

SUMMARY
PLANNING AND ZONING COMMITTEE MEETING
JUNE 8, 1995

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 7:35 p.m., on Thursday, June 8, 1995, in the City Council Conference Room. In attendance were Chairman Ed Levinson (Ward II); Councilmember Barry Flachsbart (Ward I); Councilmember Dan Hurt (Ward III); and Councilmember Mike Cullen (Ward IV). Also in attendance were: Councilmember Barry Streeter (Ward II); Jerry Duepner, Director of Planning; Laura Griggs-McElhanon, Assistant Director of Planning; and Joe Hanke, Planner II.

ITEM I. **P.Z. 5-95 McDonald's Corporation;** amending of existing "C-8" Planned Commercial District; southeast side of Olive Boulevard (State Highway 340), northeast of Chesterfield Parkway North (formerly Schoettler Road).

Director Duepner described the request by McDonald's seeking a fast food restaurant with a drive through window on the former Commerce Bank site. The Planning Commission, by a vote of 5 to 2, recommended denial of the request.

Chairman Levinson requested the petitioner make a brief presentation.

Al Michenfelder, attorney for McDonald's, made a presentation of the proposal and summarized revisions that had been made to address concerns of the Planning Commission and requirements by the State. He noted that two (2) traffic reports had been submitted. A summary of the gap study conducted by Mr. Norm Roden of the two (2) hour staff video was given.

Councilmember Dan Hurt expressed his concern that recently approved development (Goodyear Tire Store, Hampton Inn) weren't included in the traffic levels used in the reports.

SPEAKERS IN OPPOSITION:

1) Tom Elfrink, IREMCO, owner of the adjacent office building stated his concerns regarding traffic. He noted that he had a traffic study prepared.

2) Terry Cohn, property manager of Peachtree apartments, stated her concern because of the close proximity of numerous apartments to the proposed McDonald's and the hours of operation. She stated that the Peachtree residents are against this request.

Chairman Ed Levinson stated that the issue is not commercial zoning, but rather if the proposal is an appropriate change of intensity of use.

Councilmember Flachsbart stated his concerns were traffic and compatibility of proposed use.

Councilmember Cullen sought clarification on the gap study, and inquired if there was a flexibility of proposed hours and if the project would be economically feasible without a drive through.

Norm Roden clarified the gap study methodology.

Al Michenfelder stated that the drive through was essential to the project. Relative to the hours of operation, Mike Powers, the McDonald's representative, offered to close every night by 11:00 p.m.

Chairman Levinson stated his concerns: inappropriate to locate this intense of a use next to residential and in front of office uses; conflicting information on the traffic studies; and 11:00 p.m. too late with residential uses adjacent.

A motion was made by Councilmember Flachsbart, seconded by Councilmember Hurt for support of the Planning Commission recommendation for denial. The motion was approved by a vote of 3 to 1, with Councilmember Cullen voting no.

Note: A bill relative to this matter will be needed for the June 19, 1995, City Council Meeting.

The meeting adjourned at 8:05 p.m.