

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: October 11, 2002

SUBJECT: Planning and Zoning Committee Meeting Summary from October 10, 2002

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:00 p.m., on Thursday, October 10, 2002, in Conference Room 101. In attendance were: Vice Chair Barry Streeter (Ward II); Councilmember Jane Durrell (Ward I); and Councilmember Mary Brown (Ward IV). Also in attendance were: Planning Commission Chair Victoria Sherman; Director of Planning Teresa Price; Senior Planner Barbara Weigel; Project Planner Mike Hurlbert; and Kathy Lone, Planning Assistant.

*To be discussed at the 10/21/2002 City Council Meeting.

Vice Chair Streeter called the meeting to order at 5:00 p.m. (Chair Hurt was absent from the meeting.)

I. Approval of the Planning and Zoning Committee Meeting Summary of September 5, 2002.

Councilmember Brown made a motion to approve the Meeting Summary of September 5, 2002. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 3 to 0.**

***II. P.Z. 12-2002 TDG Acquisitions (Junior Achievement):** A request for a change of zoning from an "NU" Non-Urban District and a "FPNU" Floodplain Non-Urban District to a "PI" Planned Industrial District for 5.3 acres of land located north of Outer Forty Road, west of Boone's Crossing. (Locator Numbers 17U 61 0085 & 17U 63 0061).

Project Planner Mike Hurlbert gave an overview of **P.Z. 12-2002 TDG Acquisitions (Junior Achievement)** and stated that this petition was approved by the Planning Commission with conditions by a vote of 9 to 0.

General discussion followed concerning cross access and lighting in that area.

Councilmember Brown made a motion to approve and forward to City Council **P.Z. 12-2002 TDG Acquisitions (Junior Achievement)**. 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 October 21, 2002 City Council Meeting.
SEE Bill #

***IV. Chesterfield Commons Office Building Three - Ordinance Amendment:** an amendment to City of Chesterfield Ordinance 1627 relating to the Chesterfield Commons development, zoned "C-8" Planned Commercial District located north of Chesterfield Airport Road, east of JW Drive, and west of THF Way.

Project Planner Mike Hurlbert gave an overview of **Chesterfield Commons Office Building Three - Ordinance Amendment** and stated that this petition was approved by the Planning Commission by a vote of 9 to 0.

General discussion followed concerning adding a curb cut and landscaped medians.

Councilmember Brown made a motion to recommend that **Chesterfield Commons Office Building Three - Ordinance Amendment** be forwarded to City Council with the stipulation that the pork chop island be landscaped subject to St. Louis County Department of Highways and Traffic approval and that the landscaped island be maintained by the petitioner. The motion was seconded by Vice Chair Streeter and has a voice vote of 1 to 2. (Vice Chair Streeter and Councilmember Durrell voted nay.)

Councilmember Durrell made a motion to reconsider the motion. The motion was seconded by Vice Chair Streeter and **passes** by a voice vote of 3 to 0.

Councilmember Brown made a motion to direct Staff to provide language for an amendment that would require the pork chop island to be landscaped subject to the approval of St. Louis County Department of Highways and Traffic. The motion was seconded by Councilmember Durrell and **passes** by a voice vote of 3 to 0.

Councilmember Brown made a motion to approve **Chesterfield Commons Office Building Three - Ordinance Amendment**. The motion was seconded by Vice Chair Streeter and has a voice vote of 1 to 2. (Vice Chair Streeter and Councilmember Durrell voted nay.)

The Committee asked that the diagram showing the proposed pork chop median on Chesterfield Airport Road be forwarded to City Council.

(Vice Chair Streeter stated that this petition would be forwarded to City Council with the recommendation of denial but may have a potential amendment.)

*** Note: One bill, as recommended by the Planning Commission, will be needed for the October 21, 2002 City Council Meeting.
SEE Bill #**

III. P.Z. 15-2002 Chesterfield Technology Park I: A request to amend Ordinance 1625 to include the following permitted uses: (m) child care center, nursery schools and day nurseries; (q) financial institutions; (tt) recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practice driving ranges, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters (excluding illuminated outdoor facilities, golf courses, golf practice ranges, and drive in theaters); and the following ancillary uses: (w) restaurants, fast food; (ww) restaurants, sit down.

Senior Planner Barbara Weigel gave an overview of **P.Z. 15-2002 Chesterfield Technology Park I** and stated that this petition was approved by the Planning Commission by a vote of 9 to 0.

General discussion followed concerning ancillary uses and its definition.

Vice Chair Streeter made a motion to hold **P.Z. 15-2002 Chesterfield Technology Park I** for one (1) meeting. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 3 to 0.**

Vice Chair Streeter made a motion to direct Staff to get further information from City Attorney Doug Beach to further define ancillary uses in terms of square foot percentages and sign ordinances. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 3 to 0.**

Councilmember Durrell asked Staff to also ask Mr. Beach to define drive-in theatres that are indoors.

V. Property Maintenance Code – Staff will present proposed changes to the nuisance ordinance pertaining to property maintenance.

Vice Chair Streeter made a motion to hold the **Property Maintenance Code** until the next meeting. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 3 to 0.**

VI. Parking Requirements for Retail/Office – This item was referred to Committee from City Council.

Councilmember Brown made a motion to hold **Parking Requirements for Retail/Office** until the next meeting. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 3 to 0.**

Councilmember Brown made a motion to adjourn the meeting. The motion was seconded by Vice Chair Streeter and the meeting adjourned at 5:56 p.m.

TP/kl