

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning ✓

DATE: April 21, 2000

SUBJECT: Planning and Zoning Committee Meeting Summary from April 18, 2000

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Tuesday, April 18, 2000, in the City Council Conference Room. In attendance were: Councilmember Jane Durrell (Ward I); Councilmember John Nations (Ward II); Councilmember Dan Hurt (Ward III); and, Councilmember Mary Brown (Ward IV). Also in attendance were: Councilmember Barry Streeter (Ward II); Planning Commission Chair Dan Layton; Laura Griggs-McElhanon, Assistant Director of Planning; and Kathy Lone, Executive Secretary/Planning Assistant. (Councilmember Brown left the meeting 8:03 p.m.)

*To be discussed at 5/1/2000 City Council Meeting.

A motion to **nominate Councilmember Dan Hurt as Chairman of the Planning and Zoning Committee** was made by Councilmember Nations. The motion was seconded by Councilmember Durrell and **passes by a vote of 4 to 0**.

Chair Hurt made a motion to **nominate Councilmember Brown as Vice Chairman of the Planning and Zoning Committee**. The motion was seconded by Councilmember Durrell and **passes by a vote of 4 to 0**.

Councilmember Nations made a **motion to nominate Councilmember Jane Durrell as liaison to the Board of Adjustment**. The motion was seconded by Chair Hurt and **passes by a vote of 3 to 0**. (When this vote took place, Councilmember Brown had left the meeting.)

Councilmember Nations made a motion to delete the Historic District Task Force. The motion was seconded by Chair Hurt and **passes by a vote of 3 to 0**. (When this vote took place, Councilmember Brown had left the meeting.)

It was the consensus of the Committee that Councilmember Brown serve as liaison to the Valley Master Development Study Committee.

It was the consensus of the Committee that Councilmember Nations serve as Planning Commission liaison with the understanding that another Councilmember may be the liaison if there is an issue from their ward on the agenda.

I. Approval of Planning and Zoning Committee Meeting Summary of March 23, 2000.

A motion to **approve** the meeting summary of March 23, 2000 was made by Councilmember Brown and seconded by Councilmember Durrell. The motion **passes by a vote of 2 to 0 to 2**. Councilmember Nations and Chair Hurt abstained from voting because they were not on the Committee at that time.

*X. Interview of Planning Commission Nominee

The Planning and Zoning Committee interviewed Planning Commission Candidate Mike Kodner.

Councilmember Nations made a motion to **forward the name of Mike Kodner to the City Council to fill the unexpired term of John Nations ending June 2, 2003**. The motion was seconded by Councilmember Durrell and **passes by a vote of 4 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.

Assistant Director of Planning Laura Griggs-McElhanon gave an overview of this petition.

The Planning Commission originally forwarded this petition to the Planning and Zoning Committee with the recommendation of denial by a vote of 5 to 3. New information was presented to the Planning and Zoning Committee that had not been presented to the Planning Commission. The Planning and Zoning Committee returned this item to the Planning Commission for their reconsideration. The Planning Commission then recommended approval of this petition by a vote of 7 to 2. General discussion followed.

Councilmember Brown made a motion to **approve THF Chesterfield Development, L.L.C. (Chesterfield Commons) Ordinance Amendment**. The motion was seconded by Councilmember Nations and **passes by a vote of 4 to 0**.

Note: One bill relative to this matter will be needed for the May 1, 2000 City Council Meeting.
See Bill #

***III. 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 Boone's Crossing.

Ms. Griggs-McElhanon gave an overview of this petition. Ms. Griggs-McMahon discussed the petitioner's concern of a curb cut. Other issues included hours of operation, lighting, out-door storage and parking garages.

Mr. Mike Doster, attorney for the petitioner, stated that he feels that hours of operation and uses are inappropriate in the Planned Industrial (PI) and would like them eliminated but is willing to accept them in the Planning Commercial (PC). Mr. Doster discussed the parking.

Mr. Michael Staenberg, developer for the Commons, discussed parking and out-door storage behind the development.

Councilmember Brown made a motion that **out-door storage shall have the same sight-proof materials as are on the approved Site Development Plan for the Commons.** The motion was seconded by Chair Hurt and passes by a vote of 4 to 0.

Mr. Tom Roof, architect for the petitioner discussed parking and shopping carts.

Councilmember Nations made a motion to **approve P.Z. 21-1999 Chesterfield Real Estate Investors, L.L.C., as amended.** The motion was seconded by Councilmember Brown and passes by a vote of 4 to 0.

Note: Two bills relative to this matter will be needed for the May 1, 2000 City Council Meeting (one is recommended by the Planning Commission and one is recommended by the Planning and Zoning Committee.)

See Bill # (as recommended by the Planning Commission)

See Bill # (as recommended by the Planning & Zoning Committee)

***IV. 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.

There was general discussion concerning this petition.

Chair Hurt made a motion that **all doors are to remain closed except temporary access in and out between 7:00 p.m. and 7:00 a.m. in the Planned Industrial (PI) District and no idling engines are permitted between the hours of 7:00 p.m. and 7:00 a.m. in the Planned Industrial (PI) District.** The motion was seconded by Councilmember Brown and passes by a vote of 4 to 0.

