

# MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: February 20, 2004

SUBJECT: Planning and Zoning Committee Meeting Summary from February 19, 2004

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A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, February 19, 2004, in Conference Room 101. In attendance were: Chair Barry Streeter (Ward II), Councilmember Jane Durrell (Ward I), Councilmember Dan Hurt (Ward III) and Councilmember Mary Brown (Ward IV). Also in attendance were Councilmember Bruce Geiger (Ward II); Councilmember Mike Casey (Ward III); Planning Commission Chair Victoria Sherman; Director of Planning Teresa Price; Senior Planner Annissa McCaskill; Project Planner Michael Hurlbert; Project Planner Aimee Nassif; Project Planner Christine Ross Smith and Kathy Lone, Planning Assistant.

\*To be discussed at the 3/1/2004 City Council Meeting.

Chair Streeter called the meeting to order at 5:30 p.m. (Councilmember Hurt was absent.)

## **I. Approval of the Planning and Zoning Committee Meeting Summary of January 22, 2004.**

Councilmember Durrell made a motion to approve the Meeting Summary of January 22, 2004. The motion was seconded by Chair Streeter and **passes by a voice vote of 2-0-1**. (Councilmember Hurt was absent for the vote and Councilmember Brown was absent for the January 22, 2004 meeting and abstained from voting.)

- \*II. 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 an overview of **P.Z. 26-2003 City of Chesterfield (Lighting Ordinance)**. Ms. Nassif stated that this petition was held at the last meeting for Staff to review the use of neon lighting and illuminance levels under gas station canopies. Ms. Nassif stated that the changes made to Attachment A were Section 7 SPECIAL PROCEDURES AND USAGE 7) Lighting of Gasoline Station Aprons and Canopies and Section 10. NEON.

Councilmember Hurt arrived at the meeting at 5:36 p.m.

General discussion followed concerning the use of neon lighting, what constitutes neon lighting and spill over lighting.

Councilmember Hurt made a motion approve and forward **P.Z. 26-2003 City of Chesterfield (Lighting Ordinance)** to City Council with the changes to Section 7 and with the additional change to Section 10 to 1) under Section 10. NEON to read: ‘1) With the following exceptions, the use of **visible** neon tubing as a sign or for architectural element, whether located on the exterior or interior of a wall or window, if visible from the street shall be prohibited:...

’ The motion was seconded by Councilmember Brown and **passes by a voice vote of 4 to 0.**

**\*Note: One bill, as recommended by the Planning Commission will be needed for the March 1, 2004 City Council Meeting.  
SEE Bill #**

- VI. P.Z. 11-2003 Capitol Land Company:** a request for a change of zoning from a “C-8” Planned Commercial District to a “PC” Planned Commercial District for 6.494 acre tract of land located north of Lea Oaks Drive, east of Clarkson Road, west of Old Baxter Road, and south of Chesterfield Parkway East. (Locator Numbers: 19S420349, 19S420404, 19S420305, 19S440512, 19S440161, 19S420130).

Chair Streeter stated that the petitioner for **P.Z. 11-2003 Capitol Land Company** has requested that this petition be held.

Councilmember Geiger stated that a meeting had been held with the petitioner and is awaiting an answer from Barnes & Noble concerning issues discussed. Councilmember Geiger stated that issues discussed were: lower rear elevation, mansard and brick on rear of building, windows on rear of building, eliminating many of the uses, whether there will be mansard on the sides of the building, and that the issue of landscaping in the rear

has not been resolved.

General discussion followed concerning requesting versus requiring 3-dimensional models and sending this petition to the Architectural Review Board (ARB) for their comments.

Councilmember Geiger suggested making the building 10 feet wider (decreasing the depth) and thus adding 10 feet to the rear setback.

Councilmember Hurt stated that he wants to see signed copies of the right-of-way easements concerning cross access and the Drew Station alignment.

Councilmember Brown made a motion to hold **P.Z. 11-2003 Capitol Land Company**. The motion was seconded by Councilmember Durrell and **passes** by a voice vote of 4 to 0.

**VII. P.Z. 6-2003: Villages at Kendall Bluff**: a request for a Planned Environment Unit (PEU) in a “R1A” Residential District for a 63.8 acre tract of land located on the north side of Olive Boulevard, east of Cordovan Commons Parkway and west of Old Riverwoods. Proposed Uses: Attached single family uses with accessory uses (Locator Number: 17R-53-0192)

Chair Streeter stated that the petitioner has requested that **P.Z. 6-2003: Villages at Kendall Bluff** be held.

