

## MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: March 13, 2006

SUBJECT: Planning & Zoning Committee Meeting Summary – **March 9, 2006**

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held on Thursday, March 9, 2006 in Conference Room 101.

In attendance were: **Chair Mike Casey** (Ward III); **Councilmember Jane Durrell** (Ward I); **Councilmember Connie Fults** (Ward IV); and **Councilmember Bruce Geiger** (Ward II).

Also in attendance were Stephanie Macaluso, Planning Commission Chair; Michael Herring, City Administrator; Teresa Price, Director of Planning; Annissa McCaskill-Clay, Assistant Director of Planning; Libbey Simpson, Assistant City Administrator for Economic & Community Development; Kyle Dubbert, Project Planner; Aimee Nassif, Project Planner; and Mary Ann Madden, Planning Assistant.

Chair Casey called the meeting to order at 5:30 p.m.

### I. APPROVAL OF MEETING SUMMARY

**Councilmember Geiger made a motion to approve the Meeting Summary of February 23, 2006.** The motion was seconded by Councilmember Durrell and **passed by a voice vote of 4 to 0.**

**Councilmember Geiger made a motion to approve the Special Meeting Summary of March 2, 2006.** The motion was seconded by Councilmember Fults and **passed by a voice vote of 4 to 0.**

### II. OLD BUSINESS

- A. **P.Z. 19-2005 City of Chesterfield (Various Sections of Zoning Ordinance):** An ordinance amending various sections of the City of Chesterfield Zoning Ordinance regarding banners in the Museum and Arts Area, development criteria for E-districts, residential tear-downs and residential additions.

**Chair Casey made a motion to have the Committee members provide comments to Staff regarding the E-districts. Staff is to summarize and present the comments at the March 23<sup>rd</sup> Planning & Zoning Committee Meeting. The motion was seconded by Councilmember Geiger and passed by a voice vote of 4 to 0.**

### **III. NEW BUSINESS**

- A. Stoneridge Office Building:** Site Development Plan, Architectural Elevations, Landscape Plan and Lighting Plan for a “PC” Planned Commercial located on the south side of South Outer Forty Road, northeast of Yarmouth Point Drive and Candish Lane.

#### **Staff Report**

Ms. Annissa McCaskill-Clay, Assistant Director of Planning, stated that this project was approved by the Planning Commission on February 27, 2006 by a vote of 8 to 0 with the following two recommendations:

- Hardwoods should be planted on the slope by the basin as directed by the Department of Planning.
- Specific landscaping for screening of adjacent residences is to be as approved by the Department of Planning.

The project was before the Architectural Review Board on December 15, 2005 and was recommended for approval as presented.

#### **Petitioner’s Presentation**

Mr. George Stock of Stock & Associates stated that the tenant for the site is Washington University Orthopedics. The house on the property has been demolished and they would like to start construction as soon as possible.

**Councilmember Durrell made a motion to forward Stoneridge Office Building to City Council with a recommendation to approve. The motion was seconded by Councilmember Fults and passed by a voice vote of 4 to 0.**

**Note: This is a Site Development Plan, which requires approval by City Council. A voice vote will be needed at the March 20<sup>th</sup> City Council Meeting.**

**[Please see the attached report, prepared by Director of Planning, Teresa Price, for additional information on Stoneridge Office Building.]**

- B. P.Z. 10-2005 Petro Mart (Land West One LLC):** A request for rezoning from “C-8” Planned Commercial to “PC” Planned Commercial district for a .92-acre parcel located on the south side of Clayton Road, at its intersection with Baxter Road (LOCATOR NUMBER 21R42-0668)

### **Staff Report**

Project Planner Aimee Nassif stated that the petitioner intends to upgrade the site. The Public Hearing was held on July 25, 2005 at which time several issues were raised:

- Open Space Requirement: In 1985, the site was approved by St. Louis County with an open space of 15%. Under the rezoning, Chesterfield requires 45% open space. The petitioner requested a variance for 14% open space, which was approved by the Planning Commission. Landscaping is being enhanced on the site.
- Landscape Buffer: The Tree Manual requires a 30-foot wide landscape buffer along collector and arterial roads. A variance request was made and granted for a smaller landscape buffer.
- Internal Drive: The Zoning Ordinance states that no internal drive shall be permitted within 25 feet of a property line adjoining property in any residential district. A variance request will be presented to the Board of Adjustment for this issue. It was noted that they are approximately 9-10 feet short of the 25-foot requirement.

