

# MEMORANDUM

DATE: September 23, 1996

TO: Michael G. Herring, City Administrator

FROM: Jerry Kelley  
Director of Planning

SUBJECT: Minutes of the Planning and Zoning Committee Meeting September 18, 1996.

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A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 7:30 p.m., on Wednesday, September 18, 1996, in the City Council Conference Room. In attendance were Councilmember Barry Streeter, Ward II (Chairperson); Councilmember Barry Flachsbart, Ward I; Councilmember Dan Hurt, (Ward III); and Councilmember Linda Tilley (Ward IV). Also in attendance were Planning Commission Chairman Michael Casey; City Administrator Mike Herring; Jerry Kelley, Planning Director; and Laura Griggs-McElhanon, Assistant Planning Director.

I. Approval of Planning and Zoning Committee meeting summary of September 4, 1996.

A motion for approval was made by Councilmember Hurt, seconded by Councilmember Tilley and passed by a vote of 3 to 0, with Councilmember Flachsbart abstaining.

II. **P.Z. 22-96 City of Chesterfield**; "NU" Non-Urban District and "FPNU" Flood Plain Non-Urban District to "R-1A" 22,000 square foot Residence District and "FPR1-A" Flood Plain "R1-A" 22,000 square foot Residence District; north side of Wild Horse Creek Road; east of the intersection of Long Road and Wild Horse Creek Road (State Highway CC).

This is a straight rezoning with no conditions. A plan is not required to accompany this petition. A minimum lot size of 22,000 square feet is required.

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

**Note: A bill relative to this matter will be needed for the October 7, 1996 City Council meeting.**

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- III. P.Z. 21-96 Hayden Homes, Inc. and Chesterfield Village, Inc. (Parcel C118); "C-8" Planned Commercial District to "R-5" 6,000 square foot Residence District; north and south sides of Baxter Road, north of the intersection of Baxter Road and Justus Post Road.

This is a straight rezoning with no conditions. A plan is not required to accompany this petition. A minimum lot size of 6,000 square feet is required. Five (5) lots are proposed to be developed in conjunction with an adjacent PEU.

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

**Note:** A bill relative to this matter will be needed for the October 7, 1996 City Council meeting.

IV. Discussion Items:

- a. Public streets required in all future residential developments, except apartments.

Ann Liberstein, Director of Governmental Affairs for the Greater St. Louis Home Builders Association indicated the organization would like additional time to prepare comments concerning the public/private street issue. She noted that HBA appreciates having the opportunity to comment before legislation is adopted.

The Committee discussed the pros and cons of public/private streets in residential communities.

A motion was made by Councilmember Hurt, seconded by Councilmember Flachsbart that the Planning Department proceed with preparing an ordinance to amend the Subdivision and Zoning Ordinances to require public streets in residential developments, except apartments and gated residential communities. **The motion passed by a vote of 4 to 0.** It was further directed that all streets, whether "public" or "private," shall be built to "public" street standards.

The Committee indicated this topic to be a high priority, and the Planning Department should proceed to bring forward text amendments to the Planning Commission and begin the public hearing process. It was noted that the HBA should submit its comments/suggestions as this process is moving forward.

Mr. Herring noted that the Public Works/Parks Committee is discussing the same issue. The P & Z Committee urged the Planning Staff to work closely with the Public Works Staff on this issue.

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- b. Proposed zoning district for large single family lots (Estate District).

The Committee directed the Planning Department to proceed with a public hearing before the City Council on the West Area Study, and after adoption of the West Area Study, begin work on the establishment of large lot districts to accommodate a two (2) acre and three (3) acre minimum lot size to implement densities in the West Area Study.

- c. Derelict/dilapidated structures in Chesterfield Valley.

The Planning Department indicated that the City's contract with St. Louis County Planning Department would permit a field study to catalog deteriorated and dilapidated buildings in Chesterfield Valley. The field study would be the first step towards further legal proceedings to demolish deteriorated/dilapidated structures in the Valley. The Planning Department will contact the County to pursue this field study. The members of the Committee expressed support for proceeding.

**V. Add On Items:**

A. Balloon Ordinance

Jade Bute spoke in favor of a restricted time frame to allow balloons for grand openings. Her preference, however, would be to eliminate air-inflated devices totally from Chesterfield.

Discussion followed among Committee members to further regulate air-inflated devices.

On a motion by Councilmember Flachsbart, seconded by Councilmember Tilley, the Committee directed Staff to bring back a text amendment which would limit the use of air-inflated balloons for grand openings not to exceed three (3) days, except for parades which receive a City permit. **The motion passed by a vote of 4 to 0.**

B. October Meeting Calendar

The Committee decided to change the October calendar meeting of the Planning and Zoning Committee from October 3rd, to October 10th, and from October 17th, to October 24th, starting at 5:30 p.m.

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C. Home Occupations

Councilmember Flachsbart asked the Staff to review an ordinance recently approved by the Manchester City Council about home occupations and compare the home occupation ordinance of both jurisdictions (Chesterfield and Manchester).

D. Theo Korakianitis addressed the Committee on three (3) issues:

- (1) he urged the Council to approve the rezoning for P.Z. 22-96 City of Chesterfield to the one/half acre lot size, as recommended in the West Area Study;
- (2) he requested the City to move forward on the section of the Lane Kendig Study related to site capacity and environmental standards; AND
- (3) He cautioned the approval of variances in yard setbacks currently going to the Board of Adjustment related to swimming pools at their meeting of September 19, 1996. He indicated that larger lot sizes would eliminate the need for yard variances.

The meeting adjourned at 8:30 p.m.

[M-PZCSUM.918]