

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa Price, Director of Planning ✓

DATE: February 24, 1998

SUBJECT: Planning and Zoning Committee Meeting Summary from February 19, 1998

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:50 p.m., on Thursday, February 19, 1998, in the City Council Conference Room. In attendance were Chairman Dan Hurt (Ward III); Councilmember Barry Streeter (Ward II); and Councilmember Mary Brown (Ward IV). Also in attendance were: Councilmember Alan Shephard, Ward I; Rick Bly, Planning Commission Chairman; Michael Herring, City Administrator (arrived later); Teresa Price, Director of Planning; and, Laura Griggs-McElhanon, Assistant Director of Planning.

* To Be Discussed at 3/2 City Council Meeting

I. Approval of Planning and Zoning Committee meeting summary of February 5, 1998.

A motion to approve the meeting summary of February 5, 1998, was made by Councilmember Brown, seconded by Councilmember Streeter, and approved by a vote of 3 to 0.

*II. **P.Z. 3-98 Hardesty Properties, Inc. (Lot 2 Chesterfield Industrial Park)**; approval of a Preliminary Development Plan in the "M-3" Planned Industrial District and a change in zoning designation from "M-3" Planned Industrial District to "PI" Planned Industrial District; west side of Chesterfield Industrial Boulevard, at the intersection of Chesterfield Airport Road and Chesterfield Industrial Boulevard.

Assistant Director of Planning Laura Griggs-McElhanon described the petition to rezone the southwest quadrant of Chesterfield Airport Road and Chesterfield Industrial Park to "PI" Planned Industrial District to allow the development of office/warehouse and retail.

Councilmember Streeter stated that he feels that Chesterfield Industrial Boulevard needs to be widened. He was concerned about the amount of parking proposed and suggested that the office area be limited and green space be added.

Councilmember Brown requested clarification about the proposed access to Chesterfield Airport Road.

Assistant Director of Planning Laura Griggs-McElhanon replied that the Preliminary Plan depicts access to Chesterfield Airport Road. The comments received from the St. Louis County Department of Highways and Traffic prohibit access to Chesterfield Airport Road. The petition and his engineer are working with County Highway on this issue and anticipate the County allowing this access.

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Chairman Hurt stated that he doesn't like the access to Chesterfield Airport Road.

Councilmember Brown expressed a concern about parking along Chesterfield Airport Road (view of parked cars).

Councilmember Shepherd inquired as to the impact on the on-site circulation if there was no access to Chesterfield Airport Road.

Councilmember Streeter stated that if there was no access to Chesterfield Airport Road, the developer should be required to widen Chesterfield Industrial Boulevard.

City Administrator Herring noted that City Council has given first reading approval to an ordinance prohibiting parking on Chesterfield Industrial Boulevard.

Chairman Hurt stated that he is concerned with the proposed retail use. He inquired as to why there is so much concrete in the rear of the development.

Brett Hardesty, petitioner, responded to the questions. The development along Chesterfield Industrial Boulevard originally was mostly warehouse with small office areas. This has been increasing to larger office areas, which require more parking. After talking to people who lease space in the Valley, he felt that he needed to increase the parking ratio to accommodate potential users. He has no intention of a strip retail development, but he wants to be able to accommodate some retail type uses. He is working on the architectural plans for the proposed buildings (masonry and glass, not tilt up concrete). He stated that the corner lots in Spirit 40 Park, have parking like what he is proposing. This is a Dioxin site, and he wants to "encapsulate the site to address any future revisions in the EPA requirements. Semi-tractor trailers need 120 feet for maneuverability. He is using the front building to shield the rear loading area. The site is currently an "M-3" with no ordinance, and he is proposing to change it to "PI". He feels that it would be an economic burden on him to have to widen Chesterfield Industrial Boulevard, since this is the last lot on the street. He feels that Edison Avenue extension will help the traffic.

Chairman Hurt stated that the reference to "retail" needs to be more specific.

There was general discussion of the number of semi-trucks anticipated on a daily basis for this site.

There was general discussion of holding this item to address the "retail" uses proposed.

A motion to remove "and retail" from the permitted uses in Attachment A was made by Chairman Hurt and seconded by Councilmember Streeter.

It was indicated to the petitioner by the Committee that he could come back with something more specific at this time (prior to the ordinance being approved by City Council), or in the future (request an ordinance amendment).

Councilmember Brown stated that she is concerned that the Ordinance would be too specific.

The motion was approved by a vote of 3 to 0.

A motion to move the petition forward as amended was made by Councilmember Streeter, seconded by Chairman Hurt, and approved by a vote of 3 to 0.

Note: Two bills relative to this matter will be needed for the March 2, 1998, City Council Meeting (one as recommended for approval by the Planning Commission and one as recommended for approval by the Planning and Zoning Committee).

