

## Memorandum Planning and Development Services



**TO:** Planning and Public Works Committee

**FROM:** John Boyer, Senior Planner

**DATE:** July 15, 2015

**RE:** **Schoettler Grove – Fence Modification Request:** Reconsideration for fence material for a 17.0 acre tract of land zoned “PUD” Planned Unit Development located northwest of the intersection of Clayton Road and Schoettler Road and known as Schoettler Grove.

### **Summary**

City Staff has received a request to amend the fence material required by the City of Chesterfield for the cemetery fence and the emergency access gate. On September 3, 2014, the City of Chesterfield City Council approved the Site Development Section Plan. Associated with that approval, the Cemetery Fence and the Emergency Access Gate were specifically required to be made out of “black anodized aluminum, allowing exceptions to any structural member of the fence that may need to be made of steel for strength purposes”. Since this request was specifically motioned and approved by both Planning and Public Works Committee and the City Council, any request to amend this requirement must be approved by City Council.

The Developer has indicated that no manufacturers are available to produce the type of fence currently required. As such, the Developer is requesting to amend this requirement to allow an all-aluminum version of the fence and gate which would match the previously approved style. Attached, please find the modification request, supplemental information for review and the August 7, 2014 Planning and Public Works Committee Meeting Summary which documented the specific motion and recommendation to City Council.

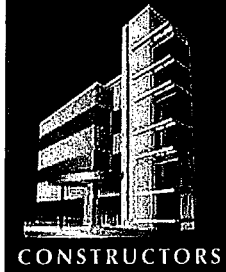
Respectfully submitted,

A handwritten signature in black ink, appearing to be 'J. Boyer', written over a horizontal line.

John Boyer  
Senior Planner

cc. Aimee Nassif, Planning and Development Services Director

**Brinkmann**



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City of Chesterfield

JUL 15 2015

Department of Public Services

July 15, 2015

Mr. John Boyer  
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017-0760

**RE: Schoettler Grove Fence Proposal**

To Whom It May Concern:

Enclosed in this letter is the proposal to modify the fence originally approved by the City of Chesterfield in Revision 12 dated 3/19/15. Attached for your reference are associated pictures and shop drawings related to this proposal.

Our research has found no company that manufactures a fence system with steel posts and aluminum pickets. Aluminum fences require punched posts at the intersection of the rail and the post and steel fences have brackets that wrap around the post to connect the rails. In addition there are no manufacturers that make anodized aluminum fencing.

Since we were unsuccessful in our research, we propose to use aluminum posts and pickets for all fencing as well as the emergency access road gate. The fence and emergency access road gate will be the exact same style and color as the previous fence submittal.

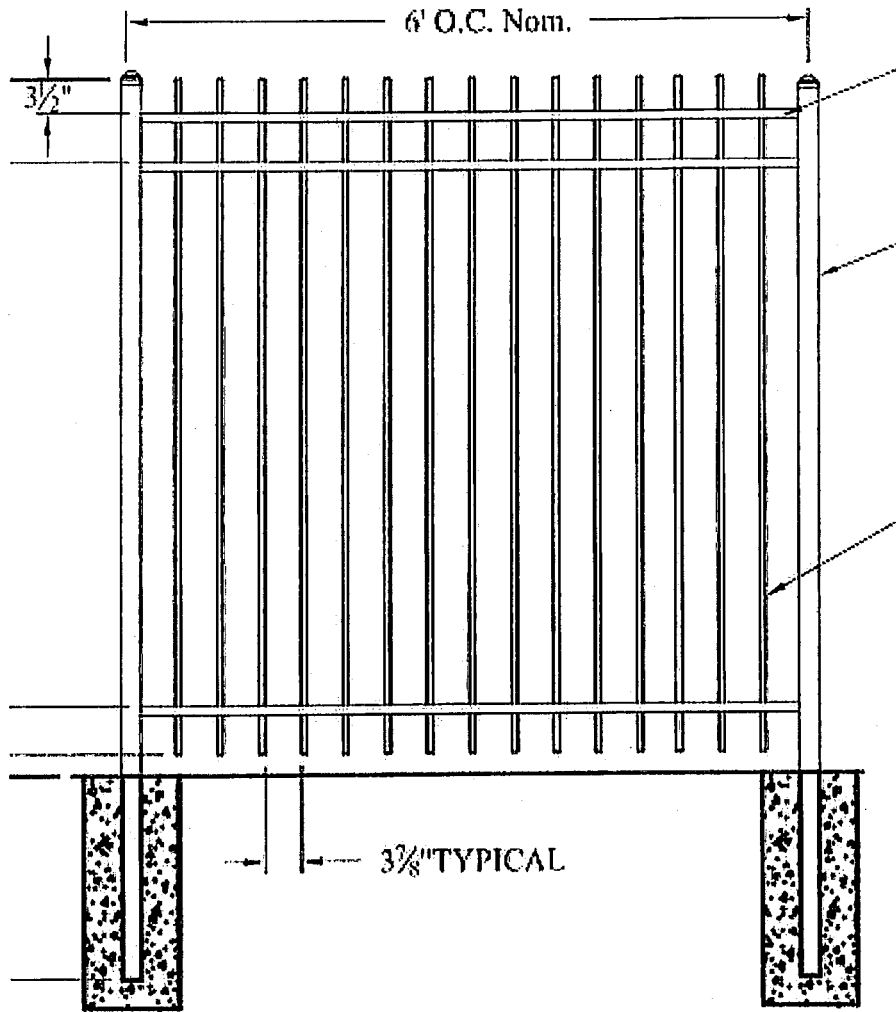
Please review the documents provided for this proposal and notify Brinkmann Constructors of the result of your review. Should you have any questions pertaining to the information provided in this letter, please feel free to contact me at your earliest convenience.

