

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: January 19, 2001

SUBJECT: Planning and Zoning Committee Meeting Summary from January 18, 2001

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, January 18, 2001, in the City Council Conference Room. In attendance were: Chair Dan Hurt (Ward III); Councilmember Jane Durrell (Ward I); Councilmember John Nations (Ward II) and Councilmember Mary Brown (Ward IV). Also in attendance were: Planning Commission Chair Fred Broemmer; Project Planner Matt Brandmeyer; Project Planner John Wagner; Teresa Price, Director of Planning; and Kathy Lone, Executive Secretary/Planning Assistant.

*To be discussed at 2/5/2001 City Council Meeting.

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

I. Approval of the Planning and Zoning Committee Meeting Summary of January 10, 2001.

Councilmember Nations made a motion to approve the Meeting Summary of January 10, 2001. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 4 to 0.**

***II. Comprehensive Plan Citizen Committee**

Director of Planning Teresa Price explained that after discussion with Planning Commission Chair Fred Broemmer and Chair of the Comprehensive Plan Committee of the Planning Commission, David Banks, they recommended a total of 22 members on the Comprehensive Plan Citizen Committee. There would be five (5) members from each ward plus Chair Broemmer and Mr. Banks for a total of 22 members.

Councilmember Nations made a motion to have a Comprehensive Plan Citizen Committee with 22 members – five (5) members from each ward and Chair Broemmer and Vice Chair Banks. The motion was seconded by Councilmember Brown and **passes by a voice vote of 4 to 0.**

It was a consensus of the Committee that the Citizen Committee would be a balance of residents, developers, business and other interested parties.

Action will be taken at the February 5, 2001 City Council Meeting.

***III. P.Z. 45-2000 City of Chesterfield; a request for a change of zoning from an “NU” Non-**

Urban District to an "R-3" 10,000 square-foot Residence District for 1.20 acres of land located on the south side of Conway Road, north of the future Forty West II Office building (Solomon II).

Project Planner John Wagner gave an overview of **P.Z. 45-2000 City of Chesterfield**. Mr. Wagner stated that the Planning Commission approved this petition by a vote of 9 to 0 and since this is a straight zoning, no Attachment A is required. Mr. Wagner stated that this is a city-initiated rezoning and there currently are no plans for development.

General discussion followed concerning changing to an R-2 zoning so development would not be so dense.

Councilmember Nations made a motion to approve from NU to an R-2 zoning but, if in conflict with the pending ordinance, return to an R-3 zoning. The motion was seconded by Councilmember Brown and passes by a voice vote of 4 to 0.

**Note: One bill, as recommended by the Planning Commission, will be needed for the February 5, 2001 City Council Meeting.
SEE Bill #**

***VII. P.Z. 33-2000 Danna Development, L.L.C.**; a request for a change of zoning from a "M-3" Planned Industrial District to a "P-I" Planned Industrial District for 21.6 acres of land located north of Chesterfield Airport Road, west of Cepi Drive, and east of Goddard Avenue. (Locator Number 17V61-0039).

Project Planner Matt Brandmeyer gave an overview of **P.Z. 33-2000 Danna Development, L.L.C.**. Mr. Brandmeyer stated that Planning Commission approved this petition by a vote of 9 to 0 with the following addition to Attachment A:

- No direct access shall be permitted to Chesterfield Airport Road. The City of Chesterfield may, at its discretion, allow a temporary defeasible access point at Chesterfield Airport Road, which must be removed by the property owner(s) at their own expense with six months of written notice by the City of Chesterfield.

A hand-out was presented by the attorney for the petitioner, Mr. Mike Doster.

Chair Hurt expressed concern with petitioners presenting hand-outs too close to the meeting.

General discussion followed concerning building height and total square footage.

Councilmember Brown made a motion to amend page 2 of Attachment A, II. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS, A.2 to 284,720 square feet. The motion was seconded by Councilmember Nations and passes by a voice vote of 4 to 0.

*Councilmember Nations made a motion to state in Section II.A.7 of Attachment A that the building heights would be measured from proposed grade. The motion was seconded by Councilmember Brown and **passes** by a voice vote of 4 to 0.*

Mr. Brandmeyer gave an overview concerning the access and stated that the petitioner wants permanent right-in/right-out only.

Chair Hurt reviewed comments from the Department of Public Works and stated that their concerns are for the entire Valley and not just this site.

General discussion followed concerning green space ratio.

Mr. George Stock, engineer for the petitioner, gave an overview of the green space ratio and including or excluding drainage ditches.

Ms. Julie Nolfo, traffic engineer with Crawford Bunte Brammeier, stated that access would minimize turning movements at other sites. Ms. Nolfo stated that Lipton Parkway would be considered an adjoining service or connector road since it is going across all of the developments.

*Councilmember Brown made a motion that the minimum green space be 34%. The motion was seconded by Councilmember Durrell and **passes** by a voice vote of 3 to 1. (Councilmember Nations voted nay.)*

General discussion followed concerning access and right-in/right-out turn.