SEE Bill # 1513 (recommendation from Planning Commission)

SEE Bill # 1514 (recommendation from the Planning and Zoning Committee)

(See explanatory memo attached to Bill #1514)

III. Rotary Sign Request – Councilmember Brown.

Councilmember Brown stated that she took this item to the Beautification Committee and they have no interest in service organization signs being on the existing City signs. She feels that this issue should go to the Public Works/Parks Committee. She stated that there is a sign in Richmond Heights on Brentwood Boulevard that might be in keeping with what she has in mind for this type of sign.

City Administrator Herring stated that at the direction of P&Z, staff has been researching and has provided pictures of signs in other cities. (these pictures were passed around). He noted that staff could not recommend that the existing City signs to be altered. He also noted that separate signs for these organizations would have to be approved and installed by MoDOT, if in the right-of-way.

A motion was made by Councilmember Streeter to forward this item to the Public Works and Parks Committee. The motion dies for lack of a second.

Chairman Hurt stated that a sign should be under the purview of the Planning and Zoning Committee.

Councilmember Brown stated that a monument could be placed in the new City Park with these organizations listed thereon.

City Administrator Herring replied that the service organizations don't want the sign in the Park – they want them at the entrances to the City.

Chairman Hurt agreed that service organizations should be put it on their own sign. He suggested that the service organizations come up with their own sign design.

Councilmember Streeter suggested that the Beautification Committee should design another sign.

Councilmember Brown stated that there should only be one sign for these organizations, located along one of the major streets.

City Administrator Herring stated that the organizations want four (4) signs, at the entrances to the City (on Interstate to the east and the west, and on Clarkson to the south and Olive to the north).

Councilmember Streeter stated that he thinks one sign is enough. He suggested that this be sent back to the Beautification Committee with the recommendation for one sign.

Chairman Hurt motioned to direct City Administrator Herring to contact MoDOT to see if they would allow these signs. The motion was seconded by Councilmember Brown, and approved by a vote of 3 to 0.

ADD ON #1 - Lenette Realty

City Administrator Herring advised the Committee that today the City received official notice that Lenette Realty is suing the City relative to the zoning request that was denied at the southwest corner of Baxter and Clayton Roads.

IV. Garage Sales – Councilmember Brown.

Councilmember Brown stated that there are some residents that have several garage sales each month; they must be running a consignment shop. (regulations on garage sales from Creve Coeur and O'Fallon were passed out)

Director of Planning Teresa Price stated that maybe the problem is the “home occupation” section of the Zoning Ordinance.

Chairman Hurt stated that there are signage and parking issues.

Councilmember Streeter stated that he would not support regulations on garage sales. However, if a resident has more than 1-2 a month, maybe they should get a home occupation license.

Director of Planning Teresa Price suggested that the Committee have staff look at home occupations as they relate to garage sales.

A motion to have staff look at home occupations as they relate to garage sales was made by Councilmember Streeter, second by Councilmember Brown, and approved by a vote 3 to 0.

***V. Plan Review Policy – Chairman Hurt**

Chairman Hurt stated that he wants to see all Plans for developments with ordinances approved by the County, pre-incorporation.

Director of Planning Teresa Price stated that she would like to analyze the impact of bringing these Plans to the Committee, as opposed to having them approved at the Planning Commission level.

The Committee looked at the Site Development Plan for Stonehill Village, which is anticipated to be acted on by the Planning Commission at their next meeting on February 23, 1998.

A motion to show these plans to the Planning and Zoning Committee until the policy is completed was made by Chairman Hurt, seconded by Councilmember Streeter, and approved by a vote of 3 to 0, with the understanding that this will not affect the current process of review/approval.

The Committee indicated that they wish to see the Plans before the Planning Commission takes action.

ADD ON #2 - Setbacks

A motion to direct staff to develop a change in the current setback policy (bigger setbacks in residential zonings) was made by Councilmember Streeter, and seconded by Councilmember Brown. Once revised, this is to be brought back to Committee, before going to City Council.

Councilmember Brown stated that she is also concerned with commercial setbacks, specifically the front yard setbacks.

The motion was approved by a vote of 3 to 0.

ADD ON #3 - Gates on private streets

A motion to direct staff to develop a policy to require gates on private streets was made by Councilmember Streeter, and seconded by Chairman Hurt.

Chairman Hurt stated that he has no major problem with this.

Councilmember Brown stated that she is generally opposed to this.

The Committee asked staff to bring this back for further discussion.

The motion was approved by a vote of 3 to 0.

Director of Planning Teresa Price inquired as to the time frame for these requests.

Councilmember Streeter stated that the setbacks are critical.

Chairman Hurt stated that it is not appropriate to give a set timeframe to the Director of Planning.

ADD ON #4 - Traffic Issue

Councilmember Streeter requested that the Planning Commission delay action on petitions on White Road until a Traffic Study is done and the Traffic Issue Committee could make recommendations.

Director of Planning Teresa Price stated that the Planning Commission has done this. The City has ordered a Traffic Study and there will be no action on the petitions on White Road until the Study is completed.

The next regularly scheduled meeting will be held at 5:30 p.m. on Thursday, March 5, 1998.

The meeting adjourned at 7:02 p.m.