

MEMORANDUM

DATE: May 1, 1997

TO: Michael G. Herring, City Administrator

FROM: Jerry Kelley
Director of Planning

SUBJECT: Minutes of the Planning and Zoning Committee Special Meeting of April 30, 1997.

A Special Meeting of the Planning and Zoning Committee of the Chesterfield City Council was called to order at 5:00 p.m., on Wednesday, April 30, 1997, in the City Council Conference Room. In attendance were Councilmember Dan Hurt (Ward III) - Chairperson; Councilmember Barry Flachsbart (Ward I); Councilmember Barry Streeter (Ward II); and Councilmember Mary Brown (Ward IV). Jerry Kelley, Planning Director, also attended the meeting.

- I. **P.Z. 30-96 McDonald's Corporation**; "NU" Non-Urban District to "C-8" Planned Commercial District and an amendment to St. Louis County Ordinance 5531 establishing a "C-8" Planned Commercial District; southeast corner of the intersection of Long Road and Chesterfield Airport Road. This request will result in a new "C-8" Planned Commercial District encompassing 2.94 acres.

After opening remarks by Mr. Kelley, describing the changes in the revised preliminary plan, the Committee agreed to eliminate Condition 2.f., from Attachment A. This deletion will allow the indoor/outdoor play area to be considered at a future date. Two (2) other issues discussed included signage and curb cuts.

A motion was made by Councilmember Flachsbart, seconded by Councilmember Streeter to approve the request, subject to limiting the freestanding monument signs to two (2) signs each, at fifty (50) square feet, each sign no greater than eight (8) feet in height, and to include an additional twenty (20) square footage for price signage.

After discussion, a second motion was submitted by Councilmember Hurt and seconded by Councilmember Flachsbart, to permit one (1) freestanding monument sign for the McDonald's/Amoco site, not to exceed one hundred (100) square feet, which includes pricing signage. **This amendment was approved by a vote of 4 to 0.**

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A motion by Councilmember Flachsbart, seconded by Councilmember Streeter to approve the rezoning petition, with the amended condition on signage, **was approved by a vote of 4 to 0.**

Another issue which may be discussed at City Council on May 5, 1997, is the number of curb cuts to be permitted on Long Road.

(Note: An ordinance will be forwarded to City Council for approval.)

The meeting adjourned at approximately 5:40 p.m.

The next meeting is scheduled for 7:30 p.m., on Thursday, May 8, 1997.

[PZC-SUM.430]