


MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa Price, Director of Planning 

DATE: April 27, 1998

SUBJECT: Planning and Zoning Committee Meeting Summary from April 23, 1998

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, April 23, 1998, in the City Council Conference Room. In attendance were Chair Dan Hurt (Ward III); Councilmember Barry Flachsbart (Ward I); Councilmember Barry Streeter (Ward II); and Councilmember Mary Brown (Ward IV). Also in attendance were: Rick Bly, Planning Commission Chair; Teresa Price, Director of Planning; and, Laura Griggs-McElhanon, Assistant Director of Planning.

* To Be Discussed at 5/4 City Council Meeting

I. Approval of Planning and Zoning Committee meeting summary of March 5, 1998.

A motion to approve the meeting summary of March 5, 1998, was made by Councilmember Brown, seconded by Councilmember Streeter, and approved by a vote of 4 to 0.

Chair Hurt stated that the Chair for this Committee was decided at the last City Council meeting. The Committee now needs to decide on the Vice Chairman and the Council Liaison.

A motion to have Councilmember Brown as Vice Chair was made by Councilmember Flachsbart, seconded by Chair Hurt, and approved by a vote of 4 to 0.

Councilmember Flachsbart inquired if Councilmember Brown was willing to continue to be the Council Liaison to the Planning Commission.

Councilmember Brown stated her acceptance to be Council Liaison, but advised the Committee that if anyone wants to go in her place, let her know.

Councilmember Brown was approved to be Council Liaison by a vote of 4 to 0.

*II. **P.Z. 10-98 General Van and Storage Company, Incorporated**; "M-3" Planned Industrial District to Planned Industrial; north side of Chesterfield Airport Road, 1,600 feet west of the intersection of Chesterfield Parkway South.

Assistant Director of Planning Laura Griggs-McElhanon described the request to modify the existing "M-3" Planned Industrial District to allow light manufacturing, warehousing and storage, office, contractor warehouse and storage facilities, in addition to the currently permitted moving and storage of household goods. In addition, the petition would change the zoning to the new "PI" Planned Industrial District.

There was general discussion of the appropriateness of light manufacturing, contractor's warehousing, and outdoor storage. It was noted by staff that Attachment A currently allows outdoor.

Steve Koslovsky, attorney for the petition, clarified the intent of the light manufacturing use requested, which would be completely internal (office machine business – leases, repairs and maintains office equipment). The petitioner has nothing in mind requiring a smokestack. Mr. Koslovsky indicated that there is a possibility of assembly going on. The petitioner wants the ability to have outdoor storage.

There was general discussion of allowable square footage, existing square footage, adding a second level into existing building, and number of buildings.

A motion to amend Attachment A, condition 1(b)(1) to restrict to only one building was made by Councilmember Streeter, seconded by Councilmember Flachsbart, and approved by a vote of 4 to 0.

A motion to amend Attachment A, condition 1(a), to delete light manufacturing was made by Councilmember Streeter, seconded by Chair Hurt, and approved by a vote of 4 to 0.

A motion to amend Attachment A to restrict the development to no outdoor storage was made by Councilmember Flachsbart, seconded by Chair Hurt, and approved by a vote of 4-0.

The petitioner was directed to talk to the City Council prior to their meeting on this petition if they wanted to have outdoor storage allowed in this development.

A motion to amend Attachment A was made by Councilmember Flachsbart and seconded by Councilmember Brown, to require the paved parking area in the rear not to be expanded by more than 5% north of north building wall, of the footprint, to add a parking structure as a permitted use, to exclude the parking structure from the maximum number of buildings permitted, and to limit the parking structure to two stories. The motion was approved by a vote of 4 to 0.

Staff was directed to incorporate these conditions within Attachment A.

A motion to approve as amended was made by Councilmember Flachsbart, seconded by Councilmember Brown, and approved by a vote of 4 to 0.

Note: Two bills relative to this matter will be needed for the May 4, 1998, City Council Meeting (one as recommended by the Planning Commission, and one as recommended by the Planning & Zoning Committee).

SEE Bill # (as recommended by the Planning Commission)

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

*VI. **P.Z. 31-95 Premier Homes (Cambridge Cove)**; request for an amendment to City of Chesterfield Ordinance Number 1124, authorizing a Planned Environment Unit (PEU) Procedure in the "R-6A" 4,500 square foot Residence District; southeast corner of Chesterfield Parkway north and Peach Hill Lane (relative to allowing decks).

Director of Planning Teresa Price explained the request to amend the Planned Environment Unit Ordinance to allow the construction of decks in the Cambridge Cove development, with restrictions.

A motion to approve the amendment request was made by Councilmember Flachsbart, seconded by Councilmember Brown, and approved by a vote of 4 to 0.

**Note: One bill relative to this matter will be needed for the May 4, 1998, City Council Meeting.
SEE Bill #**

*III. **P.Z. 12-98 Caplaco Twelve, Inc., c/o Capitol Land Company**; "C-8" Planned Commercial District to "R-6A" 4,000 square foot Residence District; east side of Forest Trace Drive, 500 feet south of Chesterfield Parkway North.

