


MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning 

DATE: March 29, 2000

SUBJECT: Planning and Zoning Committee Meeting Summary from March 23, 2000

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, March 23, 2000, in the City Council Conference Room. In attendance were: Acting Chair Mike Casey (Ward III); Councilmember Jane Durrell (Ward I); and, Councilmember Barry Streeter (Ward II). Also in attendance were: Councilmember Dan Hurt (Ward III); Planning Commission Chair Dan Layton; Planning Commissioner John Nations; Teresa J. Price, Director of Planning; Laura Griggs-McElhanon, Assistant Director of Planning; Jennifer Samson, Project Planner; and Mary Claire Goodwin, Project Planner.

*To be discussed at 4/17/2000 City Council Meeting.

I. Approval of Planning and Zoning Committee Meeting Summary of March 9, 2000.

A motion to **approve** the meeting summary of March 9, 2000, was made by Councilmember Streeter and seconded by Councilmember Durrell.

The motion was **approved by a vote of 3 to 0**.

- II. THF Chesterfield Development L.L.C. (Chesterfield Commons) Ordinance Amendment**; An amendment to the City of Chesterfield Ordinance Number 1344, as amended, revising the building requirement limits to allow five (5) stories or sixty-five (65) feet in the "C-8" Planned Commercial District; located between the Sachs Electric Facility and the McBride Building on the north and south side of Chesterfield Airport Road.
- VII. P.Z. 21-1999 Chesterfield Real Estate Investors L.L.C.**: A request for a change in zoning from "M-3" Planned Industrial District to "PC" Planned Commercial District for a 28.8 acre tract of land located on Chesterfield Airport Road, eighty (80) feet west of Boones Crossing.
- VIII. P.Z. 22-1999 Valley Real Estate Investors L.L.C.**: A request for a change in zoning from "M-3" Planned Industrial District to "PI" Planned Industrial District for a 17.226 acre tract of land located on Chesterfield Airport Road, eighty (80) feet west of Boones Crossing.
- IX. P.Z. 26-1999 Solomon Consulting**; a request for a change of zoning from "NU" Non-Urban District to "PC" Planned Commercial for three parcel located north of North Outer Forty Road, east of the intersection of Chesterfield Parkway East, south of Conway Road. Total area to be rezoned: 7.3 acres. (Locator numbers 18R210032, 18R210021, 19R530254)

Acting Chair Casey advised the Committee that a letter had been received from the petitioner's attorney on these items requesting they be held because the attorney is out of town.

A motion to **hold items II, VII, VIII, and IX** was made by Councilmember Streeter and seconded by Councilmember Durrell.

There was general discussion about updating the agenda on the City's web page as soon as possible to indicate that the petitioner requests the item to be held.

The motion was approved by a vote of 3 to 0.

Note: These items will be on the agenda for the next Planning and Zoning Committee meeting.

***III. Sachs Properties Ordinance Amendment;** An amendment to the City of Chesterfield Ordinance Number 1265 revising the Building Setbacks in the "C-8" Planned Commercial District for a 6.3 acre tract of land located on the southwest corner of Burkhardt Place and Chesterfield Parkway South.

Project Planner Mary Claire Goodwin described the request to reduce the setback from Chesterfield Parkway from 150 feet to 80 feet.

There was general discussion on this request, including: site of proposed County library; recommendation for approval by the Planning Commission by a vote of 9 to 0; setbacks in the area; reason for the setback in the first place (reflective of the plan submitted by Sachs Properties during rezoning); curb cuts on the Parkway; access; and, future development in the area.

A motion to **approve the amendment request** was made by Councilmember Streeter, seconded by Councilmember Durrell, and **approved by a vote of 3 to 0**.

**Note: One bill relative to this matter will be needed for the April 17th City Council Meeting.
See Bill #**

***IV. T.K. Properties LLC I Ordinance Amendment;** An amendment to the City of Chesterfield Ordinance Number 1565, as amended, for the T.K. Properties located on the south side of Chesterfield Airport Road, east of Baxter Road Extension.

Project Planner Mary Claire Goodwin described the request to reduce parking setbacks.

Councilmember Durrell indicated that the Historical Commission has no problem with the request.

A motion to approve the amendment request was made by Councilmember Durrell, seconded by Councilmember Streeter, and approved by a vote of 3 to 0.

**Note: One bill relative to this matter will be needed for the April 17th City Council Meeting.
See Bill #**

***V. T.K. Properties LLC II Ordinance Amendment;** An amendment to the City of Chesterfield Ordinance Number 1597 for the T.K. Properties located on the south side of Chesterfield Airport Road, east of Baxter Road Extension.

Project Planner Mary Claire Goodwin described the request to change to dimensional requirement for depicting adjacent conditions from 150 feet to 30 feet. In addition, the request is to correct setbacks, which were in error in the original ordinance.

A motion to approve the amendment request was made by Councilmember Durrell, seconded by Councilmember Streeter, and approved by a vote of 3 to 0.

**Note: One bill relative to this matter will be needed for the April 17th City Council Meeting.
See Bill #**

***VI. Dugsford Commons Ordinance Amendment;** An amendment to City of Chesterfield Ordinance Number 984 in the "C-8" and "FPC-8" Planned Commercial District located on Wild Horse Creek Road at Long Road.

Project Planner Jennifer Samson described the request to reduce the western parking setback from 20 feet to 5 feet and reduce the setback required for parking adjacent to the internal roadway from 350 feet from Wild Horse Creek Road to 150 feet from Wild Horse Creek Road.

There was general discussion on this request, including: Planning Commission concerns (location of building with respect to Wild Horse Creek Road and parking); and, building setbacks.

Director of Planning Teresa Price explained that a Site Development Section Plan had been submitted to the Department that didn't conform with the governing Ordinance. Staff advised the developer that before reviewing the Plan, amendments to the governing Ordinance were necessary.

Bill Schierholz, managing member of the partnership that owns the project, addressed the Committee. They intend to do a "sister project" to Walnut Grove, which is located on Long Road. This partnership acquired the property after the Mobil Mart was approved. They are proposing to do 3 buildings. There would be no direct connection to Walnut Grove, because of the creek. The only access to Dugsford Commons will be from the existing access on Wild Horse Creek Road.

There was general discussion on this request, including the center turn lane on Wild Horse Creek Road, which was required by the original Ordinance (this issue will be worked out with the City, MoDOT and the developer).

A motion to approve the amendment request was made by Councilmember Streeter, seconded by Councilmember Durrell, and approved by a vote of 3 to 0.

**Note: One bill relative to this matter will be needed for the April 17th City Council Meeting.
See Bill #**

X. Departmental Update

Director of Planning Teresa Price updated the Committee on the search to fill the vacant positions in the Planning Department.

Director of Planning Teresa Price noted that the April 6, 2000 Committee meeting is cancelled (the Committee typically does not meet between the election and the first City Council meeting) and is rescheduled for Tuesday, April 18, 2000.

There was general discussion concerning changing the meeting date.

The next regularly scheduled meeting will be held at 5:30 p.m. on Tuesday, April 18, 2000.

The meeting adjourned at 6:10 p.m.

TJP/LPGM/lpgm

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