

# MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa Price, Director of Planning ✓

DATE: November 21, 1997

SUBJECT: Planning and Zoning Committee Meeting Summary from November 20, 1997

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A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:35 p.m., on Thursday, November 20, 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: Rick Bly, Planning Commission Chairman; Michael Herring, City Administrator; Teresa Price, Director of Planning; Laura Griggs-McElhanon, Assistant Director of Planning; and, Cheryl Smith, Planner II.

- I. Approval of Planning and Zoning Committee meeting summaries of October 30, 1997 and November 6, 1997.

A motion to approve the meeting summary of October 30, 1997, was made by Councilmember Streeter, seconded by Councilmember Brown and approved by a vote of 4 to 0.

A motion to approve the meeting summary of November 6, 1997, was made by Councilmember Brown, seconded by Councilmember Streeter and approved by a vote of 4 to 0.

- II. Meeting Memo

This item was not discussed.

- IV. **P.Z. 29-97 Chesterfield Grove Hotel, L.L.C.**; a request for a Conditional Use Permit (CUP) in the "C-3" Shopping District for a tract of land (proposed lot 9 of proposed Chesterfield Grove Subdivision, a 26.48 acre tract of land); east side of Chesterfield Airport Road and south of Interstate 64, U.S. Highway 40/61.

Planner II Cheryl Smith gave an overview of the project. She stated that the Planning Commission would be reviewing the Site Plan for the entire site and Architectural Elevations for 3 of the lots on Monday, November 24, 1997. The Record Plat for the first 3 lots would go to the City Council on December 1, 1997.

There was general discussion of the site, the development, the timing of the development, and water storage vs. detention. It was clarified that the proposed cul-de-sac would be a private street.

Fax Palnow discussed the proposed monument and wall signs.

A motion to forward the petition to City Council to "receive and file" was made by Councilmember Flachsbart, seconded by Councilmember Streeter, and approved by a vote of 4-0.

- V. **P.Z. 22-90 Sverdrup Investments, Inc. (Timberlake Corporate Center)**; "C-8" Planned Commercial District Site Development Plan, Architectural Elevations and Landscape Plan; northeast corner of the intersection of North Outer Forty Road and the extension of Timberlake Manor Parkway.

Planning Director Teresa Price stated that the governing "C-8" Ordinance requires the Site Development Plan be approved by the City Council. She summarized the revisions contained in the revised staff report.

There was general discussion of the extension of Timberlake Manor. It was clarified that this is not to connect to Conway Road at this time. The developer is required to dedicate the right-of-way to the City now, which would allow the City to connect the road to Conway Road in the future, if desired. The developer is also required to escrow the cost of the future intersection with Conway Road.

There was general discussion of the "dead end stub" proposed for Timberlake Manor. Different design options were discussed (circle, curve). It was noted that the Fire Protection District will have to approve any proposed revision to the Plan.

Councilmember Brown noted that the Planning Commission required additional trees in the parking lot.

Chairman Hurt - zoning allows 5 story, maximum square footage

Planner II Cheryl Smith clarified that the governing "C-8" Ordinance allows a maximum 5 story buildings, with a maximum of 350,000 square feet.

Chairman Hurt stated that additional trees would help screen the parking in front of the site. He inquired if the developer could put another level on one of the parking garages and delete some surface parking.

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Planner II Cheryl Smith replied that the governing Ordinance for this development doesn't allow the parking garages to be increased by another level.

Will Harrington, Miller Global Pauls, stated that it is easier to add trees to the parking lot, which has been done on the plan presented this evening. He described the section drawings, which depict the view from Conway Road and from North Outer Forty.

There was general discussion of the landscaping. It was clarified that the easternmost parking garage, by Ordinance, can only have ten (10) feet of the structure out of the ground. There was extensive discussion on adding a level to Parking Structure "B", removing some surface parking and adding landscaping.

Councilmember Streeter stated that additional trees in the parking lot should help, but he is not as concerned with the appearance of parking lot. He inquired if the detention basin could contain a water feature.

Will Harrington replied that they can't do a water feature, because they can't make the grade work.

Chairman Hurt stated that the developer had been asked to meet with the Arts Council, and so far this hasn't happened.

Will Harrington stated that because of the water volumes and the elevation they can't make a water feature work. The developer would be glad to donate money for art in area and they are willing to dedicate right-of-way for display of art work. However, the developer thinks that others should be involved with providing this. He stated that the developer is required to light north and south Outer 40.

Chairman Hurt inquired as to the minimum amount of parking required.

Will Harrington replied that they are required to provide 3-1/3 parking spaces per 1000 square feet.

A motion to ask staff to look into the parking requirements for office uses, which is not sufficient, was made by Councilmember Flachsbart, seconded by Councilmember Streeter, and approved by a vote of 4 to 0.

Will Harrington stated that most clients want 5 parking spaces per 1000. The actual need is 4.6 to 4.7 spaces per 1000, and that is what is proposed on the plan.

Councilmember Flachsbart suggested they add trees in the parking lot and explore additional landscaping in lots A and B.

Councilmember Brown stated that art work doesn't belong in the middle of the parking lot, it belongs in front of the building.

Chairman Hurt stated that the Arts Council should decide where the art work should go. He noted that according to the staff report, comments had been received from MoDOT that indicated that the State would not allow the developer to put additional lights on the Outer Road. He stated that residents on the south side of 40 are concerned with this and he feels that additional lights are needed from Timberlake to the entrance/exit on 40.