AND,

*IV. **P.Z. 13-98 Caplaco Twelve, Inc., c/o Capitol Land Company**; a Planned Environment Unit (PEU) Procedure in the "R-6A" 4,000 square foot Residence District for a 0.5 acre tract of land located on the east side of Forest Trace Drive, 500 feet south of Chesterfield Parkway North; and an amendment to an existing Planned Environment Unit (PEU) Procedure, established by St. Louis County, P.C. 142-79 Chesterfield Village Inc., in the "R-4" 7,500 square foot Residence District and the "R-6A" 4,000 square foot Residence District for a 60.5 acre tract of land; south side of Chesterfield Parkway North, east of Swingley Ridge Drive and on the north side of Swingley Ridge Drive, 500 feet west of Olive Boulevard The total acreage encompassing this Planned Environment Unit Procedure is 60.5 acres. Proposed Amendment: add a 0.5 acre tract of land for a recreation area and subtract another 0.5 acre tract of land.

Director of Planning Teresa Price described the request to remove a 0.5 acre tract of land from an existing "C-8" Planned Commercial District, rezone it to "R-6A" Residence District and add it to the PEU for Chesterfield Village Apartments. In addition, a 0.5 acre tract of land on Swingley Ridge, adjacent to the Post Office is proposed to be removed from the Chesterfield Village Apartments PEU. These petitions will result in no added density to the Chesterfield Village Apartments.

Jerry Duepner, Sachs Properties, stated that the tract of land being removed from the PEU will be acquired by the Post Office.

A motion to approve P.Z. 12-98 was made by Councilmember Flachsbart, seconded by Councilmember Streeter, and approved by a vote of 4 to 0.

**Note: One bill relative to this matter will be needed for the May 4, 1998, City Council Meeting.
SEE Bill #**

A motion to approve P.Z. 13-98 was made by Councilmember Brown, seconded by Councilmember Streeter, and approved by a vote of 4 to 0.

**Note: One bill relative to this matter will be needed for the May 4, 1998, City Council Meeting.
SEE Bill #**

- V. **P.Z. 20-97 Spirit Airpark**; request for amendment to City of Chesterfield Ordinance Number 1312, the governing "M-3" Planned Industrial District Ordinance for Spirit Airpark; east side of Goddard Avenue, south of Chesterfield Airport Road (relative to setbacks at 660 Goddard Avenue).

Assistant Director of Planning Laura Griggs-McElhanon described the request to amend the governing "M-3" Ordinance for Spirit Airpark to reduce the required setbacks at 660 Goddard Avenue to allow a lot created in 1994 by deed to be approved by plat, which is the process required by the Subdivision Ordinance.

There was general discussion of the implication of not approving the amendment requested.

A motion to hold the amendment request and direct staff to contact Mr. Natoli to advise him that the Committee is not inclined to approve this request and that an alternative solution was needed was made by Councilmember Flachsbart.

The motion was seconded by Councilmember Streeter, and approved by a vote of 3 to 1, with Councilmember Brown voting no.

- VII. **P.Z. 14-97 Nancy and Michael Cullen** - Rezoning "M-3" to "C-3".

Director of Planning Teresa Price explained to the Committee correspondence had been received from Mike Cullen requesting this item be placed on the next Council Agenda. Director of Planning Teresa Price explained that this is being presented due to the fact that it had been several months since the Committee had reviewed the request and the fact that Mr. Cullen would be asking for changes at the Council meeting.

The Committee instructed Director of Planning Teresa Price to call Mr. Cullen and inform him that they strongly suggest this item be brought to the Committee first if there are any changes prior to it going to Council.

Note: Two bills relative to this matter will be needed for the May 4, 1998, City Council Meeting (one as recommended by the Planning Commission, and one as recommended by the Planning & Zoning Committee).

SEE Bill # (as recommended by the Planning Commission)

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

- VIII. **City Limit Signs** – Letter from MoDOT.

A motion to receive and file this information was made by Councilmember Flachsbart, seconded by Councilmember Streeter, and approved by a vote of 4 to 0.

***IX. Naming of Swingley Ridge Road – Request from Sachs Property.**

There was general discussion about this item.

A motion was made by Councilmember Flachsbart, and seconded by Councilmember Brown, to only have the first reading at the next City Council meeting, and direct Sachs Properties to send a letter to all businesses that will be impacted by the road name change and advise them to let the City Council know if there are any objections.

The motion was approved by a vote of 4 to 0.

**Note: One bill relative to this matter will be needed for the May 4, 1998, City Council Meeting, to be prepared by the City Attorney.
SEE Bill #**

X. Departmental Update – Teresa Price, Director of Planning

Planning Director Teresa Price handed out list of new planners and advised the Committee that the executive secretary/planning assistant has been hired. The Department will start working on the to-do list.

Planning Director Teresa Price stated that discussion of the Tree Ordinance needs to be scheduled for the May 21, 1998 agenda. The award of the tree consultant contract will be going to the City Council at their next meeting and the consultant would like to be at the May 21, 1998 meeting

The next regularly scheduled meeting will be held at 5:30 p.m. on Thursday, May 7, 1998.

The meeting adjourned at 6:55 p.m.

TP/LPGM/lpgm

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