Sincerely,

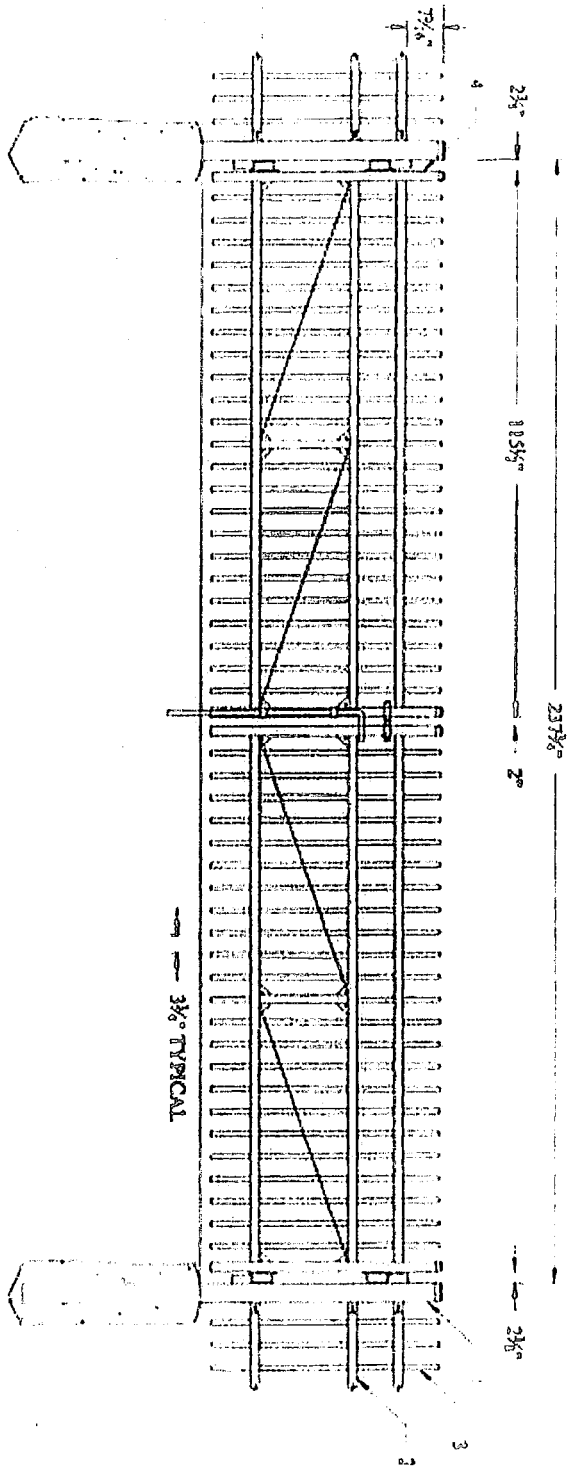
Francis Stanley  
Project Engineer

Attachment

cc: Jeff Paskiewicz, City of Chesterfield  
Andy McDonell, Brinkmann Constructors  
Rob Ruehl, Brinkmann Constructors  
1004/6



Fence



**Emergency Access Gate**

[Please see the attached report prepared by Aimee Nassif, Planning and Development Services Director, for additional information on P.Z. 05-2014 18626 Olive Street Road (Simon Woodmont Development LLC).]

- B. Schoettler Grove SDP:** A Site Development Plan, Landscape Plan, Tree Preservation Plan, Tree Stand Delineation Plan, and Architectural Elevations for a 17.0 acre tract of land zoned “PUD” Planned Unit Development located northwest of the intersection of Clayton Road and Schoettler Road.

### **STAFF REPORT**

John Boyer, Senior Planner, stated that Power of Review had been called for the Site Development Plan for Schoettler Grove. The request would permit the development of 31 single family detached residential homes; one public access point off Schoettler Road; and one private access point at Westerly Place Drive.

The Site Development Plan was reviewed by Planning Commission at their July 28, 2014 meeting. During the meeting, discussion occurred on the following items:

- Appropriate material and design for the required gate at Westerly Place Drive and the planned private emergency drive;
- Appropriate material for the fence around the cemetery on the western end of the site;
- Access via the planned left turn lane off Schoettler Road; and
- Tree Preservation planned for the site.

