

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Mike Geisel, Acting Director of Planning

DATE: March 26, 2007

SUBJECT: Planning & Zoning Committee Meeting Summary
March 22, 2007

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held on Thursday, March 22, 2007 in Conference Room 101.

In attendance were: **Chair Mary Brown** (Ward IV); **Councilmember Barry Streeter** (Ward II); and **Councilmember Dan Hurt** (Ward III).

Also in attendance were Councilmember Jane Durrell, Ward I; Councilmember Bruce Geiger, Ward II; Maurice L. Hirsch, Jr., Planning Commission Chair; Mike Herring, City Administrator; Aimee Nassif, Senior Planner; Mara Perry, Senior Planner; Jennifer Yackley, Project Planner; and Mary Ann Madden, Planning Assistant.

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

I. APPROVAL OF MEETING SUMMARY

- A. Approval of the March 8, 2007 Planning and Zoning Committee Meeting Summary

Councilmember Streeter made a motion to approve the Meeting Summary of March 8, 2007. The motion was seconded by Councilmember Hurt and **passed by a voice vote of 3 to 0.**

II. NOMINATION

- A. **Landmark Preservation Commission Nomination for Leonard Blake Award**

Staff Report

Ms. Aimee Nassif, Senior Planner, stated that the Landmark Preservation Commission has nominated Michelle Weissenborn to receive the Leonard Blake Chesterfield Ancient History Award. Ms. Weissenborn has been an elementary teacher at Chesterfield's River Bend School for sixteen years. She has been working closely with the Landmark Preservation Commission on the MAC Quest

Program, which is a website designed to help students learn about Chesterfield's ancient cultures. She has been working with the Parkway School District to include the MAC Quest Program in its curriculum. Ms. Weissenborn also hosted an Archaeology Day this past year.

Councilmember Streeter made a motion to recommend to City Council the nomination of Michelle Weissenborn to receive the Leonard Blake Chesterfield Ancient History Award. The motion was seconded by Councilmember Hurt and **passed by a voice vote of 3 to 0.**

III. OLD BUSINESS

- A. P.Z. 01-2007 Sentrus (17947 Chesterfield Airport Road):** A request for a change of zoning from "M3" Planned Industrial to "PI" Planned Industrial District for 23.45 acre tract of land located north of Chesterfield Airport Road, east of Goddard (17V520071)

Staff Report

Ms. Nassif reported that the Petitioner had asked at the March 8th Planning & Zoning Committee that the vote on the subject rezoning be held so it could be reviewed simultaneously with the Concept Plan and Section Plan.

At the March 8th meeting, there was discussion regarding the use of a fast-food restaurant and possible cross access to the properties to the west. It was noted that the Petitioner addressed these two issues in its letter of March 14, 2007 to the Planning & Zoning Committee Meeting.

The Petitioner is proposing eight lots at this time. The Concept Plan and Section Plan will be presented later in the meeting.

Chair Brown noted that the Petitioner is asking for two readings on the petition at the April 16th City Council meeting.

Planning Commission Report

Planning Chair Hirsch stated that the Planning Commission had no issues with the rezoning request.

DISCUSSION

Fast-Food Restaurant Use

If so approved, the use of fast-food restaurant is only permitted within 600' of Chesterfield Airport Road. Such use would not be allowed throughout the entire development.

Cross Access to the West

Councilmember Hurt still felt that cross access to the west should be required for future development. He stated that cross access would not need to be put in at this time, but he would like it available for future use.

Mr. Mike Doster, representing the Petitioner, stated that to plan for cross access to the west would mean adjusting the plan, and perhaps changing the configuration of the lot, which may affect the build-ability of the lot that would be burdened by the easement. They do not see the value of providing the cross access. He pointed out that the area will have a signalized intersection at Goddard Avenue at Chesterfield Airport Road; there are also two signalized intersection points off of Long Road Crossing at Chesterfield Airport Road. They feel that the general purpose of having cross access is already being addressed. To provide for the cross access would have a negative impact on the plan.

Ms. Nassif pointed out that, at the last meeting, Mr. Geisel indicated that if cross access is to be provided, a corridor would have to be established to allow a thru-roadway.

