

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: February 8, 2002

SUBJECT: Planning and Zoning Committee Meeting Summary from February 7, 2002

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, February 7, 2002, in Conference Room 3. In attendance were: Chairman Charlie Scheidt (Ward IV); Vice Chair Dan Hurt (Ward III); Councilmember Barry Streeter (Ward II); and Councilmember Jane Durrell (Ward I). Also in attendance were: Councilmember Bruce Geiger (Ward II); Planning Commission Chair David Banks; Director of Planning Teresa Price; Senior Planner Barbara Weigel; Project Planner John Wagner; and Kathy Lone, Planning Assistant.

*To be discussed at the 2/20/2002 City Council Meeting.

Chairman Scheidt called the meeting to order at 5:30 p.m.

I. Approval of the Planning and Zoning Committee Meeting Summary of January 24, 2002.

Councilmember Streeter made a motion to approve the Meeting Summary of January 24, 2002. The motion was seconded by Councilmember Durrell and passes by a voice vote of 4 to 0.

*II. P.Z. 28-2001 Alvin D. Vitt & Company; a request for a change of zoning from an "NU" Non-Urban District to a "R3" 10,000 Square-foot Residence District for 4.4 acres of land located on the south side of Conway Road, east of the August Hill on Conway subdivision. (Locator Numbers: 18R-11-0042 and 18R-12-0063)

AND

*III. P.Z. 29-2001 Alvin D. Vitt & Company; a request for a Planned Environment Unit (PEU) in an "R3" 10,000 Square-foot Residence District for 4.4 acres of land located on the south side of Conway Road, east of the August Hill on Conway subdivision. (Locator Numbers: 18R-11-0042 and 18R-12-0063)
Proposed use: Single-family attached residences.

Project Planner John Wagner gave an overview of P.Z. 28-2001 Alvin D. Vitt & Company and P.Z. 29-2001 Alvin D. Vitt & Company. Mr. Wagner stated that the

Planning Commission approved P.Z. 28-2001 Alvin D. Vitt & Company by a vote of 8 to 0 and P.Z. 29-2001 Alvin D. Vitt & Company by a vote of 5 to 3.

General discussion followed concerning setbacks, gated streets, street lighting, curb cuts, tree preservation, shoulders on Conway Road, height of the homes, and ownership of surrounding properties

Councilmember Durrell made a motion to approve P.Z. 28-2001 Alvin D. Vitt & Company. The motion was seconded by Councilmember Streeter 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 20, 2002 City Council Meeting. (P.Z. 28-2001 Alvin D. Vitt & Company)

SEE Bill #

Councilmember Streeter made a motion to restrict units fronting Conway Road to one-and-a-half-story (1.5) homes or ranch-style models with north-side entry only. The motion was seconded by Councilmember Durrell and passes by a voice vote of 4 to 0.

General discussion following concerning public and private streets.

Councilmember Streeter made a motion to revise Attachment A, page 4, V. SITE SPECIFIC CRITERIA, A., 5., e. to read: "Gates will be installed at the entrance to this development and the following additional requirements shall apply:" The motion was seconded by Councilmember Hurt. The motion failed by a vote of 2 to 2. (Chairman Scheidt and Councilmember Durrell voted nay.)

Councilmember Streeter made a motion to approve P.Z. 29-2001 Alvin D. Vitt & Company, as amended. The motion was seconded by Councilmember Durrell and passes by a voice vote of 4 to 0.

Note: Two bills relative to this matter will be needed for the February 20, 2002 City Council Meeting (one as recommended by the Planning Commission and one as recommended by the Planning & Zoning Committee). (P.Z. 29-2001 Alvin D. Vitt & Company)

SEE Bill # (as recommended by the Planning Commission)

SEE Bill # (as recommended by the Planning & Zoning Committee)

IV. Other

Councilmember Streeter expressed concern with construction trailers on sites that have suspended or have not yet started development. Ms. Price stated that the Ordinance

Review Committee of the Planning Commission is currently reviewing the use of construction trailers.

Councilmember Streeter made a motion to adjourn the meeting. The motion was seconded by Councilmember Durrell and passes by a voice vote of 4 to 0. The meeting adjourned at 6:15 p.m.

TJP/kl