

MEMORANDUM

DATE: May 12, 1997

TO: Michael G. Herring, City Administrator

FROM: Jerry Kelley
Director of Planning

SUBJECT: Minutes of the Planning and Zoning Committee Meeting of May 8, 1997.

A Meeting of the Planning and Zoning Committee of the Chesterfield City Council was called to order at 7:30 p.m., on Thursday, May 8, 1997, in the City Council Chambers. 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). Also in attendance were Jerry Kelley, Planning Director; Laura Griggs-McElhanon, Assistant Planning Director; and Planning Commission Chairman Mike Casey.

- I. Approval of Planning and Zoning Committee meeting summaries of April 24, 1997 and April 30, 1997.

A motion for approval was made by Councilmember Brown, seconded by Councilmember Streeter and passed by a vote of 3 to 0.

- VIII. P.Z. 2-97 Chesterfield Village (Parcel C-121); "R-6A" 4,500 square foot Residence District to "C-8" Planned Commercial District; southwest corner of Burkhardt Place and Chesterfield Parkway South.

Councilmember Flachsbart arrived at the meeting during discussion of this request.

Two (2) issues were discussed by the Committee on this case. The first issue concerned the location of the parking garage on the site, and the site visibility from the adjacent, proposed central city park to the proposed parking structure. Another concern raised by the Committee is the types of incidental commercial services that may be included with the office development. The Committee asked that clarification and language be prepared for the ordinance for their consideration on May 19, 1997.

A motion for approval was made by Councilmember Streeter, seconded by Councilmember Hurt and passed by a vote of 4 to 0.

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

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- VII. P.Z. 6-97 Solomon Consulting Company (Forty West Office Building); "NU" Non Urban District to "C-8" Planned Commercial District; north side of North Outer 40 Road, eight (8) tenths of a mile east of the intersection of Chesterfield Parkway North.

Two (2) issues were discussed by the Committee. The first issue concerned how the Trust Fund may be administered as it relates to Conway Road when there is no proposed access to Conway Road at this location. Another concern raised by the Committee is the amount of additional dedication of right-of-way for Conway Road. Both of these points were asked to be clarified by the May 19, 1997 meeting.

A motion for approval was made by Councilmember Flachsbart, seconded by Councilmember Brown, and passed by a vote of 4 to 0.

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

- VI. P.C. 126-79 Delmar Gardens Enterprises (Chesterfield Villas at Delmar Gardens); amendment to Conditional Use Permit (CUP) in "NU" Non-Urban District; south side of Conway Road at Chesterfield Parkway North.

This request for an amendment to the Conditional Use Permit pertains to the location of monument identification signs on Conway Road. Staff informed the Committee that a violation concerning lighting at the driveway entrance on Conway Road had been corrected.

A motion for approval was made by Councilmember Flachsbart, seconded by Councilmember Streeter and passed by a vote of 4 to 0.

(Note: This item will be received and filed by the Council.)

- V. P.C. 141-79 Chesterfield Village (Sachs Properties, Inc.); request for an amendment of Ordinance No. 10,342, the "C-8" Commercial District Ordinance which presently governs use and development of property located within the northwest quadrant of U.S. 40/61 and Olive Road interchange.

Discussion related to this issue concerned the future setback and height of a hotel as a permitted use in an amended ordinance.

A motion for approval was made by Councilmember Flachsbart, seconded by Councilmember Brown and passed by a vote of 4 to 0, to include the exercise of the Council's Power of Review for the Site Development Plan, when submitted.

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

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- IV. **P.Z. 4-97 Captain's Capital, L.L.C.**; "R-2" 15,000 square foot Residence District to "C-8" Planned Commercial District; north side of Olive Boulevard, east of Hog Hollow Road.

There was discussion related to the appropriateness of an office use in the Hog Hollow area, which would require a rezoning to "C-8." Some members of the Committee believe that an office use is not supported in the Comprehensive Plan, which states that retail area should not extend beyond current commercial boundaries.

A motion to hold was made by Councilmember Hurt, seconded by Councilmember Flachsbart and passed by a vote of 4 to 0.

- II. **P.Z. 26-96 The Noonning Tree Ltd. Partnership**; "NU" Non-Urban District to "R-3" 10,000 square foot Residence District; east side of Olive Boulevard, approximately 1,500 feet south of the intersection of Olive Boulevard and White Road and on the west side of White Road approximately 1,000 feet south of the intersection of Olive Boulevard and White Road.

AND

- III. **P.Z. 27-96 The Noonning Tree Ltd. Partnership**; a Planned Environment Unit (PEU) Procedure in the "R-3" 10,000 square foot Residence District; east side of Olive Boulevard, approximately 1,500 feet south of the intersection of Olive Boulevard and White Road and on the west side of White Road approximately 1,000 feet south of the intersection of Olive Boulevard and White Road.

There was discussion of issues related to density and transportation on White Road.

A motion requesting this petition be held was made by Councilmember Streeter, seconded by Councilmember Flachsbart and passed by a vote of 4 to 0.

At this time Councilmember Sheppard, Councilmember Tilley, Councilmember Grosser, City Administrator Mike Herring, and the President of Development Strategies Richard Ward, joined the Committee.

IX. *Discussion Items:*

b. Discussion of Tree Ordinance - Councilmember Mary Brown

Councilmember Brown indicated that she desired to see this topic as a priority on any list that the Council agrees as a future work item to either be developed by the Staff, or under contract with a private vendor.

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Councilmember Hurt asked the Committee if it was appropriate to let the Valley Master Plan Group review any rezoning petition which may be filed in the Valley.

The Committee recommended, unanimously, that this practice be established.

a. Residential Moratorium/West Area Study/Development Strategies Contract

After a lengthy discussion of the pro and con issues related to a residential rezoning moratorium, the Committee concurred that Mayor Nancy Greenwood, Planning and Zoning Committee Chairman Dan Hurt, Mr. Dennis Hayden, President of the Greater St. Louis Home Builders Association, and Councilmember Barry Flachsbart meet and draft a proposal creating a priority list of job assignments for the Planning Department by Council. Some of these work items will need the services of a consultant. The Committee will provide their recommendation at the Council meeting of May 19, 1997.

The next meeting is scheduled for 5:30 p.m., on Thursday, May 22, 1997.

The meeting adjourned at approximately 10:45 p.m.

[PZC-SUM.508]