

# MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning ✓

DATE: January 13, 2000

SUBJECT: Planning and Zoning Committee Meeting Summary from January 12, 2000

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Wednesday, January 12, 2000, in the City Council Conference Room. In attendance were: Chair Mary Brown (Ward IV); Councilmember Jane Durrell (Ward I); Councilmember Barry Streeter (Ward II); and, Councilmember Mike Casey (Ward III). Also in attendance were: Planning Commission Chair Dan Layton; Teresa J. Price, Director of Planning; and, Laura Griggs-McElhanon, Assistant Director of Planning.

\*To be discussed at 1/19/2000 City Council Meeting.

I. Approval of Planning and Zoning Committee Meeting Summary of November 30, 1999.

A motion to **approve** the meeting summary of October 7, 1999 was made by Councilmember Casey and seconded by Councilmember Durrell.

The motion was **approved by a vote of 4 to 0**.

\*II. P.Z. 05-1999 Long Road Crossing; a request for a change in zoning from "M-3" Planned Industrial District to "PC" Planned Commercial District for a 23.0 acre tract of land located at the corner of Long Road and Chesterfield Airport Road. See Public Hearing Notice for proposed uses.

Assistant Director of Planning Laura Griggs-McElhanon, described the request.

There was general discussion by the Committee, including: density of the proposal; site coverage/amount of green space proposed; number of uses – need to eliminate some; requiring a traffic signal at the Chesterfield Airport Road entrance into proposed development (not required); access will line up with GHH access across the street; public or private road (public); appearance and location of the water storage area; FAA won't allow a "wet" water storage area because it will attract water fowl which cause problems with airplanes; installation of a sidewalk along Chesterfield Airport Road (required in Attachment A); street lighting; allowing billboards (not permitted);

elimination of recreational facilities by the Planning Commission; ability of hotels to have a swimming pool; eliminating vehicle repair; concern with fast food, in terms of traffic circulation; limiting fast food restaurants or eliminating them; setbacks; and, right-of-way dedication.

A motion was made by Councilmember Streeter, and seconded by Councilmember Durrell, to accept P.Z. 05-1999 with the following conditions: 1) swimming pools shall be allowed for the hotels; 2) only one fast food restaurant with a drive-thru is permitted; 3) provide information to the City Council on the proposed amount of green space; and 4) provide clarification from Public Works on the proposed off-site water storage area.

The motion was approved by a vote of 4 to 0.

**Note:** Two bills relative to this matter will be needed for the January 19, 2000, 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)

**\*III. P.Z. 38-1999 Busch-Strutman, L.L.C.**; a request for a change in zoning from "NU" Non-Urban District to "PC" Planned Commercial District for a 0.6 acre tract of land located on Chesterfield Airport Road, east of the Baxter Road extension. See Public Hearing Notice for proposed uses.

AND

**\*IV. P.Z. 39-1999 Busch-Strutman, L.L.C.**; a request for a Landmark and Preservation Area (LPA) Procedure in the "PC" Planned Commercial District for the same 0.6 acre tract of land located on Chesterfield Airport Road, east of the Baxter Road extension.

**\*V. P.Z. 40-1999 T. K. Properties, L.L.C.**; a request for a change in zoning from "NU" Non-Urban District to "PC" Planned Commercial District for a 0.75 acre tract of land located on Chesterfield Airport Road, east of the Baxter Road extension. See Public Hearing Notice for proposed uses.

AND

**\*VI. P.Z. 41-1999 T. K. Properties, L.L.C.**; a request for a Landmark and Preservation Area (LPA) Procedure in the "PC" Planned Commercial District for the same 0.75 acre tract of land located on Chesterfield Airport Road, east of the Baxter Road extension.

Assistant Director of Planning Laura Griggs-McElhanon, described the requests.

A motion was made by Councilmember Casey, seconded by Councilmember Durrell, to approve  
**P.Z. 38 & 39-1999.**

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The motion was approved by a vote of 4 to 0.

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**Note: One bill relative to this matter will be needed for the January 19, 2000, City Council Meeting.  
SEE Bill #**

A motion was made by Councilmember Casey, seconded by Councilmember Durrell, to approve  
**P.Z. 40 & 41-1999.**

The motion was approved by a vote of 4 to 0.

**Note: One bill relative to this matter will be needed for the January 19, 2000, City Council Meeting.  
SEE Bill #**

There was general discussion about changing the name of Chesterfield Airport Road in the Old Town Chesterfield area.

A motion to refer this matter to the Historical Commission for their input was made by Councilmember Durrell, seconded by Councilmember Casey, and **approved by a vote of 4 to 0.**

#### **VII. Process For Withdrawing Items For Consideration**

There was general discussion between the Committee and the Planning Director on this matter.

#### **VIII. Election Signs – Councilmember Flachsbart**

There was extensive discussion on this matter. The Committee directed staff to discuss the possibility of having all election sign regulations in one place, either in the Zoning Ordinance or in a stand alone ordinance. Staff will discuss this matter with the City Attorney.

A motion was made by Councilmember Casey, seconded by Councilmember Durrell, to have a roll call vote, by Ward, to go into executive session to discuss personnel matters, pursuant to RSMo 610.021.

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Roll call vote: Councilmember Durrell, Ward I – AYE; Councilmember Streeter, Ward II – AYE;  
Councilmember Casey, Ward III – AYE; and, Chair Brown, Ward IV – AYE.

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The motion to go into Executive Session **passed by a vote of 4 to 0**. At 7:00 p.m. the Committee went into Executive Session.

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The next regularly scheduled meeting will be held at 5:30 p.m. on Thursday, January 20, 2000

TJP/LPGM/lpgm

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