Councilmember Durrell made a motion to hold **P.Z. 6-2003: Villages at Kendall Bluff**. The motion was seconded by Councilmember Brown and **passes** by a voice vote of 4 to 0.

**\*III. 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 petition had been held at the January 22, 2004 Planning and Zoning Committee meeting so a meeting could be held concerning storm water and curb cuts. Ms. Ross Smith stated that the petitioner is now proposing shared drives running parallel to Conway Road, front entry garages and micro-detention along the rear/north property line. Ms. Smith Ross stated that Staff has the following issues: lack of Monarch Fire District comments (especially regarding the turning radius required to enter the driveways), proximity of new drives to Conway Road right-of-way in case of future expansion, lack of landscape buffer along Conway Road, and three (3) of the proposed new drives slope down towards the residences and garages.

Councilmember Hurt presented a plan (Exhibit A) that had been submitted to the Fire District. Councilmember Hurt stated that the plan has two (2) access points, has a more acceptable change in grade and one of the homes will need to be moved back approximately 10 feet to allow for the turning radius for the Fire District. Councilmember Hurt stated that good sight distance from both directions is also necessary.

General discussion followed concerning the radius required for the Fire District pumper trucks and grades not exceeding 8%.

Councilmember Hurt stated that he recommends approving this plan (Exhibit A) with the turn radius and that no grade is to exceed 8%. Councilmember Hurt stated that Mike Geisel, Director of Public Works, is reviewing the plan.

Mr. Gary Wilson, engineer for the petitioner, discussed changes they are proposing.

General discussion followed concerning safety on Conway Road with the slope of the project, review process by the City, agency comments not agreeing, buffering, storm water, sewers in the rear (steep grade and will require 20 feet of trees to be removed for the micro-detention system), turning radius, widening of Conway Road, and sight distance.

Mr. Mike Doster, attorney for the petitioner, stated that the petitioner's engineer was not present at the meeting and that Exhibit A will not work. Mr. Doster stated that the petitioner needs to review the plan and have a meeting with the Fire District, Mr. Geisel, Staff and petitioner's engineer.

Councilmember Hurt made a motion to amend the petition to include access per Exhibit A and include a 40-foot turning radius that is acceptable by the Fire District between lots 4 and 5 and the access is to be constructed under the approval of the City of Chesterfield Department of Public Works (Mr. Mike Geisel) and that none of the grades along the access lane are to be more than 8%. The motion was seconded by Councilmember Durrell and passes by a voice vote of 3 to 1. (Councilmember Brown voted nay.)

Councilmember Durrell made a motion to recommend approval of the amendment and forward the **Shenandoah Ordinance Amendment** to City Council. The motion was seconded by Councilmember Hurt and **passes** by a voice vote of 3 to 1. (Councilmember Brown voted nay.)

**\*Note: One bill, as recommended by the Planning Commission will be needed for the March 1, 2004 City Council Meeting.  
SEE Bill #**

- \*IV. 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

Project Planner Aimee Nassif gave an overview of **P.Z. 28-2003 City of Chesterfield (Time Limitation on Inactive Petitions)** and stated that this petition was held at the December 1, 2004 City Council Meeting so it could be reviewed for clarification by City Attorney Doug Beach.

Councilmember Brown made a motion to recommend approval and forward **P.Z. 28-2003 City of Chesterfield (Time Limitation on Inactive Petitions)** to City Council. The motion was seconded by Councilmember Durrell and **passes** by a voice vote of 4 to 0.

**\*Note: One bill, as recommended by the Planning Commission will be needed for the March 1, 2004 City Council Meeting.  
SEE Bill #**

- 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)** Ms. Nassif stated that Staff has identified issues that need to be reviewed among them lowering the requirement. A letter from the HBA agreeing with lower parking was noted. Ms. Nassif stated that Staff is asking the Committee to hold this petition for further review.

Councilmember Brown made a motion to hold **P.Z. 36-2003 City of Chesterfield (Off-Street Parking for Display Homes)**. The motion was seconded by Councilmember Durrell and **passes** by a voice vote of 4 to 0.

The meeting adjourned at 7:15 p.m.

TP/kl



