

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa Price, Director of Planning 

DATE: October 14, 1997

SUBJECT: Planning and Zoning Committee Meeting Summary from October 9, 1997

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10/15/97

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:35 p.m., on Thursday, October 9, 1997, in the City Council Conference Room. In attendance were Chairman Dan Hurt (Ward III); Councilmember Barry Flachsbart (Ward I); Councilmember Barry Streeter (Ward II); and Councilmember Mary Brown (Ward IV). Also in attendance were: Linda Tilley, Councilmember Ward IV; Bob Grant, Vice-Chairman of the Planning Commission; Teresa Price, Director of Planning; and, Laura Griggs-McElhanon, Assistant Director of Planning.

★ To Be Discussed at 10/20/97 Council Meeting.

I. Approval of Planning and Zoning Committee meeting summary of September 4, 1997.

A motion for approval was made by Councilmember Streeter, seconded by Councilmember Brown and approved by a vote of 4 to 0.

II. Meeting Schedule

This item was not discussed.

XI. Proposed 1998 P & Z Committee meeting schedule - for discussion.

A motion for tentative approval was made by Councilmember Flachsbart, seconded by Councilmember Streeter and approved by a vote of 4 to 0.

III. P.Z. 12-97 Kelly Homes, Inc., (Waverly Place); "R-2" 15,000 square foot Residence District to "R-5" 6,000 square foot Residence District; west side of Baxter Road, south of the intersection of Clayton Road. AND

IV. P.Z. 13-97 Kelly Homes, Inc., (Waverly Place); Planned Environment Unit (PEU) Procedure in the "R-5" 6,000 square foot Residence District; west side of Baxter Road, south of the intersection of Clayton Road.

It was noted that no additional information has been submitted by Kelly Homes.

A motion to hold P.Z. 12 & 13-97 was made by Councilmember Flachsbart, seconded by Councilmember Streeter and approved by a vote of 4 to 0.

X. Memo from Picardy Development Co. for discussion - requested by Councilmember Brown.

Director of Planning Teresa Price stated that the Department requests the Committee take no action on this item at this time. The Metro-West Fire Protection District Board will be meeting next week and this issue could get resolved at that meeting.

Brett Hardesty, Hardesty Homes, stated that there was a lack of understanding on the part of the Fire Protection District Board. He wrote them a letter and thinks they now understand what he is proposing. The meeting is next Tuesday at 8 p.m.

Councilmember Flachsbart stated that it would be appropriate to make a motion to pass a resolution of support.

There was general discussion among the Committee members about the necessity of a resolution, the timing of a resolution and the content of a resolution.

Brett Hardesty stated that the Fire Protection District has safety concerns about his proposal. He discussed the improvements he is willing to do in exchange for being allowed to have a gated entrance.

A motion to approve a resolution of support for the gated entrance at Picardy, because the Council requires gates on private streets, was made by Councilmember Streeter, seconded by Councilmember Flachsbart.

Chairman Hurt stated that the Ordinance approved for this development requires the gate on these private streets.

Councilmember Streeter amended the original motion to state the reason for support was because it was written into the ordinance to require a gate for this development, in conformance with the guidelines outlined in the correspondence from Brett Hardesty.

Councilmember Flachsbart seconded the amendment.

Councilmember Brown stated that she is opposed to Committee policies that are not in the Subdivision Ordinance.

The motion, as amended, was approved by a vote of 4 to 0.

★IX. Town & Country Boundary Adjustment

There was general discussion of this request. State Representative Todd Aiken lives in Town and Country, east of St. Luke's Hospital. He owns an adjacent one acre parcel of land in the City of Chesterfield. He is requesting that the municipal boundary be adjusted so that all of his property is located in Town and Country.

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

Note: One bill relative to this matter will be needed for the October 20, 1997, City Council Meeting. (See Bill #1459)

★VII. P.Z. 16-96 Walnut Grove - Wild Horse Summit Development Corporation; request for amendment of "C-8" Planned Commercial District and "FPC-8" Flood Plain Planned Commercial District Ordinance; east side of Long Road, north of Wild Horse Creek Road.

There was general discussion among the Committee about this proposal.

Bill Shierholz, owner/developer, explained that the flood plain limits ended up further east, with more land being allowed out of the flood plain. This resulted in the ability to design a larger building, with additional parking to accommodate the increase.

Staff provided a copy of the Preliminary Plan submitted during rezoning of this property and a copy of the proposed Site Development Plan, currently under review by the Departments of Planning and Public Works.

It was stated that this may be a situation where the City Council would want to exercise their power of review during the Site Development Plan process to assure that the design of the buildings was in keeping with the description provided by the developer during the rezoning process.

