

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: August 8, 2005

SUBJECT: Planning & Zoning Committee Meeting Summary – **August 1, 2005**

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held on Monday, August 1, 2005 in Conference Room 101.

In attendance were: **Chair Mike Casey** (Ward III); **Councilmember Connie Fults** (Ward IV); and **Councilmember Bruce Geiger** (Ward II).

Also in attendance were Planning Commission Chair Stephanie Macaluso; Teresa Price, Director of Planning; Annissa McCaskill-Clay, Assistant Director of Planning; Aimee Nassif, Project Planner; Christine Smith-Ross, Project Planner; and Mary Ann Madden, Planning Assistant.

Chair Casey called the meeting to order at 5:05 p.m.

I. APPROVAL OF MEETING SUMMARY

Councilmember Fults made a motion to approve the Meeting Summary of June 23, 2005. The motion was seconded by Councilmember Geiger and **passed by a voice vote of 3 to 0.**

II. OLD BUSINESS - None

III. NEW BUSINESS

- A. **St. Louis Family Church:** An amendment to City of Chesterfield Ordinance Number 2092 relating to the St. Louis Family Church development, zoned “PI” Planned Industrial District located on the south side of Chesterfield Airport Road, west of Valley Center Drive.

Councilmember Geiger made a motion to hold the amendment to Ordinance Number 2092 at the Petitioner’s request. The motion was seconded by Councilmember Fults and **passed by a voice vote of 3 to 0.**

- B. P.Z. 04-2005 Spirit Energy, LLC (14804 Clayton Road-Shell):** A request for a change of zoning from a “C-2” Shopping District to a “PC” Planned Commercial District for a .92 acre tract of land located at 14804 Clayton Road, south of Clayton Road and west of Wildwood Parkway. (Locator Number 21R420714).

The request contains the following permitted uses:

- (p) Filling stations, including emergency towing and repair services, provided that no automobile, truck, or other vehicle may be parked or stored in the open on the premises for longer than twenty-four (24) hours.
- (hh) Restaurants, fast food
- (rr) Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises.
- (ww) Vehicle washing facilities for automobiles.

Project Planner Aimee Nassif stated that the Public Hearing for this petition was held June 13, 2005. At that time, issues arose pertaining to green space and uses, which have been addressed in the Attachment A. Green space is at 21%.

Planning Chair Macaluso stated that the Planning Commission accepted the lower green space because the surrounding areas also have very little green space. Much of this area was zoned under St. Louis County, which had no green space requirements.

During general discussion, the following was noted:

- No residents spoke at the Public Hearing regarding this petition.
- Attachment A calls for cross access to the west.
- There will be two curb cuts on the site – one on Clayton Road and one on Wildwood Parkway.
- No residences are adjacent to the subject site.

Councilmember Geiger made a motion to accept **P.Z. 04-2005 Spirit Energy, LLC (14804 Clayton Road-Shell)** and to forward it to Council with a recommendation for approval. The motion was seconded by Councilmember Fults and **passed by a voice vote of 3 to 0.**

Note: One bill, as recommended by the Planning Commission, will be needed for the August 15, 2005 City Council Meeting. See Bill #

- C. **Dugsford Commons Ordinance Amendment (Reliance Bank)**: A request for an amendment to City of Chesterfield Ordinance 1921 to permit a free standing business sign within a 1.4-acre "P-C" Planned Commercial District located on Wildhorse Creek Road, approx. 550 feet southeast Long Road.

Project Planner Christine Smith Ross stated that the Planning Commission voted 8-0 in favor of the subject petition on July 25, 2005. Dugsford Commons was initially permitted only one sign. The lot for Reliance Bank was rezoned to Planned Commercial, but under its governing ordinance was not allowed a sign.

Discussion was held with respect to the time feature on the proposed sign. Planning Commission Chair Macaluso indicated her preference to it being eliminated. The petitioner stated the sign could be re-designed. Ms. Smith Ross pointed out that if the sign came forward with LED, it would have to be approved by the Planning Commission.

During general discussion, the following was noted:

- The proposed sign will help motorists find the entrance to the bank easier.
- Future tenants in Dugsford Commons would not be allowed signage because they do not own any ground fronting Wild Horse Creek Road – the service station and Reliance Bank are the only properties that front Wild Horse Creek Road.

Councilmember Fults made a motion to accept **Dugsford Commons Ordinance Amendment (Reliance Bank)** and to forward it to Council with a recommendation for approval. The motion was seconded by Councilmember Geiger and **passed by a voice vote of 3 to 0.**

**Note: One bill, as recommended by the Planning Commission,
will be needed for the August 15, 2005 City Council Meeting.
See Bill #**

IV. PENDING PROJECTS/DEPARTMENTAL UPDATE

Teresa Price, Director of Planning stated that the Committee of the Whole will be meeting with respect to the Wild Horse Creek Road Sub Area Study on August 2 and August 17 at 5:00 p.m.

Ms. Price stated that the Department is working with the City Attorney on an ordinance regarding the Boarder issue. This should go to Public Hearing at the Planning Commission within the next month.

Discussion was held regarding the storage of hazardous materials in connection with a home occupation. It was noted that in one specific case, the information was forwarded to both the Fire and Police Departments. Councilmember Geiger requested that City Council members be copied on correspondence to residents regarding property maintenance violations.

V. ADJOURNMENT

The meeting adjourned at 5:30 p.m.