

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: May 7, 2004

SUBJECT: Planning and Zoning Committee Meeting Summary from May 6, 2004

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, May 6, 2004, in Council Chambers. In attendance were: Chair Bruce Geiger (Ward II), Councilmember Jane Durrell (Ward I), Councilmember Dan Hurt (Ward III) and Councilmember Connie Fults (Ward IV). Also in attendance were Councilmember Mike Casey (Ward III); Planning Commission Chair Victoria Sherman; Director of Planning Teresa Price; Senior Planner Annissa McCaskill-Clay; Project Planner Aimee Nassif; Project Planner Christine Smith Ross; and Kathy Lone, Planning Assistant.

*To be discussed at the 5/17/2004 City Council Meeting.

Chair Geiger called the meeting to order at 5:33 p.m.

I. Approval of the Planning and Zoning Committee Meeting Summary of April 22, 2004.

Councilmember Hurt made a motion to approve the Meeting Summary of April 22, 2004. The motion was seconded by Councilmember Fults **and passes by a voice vote of 4 to 0.**

***II. P.Z. 32-2003 Greater Missouri Builders (Chesterfield Crossing):** A request for a rezoning from "NU" Non-Urban District to "R-3" 10,000 square foot Residence District for 7.8 acre tract of land located on the north side of Olive Boulevard, east of Spyglass Summit Drive. (Locator Numbers 16R33-0453, 16R32-0232, 16R32-0195, 16R32-0130, 16R32-0938, 16R31-0837).

And

***III. P.Z. 33-2003 Greater Missouri Builders (Chesterfield Crossing):** a request for a Planned Environment Unit (PEU) Procedure in the “R-3” 10,000 square foot Residence District for a 7.8 acre tract of land located on the north side of Olive Boulevard, east of Spyglass Summit Drive. (Locator Numbers 16R33-0453, 16R32-0232, 16R32-0195, 16R32-0130, 16R32-0938, 16R31-0837).

Project Planner Christine Smith Ross gave an overview of **P.Z. 32-2003 Greater Missouri Builders (Chesterfield Crossing)** and **P.Z. 33-2003 Greater Missouri Builders (Chesterfield Crossing)** and reviewed issues that have been addressed.

General discussion followed concerning setbacks from the right-of-way to the property line, traffic slowing down on Olive Boulevard to enter the development, adding a deceleration lane for entering the development, restricting parking to one side of the street only in the development, length and width of the stub street, paving of the stub street, and the entrance drive and stub street being the same width.

Councilmember Durrell stated that a right turn into the Hilltown Village Shopping Center can't be done at 20 miles per hour and expressed concern with the width of the entrance of the proposed development.

Councilmember Hurt made a motion to accept the recommendation of Mr. Mike Geisel, Director of Public Works, that the north-south roadway, intersecting with Olive Boulevard, (including the stub street to be run to the property line) be constructed to a minimum width of 32 feet and parking to be restricted to one side. The motion was seconded by Councilmember Durrell and **passes** by a voice vote of 4 to 0.

General discussion followed concerning restricting parking to one side of the street.

Councilmember Hurt made a motion to accept the following recommendation from Staff concerning Structure setbacks for the individual lots:

Page 4, **SECTION V. SPECIFIC CRITERIA A.**

1. Structure Setbacks

- e. Individual lots shall meet the following requirements:
 - (i) Minimum front yard setback shall be twenty-feet (20');
 - (ii) Minimum rear yard setback shall be fifteen-feet (15'). Maintain thirty-feet (30') between buildings.
 - (iii) Minimum side yard setback shall be six-feet (6'). Maintain twelve-feet (12') between buildings.

The motion was seconded by Councilmember Fults and **passes** by a voice vote of 4 to 0.

Councilmember Fults made a motion to add the following to Attachment A with regards to trees that can be saved on the site:

SECTION V. SPECIFIC CRITERIA A. 14:

‘Trees 100-105, 107, 117 and 118 as shown on the Tree Stand Delineation dated 01/15/2004 will be preserved, subject to review and approval by the City of Chesterfield Tree Consultant.’

The motion was seconded by Councilmember Durrell and **passes by a voice vote of 4 to 0.**

Mr. Ron Nelson, petitioner, asked if he could work with Staff before City Council on issues concerning the street design.

Councilmember Durrell made a motion to recommend approval and forward **P.Z. 32-2003 Greater Missouri Builders (Chesterfield Crossing)** to City Council. The motion was seconded by Councilmember Hurt and **passes by a voice vote of 4 to 0.**

Councilmember Hurt made a motion to recommend approval and forward **P.Z. 33-2003 Greater Missouri Builders (Chesterfield Crossing)**, with the amendments, to City Council. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 4 to 0.**

***Note: Two bills, as recommended by the Planning Commission will be needed for the May 17, 2004 City Council Meeting.
SEE Bill #
SEE Bill #**

***IV. P.Z. 4-2004 City of Chesterfield (Residential Service Area):** A request to amend Section 1003.182 of the Zoning Ordinance to establish new criteria for a Residential Service Area (currently known as Commercial Service Procedure.)

Project Planner Aimee Nassif gave a power point presentation showing differences between Commercial Service Procedures (CSP’s) and Residential Service Use Areas. Ms. Nassif presented hand-outs to the Committee showing current Commercial Service Procedures and zoning classifications along Wild Horse Creek Road, Clayton Road and Olive Boulevard.

General discussion followed concerning including various zoning classifications, areas to include and not include in Residential Service Use Areas, and allowable parking spaces.

Councilmember Durrell made a motion to increase the parking to two (2) in front and six (6) behind the property line for a total of eight (8) parking spaces. The motion was seconded by Chair Geiger **and has a voice vote of 2 to 2.** (Councilmember Hurt and Councilmember Fults voted nay.)

Councilmember Hurt made a motion to include the E-One Half Acre zoning classification. The motion was seconded by Councilmember Durrell **and passes by a voice vote of 4 to 0.**

Councilmember Hurt made a motion to recommend approval and forward **P.Z. 4-2004 City of Chesterfield (Residential Service Area)**, with the amendment, to City Council. The motion was seconded by Councilmember Fults **and passes by a voice vote of 4 to 0.**

***Note: One bill, as recommended by the Planning Commission will be needed for the May 17, 2004 City Council Meeting.
SEE Bill #**

- V. **P.Z. 12-2004 City of Chesterfield (Underground Utility Service)**: A request to amend Section 1003.167 (20) of the City of Chesterfield Zoning Ordinance to establish criteria for the first extension of underground utility service in a commercial area.

Chair Geiger and Councilmember Hurt stated that they have questions concerning 'pro rata share' and would like to discuss them with City Attorney Doug Beach.

Councilmember Hurt made a motion to table **P.Z. 12-2004 City of Chesterfield (Underground Utility Service)** until the May 20, 2004 Planning and Zoning Committee Meeting to allow time for discussion with City Attorney Doug Beach. The motion was seconded by Councilmember Fults **and passes by a voice vote of 4 to 0.**

VI. Other

Councilmember Durrell asked the Committee to visit the site of Kendall Bluffs for their opinion on the slopes on each side of the site.

The meeting adjourned at 7:04 p.m.

TP/kl

