

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa Price, Director of Planning ✓

DATE: October 13, 1998

SUBJECT: Planning and Zoning Committee summary from October 8, 1998

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, October 8, 1998, in the City Council Conference Room. In attendance were Chair Dan Hurt (Ward III); Councilmember Barry Streeter (Ward II); and Councilmember Mary Brown (Ward IV); Also in attendance were: Councilmember Larry Grosser; Robert Grant, Planning Commission Chair; Michael G. Herring, City Administrator; Teresa Price, Director of Planning; and Annessa McCaskill, Planner One.

I. Approval of Planning and Zoning Committee meeting summary of September 10, 1998.

A motion to approve the meeting summary of meeting summary of September 10, 1998, was made by Councilmember Brown, seconded by Councilmember Streeter, and approved by a vote of 3 to 0.

II. Department Update – Director Teresa Price

The Committee did not discuss this item. Councilmember Hurt asked that this item be placed at the end of subsequent agendas.

III. P.Z. 24-98 Central Missouri Pizza, Inc.; a request for a change of zoning from “R-3” 10,000 square foot Residence District to “PC” Planned Commercial District for a 0.64 acre parcel of land located on Chesterfield Parkway North, 400 feet South of Olive Boulevard, 600 feet North of Swingley Ridge Road (Roosevelt Parkway). (Locator Number 18S52-0712). Proposed Uses: Corporate Office and Restaurant, Fast Food.

Planning Director Teresa Price presented the request for Central Missouri (Domino’s) Pizza, which includes 0.64 acres to be rezoned to “PC” Planned Commercial District, to contain a fast food restaurant and offices. Director Price noted that cross-access is to be developed through a drive adjacent to the Hass property and that there were restrictions placed on the fast food restaurant to make it as close to the bakery use requested.

Councilmember Streeter stated that he has a problem with the development as shown on the Preliminary Plan. He reminded those present that one of the reasons the Lion’s Choice development was rejected was because of its density. Councilmember Streeter also stated while

he appreciates what the petitioner is trying to do with the proposed access shown he has problems with having the access drive 20 feet from the adjacent Hass house.

Councilmember Hurt asked what happened to the easement required in the Lion's Choice Ordinance?

Director Price responded that the original plan submitted by the petitioner showed a curb cut on to Chesterfield Parkway East with cross access via the Lion's Choice easement. This was changed because of the amount of crossover traffic that would be generated from the Taco Bell site and the grade differential.

Councilmember Hurt asked if the grade differential made it more difficult to develop the site as originally shown or impossible.

Director Price stated that the grade differential would make it more difficult, not impossible to develop.

Councilmember Streeter informed that he had gone out and walked the proposed site and feels that the grade differential would not be a substantial problem.

Councilmember Hurt asked why the access was not moved to share with Taco Bell?

Director Price stated that the petitioner preferred to not access through the Taco Bell site. Additionally, she noted Public Works has required that any access to the cross-access entrance(s) must be a minimum of eighty (80) feet from the Chesterfield Parkway right-of-way.

Councilmember Hurt asked Planning Commission Chair Grant what the Commission thought of the proposed development.

Chairman Grant stated that the Planning Commission was more concerned with the usage than with the proposed curb cut. However, the Planning Commission was concerned about having two consecutive curb cuts as was originally shown.

City Administrator Herring asked if cross-access to Taco Bell is required in the Attachment A for the proposed development.

Director Price stated that cross-access is required via the ordinance for Taco Bell. The Attachment A for Central Missouri Pizza calls for shared access with the Hass property if ever developed.

Councilmember Streeter said that this shared access is almost forcing the Hass' tenants to move.

Councilmember Hurt asked if there were any other issues of concern other than access.

Councilmember Brown asked for the building and parking setbacks.

Director Price stated that the building setback is 25 feet and the parking setback is 15 feet from the right of way.

Councilmember Brown stated that she remembers Planning Commission and City Council previously discouraging fast food on Chesterfield Parkway. Councilmember Brown added that she wished there were a way to make delivery cars park in the back.

Chairman Grant stated that in order to limit this fast food development, the Attachment A prohibits any sit down or drive-through facilities.

Councilmember Brown asked if the zoning ordinance limits deliveries during certain hours because she is aware that Domino's uses large supply trucks.

Director Price stated that she would direct staff to check the City of Chesterfield Zoning Ordinance.

Councilmember Hurt asked what is the minimum number of parking spaces required, as well as what is the number of parking spaces shown.

Director Price stated that a minimum of 29 spaces was required and 29 spaces are shown.

Councilmember Streeter stated that the minimum number required by the Zoning Ordinance is often too small.

Councilmember Brown asked why the petitioner had not sought to have one larger building, instead of two buildings. The proposed development seems dense.

City Administrator Herring excused himself from the meeting.

Councilmember Hurt asked the petitioner to address the stated questions from the councilmembers.

Greg Neichter of Central Missouri Pizza stated that because the hours of a fast food restaurant differ greatly from those typically found for offices, combining the two uses would not be conducive.

Councilmember Hurt asked why the proposed office is so large.

Greg Neichter stated that the size of the building justifies the amount of money he spent to purchase the land. Anything smaller would not have been cost appropriate.

Councilmember Hurt asked why access could not be tied into the Taco Bell drive.

Dick Ansteth of Holleran Duitsman Architects, Inc. stated that what is currently shown is safer and more elegant. Mr. Ansteth provided pictures to exhibit the stacking occurring at Taco Bell and stated that the petitioner fears that the problem would increase if cross access between the proposed development and Taco Bell is mandated.

Councilmember Hurt stated that he has concerns about the number of curb cuts on Chesterfield Parkway and would like the proposed development to be tied into the current Taco Bell curb cut.

Councilmember Streeter stated that if it were developed, Hass would have another access to Chesterfield Parkway.

Councilmember Hurt stated that Hass would not have to have access from Chesterfield Parkway. Any development on the Hass property could either be tied into Swingley Ridge Drive or have cross access through the proposed Central Missouri Pizza development to the Taco Bell access drive.

Director Price stated that pedestrian traffic is an issue to be considered if access for all three sites is to be through the Taco Bell drive suggested.

Councilmember Streeter moved to hold P.Z. 24-98 Central Missouri Pizza, Inc. to allow the petitioner to address the issues discussed concerning access.

Councilmember Hurt seconded the motion and asked the petitioner to look at moving the access to share with the Taco Bell access drive.

Councilmember Streeter agreed with this request.

IV. Construction Trailers

Director Price stated that there a large number of construction trailers in fact empty and being used as additional signage. She added that the department would like direction as to how to prevent this problem.

Councilmember Brown asked if this matter is addressed in the Zoning Ordinance.

Director Price answered that there is no provision that addresses signage on or placement of construction trailers.

Councilmember Brown motioned that the staff look into developing an amendment to the Zoning Ordinance might be in order.

Councilmember Streeter seconded the motion.

Director Price stated that she would direct staff to look into such an amendment.

V. Long Road Median

Director Price stated that lengthening of this median has become a topic of concern.

Councilmember Hurt asked if this was a matter for the Planning and Zoning Committee or for the Public Health and Safety Committee. He asked Director Price to discuss this matter with the Chief of Police.

Councilmember Streeter excused himself from the meeting as Councilmember Barry Flachsbart arrived.

Councilmember Hurt summarized the proceedings for Councilmember Flaschbart.

The meeting adjourned at 7:00 p.m.