

MEMORANDUM

DATE: January 28, 1997

TO: Michael G. Herring, City Administrator

FROM: Jerry Kelley
Director of Planning

SUBJECT: Minutes of the Planning and Zoning Committee Meeting January 23, 1997.

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was called to order at 5:30 p.m., on Thursday, January 23, 1997, in the City Council Conference Room. In attendance were Councilmember Barry Streeter (Ward II) - Chairperson; Councilmember Dan Hurt (Ward III); Councilmember Barry Flachsbart (Ward I); and Councilmember Linda Tilley (Ward IV). Also in attendance were City Administrator Mike Herring; Planning Commission Chairman Mike Casey; Jerry Kelley, Planning Director; and Laura Griggs-McElhanon, Assistant Planning Director.

I. Approval of Planning and Zoning Committee meeting summary of December 19, 1996.

A motion for approval was made by Councilmember Tilley, seconded by Councilmember Hurt and passed by a vote of 4 to 0.

II. **P.Z. 34-96 Old Smoke House Investment Group, L.L.P. (The Valley Forum/Clarkson Grove)**; a request for a change in zoning from "NU" Non-Urban District and "FPNU" Flood Plain Non-Urban District to "C-3" Shopping District and "FPC-3" Flood Plain Shopping District for a 26.8 acre tract of land located on the east side of Chesterfield Airport Road, north of Bonhomme Creek. (Locator Numbers: 17T33-0036, 17T22-0191 and 17T31-0313)

During this discussion, Mike Doster, Attorney for the applicant, joined the discussion via a long distance phone call on speaker phone. The two (2) main issues concerning this property involve future right-of-way which impacts the potential site of the Baxter Road interchange with Highway 40, and which commercial zoning classification should be approved for the site, "C-3" or "C-8." The Committee Members agreed that a commercial zoning is appropriate at this location.

Neither the State Highway Department nor the St. Louis County Highway Department shows this potential interchange on any future thoroughfare plan, nor is any funding provided for this potential interchange.

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Mr. Doster, in speaking for the applicant, indicated his client is willing to put conditions on the "C-3" zoning classification related to height of buildings, setbacks from right-of-way for parking and building placement, landscaping, architectural design features, and would also participate in Trust Fund contributions.

After much discussion, the following motions were presented:

A motion was made by Councilmember Streeter, seconded by Councilmember Tilley, to recommend approval of "C-3" Zoning, including the previously-listed conditions related to landscaping, setbacks, height, architectural features, and contribution to the Chesterfield Valley Trust Fund included as conditions to the rezoning petition.

A motion was made by Councilmember Hurt, seconded by Councilmember Flachsbart, to table the request was made. **The motion failed by a vote of 2 to 2, with Councilmembers Hurt and Flachsbart voting "yes," and Councilmembers Streeter and Tilley voting "no."**

The original motion was then voted on, and the vote split 2 to 2, with Councilmembers Streeter and Tilley voting "yes," and Councilmembers Hurt and Flachsbart voting "no." With the split vote the petition will be forwarded to City Council with no recommendation.

On a motion by Councilmember Hurt, seconded by Councilmember Flachsbart, the Committee voted 4 to 0 to direct Staff to attempt to schedule meetings with St. Louis County Highway Department staff and the Valley Master Development Plan Committee prior to February 3, 1997, to discuss this proposal and report back on any comments made by both groups.

Note: It is necessary for City Council to approve an Ordinance in order to accomplish these changes.

III. P.C. 126-79 Delmar Gardens Enterprises (Chesterfield Villas at Delmar Gardens); amendment to Conditional Use Permit (CUP) in "NU" Non-Urban District; south side of Conway Road at Chesterfield Parkway North.

A motion to receive and file was made by Councilmember Tilley, seconded by Councilmember Hurt and passed by a vote of 4 to 0.

Note: This will be forwarded to City Council and will become effective fifteen (15) days following the February 3, 1997 City Council Meeting, if approved.

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The amendment to the Conditional Use Permit will allow two (2) subdivision-style entrance monuments, containing the same message, at the Conway Road entrance. In addition, this recommendation includes revisions to update the St. Louis County Regulations to refer instead to the City of Chesterfield, where applicable, update the names of streets, require screening of all mechanical equipment, and require architectural elevations for all buildings, plus the insertion of the current wording for a Landscape Installation Bond and a requirement for a Landscape Maintenance Bond.

- IV. **P.C. 39-78 Sachs Properties & Hazel C. Kraus (Herman Stemme Office Park)**; A revision from the Herman Stemme "C-8" legal description to reflect an exchange of parcels with A & O Investments, Ltd.

A motion for approval was made by Councilmember Flachsbart, seconded by Councilmember Tilley and **passed by a vote of 4 to 0.**

This is a revision to the legal description of the Herman Stemme Office Park to reflect an exchange of parcels with A & O Investments, located at the northwest corner of Conway Road and Chesterfield Parkway.

V. **Discussion Items:**

- a. Timing of staff report preparation - Councilmember Streeter

Chairman Streeter indicated there had been occasions when Staff reports were changed based upon new information, and interested parties were not aware that such changes had occurred. It was suggested that the City use the Customer Service Center (CSC) to provide contact with property owners that speak at a public hearing, and convey the message that changes or modifications have been made to the applicable plan. It was agreed that the Planning Department will provide this information, as necessary, and the CSC will convey it.

- b. Height restrictions between Conway Road/64-40-61, and setbacks/buffers on south side of Conway Road - Councilmember Streeter

Given the potential of future rezonings in this corridor between Conway and I-64/40-61 from Chesterfield Parkway to Timberlake, the Committee requested that the Planning Commission consider modifications to the Comprehensive Plan to provide for height restrictions and setbacks of a generic nature for this area. This will be forwarded to the Planning Commission at a future meeting.

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- c. Membership and length of terms for TIF Commission - Councilmember Tilley

The Planning and Zoning Committee voted to have Mr. Herring prepare a proposal to change the way in which Chesterfield provides for the composition of future TIF Commissions. The intent of this change is to designate two (2) of the City's six (6) appointments as a "Citizen-At-Large" and a representative of "Chesterfield Fire Protection District." The remaining four (4) City appointments would continue to be filled by members of the CCDC. This proposal will be referred back to this Committee for discussion.

Discussion Items for the Next Meeting:

1. The City Attorney is to provide the Planning and Zoning Committee with a legal opinion concerning the attachment of conditions in all industrial and commercial districts, except "C-8" and M-3." (Staff will work to obtain this information.)
2. Receive an update from Staff concerning deteriorated and dilapidated structures in the Valley, and what measures of identification are underway to determine these locations, including the contract with St. Louis County to complete this work.
3. Discussion of the Sign Ordinance Draft approved by the Planning Commission (P.Z. 11-93), which continues to be extended at six (6) month intervals to keep the public hearing process open.

The next meeting of the Planning and Zoning Committee is February 6, 1997.

The meeting adjourned at 7:10 p.m.