

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: January 9, 2004

SUBJECT: Planning and Zoning Committee Meeting Summary from January 8, 2004

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, January 8, 2004, in Conference Room 101. In attendance were: Chair Barry Streeter (Ward II), Councilmember Jane Durrell (Ward I), Councilmember Dan Hurt (Ward III) and Councilmember Mary Brown (Ward IV). Also in attendance were: Councilmember Mike Casey (Ward III); Planning Commission Chair Victoria Sherman; Director of Planning Teresa Price; Senior Planner Annessa McCaskill; Project Planner David Bookless; Project Planner Aimee Nassif; Project Planner Christine Ross Smith and Kathy Lone, Planning Assistant.

*To be discussed at the 1/21/2004 City Council Meeting.

Chair Streeter called the meeting to order at 5:30 p.m.

I. Approval of the Planning and Zoning Committee Meeting Summary of December 4, 2003.

Councilmember Durrell made a motion to approve the Meeting Summary of December 4, 2003. The motion was seconded by Councilmember Brown and **passes by a voice vote of 4 to 0.**

II. P.Z. 28-2003 City of Chesterfield (Time Limitation on Inactive Petitions): A request to amend Section 1003.300 (Procedure for amending the Zoning Ordinance) of the City of Chesterfield Zoning Ordinance to establish Section 1003.300 (12) to establish time limitations on inactive petitions

Chair Streeter stated that Mayor John Nations had not yet had an opportunity to review this petition so it would be held until the next Committee meeting.

Councilmember Durrell made a motion to hold **P.Z. 28-2003 City of Chesterfield (Time Limitation on Inactive Petitions)** until the next Planning and Zoning Committee Meeting on January 22, 2004. The motion was seconded by **Councilmember Brown** and **passes** by a voice vote of 4 to 0.

IX. **P.Z. 6-2003: Villages at Kendall Bluff** – This project was held from the November 6, 2003 meeting until this meeting to allow petitioner time to prepare a plan more reflective of the Attachment A. The petitioner has requested this item be held until notified by them.

Chair Streeter stated that this petition was held until this meeting and the petitioner for **P.Z. 6-2003: Villages at Kendall Bluff** is not ready to come before the Committee with a plan more reflective of the Attachment A.

General discussion followed concerning the time length for holding this petition.

Councilmember Durrell made a motion to hold **P.Z. 6-2003: Villages at Kendall Bluff** until the February 19, 2004 Planning and Zoning Committee meeting or if the petitioner is ready for the January 22, 2004 Committee meeting. The motion was seconded by **Councilmember Brown** and **passes** by a voice vote of 4 to 0.

* VIII. **P.Z. 35-2003 City of Chesterfield (Subdivision Development Regulations and Time Requirement for Subdivision Improvements)**: A request to amend Section 1005.080 relating to subdivision development regulations by enacting a new Section 1005.080 and Section 1005.240 relating to subdivision improvements by identifying a time when said improvements must be completed.

Project Planner Aimee Nassif gave an overview of **P.Z. 35-2003 City of Chesterfield (Subdivision Development Regulations and Time Requirement for Subdivision Improvements)** and stated that this petition was approved by the Planning Commission by a vote of 9 to 0.

Councilmember Brown expressed concern with developments that are cleared and not built for a while and the possibility of having escrow money for these projects and how this petition would address the Chesterfield Hollow project on Olive Boulevard and other projects.

Councilmember Brown made a motion to recommend approval and forward **P.Z. 35-2003 City of Chesterfield (Subdivision Development Regulations and Time Requirement for Subdivision Improvements)** to City Council. The motion was seconded by **Councilmember Durrell** and **passes** by a voice vote of 4 to 0.

