

SUMMARY
PLANNING AND ZONING COMMITTEE MEETING
MARCH 23, 1994

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held on Wednesday, March 23, 1994, at 5:48 p.m., in the City Council Room. In attendance were Chairman Susan Clarke (Ward II); Councilmember Dan Hurt (Ward III); and Councilmember Dick Hrabko (Ward IV). Also in attendance were Mayor Jack Leonard; Councilmember Ed Levinson (Ward II); Councilmember Linda Tilley (Ward IV); Jerry Duepner, Director of Planning; Laura Griggs-McElhanon, Senior Planner; and Toni Hunt, Planner I.

ITEM I. P.C. 296 & 297-87 Miceli and Slonim (Sycamore Place); request for amendment of "R-3" 10,000 square foot Residence District Planned Environment Unit (PEU) Procedure District Ordinance; east side of Sycamore Drive, north of Kehrs Mill Road.

Director Duepner summarized the report relative to this matter, noting this item had been held by the Committee at its meeting of March 9, 1994.

Also in attendance to address the Committee on this matter were Robert Knickmeyer, Trustee of Sycamore Place Subdivision, and Bud Miceli, the developer of Sycamore Place Subdivision.

Mr. Knickmeyer indicated to the Committee that an agreement, in principle, had been reached with Mr. Miceli relative to past assessments, bills for work performed in the detention basin, and future assessments for Lots 38 and 39.

Mr. Miceli addressed the Committee indicating that an agreement with the Trustees would encompass paying of past due assessments for Lots 38 and 39, waiving a bill for \$1500.00 for work at a detention basin, and a Trustees' agreement to waive future claims to Lots 38 and 39, with the understanding a Record Plat would be processed as soon as possible. Mr. Miceli also noted that, if that option was not totally agreeable to the Trustees, another option would be for Lots 38 and 39, and all lots of Twin Estates Subdivision, to pay a partial assessment to Sycamore Place Subdivision for stormwater, with the assessment at fifty percent (50%) of the current payment. One other option would be to leave Lots 38 and 39 within Sycamore Place, adjusting boundaries within Twin Estates Subdivision.

There was discussion by the Committee relative to the proposals and the agreement, in principle, between the developer and trustees.

A motion was made by Councilmember Hrabko and seconded by Councilmember Hurt to recommend approval of amendment of the Planned Environment Unit Ordinance for Sycamore Place and forward the matter to Council, subject to the

agreement between the trustees and developer. It was noted that if the agreement was not in place prior to the Council Meeting, the matter would be placed on **hold** until such time as a signed agreement was submitted to the City. **The motion was approved by a vote of 3 to 0.**

(Note: A bill relative to this matter is needed for the April 18, 1994 City Council Meeting.

ITEM II. P.Z. 11-93 City of Chesterfield Planning Commission; a proposal to amend Sections 1003.020 Definitions; 1003.101 "FP" Flood Plain District Regulations; 1003.103 "PS" Park and Scenic District Regulations; 1003.107 "NU" Non-Urban District Regulations; 1003.111 "R-1" Residence District Regulations; 1003.112 "R-1A" Residence District Regulations; 1003.113 "R-2" Residence District Regulations; 1003.115 "R-3" Residence District Regulations; 1003.117 "R-4" Residence District Regulations; 1003.119 "R-5" Residence District Regulations; 1003.120 "R-6A" Residence District Regulations; 1003.120A "R-6AA" Residence District Regulations; 1003.121 "R-6" Residence District Regulations; 1003.123 "R-7" Residence District Regulations; 1003.125 "R-8" Residence District Regulations; 1003.131 "C-1" Neighborhood Business District Regulations; 1003.133 "C-2" Shopping District Regulations; 1003.135 "C-3" Shopping District Regulations; 1003.137 "C-4" Highway Service Commercial District Regulations; 1003.141 "C-6" Office and Research Service District Regulations; 1003.143 "C-7" General Extensive Commercial District Regulations; 1003.151 "M-1" Industrial District Regulations; 1003.153 "M-2" Industrial District Regulations; 1003.168 Sign Regulations - General; 1003.168A Sign Regulations for "FP", "PS", "NU", and All "R" Districts; 1003.168B Sign Regulations for All "C", "M", and "MXD" Districts; 1003.168C Subdivision Information Signs; and, 1003.168D Temporary Signs of the City of Chesterfield Zoning Ordinance relative to sign regulations;

The Chair directed this matter be held.

ITEM III. Memorandum from the Director of Planning concerning Public Comment portion of Planning Commission meetings.

Item was received and filed by the Committee.

ITEM IV. Report from the Director of Planning regarding vacation of right-of-way of Santa Maria Drive.

Director Duepner summarized the report relative to the vacation of right-of-way of Santa Maria Drive.

A motion was made by Councilmember Clarke and seconded by Councilmember Hrabko for approval of the vacation. The motion was approved by a vote of 3 to 0.

