

MEMORANDUM

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TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning *TJ*

DATE: April 28, 2000

SUBJECT: Planning and Zoning Committee Meeting Summary from April 27, 2000

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, April 27, 2000, in the City Council Conference Room. In attendance were: Chair Dan Hurt (Ward III); Councilmember Jane Durrell (Ward I); Councilmember John Nations (Ward II); and Councilmember Mary Brown (Ward IV). Also in attendance were: Councilmember Mike Casey (Ward III); Michael Herring, City Administrator; Planning Commission Chair Dan Layton; Teresa Price, Director of Planning; Laura Griggs-McElhanon, Assistant Director of Planning; and Kathy Lone, Executive Secretary/Planning Assistant.

*To be discussed at 5/15/2000 City Council Meeting.

I. Approval of Planning and Zoning Committee Meeting Summary of April 18, 2000.

Approval of the April 18, 2000 Planning and Zoning Committee Meeting Summary will be requested at the May 4, 2000 Meeting.

***II. P.Z. 02-2000 Fischer & Frichtel, Inc. (Windgate)**; A request for a change in zoning from "NU" Non-Urban District to "E-2" Estate One Acre Residence District for two areas of land totaling 15.894 acres located on the east side of Kehrs Mill Road, north and south of Jeffrey's Crossing Lane. (Locator Numbers: 18U14-0011, 18U14-0055, 18U14-0099, and 18U14-0101).

Assistant Director of Planning Laura Griggs-McElhanon gave an overview of this presentation. This petition was approved by the Planning Commission by a vote of 5 to 2.

Councilmember Brown discussed Traffic Generation Assessments and the possibility that straight zonings would not be requested to make contributions to the Eatherton Trust Fund which is used for interim improvements. General discussion followed.

Councilmember Brown made a motion **to recommend approval subject to requiring trust fund contributions and to direct Staff to work out particulars of trust fund contributions with the City Attorney before a City Council vote.** The motion was seconded by Councilmember Nations and passes by a vote of 4 to 0.

Councilmember Nations made a motion **to approve, as amended, P.Z. 02-2000 Fischer & Frichtel, Inc. (Windgate).** The motion was seconded by Councilmember Durrell and passes by a vote of 4 to 0.

Planning Commission Chair Layton stated that the two (2) Commission members who did not vote for approval of this petition did so because of the traffic.

Note: Two bills relative to this matter will be needed for the May 15, 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)

***III. P.Z. 37-1999 THF Chesterfield Two Development, L.L.C.:** A request for a change in zoning from "NU" Non-Urban District to "PC" Planned Commercial District for a 52.6 acre tract of land located south of Chesterfield Airport Road, east of Boones Crossing and north of the St. Louis, Kansas City and Colorado Railroad.

Director of Planning Teresa Price gave an overview of this petition.

Planning Commission Chair Layton discussed the Planning Commission process of voting on this petition.

Ms. Price stated that the petitioner is in agreement with all items in the Attachment A from the Planning Commission.

Ms. Griggs-McElhanon explained the access. General discussion followed concerning cross access.

Concerning access, Ms. Price stated that Attachment A, page 7, 4. Access, a., says, "The western street approach shall be aligned directly across from the existing entrance located on the north side of Chesterfield Airport Road and shall be a shared entrance with the parcel to the west as directed by the St. Louis County's Department of Highways and Traffic and the City of Chesterfield's Department of Public Works. Accordingly, a cross access easement shall be provided for those portions of the entrance that fall on this development's side of the entrance as directed by the departments."

Mr. Kent Kehr, owner of one of the parcels, stated that he would be satisfied with the cross access and willing to allocate part of his property for access.

Mr. Michael Staenberg, developer of the other parcel, stated that the access is fine but wants it to be equitable for both.

General discussion followed.

Councilmember Brown made a motion that drive-through restaurants be prohibited. The motion **dies** due to a lack of a second.

Councilmember Brown discussed hours, noise and traffic for the neighboring residents as her reasons for the motion.

Mr. Staenberg stated that he does not think that noise from a drive-through would be a problem. He stated that the neighboring residents will hear traffic from Edison Avenue first.

Chair Hurt made a motion to approve this petition as presented by the Planning Department. The motion **dies** due to a lack of a second.

Councilmember Nations made a motion to **approve P.Z. 37-1999 THF Chesterfield Two Development, L.L.C.** The motion was seconded by Chair Hurt and **passes by a vote of 4 to 0.**

Councilmember Brown stated that she voted for approval but objects to drive-through restaurants and will bring this issue up at the City Council meeting.

Staff was directed to discuss the access with City Attorney Beach before the City Council meeting.

**Note: One bill relative to this matter will be needed for the May15, 2000 City Council Meeting.
See Bill #**

***IV. P.Z. 05-2000 THF Chesterfield Development L.L.C. (Chesterfield Commons); An amendment to the City of Chesterfield Ordinance Number 1344, as amended, revising the permitted uses to include financial institutions 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.**

Ms. Price gave an overview of this petition and stated that this ordinance amendment will allow a bank window and Automated Teller Machine (ATM) in Wal-Mart and also gives the flexibility to allow a bank on an outlot. This petition was approved by the Planning Commission by a vote of 7 to 0.

Councilmember Nations made a motion to **approve P.Z. 05-2000 THF Chesterfield Development L.L.C. (Chesterfield Commons).** The motion was seconded by Councilmember Brown and **passes by a vote of 4 to 0.**

**Note: One bill relative to this matter will be needed for the May15, 2000 City Council Meeting.
See Bill #**

V. Traffic Generation Assessments

Councilmember Brown stated that the City has been encouraging straight zonings which eliminates Traffic Generation Assessments.

Discussion followed.

Councilmember Brown made a motion to **direct Staff to explore imposing conditions on straight zonings when warranted.** The motion was seconded by Councilmember Nations and passes by a vote of 4 to 0.

Ms. Price stated that this would be in the Attachment A.

Note: This matter will be brought back to the Committee at a future meeting.

VI. **Departmental Update**

Ms. Price gave an update concerning staffing in the Planning Department.

Mr. Herring discussed the planning process until the Planning Department is fully staffed.

Discussion followed.

Ms. Price gave an overview of the new process for projects going before the Planning Commission.

Chair Hurt stated that, if projects do not have recommendations, he would like Staff prepared to give a recommendation to the Planning and Zoning Committee since they are the professionals.

Chair Hurt made a motion that **any plans from previously approved zonings from Day 1 be brought to the attention of the Planning and Zoning Committee and placed on their agenda.** The motion was seconded by Councilmember Nations and passes by a vote of 4 to 0.

Ms. Price gave an update on when projects would be on the Planning Commission agenda.

The next regularly scheduled meeting will be held at 5:30 p.m. on Thursday, May 4, 2000.

The meeting adjourned at 7:02 p.m.

TJP/kl