Councilmember Hurt felt cross access to the west could be achieved just north of the first building. He asked if there would be any setback problems with creating cross access at this point. Ms. Nassif stated that the Attachment A would have to be re-written to reflect this. There currently is a 10-foot setback for parking in this area. Councilmember Hurt stated he wouldn't be opposed to adjusting the setback to allow for cross access. Ms. Mara Perry, Senior Planner, pointed out that if cross access is required, the Concept Plan being presented would not adhere to the Attachment A. This would be problematic in trying to move everything forward simultaneously.

Request for Two Readings

Since there is only one City Council meeting scheduled for April, Mr. Doster stated that the Petitioner is requesting two readings at the April 16th meeting.

Sentrus is a defense contractor, which manufactures proprietary high-technology surveillance equipment. This equipment is vitally important to the protection of the country's troops in the field. The company is subject to secrecy agreements with the Department of Defense and Homeland Security. In order to meet the timeline imposed by the Department of Defense and Homeland Security, the building has to be built within a period of time that requires them to move forward as quickly as possible. The plans need to be approved by April in order to meet their timeline.

It was noted that the City has two readings to give the citizens the opportunity to voice their concerns. Councilmember Hurt stated that Council has the option of having two readings at one meeting or scheduling a Special Meeting in order to allow one reading at two different meetings. It was noted that this petition has not generated much resident involvement. Mr. Doster stated that the Petitioner would

prefer that the petition be voted upon no later than April 16th – so that if a Special Meeting is called, it would have to be before April 16th.

Chair Brown made a motion recommending two readings of P.Z. 01-2007 Sentrus (17947 Chesterfield Airport Road) at the April 16, 2007 City Council Meeting. The motion was seconded by Councilmember Streeter and **passed by a voice vote of 3 to 0.**

Councilmember Streeter made a motion to forward P.Z. 01-2007 Sentrus (17947 Chesterfield Airport Road), with the green sheet amendment regarding fast-food restaurants, to City Council with a recommendation to approve. The motion was seconded by Chair Brown and **passed by a voice vote of 3 to 0.**

**Note: One bill, as recommended by the Planning Commission, will be needed for the April 16, 2007 City Council Meeting.
See Bill #**

[Please see the attached report, prepared by Mike Geisel, Acting Director of Planning, for additional information on P.Z. 01-2007 Sentrus (17947 Chesterfield Airport Road).]

IV. NEW BUSINESS

- A. Sentrus Place - Site Development Concept Plan: Site Development Concept Plan and Conceptual Landscape Plan for a "PI" Planned Industrial District located north of Chesterfield Airport Road across from the intersection with Cepi Drive.**
- and**
- B. Sentrus Office Building (Sentrus Place Lot 4) - Site Development Section Plan: Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for an office building/research facility in a "PI" Planned Industrial District located in the northeast corner of the Sentrus Place development, north of Chesterfield Airport Road across from the intersection with Cepi Drive.**

Staff Report

Ms. Perry stated that the rezoning just approved requires the Site Development Concept Plan and Site Development Section Plan to have automatic Power of Review. The Petitioner has asked that all three items move forward simultaneously to City Council.

Both the Concept Plan and Section Plan were reviewed by the Planning Commission on March 12, 2007. The Concept Plan was approved by a vote of 9 to 0, with the condition that a series of labels stating "future three-story building" be removed from the mylars. The Section Plan is for Lot 4, which will be for

Sentrus' building. It was reviewed by the Architectural Review Board and approved by the Planning Commission by a vote of 9 to 0.

The Petitioner has met all the requirements of the Tree Manual and Light Ordinance. The open space percentage is 32%; there is a 30% requirement.

Councilmember Streeter made a motion to forward Sentrus Place - Site Development Concept Plan and Sentrus Office Building (Sentrus Place Lot 4) - Site Development Section Plan to City Council with a recommendation to approve. The motion was seconded by Chair Brown and **passed** by a voice vote of 3 to 0.

Note: This is a Site Development Concept Plan and Site Development Section Plan, which require approval by City Council. A voice vote will be needed at the April 16th City Council Meeting.

[Please see the attached report, prepared by Mike Geisel, Acting Director of Planning, for additional information on Sentrus Place - Site Development Concept Plan and Sentrus Office Building (Sentrus Place Lot 4) - Site Development Section Plan.]]

