

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa I. Price, Director of Planning

DATE: November 13, 2000

SUBJECT: Planning and Zoning Committee Meeting Summary from November 9, 2000

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, November 9, 2000, in the City Council Conference Room. In attendance were: Chair Dan Hurt (Ward III); Councilmember Jane Durrell (Ward I); Councilmember John Nations (Ward II) and Councilmember Mary Brown (Ward IV). Also in attendance were: Planning Commission Chair Fred Broemmer; Planning Commissioner Mike Kodner; Teresa Price, Director of Planning; Matt Brandmeyer, Project Planner; and Kathy Lone, Executive Secretary/Planning Assistant.

*To be discussed at 11/20/2000 City Council Meeting.

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

I. Approval of the Planning and Zoning Committee Meeting Summary of October 19, 2000.

Councilmember Nations made a motion to approve the Meeting Summary of October 19, 2000, as amended. The motion was seconded by Councilmember Brown and **passes by a vote of 4 to 0.**

IX. P.Z. 18-2000 Terra Investments, L.L.C.; a request for rezoning from "M-3" Planned Industrial District to "PI" Planned Industrial District for a 24.997 acre tract of land located on the north side of Chesterfield Airport Road east of Spirit Drive (Locator Numbers: 17V62-0049, 17V62-0050, 17V62-0072).

Project Planner Matt Brandmeyer gave an overview of **P.Z. 18-2000 Terra Investments, L.L.C.** concerning uses and height. The petitioner had been asked to provide a list of uses they were requesting. The petitioner is requesting 19 uses and for the building to be 3 stories and 50 feet.

General discussion followed concerning the requested uses.

The Committee agreed to allow the additional primary uses south of Lipton:

- (b) Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly;
- (e) Business, professional and technical training schools;
- (i) Churches shall be allowed on tracts of land of at least one acre in area;
- (v) Police, fire and postal stations.

The Committee was split on the following uses:

(f) Business service establishments;

(w) Printing and duplicating services;

(ff) Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises.

Mr. Mike Doster, attorney for the petitioner, expressed his concern with having different uses compared with the other developments in the area.

Chair Hurt directed Staff to meet with the petitioner to come to a resolution on the permitted uses.

Councilmember Durrell suggested that the Committee take time to review the permitted uses list since individual uses within a category may be allowed.

General discussion followed concerning allowing 3 stories at a height of 50 feet on this development.

Planning Commission Chair Broemmer stated that the Planning Commission had not discussed the building being 3 stories and may have a problem with that.

Chair Hurt asked Planning Commission Chair Broemmer to review the height of 3 stories at 50 feet with the Planning Commission.

Councilmember Brown made a motion to hold **P.Z. 18-2000 Terra Investments, L.L.C.** until the November 30, 2000 Planning and Zoning Committee meeting so Staff and the petitioner can resolve the issues and uses. The motion was seconded by Chair Hurt and **passes by a voice vote of 4 to 0.**

X. Pending Projects/Departmental Update

Chair Hurt gave an overview concerning **P.Z. 43-1999 SSM Health Care Central Region.** The petitioner has stated that they are still planning on developing a medical office in that area. The petitioner has asked for the possibility of a broader development concerning square footage and setbacks but that they may not have a plan for three (3) to six (6) months. Chair Hurt stated that he would like to see a plan first.

General discussion followed.

Chair Hurt asked Planning Commission Chair Broemmer to review this with the Planning Commission and possibly give the petitioner for **P.Z. 43-1999 SSM Health Care Central Region** an extension for three (3) months.

VI. Historic Preservation Ordinance – Staff will present the final version of the Historic Preservation Ordinance for the City of Chesterfield to include a Historic Preservation Commission.

Director of Planning Price gave an overview of this ordinance. Ms. Price stated that this would amend the Municipal Code.

Mr. Dan Rothwell, Corresponding Secretary for the Historical Commission, was present to answer questions.

General discussion followed concerning holding a public hearing for this ordinance.

Councilmember Nations made a motion to have a public hearing at a Planning and Zoning Committee meeting. The motion was seconded by Councilmember Brown and **passes by a voice vote of 4 to 0.**

The City Council, Historical Commission and other interested parties will be invited to the public hearing.

