

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: January 23, 2004

SUBJECT: Planning and Zoning Committee Meeting Summary from January 22, 2004

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, January 22, 2004, in Conference Room 101. In attendance were: Chair Barry Streeter (Ward II), Councilmember Jane Durrell (Ward I), and Councilmember Dan Hurt (Ward III). Also in attendance were Councilmember Bruce Geiger (Ward II); Councilmember Mike Casey (Ward III); Councilmember Connie Fults (Ward IV); Planning Commission Chair Victoria Sherman; Director of Planning Teresa Price; Senior Planner Annissa McCaskill; Project Planner David Bookless; Project Planner Aimee Nassif; Project Planner Christine Ross Smith and Kathy Lone, Planning Assistant.

*To be discussed at the 2/2/2004 City Council Meeting.

Chair Streeter called the meeting to order at 5:42 p.m. (Councilmember Brown was absent for the meeting.)

I. Approval of the Planning and Zoning Committee Meeting Summary of January 8, 2004.

Councilmember Hurt made a motion to approve the Meeting Summary of January 8, 2004. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 3 to 0.**

II. 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 the **Shenandoah Ordinance Amendment** and stated that this ordinance amendment was approved by the Planning Commission by a vote of 9 to 0. Ms. Smith Ross stated that City Attorney Doug Beach reviewed the Indentures and stated that there are no legal issues that need to be resolved and that the Indentures have already been amended once to allow one (1) additional home.

Chair Streeter made a motion to approve the **Shenandoah Ordinance Amendment**. The motion was seconded by Councilmember Hurt.

General discussion followed concerning the number of additional curb cuts along Conway Road, topography of the site and number of lots for the site.

Chair Streeter and Councilmember Hurt withdrew their motion.

Mr. Mike Doster, attorney for the petitioner, suggested a meeting with the petitioner, his engineer, Councilmembers, Department of Public Works and the Department of Planning regarding access.

Councilmember Hurt made a motion to recommend approval and forward to City Council the **Shenandoah Ordinance Amendment** pending resolution of the access being limited to one (1) curb cut.

Mr. Doster suggested holding this petition pending a resolution of the access issue.

Councilmember Hurt withdrew his motion.

Councilmember Hurt made a motion to hold the **Shenandoah Ordinance Amendment** until the February 5, 2004 Planning and Zoning Committee meeting. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 3 to 0.**

***III. P.Z. 25-2003 Precision Eatherton:** A request for a change in zoning from an “NU” Non-Urban District to “PC” Planned Commercial District for an approximately 2.9-acre tract of land located at 454 North Eatherton Road (Locator No. 18W-43-0068).

Project Planner David Bookless gave an overview of **P.Z. 25-2003 Precision Eatherton** and stated that this petition was approved with a condition by the Planning Commission by a vote of 9 to 0.

General discussion followed concerning the green space percentage and sanitary sewers, site location, zoning classification and cross access.

Councilmember Hurt made an amendment to add cross-access on the eastern boundary of the district at the stub of the proposed east-west street and along the length of the southern boundary of the district. The amendment was seconded by Councilmember Durrell and **passes by a voice vote of 3 to 0.**

Councilmember Hurt made a motion to recommend approval of **P.Z. 25-2003 Precision Eatherton** and forward to City Council with the proposed amendment. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 3 to 0.**

***Note: One bill, as recommended by the Planning Commission will be needed for the February 2, 2004 City Council Meeting.
SEE Bill #**

IV. P.Z. 26-2003 City of Chesterfield (Lighting Ordinance): A request to amend the City of Chesterfield Zoning Ordinance for the establishment of a unified ordinance to establish lighting criteria.

Project Planner Aimee Nassif gave a power point presentation outlining **P.Z. 26-2003 City of Chesterfield (Lighting Ordinance)**. Ms. Nassiff stated that the lighting ordinance would be city-wide.

General discussion followed concerning neon lighting, restricting neon on Chesterfield Parkway, holiday lighting, footcandles and sky glow.

Staff will review the sky glow issue.

Councilmember Durrell made a motion to hold **P.Z. 26-2003 City of Chesterfield (Lighting Ordinance)** until the February 5, 2004 Planning and Zoning Committee meeting. The motion was seconded by Councilmember Hurt and **passes by a voice vote of 3 to 0.**

***V. P.Z. 36-2003 City of Chesterfield (Off-Street Parking for Display Homes):** A request to amend Section 1003.165 (F) of the Zoning Ordinance to include off-street parking requirements for display homes.

Project Planner Aimee Nassif gave an overview of **P.Z. 36-2003 City of Chesterfield (Off-Street Parking for Display Homes)** and stated that this petition was approved by the Planning Commission by a vote of 9 to 0.

General discussion followed concerning the reason for this ordinance amendment which is to address citizen complaints about parking in the street.

Councilmember Durrell made a motion to recommend approval and forward **P.Z. 36-2003 City of Chesterfield (Off-Street Parking for Display Homes)** to City Council. The motion was seconded by Councilmember Hurt and **passes** by a voice vote of 3 to 0.

***Note: One bill, as recommended by the Planning Commission will be needed for the February 2, 2004 City Council Meeting.
SEE Bill #**

VI. 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 **P.Z. 28-2003 City of Chesterfield (Time Limitation on Inactive Petitions)** has not yet been reviewed by Mayor Nations so this petition would be held until the February 5, 2004 Planning and Zoning Committee meeting.

Councilmember Durrell made a motion to hold **P.Z. 28-2003 City of Chesterfield (Time Limitation on Inactive Petitions)** until the February 5, 2004 Planning and Zoning Committee Meeting. The motion was seconded by Chair Streeter and **passes** by a voice vote of 3 to 0.

VII. Pending Projects/Departmental Update

Councilmember Hurt stated that there is a zoning issue in the City of Ballwin at the Meadowbrook Country Club involving attached houses being built between Ballwin and Chesterfield. If it is deemed necessary at the Council level, Councilmember Hurt stated that he wants to recommend to the City Council to send a letter to the City of Ballwin that Chesterfield does not agree with the zoning at this location. Councilmember Hurt stated that the zoning at this location is inappropriate.

Chair Streeter stated that he would bring this issue up with his City Council report. Councilmember Hurt will bring forward to Council a request to possibly send a letter from Mayor Nations to the Mayor of the City of Ballwin on Chesterfield's position of density regarding Meadowbrook Country Club.

The meeting adjourned at 7:08 p.m.

TP/kl