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

Note: One bill relative to this matter will be needed for the October 20, 1997, City Council Meeting. (See Bill #1460)

- *VIII. **P.C. 5-79 Holthaus Realty (Chesterfield Industrial Park)**; a request for an amendment to existing St. Louis County Ordinance No. 13-871 authorizing an "M-3" Planned Industrial District; east and west of Chesterfield Industrial Boulevard, south of Chesterfield Airport Road.

A motion for approval of the request and conversion of a County Ordinance to a City Ordinance was made by Councilmember Brown, seconded by Councilmember Flachsbart and approved by a vote of 4 to 0.

Note: One bill relative to this matter will be needed for the October 20, 1997, City Council Meeting. (See Bill #1461)

- V. **P.Z. 21-97 City of Chesterfield Planning Commission**; Moratorium issues - Subdivision Ordinance.

Director of Planning Teresa Price stated that staff recommends the Committee begin discussion on the moratorium items and not wait until the Character of Neighborhoods recommendations are forwarded from the Planning Commission.

Councilmember Streeter and Councilmember Flachsbart stated they felt that the Committee needs to wait and act on all of the recommendations from the Panels together.

Councilmember Flachsbart referenced his memo to the Character of Neighborhoods Panel that should have been passed out to the Committee (staff will provide a copy to the Committee).

The Committee then began an item-by-item discussion of the Planning Commission recommendations and those areas where the Planning Commission recommendations differed from the Panel recommendations.

The following revisions were discussed in detail:

Section 1005.180(1)(f) relative to not permitting parking spaces that are constructed within the right-of-way which require motorists to back onto the street:

Chairman Hurt stated that he is not in favor of this revision.

Councilmember Streeter stated that he was in favor of this revision.

Councilmember Flachsbart stated that there were safety concerns, with cars backing out, and snow plow issue, with cars getting blocked in.

Chairman Hurt stated that he doesn't think snow plowing is an issue, but that safety is an issue because vehicles would be backing out blind and need to be careful. He felt that these parking areas should be provided as a convenience.

Director of Planning Teresa Price stated that staff would request clarification from Mike Geisel, Director of Public Works/City Engineer on his concerns and report back to the P&Z Committee.

Chairman Hurt stated that he wants to personally eliminate (f).

Councilmember Flachsbart stated that developments provide their required parking in the driveway and garages, they don't need off-street parking areas.

Councilmember Streeter stated that if development have wider streets, they don't need off-street parking areas because then they can park on the street.

Section 1005.180(1)(r) and 1005.180(2)(c) relative to signs for private streets and stub streets:

Staff was directed to provide Councilmember Streeter a sample of the proposed sign size for 1005.180(1)(r) and 1005.180(2)(c).

Section 1005.180(3)(a)(4) relative to pavement width and right-of-way:

Staff was directed to consult Mike Geisel, Director of Public Works/City Engineer as to the necessity for adding the "C" Districts to this Section.

A motion to approve and hold pending resolution of Section 1005.180(1)(f), Section 1005.180(1)(r) and 1005.180(2)(c), Section 1005.180(3)(a)(4), and changing references from "PM" to "PI" was made by Councilmember Flachsbart, seconded by Councilmember Brown and approved by a vote of 4 to 0.

Councilmember Flachsbart left the meeting at this time (6:50 p.m.).

VI. P.Z. 22-97 City of Chesterfield Planning Commission; Moratorium issues - Zoning Ordinance.

Chairman Hurt stated that references to "PM" should be changed to "PI".

Jerry Duepner stated that he has a concern relative to no clearing, grubbing, or grading without Site Development Plan approval, which begins on page 76 of the report.

Assistant Director of Planning Laura Griggs-McElhanon clarified that the Public Works Citizen Advisory Group has recommended to the Planning Commission that issuance of a grading permit

be allowed prior to approval of a Site Development Plan. The Planning Commission was of the opinion that this was not appropriate, and is recommended that the Zoning Ordinance be clarified to specifically reference clearing, grubbing and grading, and to require a Tree Preservation Plan and Grading Plan in conjunction with a Site Development Plan.

The Committee discussed the "Sky Exposure Plane diagram" which was recommended by the Commercial Items Panel and the Planning Commission.

There was general discussion of the Committee relative to minimum setbacks in the "C-8", "M-3", "PC" and "PI" Districts (page 5, 4(a); page 17, 3(a); page 8, 4(a); page 20, 7(3)(a)). Staff was directed to look at these sections and recommend more restrictive setbacks.

Staff was directed to mark all uses in "PI" not currently in an "M" District.

Staff was asked to look at page 27, and proposed a guide for maximum development size for "PC" and "PI" (percent impervious surface).

Councilmember Streeter expressed a concern of the view along Highway 40 and recommended that there be requirements for special features and special landscaping in this area.

Director of Planning Teresa Price stated that the Architectural Review Committee can establish design guidelines along Highway 40.

The next regularly scheduled meeting will be at 5:30 p.m. on Thursday, October 23, 1997.

The meeting adjourned at 7:30 p.m.