*Councilmember Nations made a motion to have a right-in/right-out turn with a deceleration lane going into the site. The motion was seconded by Councilmember Brown and **passes** by a voice vote of 3 to 1. (Chair Hurt voted nay.)*

Councilmember Brown made a motion to approve **P.Z. 33-2000 Danna Development, L.L.C.**, as amended. The amended motion was seconded by Councilmember Nations and **passes** by a voice vote of 4 to 0.

Note: Two bills relative to this matter will be needed for the February 5, 2001 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)

***IV. P.Z 19-1999 Chesterfield Village:** a request for a change of zoning from "NU" Non-Urban District to "PC" Planned Commercial District for three parcels located on Chesterfield Parkway East, 325 feet East of Elbridge Payne Road and South of Clarkson Road. Total area to be rezoned: 9.096 acres.

Project Planner Matt Brandmeyer gave an overview of this petition. Mr. Brandmeyer stated that the Planning Commission voted 9 to 0 to limit the building height and use a 4/1000 parking ratio.

General discussion followed concerning building heights.

Mr. Steve Koslovsky, attorney for the petitioner, stated that he did not have any objection if City Council listed a distance restriction from the Brandywine Condominiums in Attachment A for the six (6) story building.

Councilmember Nations made a motion to amend Page 2, Attachment A, II. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS, A. c. to the following:

c. *Building C*

The height of Building B C shall not exceed ~~six (6)~~ five (5) stories or ~~ninety (90)~~ seventy-five (75) feet, whichever is less, as measured from the average finished floor elevation of the building. The above shall be exclusive of rooftop mechanical equipment and enclosures.

The motion to amend Attachment A was seconded by Councilmember Durrell and has by a voice vote of 2 to 2. (Chair Hurt and Councilmember Brown voted nay.) This item will need to be addressed by City Council.

Councilmember Nations made a motion for an addition to Attachment A for a measurement of 1,000 feet from Brandywine Condominiums to Building B. The motion was seconded by Councilmember Brown and passes by a voice vote of 4 to 0.

Councilmember Brown made a motion to approve **P.Z. 19-1999 Chesterfield Village**, as amended. The motion, as amended, was seconded by Chair Hurt and passes by a voice vote of 3 to 1. (Councilmember Durrell voted nay.)

Note: Two bills relative to this matter will be needed for the February 5, 2001 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)

***V. P.Z. 12-2000 Kramer Assets Group, L.L.C. and Kramer Properties, L.L.C.:** A request for a change in zoning from "M-3" Planned Industrial District to "PI" Planned Industrial District for a 19.8 acre tract of land located south of Interstate 40, north of Chesterfield Airport Road, west of Long Road and east of Goddard.

Project Planner Matt Brandmeyer gave an overview of **P.Z. 12-2000 Kramer Assets Group, L.L.C.**

and Kramer Properties, L.L.C. and stated that the Planning Commission approved this petition by a vote of 9 to 0, subject to conditions contained in Attachment A.

A hand-out was presented. Chair Hurt informed Mr. Mike Doster, attorney for the petitioner, that there is a 48-hour requirement to receive information for the meetings.

General discussion followed concerning green space consistencies with the adjacent sites.

Councilmember Nations made a motion to amend Attachment A, page 3, II. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS, A. 7., to make the green space a minimum of 30% excluding drainage structures. The motion was seconded by Councilmember Durrell and the voice vote was 2 to 2. (Chair Hurt and Councilmember Brown voted nay.)

General discussion followed concerning green space ratios.

Councilmember Brown made a motion that the green space be reduced from 35% to 34%. The motion was seconded by Chair Hurt and passes by a voice vote of 4 to 0.

Councilmember Brown made a motion to accept the following from Mr. Doster's letter:

To add as an ancillary use: "Child care centers, nursery schools and day nurseries;"

*Attachment A, page 3, II. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS, A., 6. Maximum building height shall be two (2) stories or thirty (30) feet (exclusive of mechanical equipment) whichever is less. Add the following: **The height of the existing building shall be permitted;**"*

*Attachment A, page 3, II. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS, A., 7. Note: The building heights referenced are to be measured from **proposed** grade;"*

The motion for the above items was seconded by Chair Hurt and passes by a voice vote of 4 to 0.

Councilmember Nations made a motion to change Attachment A, page 7, VII. SPECIFIC CRITERIA, A., 2.,3. "Twenty-five (25) feet from the east and west district boundaries." The motion was seconded by Councilmember Durrell and passes by a voice vote of 4 to 0.

Councilmember Brown made a motion to approve, as amended, **P.Z. 12-2000 Kramer Assets Group, L.L.C. and Kramer Properties, L.L.C.** The motion, as amended, was seconded by Councilmember Nations and passes by a voice vote of 4 to 0.

Note: Two bills relative to this matter will be needed for the February 5, 2001 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)

***VI. P.Z. 38-2000 Waller-Hoch Corp. Park;** a request for a change in zoning from a "M-3" Planned Industrial District to a "PI" Planned Industrial District for 9.5 acres of land located north of Chesterfield Airport Road, across from the intersection at Spirit Drive and Chesterfield Airport Road.

