

# MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: November 7, 2003

SUBJECT: Planning and Zoning Committee Meeting Summary from November 6, 2003

---

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, November 6, 2003, in Conference Room 101. In attendance were: Chair Barry Streeter (Ward II), Councilmember Jane Durrell (Ward I), Councilmember Dan Hurt (Ward III) and Councilmember Mary Brown (Ward IV). Also in attendance were: Councilmember Bruce Geiger (Ward I); Councilmember Mike Casey (Ward III); Planning Commission Chair Victoria Sherman; Director of Planning Teresa Price; Senior Planner Annissa McCaskill and Kathy Lone, Planning Assistant.

\*To be discussed at the 11/17/2003 City Council Meeting.

Chair Streeter called the meeting to order at 5:30 p.m.

**I. Approval of the Planning and Zoning Committee Meeting Summary of October 23, 2003.**

Councilmember Durrell made a motion to approve the Meeting Summary of October 23, 2003, as corrected. The motion was seconded by Councilmember Hurt and **passes by a voice vote of 4 to 0.**

**II. P.Z. 6-2003: Villages at Kendall Bluff: a request for a Planned Environment Unit (PEU) in a "R1A" Residential District for a 63.8 acre tract of land located on the north side of Olive Boulevard, east of Cordovan Commons Parkway and west of Old Riverwoods. Proposed Uses: Attached single family uses with accessory uses (Locator Number: 17R-53-0192)**

Senior Planner Annissa McCaskill gave an overview of **P.Z. 6-2003: Villages at Kendall Bluff** and stated that this petition, with two (2) amendments, was denied a recommendation of approval by the Planning Commission by a vote of 2 to 7 at the October 13, 2003 meeting. Ms. McCaskill stated that the two (2) amendments provided for an 80-foot setback on the eastern boundary by the residential subdivision and that trees #44 and #45 would be saved. Ms. McCaskill stated that a motion for reconsideration at the October 27, 2003 Planning Commission meeting failed by a vote of 4 to 5.

Ms. McCaskill stated that that this property was zoned under the County but the Planned Environment Unit (PEU) had expired so this petition needed a Public Hearing. Ms. McCaskill explained to the Committee the variances needed by the project.

General discussion followed concerning length of the cul-de-sac and the Subdivision Ordinance and access.

Planning Commission Chair Victoria Sherman gave an overview of reasons why the Planning Commission voted not to reconsider this petition. Ms. Sherman stated that some of the reasons included access, level of service for the access, tree preservation, concerns of neighboring residents, water run-off and grade of the road.

Chair Streeter read a memorandum dated August 7, 2003 from Mike Geisel, Director of Public Works, to Mr. Jerry Duepner, petitioner, stating, 'Originally access to the subject site and the Surrey Place development was to be via a service road that paralleled Olive Boulevard and connected to Olive Boulevard and its intersection with Ladue Road. In accordance with the original ordinance and approved concept plan for proposed residential development and the existing adjoining development, which is Surrey Place, a single access point to Olive Boulevard will be allowed. This single access point shall serve both the proposed and existing developments.'

General discussion followed concerning access, conditions from the original plan, grades of the internal roads, water run-off on the neighboring residents property, tree preservation, the original cross access easement agreement, traffic and levels of service, and adding more buffer.

Director of Planning Teresa Price stated that the two (2) amendments made at Planning Commission remain with this petition even though the petition was denied.

Mr. David Richardson, attorney for the petitioner, presented a hand-out and gave an overview of the petition. Mr. Richardson stated that most of the slopes are 3:1. Mr. Richardson stated that the petitioner has met with Mr. Steve Lander and with various residents of Villas at Ladue Bluffs. Mr. Richardson stated that the petitioner could produce some 3-dimensional CAD drawings.

General discussion followed concerning shared access, original setbacks, density, access for Surrey Place, and slopes.

Chair Streeter stated that a super majority from City Council would be needed to approve this petition since it was denied by Planning Commission.

Councilmember Durrell stated that she would review the 3-dimensional CAD drawings but may need to see something in more detail.

Councilmember Brown asked for an answer from the Fire District concerning one (1) access.