### **Gate for Private Access Point**

During Planning Commission, there was discussion related to the proposed design and material of the gate for the private access point. The Commissioners had indicated their preference for wrought-iron type fencing vs. the steel pole gate previously proposed. The Petitioner is now proposing a four-foot high, double-gate fence for the private access point. After reviewing the plans, it was not clear whether the proposed fence is black steel or black anodized aluminum; this will be clarified prior to the next City Council meeting. Chair Hurt pointed out that because of rust issues, steel fencing is harder to maintain than anodized aluminum.

### **Cemetery Fencing**

The Planning Commission also had concerns about the proposed split-rail wooden fence that would surround the cemetery site. The Commission approved a motion requiring a more appropriate material for the fence around the cemetery. The plans indicate a steel material for this fence, which will also be clarified prior to City Council meeting. Chair Hurt stated that the main body of the fence needs to be black anodized aluminum rather than steel to insure easier maintenance.

### **Schoettler Road Access**

Concerning the Commission's discussion on the left turn lane into the site from Schoettler Road, additional information was requested on the dimension of this planned access. Per plans and the Traffic Assessment, the left turn lane depth is 100 foot, 12 foot wide with a 20:1 taper. According to the traffic analysis, the anticipated traffic flow is 20 trips into the site during weekday peak time. The proposed left turn lane configuration would allow adequate stacking for this traffic movement.

### **Tree Preservation**

Discussion at Planning Commission also occurred based on the lack of proposed Tree Preservation by the applicant. Currently, only 14% out of the City Code required 30% of the site's existing woodlands is proposed to be preserved. Due to the amount of grading required in order to develop the 31 lots approved via the site's governing ordinance, 30% preservation cannot be achieved and a modification was granted by the Planning and Development Services Division. Associated with any modifications granted, a Mitigation Plan is required. A Mitigation Plan has been provided, which would re-establish the removed woodlands on the site as required by City Code.

The Landscape Plan meets the City's requirements for the landscape buffer and the Tree Preservation requirements.

The proposed mitigation achieves the desired 'green wall' along the border of the Westerly Place and Gascony subdivisions and replaces a number of trees in the retention area. It was also noted that a berm is included on the north side of the site.

## **DISCUSSION**

### **Resident Notification**

Chair Hurt noted that there were not any residents from Westerly Place subdivision present at the last Planning Commission meeting and asked if Staff had been contacted by any Westerly Place residents. Mr. Boyer stated that Staff has not received any additional contact prior to the Planning Commission vote meeting. Staff sent emails to the trustees of Gascony and Westerly Place and to those area residents who had provided email addresses to Staff.

### **Planning Commission Report**

Planning Chair Watson stated that the Commission's main concerns related to the access gate, the cemetery fence, and the left-hand turn lane. Commissioner Geckeler had also indicated her disappointment with the small number of monarch trees being preserved.

### **Trees/Landscaping**

While the Committee reviewed the Tree Stand Delineation Plan, Mr. Mike Geisel, Director of Public Services, noted that the site requires extensive grading in order for it to be developed as approved. Ms. Aimee Nassif, Planning & Development Services

Director, explained that because of the Preliminary Plan approved during the zoning phase, the special conditions for the site needed to be approved.

Chair Hurt pointed out that the developer had informed the residents at the first meeting that the majority of the trees would be removed. Councilmember Greenwood noted that the residents had then voiced their dissatisfaction with the amount of trees being removed.

Councilmember Fults asked for further review of the Landscape Plan. Mr. Boyer explained that the tree mass located within the cemetery will be saved; mitigation trees will be added along with additional landscaping that is required to meet the City's Tree Preservation and Landscape requirements; and a few trees along the perimeter of the site will be preserved and supplemented with additional plantings.

Councilmember Fults asked for confirmation that the detention area will be landscaped. Mr. Bill Biermann, representing the Petitioner, stated that even though grading is required in this area, it will be replanted with a better plant material than what now exists.

Councilmember Greenwood expressed her concern about the number of exceptions being allowed for this development, such as only 14% of the site's existing woodlands being preserved. She stated that the PUD is supposed to be creative so that natural features are saved. She added she does not see anything creative about the proposed plan and noted that more monarch trees would have been saved through straight zoning than are now being saved with the PUD. She feels there was no attempt made to save any monarch trees and that the City's policy regarding trees is not being observed in this instance. She stated she will not be voting in favor of this plan.

#### **Cemetery Fence and Emergency Access Gate**

**Chair Hurt made a motion that both the cemetery fence and the emergency access gate be made out of black anodized aluminum, allowing exceptions to any structural member of the fence that may need to be made of steel for strength purposes. The motion was seconded by Councilmember Greenwood and **passed by a voice vote of 4-0.****

#### **Left-Hand Turn Lane**

Chair Hurt asked if the left-hand turn lane could be run back to where the left-hand turn lane onto Clayton Road is located. Mr. Geisel stated that the proposed lane is the maximum length that is able to be constructed given the right-of-way restrictions and the existing infrastructure. The Developer's engineer was then asked to address this issue. Mr. Chris Mueller stated that the tapers for the two turn lanes (*turn lane into the development and turn lane onto Clayton Road*) are back-to-back and that the turn lane into the development is the maximum length that can be constructed because of the tapers.

