road because of the proposed ditch along Old Clarkson Road.

Assistant Public Works Director Dave Christensen stated that the developer can catch some of the stormwater on the west side of the berm and direct it to the north so that no ditch is needed along Old Clarkson Road.

There was extension discussion on the following issues: access – Clarkson Road versus Leiman versus Old Clarkson; vehicular circulation problems created by the access; stormwater drainage; height of proposed building as compared to existing structures in the area; median on Clarkson for additional green space and impact on merging traffic onto Clarkson and left turn lane onto westbound Baxter Road; landscaping; retaining walls (materials); drainage ditch along Old Clarkson Road; right-of-way dedication for Old Clarkson Road;

Chair Hurt stated that he would prefer the access to be on Leiman not Clarkson Road.

Councilmember Brown advised the Committee that the petitioner doesn't want the access on Leiman. In addition, there is a problem because of the grades and the location of the detention. Her concern is the noise impact on the surrounding area from trash pick up and deliveries. The Planning Commission prohibited construction traffic parking on Leiman, Old Clarkson Road and Clarkson Road. The petitioner has an agreement with Lord of Life church to allow overflow parking at the church for special occasions (Mother's Day, Easter, etc.).

Ed Griesedieck, attorney for petitioner, stated that they had met with the church, homeowners and City Councilmembers concerning this proposal. The issues that came up during these meetings were: no access to Old Clarkson Road; and, preservation of trees along Old Clarkson Road. He is concerned that Leiman is too short to make the access work. In addition, there is a seventeen foot difference in elevation from the building to the Leiman access, which would make the entrance drive too steep. He stated that the petitioner is going to be landscaping on both sides of Leiman. Relative to stormwater detention, some of the water will be piped to the detention basin. All water on the eastern portion of the site will be picked up with field inlets, swales and hard surface pipes. He clarified that the tiered retaining walls are proposed to be either modular block or rock. If the geo technical report supports the use of the existing on-site rock, the petitioner would prefer to use the rock.

There was general discussion on the following issues: vacation of Leiman; existing grades, proposed grades, and access; and lowering the building by doing more grading.

Ted Allison, 2126 Chesterfield Place, expressed his concern with the requirement for right-of-way dedication on Old Clarkson Road and ditch improvements.

Assistant Director of Planning Laura Griggs-McElhanon clarified the current recommendation by quoting from Attachment A, page 4, condition II(5)(c) concerning right-of-way dedication and roadway ditch construction/repair.

Councilmember Brown stated that Director of Public Works/City Engineer Michael Geisel has subsequently changed the conditions relative to stormwater and the proposed ditch.

Staff was directed to revise the wording in the last sentence of condition (c) on page 4 of Attachment A to reflect the discussion at the Committee meeting. The revised condition will be discussed at the City Council meeting on March 15, 1999. Councilmember Brown will provide the revised wording to the concerned residents.

A motion to require the retaining walls to be masonry or modular block as approved by the Planning Commission on the Site Development Plan was made by Councilmember Streeter, seconded by Councilmember Brown, and **approved by a vote of 3 to 0.**

A motion to only allow one access to the development, to be located on Leiman in the northeast corner of the property, as far east on Leiman as possible, was made by Chair Hurt and seconded by Councilmember Streeter for discussion.

There was general discussion on the proposed amendment.

The motion **failed by a vote of 1 to 2**, with Councilmembers Streeter and Brown voting no.

Chair Hurt directed the Planning Department to ask Police Chief Ray Johnson and Public Works Director/City Engineer Michael Geisel about one access on Clarkson versus one access on Clarkson and one access on Leiman.

Assistant Director of Public Works Dave Christensen advised the Committee that the Public Works Department could permit access to Leiman.

A motion to **approve as amended** was made by Chair Hurt and seconded by Councilmember Brown.

Councilmember Streeter and Chair Hurt stated that they are voting for these petitions, but are opposed to access on Clarkson Road.

The motion was **approved by a vote of 3 to 0.**

Note: Two bills relative to this matter will be needed for the March 15, 1999, City Council Meeting (one as recommended by the Planning Commission, and one as recommended by the Planning & Zoning Committee).

SEE BILL # _____ (as recommended by the Planning Commission)

SEE BILL # _____ (as recommended by the Planning & Zoning Committee)

Linda Tilley left the meeting at this time.

III. Proposed Boundary Adjustment with City of Creve Coeur

There was general discussion about this proposal. The only access to the property in question is through the City of Creve Coeur.

A motion **to approve** the municipal boundary adjustment with the City of Creve Coeur was made by Councilmember Streeter, seconded by Chair Hurt and **approved by a vote of 3 to 0.**

Note: One bill relative to this matter, prepared by the City Attorney, will be needed for the March 15, 1999, City Council Meeting.
SEE BILL # _____

IV. Department Update – Assistant Director Laura Griggs-McElhanon

This item was not discussed by the Committee.

ADD ON:

Property Maintenance Code

Councilmember Brown stated that Councilmember Grosser had called her about this issue because of phone calls he had received. She requested that this matter be put on the next Committee agenda for discussion.

There was general discussion on this matter, which included the issue of the City wanting the ability to control the inspections.

The Department was directed to provide a copy of the Property Maintenance Code for discussion at the next Committee meeting. The Department will attempt to review and provide review comments on the Code for the meeting, if time and work load allows.

A motion was made by Councilmember Brown, and seconded by Chair Hurt, to put this issue on the next Committee meeting agenda, have the Department include a copy of the Property Maintenance Code in the meeting packet, and have the Department review and comment on the Code, time and work load permitting.

The motion was **approved by a vote of 3 to 0.**

The next regularly scheduled meeting will be held at 5:30 p.m. on Thursday, March 18, 1999.

The meeting adjourned at 6:53 p.m.