***Note: One bill, as recommended by the Planning Commission will be needed for the January 21, 2004 City Council Meeting.
SEE Bill #**

- *XI. **P.Z. 21-2003 Jim Lynch/Larry Enterprises**): a request for the following amendments to City of Chesterfield Ordinance 1790 for a 14.1 acre “PI” Planned Industrial District located North of Interstate 64/Highway 40 and North Outer 40, west of Boone’s Crossing (Locator Number 17U520027): - Forwarded from City Council

Senior Planner Annissa McCaskill gave an overview of **P.Z. 21-2003 Jim Lynch/Larry Enterprises** and stated that this petition was returned to the Committee by City Council. Ms. McCaskill stated that the engineer for the petitioner felt that setbacks need to be changed on lots A and B. Ms. McCaskill reviewed the setback changes with the Committee because of the last adjustments made to the preliminary plan with regard to the change of the layout of the building.

General discussion followed concerning how the changes affect building C, the internal drive, parking stalls and landscaping.

Ms. McCaskill outlined the following amendments:

Councilmember Hurt made a motion to prepare amendments for City Council. The motion was seconded by Councilmember Brown and **passes** by a voice vote of 4 to 0.

Councilmember Hurt made a motion to recommend approval and forward **P.Z. 21-2003 Jim Lynch/Larry Enterprises** to City Council pending approval of the amendments. The motion was seconded by Councilmember Brown and **passes** by a voice vote of 4 to 0.

Councilmember Hurt encouraged the petitioner to landscape the spines.

***Note: One bill, as recommended by the Planning Commission will be needed for the January 21, 2004 City Council Meeting.
SEE Bill #**

- III. **P.Z. 13-2003 Fischer & Frictel (Congregation Kol Am)**: A petition for rezoning from “NU” Non-Urban District to “R-3” Residence District for a 3.7-acre property located at the intersection of Clayton Road and Schoettler Road. (Locator Number 21R-63-0511)

AND

- IV. **P.Z. 14-2003 Fischer & Frictel (Congregation Kol Am)**: A petition for a Planned Environment Unit (PEU) Procedure in an “R-3” Residence District for a 3.7-acre property located at the intersection of Clayton Road and Schoettler Road. (21R-63-0511)

Senior Planner Annissa McCaskill gave an overview of **P.Z. 13-2003 Fischer & Frictel (Congregation Kol Am)** and **P.Z. 14-2003 Fischer & Frictel (Congregation Kol Am)**. Ms. McCaskill stated that **P.Z. 13-2003 Fischer & Frictel (Congregation Kol Am)** was approved by the Planning Commission by a vote of 9 to 0 and **P.Z. 14-2003 Fischer & Frictel (Congregation Kol Am)** was approved by a vote of 6 to 3.

Ms. McCaskill stated that the preliminary plan has been adjusted to save trees so the project would be in compliance with the Tree Ordinance.

General discussion followed concerning access to the neighboring Mertz property, the detention basin, setbacks, buffer along Clayton Road, density of the project, appearance of the project, and access.

Councilmember Hurt stated that he would like to meet with the petitioner concerning cross access to the Mertz property for when it is redeveloped and having a single access on Schoettler Road.

Planning Commission Chair Victoria Sherman stated that the Planning Commission was concerned with the density of the project, the vacant property in the back and neighboring zonings.

Councilmember Mike Casey also expressed concern with the density and access onto Clayton Road.

Councilmember Hurt made a motion to hold **P.Z. 13-2003 Fischer & Frictel (Congregation Kol Am)** and **P.Z. 14-2003 Fischer & Frictel (Congregation Kol Am)** until the next Committee meeting so he could meet with the petitioner and his engineer and lawyer, Councilmember Casey, Mr. Bob Grant, a neighboring resident and former Planning Commissioner, and Staff, including Director of Public Works Mike Geisel, to discuss cross access. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 4 to 0.**

Director of Planning Teresa Price stated that Staff will arrange the meeting.

- *V. **P.Z. 31-2003 City of Chesterfield (Museum & Arts District)**: A request to amend the City of Chesterfield Zoning Ordinance to establish Section 1003.141 for establishment of a Museum and Arts District.

Senior Planner Annissa McCaskill gave an overview of **P.Z. 31-2003 City of Chesterfield (Museum & Arts District)**. Ms. McCaskill stated that this petition was reviewed by the Arts Commission and approved by the Planning Commission by a vote

of 9 to 0.