(Note: A bill relative to this matter is needed for the April 18, 1994 City Council Meeting.

ITEM V. Memorandum from the Director of Planning concerning revision of City Ordinances relative to home day care.

The Chair directed this matter be held.

ITEM VI. Notice from St. Louis County Public Improvements Committee concerning P.C. 90-93 Bridle Development Company; northeast corner of Olive Boulevard and Creve Coeur Mill Road.

This item was received and filed by the Committee.

ITEM VII. Meeting with Lane Kendig concerning revision of City Zoning and Subdivision Ordinances.

Mr. Lane Kendig, of Lane Kendig Incorporated, addressed the Committee relative to retention of his services for preparation of revised Zoning and Subdivision Ordinances of the City of Chesterfield.

Also in attendance were members of the Interview Committee which consisted of the members of the Planning and Zoning Committee, Mayor Jack Leonard, Councilmember Ed Levinson (Ward II), Planning Commission Chairman Barbara McGuinness, Planning Commission Vice-Chairman Bill Kirchoff, and Director of Planning Jerry Duepner.

The Committee Members inquired of Mr. Kendig whether within his contract proposal for \$92,000.00 he would include the Rapid Regs which had been listed as an option. The Committee also inquired relative to what the Rapid Regs element would comprise.

Mr. Kendig noted that with the program the City would have two (2) modules, one would be a distribution module, the other would be an update module which would allow the City to update sections of the Ordinances.

In discussion, Mr. Kendig inquired of the amount of mapping which may be necessary for the project. He felt that this was an area that he was unsure of the amount of work involved.

Director Duepner noted that the City's maps were currently on the CAD System, and current zoning had been placed on most, if not all, of the maps.

There was discussion relative to the amount of rezoning of property within the City which may be necessary as a result of revised regulations. At this time, it was difficult to determine the extent of such rezoning.

Director Duepner indicated that he did not think the amount of mapping would be extensive and that, with the assistance of the Department of Public Works who manages the CAD System, he believes the amount could be kept to a minimum.

With that understanding, Mr. Kendig indicated that he could provide the Rapid Regs in the contract at the \$92,000.00 price.

Director Duepner inquired of Mr. Kendig of what he saw the role of City Staff playing.

Mr. Kendig indicated that he would anticipate that Staff would review rough drafts of documents and set-up meeting places and send out information for those meetings. Relative to the consultants participation, Mr. Kendig indicated that the trips, as indicated in the proposal, comprised a minimum of two (2) days. The City would be billed for eight (8) hour days only, and, thus, if there was evening work, it would be included in the eight (8) hour day billed per trip.

Councilmember Levinson left the meeting at this time.

Director Duepner noted that the proposal, as submitted, indicated a minimum of fourteen (14) trips.

Mr. Kendig indicated the consultants would be receptive to suggestions in the reconnaissance stage of the project, as it is at that point they would obtain knowledge of the City. Any assistance and direction the City could provide in that stage would be appreciated.

Councilmember Hurt inquired whether information provided to Mr. Kendig during the process would be returned.

Mr. Kendig indicated that it would be, such as drawings and other documents.

Councilmember Clarke addressed the contact Mr. Kendig would have with the City during the process, other than with Staff. The Committee agreed that the contact and work of Mr. Kendig would be through the Selection Committee. Monthly reports would be provided with time expenditure in each report.

A motion was made by Councilmember Hrabko and seconded by Councilmember Hurt to forward a recommendation to the City Council to retain Lane Kendig Inc. and Rudnick and Wolfe at the price of \$92,000.00, which would include the provision of Rapid Regs. The motion was approved by all Members present.

SITE PLANS, BUILDING ELEVATIONS AND SIGNS REVIEWED BY THE PLANNING COMMISSION ON FEBRUARY 14, 1994.

- A. **P.Z. 26-93 Glen Novack/Redia McGrath (The Wedge)**; "C-8" Planned Commercial District Site Development and Landscape Plans; north side of Old Olive Street Road at Chesterfield Airport Road.
- B. **Countryside at Chesterfield Plat Three**; Planned Environment Unit (PEU) Procedure in the "R-1" One Acre Residence District and "FPR-1" Flood Plain One Acre Residence District Subdivision Record Plat; west side of Kehrs Mill Road, south of Wild Horse Creek Road.

(Note: This item was on the 3/21/94 Council meeting agenda for action.)

- C. **P.Z. 22, 23 & 24-93 Miceli Development Corp. (The Bluffs of Wildhorse, formerly Somerset West)**; Planned Environment Unit (PEU) Procedure in "R-2" 15,000 Square Foot Residence District Site Development and Landscape Plans; north side of Wild Horse Creek Road, east of Long Road.

The next meeting of the Planning and Zoning Committee will be on **Wednesday, April 6, 1994, at 5:30 p.m.**

The meeting adjourned at 6:50 p.m.

[PZC-SUM.323]