

# MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: August 24, 2001

SUBJECT: Planning and Zoning Committee Meeting Summary from August 23, 2001

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A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, August 23, 2001, in the City Council Conference Room. In attendance were: Chair Charlie Scheidt (Ward IV); Vice Chair Dan Hurt (Ward III); and Councilmember Jane Durrell (Ward I). Also in attendance were; Councilmember Bruce Geiger (Ward II); Planning Commission Chair David Banks; Director of Planning Teresa Price; Senior Planner Barbara Weigel; Project Planner Mike Hurlbert; and Kathy Lone, Executive Secretary/Planning Assistant.

\*To be discussed at the 9/5/2001 City Council Meeting.

Chair Scheidt called the meeting to order at 5:30 p.m. Councilmember Barry Streeter (Ward II) was absent from the meeting.

## **I. Approval of the Planning and Zoning Committee Meeting Summary of August 9, 2001.**

Councilmember Durrell made a motion to approve the Meeting Summary of August 9, 2001. The motion was seconded by Chair Scheidt and **passes by a voice vote of 3 to 0.**

**\*II. P.Z. 16-2001 Coventry Farm, Second Addition**; a request for a change in zoning from a “NU” Non Urban District to an “R-3” Residential District for 3.84 acres of land located on Kehrs Mill Road and Coventry Woods Court. (Locator Number 21S 41 0066).

And

**\*III. P.Z. 17-2001 Coventry Farm, Second Addition**; a request for a change in zoning from an “R-3” Residential District to a “PEU” Planned Environmental District for 3.84 acres of land located on Kehrs Mill Road and Coventry Woods Court. (Locator Number 21S 41 0066).

Project Planner Mike Hurlbert gave an overview of **P.Z. 16-2001 Coventry Farm, Second Addition** and **P.Z. 17-2001 Coventry Farm, Second Addition** and stated that these petitions were approved by the Planning Commission by a vote of 9 to 0.

Councilmember Hurt made a motion to approve and forward to City Council **P.Z. 16-2001 Coventry Farm, Second Addition**. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 3 to 0.**

Councilmember Hurt made a motion to approve and forward to City Council **P.Z. 17-2001 Coventry Farm, Second Addition**. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 3 to 0.**

**\*Note: One bill, as recommended by the Planning Commission, will be needed for the September 5, 2001 City Council Meeting for P.Z. 16-2001 Coventry Farm, Second Addition.  
SEE Bill #**

**\*Note: One bill, as recommended by the Planning Commission, will be needed for the September 5, 2001 City Council Meeting for P.Z. 17-2001 Coventry Farm, Second Addition.  
SEE Bill #**

**\*IV. P.Z. 18-2001 Chesterfield Post Office**; a request for a change of zoning from “R-4” Residential District to a “PC” Planned Commercial District for .56 acres of land located west of Olive Blvd, north of Swingley Ridge Road, and east of Nardin Drive. (Locator Numbers: 18S 23 0378).

Mr. Steve Koslovsky, attorney for **P.Z. 18-2001 Chesterfield Post Office**, gave an overview of this petition which was approved with conditions by the Planning Commission by a vote of 9 to 0.

Discussion following concerning number of parking spaces, queuing, and access.

Councilmember Durrell made a motion to approve and forward to City Council **P.Z. 18-2001 Chesterfield Post Office**. The motion was seconded by Chair Scheidt and **passes by a voice vote of 3 to 0.**

**\*Note: One bill, as recommended by the Planning Commission, will be needed for the September 5, 2001 City Council Meeting.  
SEE Bill #**

**\*V. P.Z. 19-2001 Chesterfield Village, Parcel C-313**; a request for a change of zoning from “C-2” and “C-8” Planned Commercial District to “PC” Planned Commercial District for 3.9 acres of land located west of Olive Blvd, north of Swingley Ridge Road, and south of Chesterfield Parkway. (Locator Numbers: 18S 52 1009 & 18S 24 0157).