A motion to direct City Administrator Michael Herring to write a letter to MoDOT stating that the City wants additional lighting on North Outer 40 from Timberlake Overpass east to the westbound exit from Highway 40, and on South Outer 40 from Timberlake Overpass east to the eastbound entrance onto Highway 40 was made by Chairman Hurt, seconded by Councilmember Flachsbart, and approved by a vote of 4 to 0.

There was extensive discussion of the contents of the letter. Staff was directed to send a copy of the letter to Mr. Banks, Chesterfield Hill Trustee and Jane Williams, 1000 Oaks Trustee. Councilmember Flachsbart is to be consulted on the contents of the letter.

A motion to make the "stub street" a semi-circular design, as approved by the Fire Protection District, was made by Councilmember Streeter, seconded by Councilmember Flachsbart, and approved by a vote of 4 to 0.

A motion to work with the developer to include additional landscaping along Outer Road frontage was made by Councilmember Flachsbart, seconded by Chairman Hurt, and approved by a vote of 4 to 0.

A motion to approve the Site Development Plan, Landscape Plan and Architectural Elevations, as amended, was made by Councilmember Brown, seconded by Councilmember Streeter, and approved by a vote of 4 to 0.

**Note: One resolution relative to this matter will be needed for the December 1, 1997, City Council Meeting.  
SEE Resolution # \_\_\_\_\_**

VI. Memo from City Administrator Michael G. Herring regarding zoning application received by the City of Creve Coeur for land within 300 feet of the City of Chesterfield border.

City Administrator Michael Herring stated that the Creve Coeur Planning Commission voted this (request for rezoning) project down.

Councilmember Flachsbart stated that the proposed "dense" project would have 5 to 6 homes in Chesterfield, with the rest in Creve Coeur. He stated that he is concerned with streets, entrances and safety. Creve Coeur voted it down by a vote of 4 to 2.

A motion to have the Planning Department stay in touch with the City of Creve Coeur and advise the Planning and Zoning Committee if the petition comes back was made by Councilmember Flachsbart, seconded by Councilmember Brown, and approved by a vote of 4 to 0.

**III. Planning Commission of the City of Chesterfield - Update to the City of Chesterfield Comprehensive Land Use Map.** Specifically, changes in land use designations are proposed in the following areas: Spirit of St. Louis Airpark; City of Chesterfield Park Sites (Wild Horse Creek Road, Chesterfield Valley (2), Chesterfield Parkway South); Western terminus of Lea Oak Court, Northeast corner of Kehrs Mill and Clarkson Roads; New Rockwood Elementary School on Wild Horse Creek Road; Northeast quadrant of the intersection of Long and Wild Horse Creek Roads; East and West sides of Schoettler Road, North of Clayton Road; Southwest corner of Timberlake Manor Parkway and South Outer Forty Road; Union Electric Site between Conway Road and North Outer Forty Road, east of Timberlake Manor overpass; St. Louis County Park expansion (East of Faust Park); Woods Mill Road, north of Conway; Hog Hollow retail area; and Property on the North Side of Olive Boulevard, east of Old Riverwoods Lane.

The recommendations were described by Assistant Director of Planning Laura Griggs-McElhanon. Prior to final action by the Planning Commission, these recommendations were forwarded to the Planning and Zoning Committee for discussion and comment.

A motion to revise recommendation #3 to only reflect the existing attached single-family developments was made by Councilmember Flachsbart, seconded by Councilmember Streeter, and approved by a vote of 4 to 0.

A motion to revise recommendation #8 to leave as single-family was made by Chairman Hurt, seconded by Councilmember Flachsbart, and approved by a vote of 4 to 0.

It was noted that this designation could be changed in the future to attached single family if needed/warranted.

A motion to move these recommendations back to the Planning Commission for them to reconsider #3 and #8 was made by Councilmember Flachsbart, seconded by Councilmember Streeter, and approved by a vote of 4 to 0.

**VII. Tree Protection and Tree Standards within the City of Chesterfield.**

Councilmember Flachsbart passed out a proposed revision to the Tree Protection Ordinance and asked the Committee to study it and compare it to the approved Ordinance. He summarized his proposed revisions and stated that he sees this as a moral issue.

A motion to hold this item and put it on the next agenda was made by Councilmember Flachsbart, seconded by Chairman Hurt

There was general discussion of what plans Sachs properties has approved that are not constructed yet.

Chairman Hurt called the question.

The motion was approved by a vote of 3 to 1, with Councilmember Brown voting no.

Councilmember Brown left the meeting at this time to attend another meeting (7:10 p.m.).

Chairman Hurt requested Planning Department staff determine the effect of the Tree Ordinance on development, utilizing the proposed development by Bob Brinkman on Swingley Ridge and Sachs Properties developments.

Director of Planning Teresa Price - at next meeting, Resolution 220 items, on agenda to establish priority, also Historical Commission/District

Chairman Hurt directed the Planning Commission Chairman to have the Planning Commission to come up with the Architectural Review Committee criteria, including professionals, and forward to the Planning and Zoning Committee.

There was general discussion of this issue.

The next regularly scheduled meeting will be held at 5:30 p.m. on Thursday, December 18, 1997.

**The meeting adjourned at 7:15 p.m.**