General discussion followed concerning exempting parks, and museums and theatres in parks.

Chair Streeter made a motion to strike language exempting parks. The motion was seconded by Councilmember Brown and **passes by a voice vote of 3 to 0.** (Councilmember Hurt voted nay.)

Chair Streeter stated that the above motion would be researched by Staff before the City Council meeting.

Councilmember Brown made a motion to recommend approval and forward **P.Z. 31-2003 City of Chesterfield (Museum & Arts District)** to City Council pending approval of the amendment. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 4 to 0.**

***Note: One bill, as recommended by the Planning Commission will be needed for the January 21, 2004 City Council Meeting.
SEE Bill #**

VI. Shenandoah Ordinance Amendment: A request to amend the ordinance for a Planned Environment Unit in the R-1A, R-2 and R-3 districts, north of Conway Road, west of White Road, extending north to Olive Boulevard.

Project Planner Christine Smith Ross gave an overview of **Shenandoah Ordinance Amendment** and stated that this amendment would allow four (4) more lots in the Shenandoah Subdivision. Ms. Ross Smith stated that the subdivision trustees are in favor of this amendment and it was approved by Planning Commission by a vote of 9 to 0.

Chair Streeter, a resident of Shenandoah Subdivision, stated that this ordinance amendment violates the Indentures.

General discussion followed concerning amending the Planned Environment Unit (PEU), the Indentures, the grade at the rear of the proposed lots and review by City Attorney Doug Beach.

Chair Streeter made a motion to hold this petition for one (1) meeting to allow City Attorney Doug Beach to review the Indentures. The motion was seconded by Councilmember Hurt and **passes by a voice vote of 4 to 0.**

Chair Streeter stated that he would meet with the trustees.

***VII. Burgundy Arrow - Ordinance Amendment:** A request to amend City of Chesterfield ordinance 1745, relating to the Burgundy Arrow subdivision, a "PI" Planned Industrial district, located west of Public Works Drive at Chesterfield Airport Road.

Project Planner Christine Smith Ross gave an overview of **Burgundy Arrow - Ordinance Amendment** and stated that this petition was approved by the Planning Commission by a vote of 9 to 0. Ms. Smith Ross also stated that there was an error in a setback number in Attachment A.

Councilmember Brown made a motion to change page 8 of Attachment A, VII. SPECIFIC CRITERIA, A., 2. Parking and Loading Space Setbacks, a., 2) '~~Thirty five (35)~~ **Twenty-five (25) feet** from the right-of-way of Public Works Drive.' The motion was seconded by Councilmember Hurt and **passes by a voice vote of 4 to 0.**

Councilmember Brown made a motion to recommend approval and forward **Burgundy Arrow - Ordinance Amendment** to City Council with the above amendment. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 4 to 0.**

***Note: One bill, as recommended by the Planning Commission will be needed for the January 21, 2004 City Council Meeting.
SEE Bill #**

X. Eagle Crest Estates, Plat Two Lot 31 and Common Ground: A Boundary Adjustment Plat – Forwarded from City Council

Director of Planning Teresa Price explained that this item was targeted for the January 5 City Council meeting but had never been placed on the City Council agenda. Staff explained that concerns with the Boundary Adjustment Plat included:

- How to do the adjustment with common ground without written consent of all owners of record;
- Compliance with subdivision on providing access to common ground to large common ground in the rear.

Ms. Price then explained to the Committee it has been brought to her attention that the petitioner, Mike Lawless, is the trustee and the first issue has been taken care of.

General discussion followed on the second issue, access to common ground.

Chair Streeter stated that this needs to be reviewed by the petitioner, Director of Public Works Mike Geisel, City Attorney Doug Beach and Staff.

Mr. Lawless stated that as trustee, he can dispose of and negotiate common ground as he sees fit.

Chair Streeter stated that a meeting would be arranged with the petitioner and Staff and then this petition would be placed on the City Council agenda.

The meeting adjourned at 7:02 p.m.

TP/kl