Staff was directed to have a date for the public hearing at the next Planning and Zoning Committee meeting on November 30, 2000.

***III. Model Ordinances for County Collection of Nuisance Fees-** St. Louis County has developed a system whereby fees for nuisance abatement may be collect on the annual property tax bill. Information on the process and a model ordinance, that will be necessary for adoption, is being presented for discussion.

Director of Planning Price gave an overview of two (2) model ordinances to implement the process for St. Louis County to collect nuisance abatement fees on annual property tax bills.

Councilmember Nations made a motion to accept and prepare the short version and the contract for City Council. The motion was seconded by Chair Hurt and **passes by a voice vote of 4 to 0.**

Note: Two ordinances relative to this matter will be needed for the November 20, 2000 City Council Meeting.

Ordinance #1: An Ordinance Providing An Additional Process To Recover The Costs Of Removal And Abatement Of Certain Nuisances As Assessments On Real Estate.

Ordinance #2: An Ordinance Authorizing A Contract With St. Louis County, For The Collection Of Certain Fees, Bills, Or Taxes Authorized By The City.

IV. Planning and Zoning Committee 2001 Calendar – Staff will present the 2001 meeting Calendar.

Councilmember Nations made a motion to approve the 2001 Planning and Zoning Committee Meeting Calendar. The motion was seconded by Chair Hurt and **passes by a voice vote of 4 to 0.**

V. Development Between I-40/64 and Chesterfield Airport Road – Councilmember Brown has concerns about development standards being used between I-40/64 and Chesterfield Airport Road. She has requested this item be placed on the agenda for discussion.

Councilmember Brown stated that there would be a Valley Master Plan Study Committee Meeting on Tuesday, November 14, 2000. Councilmember Brown expressed concern with limiting uses visible from Highway 40 and suggested having the Valley Master Plan Study Committee review what uses are appropriate and where.

General discussion followed.

Planning Commission Chair Broemmer stated that the Commission wanted the Valley Master Plan Study Committee to develop standards for the Valley.

Chair Hurt made a motion that the Planning and Zoning Committee concurs with the Planning Commission to direct the Valley Master Plan Study Committee to develop performance standards and expand to the north of Highway 40. The motion was seconded by Councilmember Brown and **passes by a voice vote of 4 to 0.**

Councilmember Brown made a motion that the Valley Master Plan Study Committee review restricting certain uses visible from Highway 40. The motion **dies** due to the lack of a second.

VII. Comprehensive Plan Update – Chair Hurt and Staff will present to the Committee the recommendation for the consultant for the Comprehensive Plan.

Chair Hurt stated that a selection committee comprised of Mr. Mike Herring, City Administrator, Mr. David Banks, Planning Commission Vice Chair, Mr. Mike Geisel, Director of Public Works, Ms. Teresa Price, Director of Planning and Councilmember Hurt have chosen Woolpert to update the Comprehensive Plan at a price not to exceed \$80,000.

Councilmember Nations made a motion that City Council be asked to award the contract to Woolpert. The motion was seconded by Councilmember Brown and **passes by a voice vote of 4 to 0.**

VII. Traffic Study – To discuss the joint meeting of the Planning and Zoning Committee and

Planning Commission. The meeting will be December 7, 2000 at 7:00 PM.

Chair Hurt stated that a meeting would be held on Thursday, December 7, 2000 at 7:00 p.m. in the Chambers for review of the traffic study. Chair Hurt directed that the City Council, Planning Commission and developers be invited to the meeting.

- XI.** Other: The Planning and Zoning Committee will consider and act upon the matters listed above, and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

Councilmember Brown expressed concern that conditions can not be added to straight zonings.

Councilmember Brown made a motion to forward to City Administrator Herring a proposal to amend Fiscal Year 2001 Budget to include \$50,000, for a proposal to revise the Zoning Ordinance. The motion was seconded by Councilmember Durrell **and passes by a voice vote of 4 to 0.**

- II. Violation Letter** – Councilmember Durrell has concerns about the direct nature of the violation letter used by the Department of Planning. She will be presenting alternatives to the Committee for their review.
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This item will be placed on the November 30, 2000 Planning and Zoning Committee Meeting agenda.

The meeting adjourned at 7:21 p.m.

TJP/kl