Councilmember Brown chaired the meeting at 7:25 p.m. as Chair Hurt left the room.

Chair Hurt resumed chairmanship of the meeting at 7:27 p.m.

Project Planner Matt Brandmeyer gave an overview of **P.Z. 38-2000 Waller-Hoch Corporate Park** and stated that the Planning Commission approved this petition by a vote of 9 to 0 subject to conditions contained in Attachment A.

Councilmember Brown chaired the meeting at 7:29 p.m. as Chair Hurt left the room.

Chair Hurt resumed chairmanship of the meeting at 7:32 p.m.

Mr. Brandmeyer gave an overview of changes that the petitioner was requesting.

General discussion followed concerning building height, green space ratio and access.

Councilmember Nations made a motion to amend Attachment A, page 3, II. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS, A. 7. to read: "Maximum building height shall be **three (3) stories or forty-five (45) feet** (exclusive of mechanical equipment) whichever is less." The motion to amend Attachment A was seconded by Councilmember Durrell and **passes** by a voice vote of 4 to 0.

Councilmember Nations made a motion to amend page 3 of Attachment A, II. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS, A. 8. "The district shall contain a minimum of **thirty percent (30%)** green space." The motion to amend Attachment A was seconded by Councilmember Durrell and **has a voice vote of 2 to 2**. (Chair Hurt and Councilmember Brown voted nay.) This will be addressed at City Council.

Councilmember Nations made a motion to approve the following changes to Attachment A:

Attachment A, page 6, VII. SPECIFIC CRITERIA, A. 4, Access, d. "Access to the site from said road and other interior roadways should be ~~at least 150~~ **50** feet from roadway intersections;"

Attachment A, page 6, VII. SPECIFIC CRITERIA, A. 4, Access, e. "~~The existing access driveway shall be considered temporary in nature and shall be removed at such time as the East/West connector roadway is constructed on the eastern parcel and/or access can be obtained to Chesterfield Airport Road through an adjoining site. A Stormwater Easement overlaying the area of the removed roadbed shall be granted concurrently with the removal of the access driveway.~~"

Add: Attachment A, page 6, VII. SPECIFIC CRITERIA, A. 4, Access, f. "**Access to Chesterfield Airport Road shall be limited to one street approach. The street approach intersection shall be aligned directly across from Spirit Drive. No direct access from any lot shall be permitted.**"

The motion was seconded by Councilmember Brown and **passes** by a voice vote of 4 to 0.

General discussion followed concerning cross access.

Mr. Brandmeyer stated that the Department of Public Works requests that any additional right-of-way be provided in order to build Lipton Parkway.

Councilmember Nations made a motion to eliminate the requirement for Waller-Hoch to provide access to the Kramer tract. The motion was seconded by Councilmember Brown and **passes** by a voice vote of 4 to 0.

Councilmember Nations made a motion not to require Waller-Hoch to provide access to the Dunker tract. The motion dies due to a lack of a second.

Chair Hurt clarified that Staff is recommending cross access for Lipton Parkway and the Dunker tract.

Councilmember Durrell made a motion to adjourn the meeting temporarily to hold the Public Hearing for the Landmarks Preservation Ordinance and then reconvene the Planning and Zoning Committee Meeting. The motion was seconded by Councilmember Nations and **passes** by a voice vote of 4 to 0.

The meeting adjourned at 7:45 p.m. and reconvened at 8:20 p.m.

Chair Hurt made a motion to direct Staff to rewrite the cross access section for clarification for the Lipton Parkway and the Dunker tract. The motion was seconded by Councilmember Nations and **passes** by a voice vote of 3 to 0. (Councilmember Durrell left the room and was absent for the vote. Councilmember Durrell returned to the meeting at 8:22 p.m.)

General discussion followed concerning sidewalks, signage, street lights.

Councilmember Nations made a motion to approve the following language addition to Attachment A, page 9, VII. SPECIFIC CRITERIA, A., 8. Sign Requirements, b,: “No advertising signs, temporary signs, portable signs, off site signs, or attention getting devices shall be permitted in this development **other than for sale and for lease signs.**” The motion was seconded by Councilmember Brown and **passes** by a voice vote of 4 to 0.

Councilmember Nations made a motion to direct Staff to confer with City Attorney Doug Beach on wording clarification concerning street lights. The motion was seconded by Councilmember Brown and **passes** by a voice vote of 4 to 0.

General discussion followed concerning storm water and sanitary sewers.

Councilmember Brown made a motion to remove from Attachment A, page 13, VIII. VERIFICATION PRIOR TO APPROVAL, a., 6. “Floodplain” as this item is blank. The motion was seconded by Councilmember Nations and **passes** by a voice vote of 4 to 0.

General discussion followed concerning zoning and the office designation.

Councilmember Nations made a motion to approve **P.Z. 38-2000 Waller-Hoch Corporate Park**, as amended. The amended motion was seconded by Councilmember Brown and **passes** by a voice vote of **4 to 0**.

Note: Two bills relative to this matter will be needed for the February 5, 2001 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)

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The meeting adjourned at 8:40 p.m.

TJP/kl