

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: March 9, 2001

SUBJECT: Planning and Zoning Committee Meeting Summary from March 8, 2001

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, March 8, 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 Paul DeLuca; Project Planner John Wagner; Senior Planner Barbara Weigel; Teresa Price, Director of Planning; and Kathy Lone, Executive Secretary/Planning Assistant.

*To be discussed at 3/19/2001 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 22, 2001.

Councilmember Durrell made a motion to approve the Meeting Summary of February 22, 2001. The motion was seconded by Councilmember Nations **and passes by a voice vote of 4 to 0.**

- *II. P.Z. 24-2000 Precision Properties:** a request for a change of zoning from an "M-3" Planned Industrial District to "PI" Planned Industrial District for 2.84 acres of land located on North Outer 40 Road, west of Long Road. (Locator Number 17V-63-0026).
Proposed uses:
(ii) office or office buildings

Project Planner Paul DeLuca gave an overview of this petition.

General discussion followed concerning access.

Chair Hurt made a motion for Attachment A, page 5, 4. Access, C. to read:

C. A cross access easement or other appropriate legal instrument guaranteeing permanent access to the east, to the west, **and to the north** adjacent properties ~~may be~~ **as** required by City of Chesterfield.

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

General discussion followed concerning uses in the area, zoning definitions and the Comprehensive Plan and pump stations.

Councilmember Nations made a motion to approve **P.Z. 24-2000 Precision Properties**, as amended. The amended motion was seconded by Councilmember Brown and **passes** by a voice vote of 4 to 0.

***Note: Two bills relative to this matter will be needed for the March 19, 2001 City Council Meeting (one as recommended by the Planning Commission and one as recommended by the Planning & Zoning Committee).**

SEE Bill # (as recommended by the Planning Commission)

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

***III. P.Z. 1-2001 City of Chesterfield Planning Commission**; a proposal to amend the City of Chesterfield Comprehensive Plan to reflect the following:

1. Establish definitions for Land Use Terms.
2. Adopt a policy relating to access management on Clarkson Road, south of the Sunrise Assisted Living nursing facility.

Project Planner John Wagner gave an overview of this petition and stated that this item is being presented to the Committee for information only.

General discussion followed concerning access on Clarkson Road and Old Clarkson Road.

***Councilmember Durrell made a motion to support the Comprehensive Plan amendment concerning access to Clarkson Road. The motion was seconded by Councilmember Brown and **passes** by a voice vote of 4 to 0.**

Councilmember Durrell made a motion to suggest to the Planning Commission to access these parcels via Old Clarkson Road. The motion was seconded by Chair Hurt and **has a voice vote of 2 to 2.** (Councilmember Nations and Councilmember Brown voted nay.)

General discussion followed concerning the historical area definition and category.

Staff was directed to address the historical area definition.

Councilmember Durrell made a motion to recommend to the Planning Commission to place the historical area definition on the Comprehensive Plan during the review process. The motion was seconded by Councilmember Brown and **passes** by a voice vote of 4 to 0.

***Councilmember Nations made a motion to support the amendment to the Comprehensive Plan concerning Land Use Definitions. The motion was seconded by Councilmember Durrell and **passes** by a voice vote of 4 to 0.**

IV. P.Z. 4-2001 City of Chesterfield Planning Commission; a proposal to amend the City of Chesterfield Zoning Ordinance to:

1. Require requested uses to be representative of those proposed on the preliminary site development plan in the "PC" Planned Commercial and "PI" Planned Industrial Districts.
2. Remove "Drive-in Theaters" as a use from use (a) "Amusement parks, drive-in theaters, and zoological parks" in the "PC" Planned Commercial District.
3. Remove "Live animals" as a use from use (rrr) "Warehousing, storage or wholesaling of manufactured commodities, live animals, explosives or flammable gases and liquids." in the "PI" Planned Industrial District.
4. Remove uses (c), (aa), (ee), (jj), (aaa), (fff), (jjj) and (mmm) in their entirety from the "PI" Planned Industrial" District.
5. Require a Preliminary Plan in all three development options available in the "E-1", "E-2" and "E-3" Estate Districts.

Project Planner John Wagner gave an overview of these changes to the Chesterfield Zoning Ordinance.

General discussion followed concerning whether conditions could be added to straight zonings.

Councilmember Brown made a motion to approve **P.Z. 4-2001 City of Chesterfield Planning Commission**. 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 19, 2001 City Council Meeting.
SEE Bill #**

V. Pending Projects/Departmental Update -

Chair Hurt left the meeting at 6:26 p.m. and the remainder of the meeting was chaired by Vice Chairman Brown.

Director of Planning Price stated that Staff is reviewing the Home Maintenance Code.

Ms. Price stated that Staff has been reviewing the lighting issues in the Valley in response to a letter received from resident, Mr. Richard Schmelig.

Staff was directed to respond to Mr. Schmelig's letter and copy Councilmember Brown and Planning Commission Chair Broemmer on the response. Councilmember Brown will then contact Mr. Schmelig.

Ms. Price introduced Senior Planner Barbara Weigel to the Committee.

Vice Chairman Brown made a motion to adjourn the meeting. The motion was seconded by

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Councilmember Durrell and the meeting adjourned at 6:29 p.m.

TJP/kl