### **Planning Commission Report**

Planning Chair Stephanie Macaluso reported that the Planning Commission had several concerns when the project was first presented. During the Public Hearing, several residents raised concerns regarding drainage and screening. Since that time, the petitioner has addressed the residents’ concerns, along with the issues raised by the Planning Commission. It was approved by the Commission by a vote of 8 to 0 noting that the open space was being reduced by only 1% from the current open space. The Commission felt that the enhanced landscaping would be beneficial.

## **DISCUSSION**

### **Drainage Issues**

Mr. John King stated that there were no drainage issues with respect to Ballwin residents. They have met with the neighbor behind the subject site and have addressed his drainage concerns.

### **Landscaping**

Mr. King indicated that the green space could possibly be extended further down on Baxter Road. He will discuss the issue with the County Highway Department and MoDOT. It was noted that low-level plantings are being required so as not to block the sight triangle.

### **Issues with City of Ballwin**

It was noted that the City of Ballwin has not raised any issues with the proposed project.

### **Area between Proposed Convenience Store and St. Louis Bread Company**

Councilmember Fults expressed concern about traffic trying to drive through the small area between the proposed convenience store and the Bread Company. Mr. King noted that Councilmember Hurt wanted this area to be accessible for trucks unloading at the Bread Company.

Councilmember Geiger suggested that signage be installed in this area prohibiting parking and drive-thru traffic. Mr. King indicated that he would be agreeable to posting signage in this area.

### **Green Sheet Amendment**

Councilmember Geiger made a motion to amend the Attachment A by adding #5 to Section I.K as follows:

- 5. Provide signage prohibiting cut-thru traffic behind the convenience store.**

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

Councilmember Durrell made a motion to forward **P.Z. 10-2005 Petro Mart (Land West One LLC)**, as amended, to City Council with a recommendation to approve. The motion was seconded by Councilmember Geiger and **passed** by a voice vote of 4 to 0.

**Note: One bill, as recommended by the Planning Commission, will be needed for the March 20, 2006 City Council Meeting.  
See Bill #**

**[Please see the attached report, prepared by Director of Planning, Teresa Price, for additional information on P.Z. 10-2005 Petro Mart (Land West One LLC).]**

- C. P.Z. 11-2005 129 Long Road (Citrin Property):** A request for rezoning from "M3" Planned Industrial to "PC" Planned Commercial district for a .43-acre parcel located on the west side of Long Road, approximately 550 feet south of Chesterfield Airport Road (LOCATOR NUMBER 17U140032)

### **Staff Report**

Project Planner Kyle Dubbert stated that the rezoning request is for a business structure. The Attachment A has been written to accommodate the existing structure. The Public

Hearing was held on August 8, 2005 with no speakers opposing the project. All issues have been addressed.

The Attachment A requires a change in language with respect to setbacks to accommodate a loading space. Staff proposes the following language to Section I.E.2.:

- e. Loading zone shall be no closer than 20 feet from the northern property line.

### **Planning Commission Report**

Planning Chair Macaluso reported that the Commission had discussed the setbacks. It was understood that the Petitioner would need to submit any requests for a new structure on the site. There was a lot of discussion on the permitted uses and possible deferred zoning for any new structure.

### **DISCUSSION**

#### **Regarding the structure setback of “20 feet from the Right-of-Way Line of Long Road”**

It was clarified that the structure setback for “*20 feet from the Right-of-Way Line of Long Road*” refers to the widened Long Road.

Mr. Steve Polk, Zavradinos Professional Service, stated that the porch and the existing structure are closer than 20 feet to the widened Long Road. It was determined that the structure will be about 17 feet from the widened Long Road.

#### **Regarding the “110-foot setback from the western property line”**

It was noted that this setback refers to the existing structure. If a new structure is constructed on the site, an Ordinance Amendment would be required, at which time setbacks would be amended.

