

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: January 24, 2003

SUBJECT: Planning and Zoning Committee Meeting Summary from January 23, 2003

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, January 23, 2003, in Conference Room 101. In attendance were: Chair Dan Hurt (Ward III); Vice Chair Barry Streeter (Ward II); Councilmember Jane Durrell (Ward I); and Councilmember Mary Brown (Ward IV). Also in attendance were: Mayor John Nations; City Administrator Michael Herring; Councilmember Bruce Geiger (Ward II); Councilmember Mike Casey (Ward III); City Attorney Doug Beach; Planning Commission Chair Victoria Sherman; Planning Commission Vice Chair Stephanie Macaluso; Director of Planning Teresa Price; Senior Planner Barbara Weigel; Project Planner Mike Hurlbert; Project Planner Annissa McCaskill; and Kathy Lone, Planning Assistant.

*To be discussed at 2/3/2003 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 9, 2003.

Councilmember Brown made a motion to approve the Meeting Summary of January 9, 2003. The motion was seconded by Councilmember Streeter and **passes by a voice vote of 4 to 0.**

II. Westland Acres – Boundary Adjustment, City of Wildwood

City Administrator Michael Herring gave an overview of his assessment of the possible implications of a boundary adjustment with the City of Wildwood and bringing all of Westland Acres into Chesterfield. Mr. Herring stated that, if Westland Acres is not re-developed, Church Road would require re-surfacing at an approximate cost of \$75,000 for the part currently in Chesterfield. Mr. Herring stated that if the area is re-developed,

all new roads would be built to public street standards and there would be no expense to Chesterfield for their construction and very little additional expense for their maintenance. Mr. Herring stated that if this area is re-developed, Chesterfield would receive approximately \$53,000 in revenue per year from various taxes.

Mayor John Nations stated that he has sent a letter to the Mayor of Wildwood informing him of the status of the City of Chesterfield planning and zoning process and the timeline for the Comprehensive Plan Update. Mayor Nations stated that he has not yet received a response to that letter.

General discussion followed concerning the transfer of Drummer Lane to Wildwood and Strecker Road to Chesterfield.

Mayor Nations stated that he would be willing to meet with the residents of Drummer Lane and inform them of the possibility of the transfer to Wildwood.

Chair Hurt stated that the Committee would wait for a response from Wildwood and then this item will be placed back on the Committee agenda.

***III. P.Z. 21-2002 THF Chesterfield North Interchange Development, L.L.C.: a request for a change of zoning from an FPNU Flood Plain Non-Urban District and an NU Non-Urban District to a PC Planned Commercial District for 4.725 acre tract of land located north of I-64/Highway 40/61, west of Boones Crossing, and south of North Outer Forty Road. (Locator Numbers: 17U 61 0074, 17U 62 0127).**

Project Planner Mike Hurlbert gave an overview of **P.Z. 21-2002 THF Chesterfield North Interchange Development, L.L.C.**. Mr. Hurlbert stated that this petition was approved by the Planning Commission by a vote of 9 to 0 but since then issues have arisen. Mr. Hurlbert stated that there are four (4) sub-areas in Phase 4 of the Valley Master Plan. Design Guidelines for sub-area 3 were applied to this petition by the Planning Commission but it is actually in sub-area 4 which does not have any building height requirements. Sub-area 3 has a building height requirement of 40 feet.

General discussion followed concerning building height requirements in the two (2) sub-areas.

Councilmember Brown made a motion to restrict height restriction to 43 feet, exclusive of mechanical. The motion was seconded by Councilmember Streeter and **passes by a voice vote of 4 to 0.**

General discussion followed concerning eliminating the curb cut closest to the Boone's Crossing interchange, underground utilities in Attachment A and green space and open space.

Mr. Mike Doster, attorney for the petitioner, stated that a revised plan may eliminate the curb cut closest to the Boone's Crossing interchange, pending comment from the Fire District.

General discussion followed concerning open space requirements, Design Guidelines, parking ratios and the various sub-areas of the Valley Master Plan.

Chair Hurt made a motion to eliminate the curb cut closest to the Boone's Crossing interchange and leave the curb cut that will be the farthest to the western side as approved by the City of Chesterfield Department of Public Works. The motion was seconded by Councilmember Streeter and **passes by a voice vote of 4 to 0.**

General discussion followed concerning making open space an ordinance and making it an absolute or a guideline with some flexibility.

General discussion followed concerning moving this petition forward while waiting for additional information on the open space percentage.

Councilmember Durrell made a motion to recommend approval and forward **P.Z. 21-2002 THE Chesterfield North Interchange Development, L.L.C.** to City Council with the amendments on building height and elimination of a curb cut but with no recommendation on open space. The motion was seconded by Councilmember Streeter and **passes by a voice vote of 4 to 0.**

Chair Hurt urged Mr. Doster to keep the Committee informed of any new information on the project before the City Council meeting.

***Note: One bill, as recommended by the Planning Commission, will be needed for the February 3, 2003 City Council Meeting.
SEE Bill #**

IV. Update on Dr. Golden Home Occupation – Staff will provide the Committee requested information on the Dr. Golden Home Occupation.

Director of Planning Teresa Price presented documentation concerning registration of the x-ray machine for Dr. Golden with regards to radiation control. Ms. Price stated that the Missouri Medical Radiation Control Program stated that a machine of the caliber of Dr. Golden's should not be of any concern. The registration is current and does not expire until August, 2004.

Chair Hurt called a recess at 6:47 p.m. and the meeting reconvened at 6:55 p.m.

V. Zoning Ordinance Revision – The Zoning Ordinance consultant will present the Diagnosis and Annotated Outline for a Unified Development Ordinance.

Ms. Cara Snyder and Mr. Chris Dirkson of Clarion and Associates, consultants for the Zoning Ordinance update, gave a power point presentation on the process for updating the Diagnosis and Annotated Outline for a Unified Development Ordinance.

Mr. Dirkson stated that the Zoning Ordinance update would be more user-friendly than the current Zoning Ordinance. Mr. Dirkson stated that the final Zoning Ordinance will be presented about mid-year for the adoption process.

Mr. Dirkson stated that the following items need improvement in the current Zoning Ordinance: Improve the overall organization and format, incorporate new material and create a unified development ordinance, revise the use classification system, and clarify the development review process.

Mr. Dirkson stated that Clarion and Associates will improve the overall organization and format of the current Zoning Ordinance by: Revising structure to present topics in a more organized and logical fashion, include summary tables and graphics to illustrate key concepts, improve page formatting, eliminate repetition and improve ordinance language, and general clean-up (index, remove obsolete districts, etc.)

Mr. Dirkson stated that the new Zoning Ordinance will be more defensible.

Mr. Dirkson stated that the timeline for the Zoning Ordinance revision would be: April, 2003, provide Staff the draft code; May 2003, meet with Staff to review the draft code, and July 2003, provide the Public Hearing draft.

VI. Other

Councilmember Jane Durrell stated that she has received a call from State Representative Jane Cunningham concerning a nursing home at the corner of Lydia Hill and Chesterfield Parkway and obtaining a Certificate of Need.

General discussion followed concerning what the site is identified as in the Comprehensive Plan.

Councilmember Durrell will ask Ms. Cunningham to meet with Teresa Price, Director of Planning.

The meeting adjourned at 8:17 p.m.

TP/kl