Mr. Steve Koslovsky, attorney for **P.Z. 19-2001 Chesterfield Village, Parcel C-313**, gave an overview of this petition which was approved with conditions by the Planning Commission by a vote of 9 to 0.

General discussion followed concerning current and future uses, green space and meeting the performance standards.

Councilmember Hurt directed Staff to review the floor area ratio (FAR) for this petition.

Councilmember Hurt made a motion to approve and forward to City Council **P.Z. 19-2001 Chesterfield Village, Parcel C-313**. The motion was seconded by Councilmember Durrell and **passes** by a voice vote of 3 to 0.

**\*Note: One bill, as recommended by the Planning Commission, will be needed for the September 5, 2001 City Council Meeting.**

**SEE Bill #**

- \*VI. P.Z. 24-2001 St. Louis County Emergency Operations Center**; a request for a conditional use permit (CUP) in an “NU” Non-Urban district on a 4.7 acre tract of land located west of Olive Boulevard and South of Howard Bend Station Road (Locator Number 17R 42 0021).

Mr. Dan Fitzgibbon, attorney for **P.Z. 24-2001 St. Louis County Emergency Operations Center**, gave an overview of this petition that was approved by the Planning Commission by a vote of 9 to 0.

Councilmember Hurt stated that disguising the cell tower would be addressed at the City Council Meeting.

Councilmember Durrell made a motion to file and receive **P.Z. 24-2001 St. Louis County Emergency Operations Center**. The motion was seconded by Chair Scheidt and **passes** by a voice vote of 3 to 0.

**\*Note: Motion to Receive and File.**

- \*VII. P.Z. 40-2000 Larry Enterprises, L.L.C.**; a request for a change of zoning from a “NU” Non Urban District and a “FPNU” Non Urban Flood Plain District to a “P-I” Planned Industrial District for 14.1 acres of land located north of Highway 40/61, west of Boone’s Crossing. (Locator Number 17U 52 0027).

Mr. Brandon Harp, engineer for **P.Z. 40-2000 Larry Enterprises, L.L.C.**, gave an overview of this petition which was approved with conditions by the Planning Commission by a vote of 9 to 0.

General discussion followed concerning curb cuts, landscaping along Highway 40 and the confusion of having two (2) versions of bills (Planning Commission and Planning & Zoning Committee) forwarded to City Council.

Councilmember Hurt made a motion to approve and forward to City Council **P.Z. 40-2000 Larry Enterprises, L.L.C.** limiting the site to two (2) curb cuts (one at the eastern and one at the western ends of the site) and additional wording added to Attachment A concerning heavy landscaping along Highway 40.

General discussion followed concerning making amendments to Planning Commission recommendations at Committee level versus at City Council meeting.

Motion died due to lack of a second.

Staff was directed to have wording available at the City Council Meeting concerning the above motion by Councilmember Hurt.

Councilmember Durrell made a motion to approve and forward to City Council **P.Z. 40-2000 Larry Enterprises, L.L.C.** The motion was seconded by Chair Scheidt and **passes by a voice vote of 3 to 0.**

Councilmember Hurt stated that he agrees with the motion to approve and forward this petition to City Council but will request the changes in his failed motion at the City Council Meeting.

**\*Note: One bill, as recommended by the Planning Commission, will be needed for the September 5, 2001 City Council Meeting.  
SEE Bill #**

#### **V. Pending Projects/Departmental Update –**

Mr. Scott Schanuel, of Woolpert, LLC and project manager for the Comprehensive Plan Update, gave an overview of work accomplished and future work to be done.

Teresa Price stated that Staff has reviewed the August 9, 2001 Planning and Zoning Committee Meeting Summary concerning the gates at Nooning Tree and that it was the clear intent of the Committee to put gates at the entrance. Ms. Price stated that, if directed by the Committee, she would change the bill to add the gates for the attached portion. Staff was directed to do so.

Ms. Price stated that the Department is fully staffed.

Councilmember Durrell made a motion to adjourn the meeting. The motion was seconded by Chair Scheidt and the meeting adjourned at 6:48 p.m.