

MEMORANDUM

DATE: November 12, 1996

TO: Michael G. Herring, City Administrator

FROM: Jerry Kelley
Director of Planning

SUBJECT: Minutes of the Planning and Zoning Committee Meeting November 7, 1996.

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was called to order at 6:00 p.m., on Thursday, November 7, 1996, in the City Council Conference Room. In attendance were Councilmember Barry Streeter, Ward II (Chairperson); Councilmember Dan Hurt, (Ward III); and Councilmember Linda Tilley (Ward IV). Also in attendance were City Administrator Mike Herring; Mike Casey, Chairman - Planning Commission; Jerry Kelley, Planning Director; Laura Griggs-McElhanon, Assistant Planning Director; and Paul Mann, Planner II.

I. Approval of Planning and Zoning Committee meeting summary of October 24, 1996.

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

V. P.Z. 23-96 City of Chesterfield; "R1-A" 22,000 square foot Residence District to "NU" Non-Urban District; north side of Olive Boulevard, approximately 1,000 feet north of the intersection of Ladue Road and Olive Boulevard.

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

The PEU on this property expired in 1991; therefore, a petition is necessary to have this property rezoned back to its original zoning classification of "NU" Non-Urban. However, in reviewing the appropriateness of reestablishing the "NU" on the subject property, the Department would note that the established zoning pattern on the west and north side of Olive Boulevard is residential ("R-1," "R-2," and "R-3,") and "NU" Non-Urban. Because of recent litigation concerning the Non-Urban Zoning District, the City Attorney has advised that, in all cases possible, the City should eliminate the Non-Urban district on subject property. For this reason, the Staff is recommending denial to rezone from "R-1A" to "NU" Non-Urban.

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Note: It is necessary for City Council to approve an ordinance in order to accomplish this change.

- VI. **P.Z. 24-96 St. Luke's Episcopal-Presbyterian Hospitals**; Conditional Use Permit (CUP) in the "R1-A" 22,000 square foot Residence District; north side of Olive Boulevard, approximately 1,000 feet north of the intersection of Ladue Road and Olive Boulevard; and an amendment to existing Conditional Use Permit (CUP) Number 561 in the "R1-A" 22,000 square foot Residence District established by St. Louis County Ordinance Number 13,252; north side of Olive Boulevard approximately 1,000 feet north of the intersection of Ladue Road and Olive Boulevard.

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

This request is for the expansion of an existing CUP to allow for the construction of a fenced garden and planting area for the residents of Surrey Place. The Department is of the opinion that this accessory use to the existing facility will not be detrimental to any adjacent development, in that the proposed location is in the rear (north) of the existing facility.

Note: It is necessary for City Council to approve an ordinance in order to accomplish this change.

- VIII. **P.C. 116-73 R.W. Beal & Company, Inc. (Woodfield Subdivision)**; request for an amendment to St. Louis County Ordinance Number 7030, which established a Planned Environment Unit (PEU) Procedure in the "R-3" 10,000 square foot Residence District; west side of Baxter Road, north of Clayton Road.

The Department of Planning met with the Trustees of Woodfield Condominiums and recommended that they request an amendment to the PEU Ordinance relative to setbacks. The purpose of this amendment to the PEU is to reduce the perimeter setbacks in this condominium development. At the present time, research is still continuing on the issue of the setback from Baxter Road. Therefore, we can only proceed with amending those setbacks from the western property line from Clayton Road and from the outlot at the northwest corner of Clayton and Baxter Roads. In these areas the Department of Planning is of the opinion that the distance to the rear of the closest lot would be appropriate to utilize in establishing these setbacks. Therefore, the Department recommends amending the Ordinance as follows:

To reduce from one hundred feet (100') to seventy-five feet (75') the building setback along the western property line, and to reduce from fifty feet (50') to thirty-five feet (35') from Clayton Road and from the outlot at the northwest corner of Clayton and Baxter Roads. This

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setback error was made a number of years ago, prior to incorporation, when approved by St. Louis County. The Staff believes it is important to clarify and reduce the setbacks, rather than having individual lot owners appear before the Board of Adjustment for a variance to construct decks on to the rear of each structure.