Chair Streeter expressed concern with all of the issues.

Councilmember Durrell made a motion to hold **P.Z. 6-2003: Villages at Kendall Bluff** until the first meeting in January unless the petitioner wants this petition on the agenda earlier to allow the petitioner to have a plan more reflective of the Attachment A. The motion was seconded by Councilmember Hurt and **passes by a voice vote of 4 to 0.**

**\*III. P.Z. 10-2003 Mill Ridge Villas (The Jones Company):** a request for a Planned Environment Unit (PEU) Procedure within an existing “FPR-2” Residence District for a 19.928 acre property located at the intersection of Creve Coeur Mill Road. (Locator Numbers 15Q310482, 15Q310617, 15Q310581, 15Q310635, 15Q310592, 15Q320920)

Senior Planner Annissa McCaskill gave an overview of **P.Z. 10-2003 Mill Ridge Villas (The Jones Company)** and stated that this petition was held at the last Committee meeting so that the following issues could be addressed: access to the site, the site’s floodplain status, the reserve corridor and the detention/drainage of the site. Ms. McCaskill reviewed comments from the Department of Public Works to address these issues and changes made for clarity to Attachment A.

Mr. Mike Doster stated that the petitioner is in agreement with the changes.

Councilmember Hurt made a motion to approve the changes to **P.Z. 10-2003 Mill Ridge Villas (The Jones Company)**. The motion was seconded by Councilmember Brown and **passes by a voice vote of 4 to 0.**

Chair Streeter stated that Mike Geisel, Director of Public Works, said the reservation strip could go down to 350 feet.

Mr. George Stock, engineer for **P.Z. 10-2003 Mill Ridge Villas (The Jones Company)**, stated that the plan has been revised with a 400-foot reservation strip but 350 feet is adequate and gives the petitioner more flexibility. Mr. Stock stated that at this location, detention would not be necessary because it is at the low end of the watershed but if analysis shows that some retention is necessary, then a linear basin could be put in with the 50 feet.

General discussion followed concerning the width of the reservation strip and structures in the reservation strip.

Chair Streeter made a motion for an amendment that neither new structures nor any permanent development that may impede the future extension of Highway 141 shall be allowed within the proposed 400-foot design corridor. The design corridor area will be 400 feet unless detention is required. If detention is required, the detention may be located within the design corridor area so long as it is not within a 350-foot wide design corridor area as originally proposed by the petitioner. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 4 to 0.**

Councilmember Hurt made a motion to recommend approval and forward **P.Z. 10-2003 Mill Ridge Villas (The Jones Company)** to City Council with the above amendment. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 4 to 0.**

**\*Note: One bill, as recommended by the Planning Commission will be needed for the November 17, 2003 City Council Meeting.  
SEE Bill #**

**Councilmember Hurt left the meeting at 7:09 p.m.**

#### **IV. Discussion on Notification of Individuals Interested in Public Meetings**

Director of Planning Teresa Price stated that the Department received a concern from an individual who wanted to be notified of future meetings dealing with a particular subject.

General discussion followed concerning ways of notifying individuals and also the responsibility of the resident to find out meeting dates.

Mr. Steve Lander, Chesterfield resident, stated that if he could not get a hold of the planner on a specific project, he was able to receive information from the Planner of the Day.

Ms. Price stated that if a resident goes to the Planning Project List on the web site, they will be linked to their Councilmember.

Chair Streeter suggested a large sign on an easel in the lobby with the web site address, Planner of the Day telephone number and e-mail addresses of Councilmembers.

Ms. Price stated that a sentence could be added to the Opening Comments at Planning Commission stating the telephone number for the Planner of the Day.

Councilmember Durrell asked if the Public Hearing notice in the paper could show a

picture of the proposed site.

Councilmember Durrell made a motion for Staff to report to the Committee the additional cost that would be incurred if a location map was in the Public Hearing notice in the paper. The motion was seconded by Councilmember Brown and **passes by a voice vote of 3 to 0.** (Councilmember Hurt was absent for the vote.)

The meeting adjourned at 7:21 p.m.

TP/kl

