

MEMORANDUM

II

TO: Michael G. Herring, City Administrator

FROM: Teresa Price, Director of Planning ✓

DATE: May 10, 1999

SUBJECT: Planning and Zoning Committee Meeting Summary from May 6, 1999

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m. on Thursday May 6, 1999, in the City Council Conference Room. In attendance were: Mayor Nancy Greenwood; Chair Mary Brown (Ward IV); Councilmember Barry Streeter (Ward II); Councilmember Jane Durrell (Ward I); and Councilmember Mike Casey (Ward III). Also in attendance were Councilmember Dan Hurt (Ward III); Planning Commission Chair Robert Grant; Teresa Price, Director of Planning; and Molly Butler Dunham, Planner I.

I. Interview of Planning Commission nominees

Planning and Zoning Committee interviewed Planning Commission Candidate John Nations.

II. Approval of Planning and Zoning Committee meeting summary of April 22, 1999.

A motion to approve the meeting summary of April 22, 1999 was made by Councilmember Casey, seconded by Councilmember Durrell, and approved by a vote of 4 to 0.

III. P.Z. 4-1999 City of Chesterfield; a proposal to amend Sections 1003.020 Definitions; 1003.030 Establishment of districts; zoning map; 1003.040 Interpretation and extension of district boundaries; 1003.101 "FP" Floodplain District Regulations; 1003.105 "NU" Non-Urban District Regulations; 1003.108 "E-2" Residence District; 1003.109 "E-3" Residence District; 1003.110 through 1003.125 governing Urban Residence Districts; 1003.133 through 1003.145 Commercial District regulations; 1003.150 through 1003.155 Industrial District regulations; 1003.157 "MXD" Mixed Use Development district; 1003.165 Off-street parking and loading requirements – General; 1003.166 Review and approval of development near City or County parks; 1003.167 Miscellaneous Regulations; 1003.168 Sign Regulations – General; 1003.168C Sign Regulations – Permanent Signs; 1003.168D Sign Regulations – Temporary Signs and Attention Getting Devices; 1003.168F Sign Regulations – Nonconforming Signs; 1003.178 Development in Planned Commercial and Planned Industrial Districts; 1003.181 Conditional Use Permit Procedure (CUP); 1003.182 Commercial Service Procedure (CSP); 1003.187 Planned environment unit procedure (PEU); and a proposal to delete section 1003.168A Sign Regulations – Definitions of the City of Chesterfield Zoning Ordinance.

Director of Planning Teresa Price presented the request to amend the Zoning Ordinance, highlighting the changes regarding home occupations, Tree Ordinance-related definitions, and the proposed "SR" Senior Residence district. The Planning Commission has recommended approval of the proposed changes.

There was general discussion on the following issues: senior independent living, the number of new districts created by the proposed changes, allowing younger, disabled residents in the "SR" district, the parking regulations for the uses allowed in the district, the residential nature of the zoning district, promotion of the district to developers, the inclusion of commercial uses in the "SR" district, and the relation of the new district to the Comprehensive Plan.

Planning Commission Chair Grant stated that the Planning Commission had no objection to the creation of the "SR" Senior Residence District, and that there had been little discussion of the district by the Planning Commission. Mr. Grant noted that a proposed use does not have to fit strictly into the Comprehensive Plan to merit approval.

There was general discussion of the appropriateness of certain of the commercial uses permitted in the "SR" Senior Residence District and for whom the commercial services are provided.

A motion was made by Councilmember Brown, seconded by Councilmember Streeter, to include language that the commercial uses in the "SR" district have no outside signage or advertising, be internal to the site, and be primarily for the use of residents, employees, and guests. The motion was approved by a vote of 4 to 0.

There was general discussion of the enforcement of "SR" district regulations, provisions for the disabled in nursing homes in the "SR" district, and the possibility for substance abuse facilities.

Director of Planning Teresa Price noted that governing ordinances written in the past several years have been prohibiting temporary signage. Real estate signs are considered temporary signs under the zoning ordinance. It is suggested that real estate signs be removed from the "Temporary Signs" section of the Zoning Ordinance.

A motion was made by Councilmember Streeter, seconded by Councilmember Durrell, to direct staff to look into addressing the issue of allowing real estate signs where other types of temporary signs are not permitted. The motion was approved by a vote of 4 to 0.

IV. Political Signs – Councilmember Brown

There was general discussion of violations of the Zoning Ordinance Sign Regulations during the past election, including signs in the right-of-way and more signs at polling places than are permitted under the Zoning Ordinance.

Councilmember Streeter suggested that temporary staff be hired during the weekend before an election to pull political signs out of the right-of-way.

A motion was made by Councilmember Streeter, seconded by Councilmember Brown, to direct staff to propose an ordinance which would make unlawful the act of placing signs in the right-of-way. The motion was approved by a vote of 4 to 0.

V. Other

Council liaisons were appointed to various bodies as follows:

Board of Adjustment: Councilmember Casey

Historical District Task Force: Councilmember Durrell

Valley Master Plan Committee: Councilmember Streeter

The next regularly scheduled meeting will be held at 5:30 p.m. on Thursday May 20, 1999.

The meeting adjourned at 7:04 p.m.