Councilmember Brown made a motion to **approve P.Z. 22-1999 Valley Real Estate Investors, L.L.C., as amended.** The motion was seconded by Councilmember Durrell and **passes by a vote of 4 to 0.**

Note: Two bills relative to this matter will be needed for the May 1, 2000 City Council Meeting (one is recommended by the Planning Commission and one is recommended by the Planning and Zoning Committee.)

See Bill # (as recommended by the Planning Commission)

See Bill # (as recommended by the Planning & Zoning Committee)

- *V. **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)

Ms. Griggs-McElhanon gave an overview of this petition and stated that the Planning Commission approved this petition by a vote of 8 to 1. Councilmember Nations was the one vote for denial when he was on the Planning Commission.

General discussion followed concerning curb cuts, access and setbacks.

Chair Hurt made a motion that in Attachment A, page 6, 4. SITE DEVELOPMENT PLAN DESIGN CRITERIA, Access and Roadway Improvements, Including Sidewalks and Street Lighting, h. to change the following.....a minimum of 100 feet from the State right-of-way and a minimum of 180 feet from the existing right-of-way of Conway Road as directed by the City of Chesterfield Department of Public Works. Add "Location of cross access will be determined by the Department of Public Works during the review of future developments to the east." Motion **dies** due to lack of a second.

Councilmember Brown made a motion that **the setbacks from the State Outer Road be reduced from 250 feet to 100 feet. Cross access is to be determined by the Department of Public Works.** The motion was seconded by Councilmember Nations and **passes by a vote of 4 to 0.**

Councilmember Nations addressed the Planning and Zoning Committee relative to his concern with unclear verbiage in the Comprehensive Plan and previous amendments to the Comprehensive Plan text and Land Use Map.

Chesterfield residents Laura Lueking, Lee Wall and Debbie Himmelsbach discussed their concerns with this petition.

Mr. Bert Solomon, developer, discussed problems with cutting through the Bonhomme Presbyterian Church parking lot.

Mr. Mike Doster addressed the Planning and Zoning Committee relative to his research of previous amendments to the Comprehensive Plan text and Land Use Map.

Ms. Griggs-McElhanon addressed the Planning and Zoning Committee relative to previous amendments to the Comprehensive Plan and Land Use Map.

Mr. Bob Boland, architect for the petitioner, discussed lighting, landscaping and detention.

Councilmember Nations made a motion to deny **P.Z. 26-1999 Solomon Consulting**. The motion was seconded by Councilmember Durrell and **ties with a vote of 2 to 2**. (Councilmember Nations and Councilmember Durrell voted to deny this petition, Chair Hurt and Councilmember Brown voted to approve this petition.

Petition P.Z. 26-1999 Solomon Consulting will be **forwarded to the City Council with no recommendation from the Planning and Zoning Committee**.

**Note: One bill relative to this matter, as recommended by the Planning Commission, will be needed for the May 1, 2000 City Council Meeting.
See Bill #**

VI. P.Z. 08-2000 City of Chesterfield: A proposal to amend the City of Chesterfield Zoning Ordinance by creating a new Section 1003.167(20) Traffic Studies.

Ms. Griggs-McElhanon stated Staff is recommending that traffic studies become a part of the Zoning Ordinance in the Miscellaneous Regulations.

Councilmember Nations stated that it would be more beneficial to have City Attorney Doug Beach and a representative from the Home Builders Association present to discuss this petition.

Ms. Griggs-McElhanon was directed to schedule this petition for the next Planning and Zoning Committee Meeting or at the earliest convenient time.

VII. Traffic General Assessments

It was the consensus of the Committee to hold VII. Traffic General Assessments until P.Z. 02-2000 Fischer & Frichtel, Inc. (Windgate) is brought before the Planning and Zoning Committee on Thursday, April 27, 2000.

VIII. Correspondence from the Home Builders Association

Ms. Griggs-McElhanon presented a handout to the Committee from the Home Builders Association (HBA).

Chair Hurt made a motion to **have the Chesterfield group of the Home Builders Association discuss the issues of E-Districts, PEU's, and the Tree Ordinance and bring recommendations to the Planning and Zoning Committee.** The motion was seconded by Councilmember Nations and passes by a vote of 3 to 0. (When this vote was taken, Councilmember Brown had left the meeting)

IX. Parking Requirements in Commercial Service Procedures

There was general discussion concerning parking for Commercial Service Procedures.

Councilmember Durrell made a motion to **advise the petitioner to go before the Board of Adjustment for parking adjustments.** The motion was seconded by Councilmember Nations and passes by a vote of 3 to 0. (When this vote was taken, Councilmember Brown had left the meeting.)

XI. Other

Councilmember Durrell received a call from Joan Schmelig from the Chesterfield Chamber of Commerce with a recommendation that, until construction is finished on Olive Boulevard, the City allow some leniency on business signs. There was discussion but no direction to staff.

The next regularly scheduled meeting will be held at 5:30 p.m. on Thursday, April 27, 2000.

The meeting adjourned at 8:27 p.m.

TJP/kl