C. P.Z. 4-2007 Butler Investment Partnership, LP (Saturn of West County): A request for an amendment to City of Chesterfield Ordinance 2099 to allow for one additional permitted use for a 15.01 acre "PC" Planned Commercial District located north of Chesterfield Airport Road and west of Long Road at 91 Long Road, 706 Long Road, 707 Long Road and 750 Long Road.

Staff Report

Ms. Jennifer Yackley, Project Planner, stated that the Petitioner is requesting an ordinance amendment to allowing the following permitted use: *Sales, rental, and leasing of new and used vehicles, including automobiles and trucks as well as associated repairs and necessary outdoor storage of said vehicles.*

The Planning Commission made two changes to the Attachment A as follows:

Section E. Landscape and Tree Requirements (page 6): Delete the following:

~~All new required landscaping materials shall meet the following criteria:~~

- ~~a. Deciduous trees two (2) inch minimum caliper.~~
- ~~b. Evergreen trees four (4) feet minimum height.~~
- ~~c. Shrubs eighteen (18) inch minimum diameter.~~

Ms. Yackley noted that the Attachment A requires compliance with the Tree Manual, which provides for the caliper of trees, so the above Section is not necessary.

Section A. Permitted Uses (page 3)

- gg. Sales, rental, and leasing of new and used vehicles, including automobiles, and trucks as well as associated repairs and necessary outdoor storage of said vehicles. **Outdoor storage of the vehicles shall be confined to parking stalls as indicated on the approved Site Development Section Plan.**

The Planning Commission voted 7 to 2 to approve the ordinance amendment.

A concern was raised at the Planning Commission Meeting in connection with traffic issues. Staff was asked to review the amount of traffic in the area because the Site Plan originally showed a five-story hotel for the site. Public Works has determined that the auto dealership is a less-intense use than a hotel with respect to traffic.

Planning Commission Report

Planning Chair Hirsch reported that the Commission had some concern with vehicle storage on the site. The Commission wanted to make sure that all the vehicles were parked in assigned spaces to keep the aisles from being parked up with vehicles that are for sale. The above language was added to use “gg” to address this concern.

With respect to the two votes opposing the ordinance amendment, there was concern raised about how the building would look, and with the number of parking spaces that would be used for new/used vehicles and customers. It had been pointed out in the meeting that these issues would be addressed at the Site Plan stage.

DISCUSSION

Comprehensive Plan Designation

The Comprehensive Plan designation for this area is Mixed Commercial, which allows PC and PI.

Councilmember Streeter made a motion to forward P.Z. 4-2007 Butler Investment Partnership, LP (Saturn of West County) to City Council with a recommendation to approve. The motion was seconded by Chair Brown and **passed by a voice vote of 3 to 0.**

**Note: One bill, as recommended by the Planning Commission, will be needed for the April 16, 2007 City Council Meeting.
See Bill #**

[Please see the attached report, prepared by Mike Geisel, Acting Director of Planning, for additional information on P.Z. 4-2007 Butler Investment Partnership, LP (Saturn of West County).]

- D. P.Z. 6-2007 Delmar Gardens Enterprises (Ordinance Amendment):** A request for an amendment to City of Chesterfield Ordinance 2129 to change the building setbacks, parking structure setbacks, parking and loading space setbacks for a 8.477 acre "PC" Planned Commercial District located near the intersection of North Outer Forty and Conway Road at 14805 North Outer Forty Drive.

Staff Report

Ms. Yackley stated the Petitioner wants to divide the existing lot into two lots. The setbacks for parking, loading space, structure and parking structure need to be changed to insure the Petitioner has a legal-conforming building after the lot has been split.

It was noted that both lots would have adequate parking, in addition to meeting all City requirements.

Councilmember Streeter made a motion to forward P.Z. 6-2007 Delmar Gardens Enterprises (Ordinance Amendment) to City Council with a recommendation to approve. The motion was seconded by Chair Brown and passed by a voice vote of 3 to 0.

**Note: One bill, as recommended by the Planning Commission, will be needed for the April 16, 2007 City Council Meeting.
See Bill #**

[Please see the attached report, prepared by Mike Geisel, Acting Director of Planning, for additional information on P.Z. 6-2007 Delmar Gardens Enterprises (Ordinance Amendment).]

IV. PENDING PROJECTS/DEPARTMENTAL UPDATE - None

V. ADJOURNMENT

The meeting adjourned at 6:04 p.m.