

# MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: February 23, 2001

SUBJECT: Planning and Zoning Committee Meeting Summary from February 22, 2001

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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 22, 2001, in the City Council Conference Room. In attendance were: Chair Dan Hurt (Ward III); Councilmember Jane Durrell (Ward I); Councilmember John Nations (Ward II) and Councilmember Mary Brown (Ward IV). Also in attendance were: Project Planner Mike Hurlbert; Teresa Price, Director of Planning; and Kathy Lone, Executive Secretary/Planning Assistant.

\*To be discussed at 3/5/2001 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 February 8, 2001.**

Councilmember Durrell made a motion to approve the Meeting Summary of February 8, 2001. The motion was seconded by Councilmember Nations and **passes by a voice vote of 4 to 0.**

**\*II. P.Z. 29-2000 Chesterfield Airport Center, Lot A:** A request to amend the ordinance in a "PC" Planned Commercial District for a 1.5 acre tract of land located on Chesterfield Airport Road, south of Highway 40 and east of Long Road.

Project Planner Mike Hurlbert gave an overview of this ordinance amendment to allow two (2) buildings on this site. Mr. Hurlbert stated that **P.Z. 29-2000 Chesterfield Airport Center, Lot A** was approved by the Planning Commission by a vote of 8 to 0 with the following condition in the Attachment A:

## **VII. SPECIFIC CRITERIA**

### Parking and Loading Space Setbacks

Delete: 6. (a) Ten (10) feet from ~~sixty feet wide Caprice Drive common access easement.~~

Replace with: 6. (a) Ten (10) feet from **the Caprice Drive Pavement, as reflected on the preliminary plan.**

General discussion followed concerning access, greenspace, parking ratios with a restaurant use,

elevations, setbacks and permitted uses.

Mr. Steve Noles, petitioner, stated that he does not yet have any tenants for the building and that the building is positioned due to the access.

Mr. Hurlbert gave an overview of adjoining properties and stated that Attachment A includes standard language for installation of utilities underground.

Councilmember Nations made a motion to approve **P.Z. 29-2000 Chesterfield Airport Center, Lot A**. 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 5, 2001 City Council Meeting.  
SEE Bill #**

**\*III. City of Chesterfield Planning Commission:** An ordinance amending Section 2 of the City of Chesterfield Tree Ordinance to require tree stand delineation as defined in the Tree Ordinance to be shown on the base of the preliminary plan.

Chair Hurt stated that he was Council Liaison at the February 12, 2001 Planning Commission Meeting. Chair Hurt stated that the Commission feels very strongly that the above ordinance amendment is necessary.

Councilmember Nations stated that he would like consistent language used in City documents.

Ms. Price stated that the tree consultant, Mr. Jim Rocca, is reviewing the Tree Manual for additional changes to be made.

General discussions following concerning language consistency.

Councilmember Brown made a motion to approve **City of Chesterfield Planning Commission**. The motion was seconded by Councilmember Nations and **passes** by a voice vote of 4 to 0.

Councilmember Brown made a motion to direct Staff to update the Tree Ordinance. The motion was seconded by Councilmember Nations.

Councilmember Durrell made an amendment to the motion that she would like a revision date on all updates.

Councilmember Brown and Councilmember Nations accepted the amendment to their motion. The amended motion **passes** by a voice vote of 4 to 0.

**\*Note: One bill, as recommended by the Planning Commission, will be needed for the March 5, 2001 City Council Meeting.  
SEE Bill #**

**V. Other**

Councilmember Brown stated that she had received a letter from resident, Mr. Richard Schmelig, concerning the lighting at Chesterfield Commons.

General discussion followed concerning the lighting.

Councilmember Brown made a motion to direct Staff to send an inspector to see if the lighting is in compliance for Chesterfield Commons. The motion was seconded by Councilmember Nations **and passes by a voice vote of 4 to 0.**

Councilmember Nations made a motion to adjourn the meeting. The motion was seconded by Councilmember Durrell and the meeting adjourned at 6:08 p.m.

TJP/kl