

# MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: March 21, 2003

SUBJECT: Planning and Zoning Committee Meeting Summary from March 20, 2003

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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, March 20, 2003, in Conference Room 101. In attendance were: Chair Dan Hurt (Ward III); Councilmember Jane Durrell (Ward I); and Councilmember Mary Brown (Ward IV). Also in attendance were: Councilmember Mike Casey (Ward III); Planning Commission Chair Victoria Sherman; Planning Commissioner David Banks; Planning Commissioner Fred Broemmer; Director of Planning Teresa Price; Senior Planner Barbara Weigel; Project Planner Mike Hurlbert; and Kathy Lone, Planning Assistant.

\*To be discussed at 4/21/2003 City Council Meeting.

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

## **I. Approval of the Planning and Zoning Committee Meeting Summary of March 6, 2003.**

Councilmember Brown made a motion to approve the Meeting Summary of March 6, 2003. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 3 to 0.**

**\*II. Chesterfield Commons Four (Wehrenberg) Ordinance #1773 Amendment :**  
an amendment to City of Chesterfield Ordinance Number 1773 relating to the Chesterfield Commons (Technology Park II) development, zoned "PI" Planned Industrial District located south of Chesterfield Airport Road, east of Public Works Drive, and west of RHL Drive.

Project Planner Mike Hurlbert gave an overview of **Chesterfield Commons Four (Wehrenberg) Ordinance #1773 Amendment** and stated that this petition was approved with conditions by the Planning Commission by a vote of 6 to 3. Mr. Hurlbert stated that the following changes were: The maximum building height for the outlots would be 25

feet, the section of the theater for the mega-screen would be 70 feet in height, and there would be a change in the setbacks due to a change in the number of outlots.

Mr. Hurlbert stated that concerns of the Planning Commission included: Signage on the mega-screen, pedestrian circulation, and deletion of some of the permitted uses.

Planning Commission Chair Victoria Sherman stated that some members of the Planning Commission wanted to hold this petition for further review.

General discussion followed concerning building height of the outlots, requesting that the Planning and Zoning Committee review the Site Development Plan, signage on the mega-screen section of the theater, and placing the utilities underground.

Chair Hurt made a motion that the underground utilities include the transmission lines along Chesterfield Airport Road. The motion was seconded by Councilmember Durrell.

Mr. Mike Doster, attorney for the petitioner, stated that the petitioner is not agreeable to placing utilities underground. Mr. Doster stated that the telephone poles are above ground on Chesterfield Airport Road, were moved to accommodate the widening of Chesterfield Airport Road and is very expensive to do.

General discussion followed concerning placing the utilities underground.

Chair Hurt and Councilmember Durrell withdrew their motion.

Chair Hurt directed Staff to discuss the language in the Attachment A with City Attorney Doug Beach to make sure it is sufficient for the petitioner to place all utilities underground.

Chair Hurt stated that the above ground utilities detract from the character and beauty of the City.

General discussion followed concerning the review of the Architectural Review Board's (ARB) comments, the building colors for the theater and the signage on the mega-screen section of the building.

Chair Hurt directed Staff to clarify to the ARB that if the large sign on the mega-screen part of the building is not allowed then what could be in its place.

Councilmember Brown made a motion to forward **Chesterfield Commons Four (Wehrenberg) Ordinance #1773 Amendment** to City Council with the recommendation of approval. The motion was seconded by Councilmember Durrell **and passes by a voice vote of 3 to 0.**

**\*Note: One bill, as recommended by the Planning Commission, will be needed for the April 21, 2003 City Council Meeting.  
SEE Bill #**

**\*III. Resolution That Adopted the New Comprehensive Land Use Plan for the City of Chesterfield.**

Director of Planning Teresa Price gave an overview of the New Comprehensive Land Use Plan showing the zoning classifications. Ms. Price stated that some of the classifications were from the County.

General discussion followed concerning zoning classifications, the Transportation Model and levels of service, review of comments from residents, definition for single-family dwellings, and the beginning incorporation of the City.

Councilmember Durrell made a motion to receive and file the **Resolution That Adopted the New Comprehensive Land Use Plan for the City of Chesterfield.** The motion was seconded by Councilmember Brown and passes by a voice vote of 3 to 0.

**\*Note: Motion to RECEIVE and FILE will be needed for the April 21, 2003 City Council Meeting.**

**IV. Sky Exposure Plane Policy – Memo from the Architectural Review Board**

Chair Hurt gave an overview of how and why the Sky Exposure Plane Policy came about.

General discussion followed concerning the Sky Exposure Plane Policy in the Zoning Ordinance.

Chair Hurt made a motion to recommend that the Sky Exposure Plane Policy be given to the Planning Commission for their comments and recommendation regarding the criteria of the Sky Exposure Plane Policy and whether any adjustments should be made and then returned to the Planning and Zoning Committee. The motion was seconded by Councilmember Brown and **passes by a voice vote of 3 to 0.**

**V. Other**

Ms. Price stated that a new Project Planner has been hired and started work on March 20, 2003.

The meeting adjourned at 6:38 p.m.

TP/kl