Councilmembers Fults and Geiger stated that they would want any new structure placed much further back on the site.

Councilmember Fults expressed concern that the Petitioner could buy the land behind the site, request a Boundary Adjustment, and construct a new building without requiring an Ordinance Amendment. Ms. Teresa Price, Director of Planning, stated that the 110-foot setback could be changed to measure it from the “metes and bounds” description.

**Councilmember Fults made a motion to amend Section I.K.1.d. of the Attachment A as follows: (Changes in green)**

**One hundred ten (110) feet from the ~~western property line~~ northern property line described as N.00°58'46"E on the Preliminary Development Plan.**

The motion seconded by Councilmember Geiger and **passed by a voice vote of 4 to 0.**

Ms. Price stated that if the existing structure is removed, the whole site can be re-configured, including parking.

**Chair Casey made a motion to amend Section I.E.2. of the Attachment A to include:**

- e. Loading zone shall be no closer than 20 feet from the northern property line.**

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

### **Permitted Uses**

Councilmember Fults expressed concern that a fast-food restaurant is permitted but the site only has eight parking spaces. Mr. Dubbert stated that if the site can't be adequately parked for a particular use, then the use will not be permitted.

The intended use for the site currently is a low-impact commercial use.

Councilmember Fults felt that there were too many uses being allowed that would not fit the site because of not being able to meet the parking requirements. It was explained that the uses are included because it is a quicker process to get an Ordinance Amendment for setbacks than to get a use amendment. A use amendment requires a Public Hearing.

**Staff was directed to review the uses with the Petitioner to determine if any could be eliminated from the Attachment A.**

### **Handicap Accessibility**

It was noted that the handicap parking space and handicap ramp meet ADA requirements.

**Chair Casey made a motion to hold P.Z. 11-2005 129 Long Road (Citrin Property) until the March 23<sup>rd</sup> meeting at which time all setbacks are to be shown on the plan.** The motion was seconded by Councilmember Geiger and **passed by a voice vote of 4 to 0.**

- D. P.Z. 38-2005 Dierberg's The Marketplace:** A request for amendments to City of Chesterfield Ordinance 689 to allow for a change in the permitted uses for the existing outbuilding and an increase in the parking reduction for a "C-8" Planned Commercial District located on the northeast corner of Clarkson and Baxter Roads. (19S130224)

### **Staff Report**

Anissa McCaskill-Clay, Assistant Director of Planning, stated that the Petitioner is requesting an Ordinance Amendment to allow the following:

- A change in the permitted uses for the existing outbuilding; and

- An increase in the parking reduction

The Petitioner is proposing that they present an Amended Site Development Plan to include a drive-up kiosk for the pharmacy. The kiosk would require a reduction in the number of parking spaces.

The original request was for a 20% parking reduction but the Petitioner has determined that a 17.1% reduction would be adequate.

### **Planning Commission Report**

Planning Chair Macaluso reported that the Planning Commission had a lot of discussion regarding the parking reduction. The Planning Commission found the use changes to be acceptable. The final vote to approve was 6 to 2.

### **DISCUSSION**

It was noted that there is a reduction of 16 parking spaces – from 600 to 584. The proposed restaurant tenant, Noodles & Company, is geared toward luncheon fare and would have a fairly quick turn-around on parking.

Councilmember Durrell noted that when a customer is using the drive-thru pharmacy, he is not using a parking space.

Councilmember Fults felt the drive-thru pharmacy is needed to remain competitive with Walgreen's.

Councilmember Geiger made a motion to forward P.Z. 38-2005 Dierberg's The Marketplace to City Council with a recommendation to approve. The motion was seconded by Councilmember Durrell and **passed** by a voice vote of 4 to 0.

**Note: One bill, as recommended by the Planning Commission, will be needed for the March 20, 2006 City Council Meeting.  
See Bill #**

**[Please see the attached report, prepared by Director of Planning, Teresa Price, for additional information on P.Z. 38-2005 Dierberg's The Marketplace.]**

**IV. PENDING PROJECTS/DEPARTMENTAL UPDATE - None**

**V. ADJOURNMENT**

The meeting adjourned at 6:28 p.m.