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

Note: It is necessary for City Council to approve an ordinance in order to accomplish this change.

- VII. P.C. 1-88 Arthur DeShetler; request for an amendment to "C-8" Planned Commercial District Ordinance 259; north side of Olive Street Road, at Swingley Ridge Drive.

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

Current Ordinance Number 175 permits 33,100 square feet within the building, with 77 parking spaces permitted underneath the building. The petitioner now requests that the amendment be changed to permit three (3) separate buildings, one (1) story in height, not to exceed 33,100 square feet in total gross floor area, as permitted by the original Ordinance approved in 1988. The Department of Planning is of the opinion the petitioner's request is reasonable, and does not increase the previously amended gross floor area, and is consistent with the originally approved development concept.

Note: It is necessary for City Council to approve an ordinance in order to accomplish this change.

- IV. P.Z. 1-96 Sverdrup Investments, Inc. (Timberlake Crossing); an amendment to an existing "C-8" Planned Commercial District approved by City of Chesterfield Ordinance Number 563; south side of Conway Road, Approximately 250 feet west of White Road.

A motion by Councilmember Hurt, seconded by Councilmember Tilley, that street lighting along South Outer Forty be included in the conditions of the ordinance. **The motion passed** by a vote of 3 to 0.

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

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The Committee asked Staff to compare the proposed design standards for stormwater management on the Sverdrup plan to the proposed MSD standards which are scheduled for implementation on January 1, 1997. The Committee would like the Staff to report on these findings by the City Council Meeting scheduled for November 18, 1996.

The following citizens made comments on P.Z. 1-96:

1. Mr. Lee Wall spoke to the issues of stormwater runoff from the development and the use of TIF funds.
2. Mr. Kevin Canally spoke of his concern related to the height of the light fixtures on the parking decks adjacent to the office building.
3. Mrs. Betty Hathaway spoke about any future connection from Conway Road to the proposed development.

The applicant and Staff responded that no connecting is planned between Conway Road and the proposed development. Any future attempt at a connection would require Council approval via an amended ordinance.

III. P.Z. 13-96 A & O Investments, Ltd.; "R-3" 10,000 square foot Residence District to "C-8" Planned Commercial District and an amendment to St. Louis County Ordinance Number 12,561 establishing a "C-8" Planned Commercial District and an amendment to City of Chesterfield Ordinance Number 408 establishing a "C-8" Planned Commercial District; northwest corner of the intersection of Chesterfield Parkway North and Conway Road.

A motion was made by Councilmember Hurt and seconded by Councilmember Tilley that **this petition proceed to the Council without a recommendation., since a quorum of the Planning and Zoning Committee would not be available to make a recommendation.**

The petitioner requests a three-story, ninety-two (92) room hotel; and a one hundred and ninety-two (192) seat restaurant.

Note: It is necessary for City Council to approve an ordinance in order to accomplish this change.

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- IX.** Request from Clarkson Valley for boundary change at the northwest corner of Clarkson Road and Kehrs Mill Road on Marquette High School property.

Mayor Leonard, at the beginning of the meeting, asked if the Planning and Zoning Committee had any concerns about this boundary change for approximately 0.2 of an acre at the intersection of Clarkson Road and Kehrs Mill Road, on the Marquette High School property. The Committee suggested to Mayor Leonard that he inform Clarkson Valley that the City of Chesterfield had no problem with Clarkson Valley proceeding with a boundary change for this 0.2 of an acre location on Marquette High School property. This item will require approval by City Council.

The next meeting of the Planning and Zoning Committee is November 21, 1996.

The meeting adjourned at 6:45 p.m.

[M-PZCSUM.N07]