

# MEMORANDUM

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TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: December 1, 1999

SUBJECT: Planning and Zoning Committee Meeting Summary from November 30, 1999

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A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, November 30, 1999, in the City Council Conference Room. In attendance were: Chair Mary Brown (Ward IV); Councilmember Jane Durrell (Ward I); Councilmember Barry Streeter (Ward II); and, Councilmember Mike Casey (Ward III). Also in attendance were: Councilmember Dan Hurt (Ward III); Planning Commission Chair Dan Layton; Teresa J. Price, Director of Planning; Laura Griggs-McElhanon, Assistant Director of Planning; and, Angela McCormick, Planner I.

\*To be discussed at 12/6/1999 City Council Meeting.

I. Approval of Planning and Zoning Committee Meeting Summary of November 4, 1999.

A motion to **approve** the meeting summary of October 7, 1999 was made by Councilmember Durrell and seconded by Councilmember Casey.

The motion was **approved by a vote of 4 to 0**.

\*II. **P.Z. 12-1999 International Exchange Company**; a request for a change in zoning from "NU" Non-Urban to "R-2" 15,000 square foot Residence District for three parcels of land located at the intersection of State Highway 141 and Old Woodsmill Road. Parcel A contains 0.853 acres, Parcel B contains 0.221 acres, and Parcel C contains 0.904 acres. Total area to be rezoned is 1.978 acres. Proposed use: Child Day Care Center.

\*III. **P.Z. 13-1999 International Exchange Company**; a request for a Conditional Use Permit in the "R-2" 15,000 square foot Residence District for three parcels of land located at the intersection of State Highway 141 and Old Woodsmill Road. Parcel A contains 0.853 acres, Parcel B contains 0.221 acres, and Parcel C contains 0.904 acres. Total area to be rezoned is 1.978 acres. Proposed use: Child Day Care Center.

Chair Brown advised the Committee that the petitioner is requesting that P.Z. 13-1999 be withdrawn without prejudice. A letter from the petitioner's attorney was provided to the Committee.

Director of Planning Teresa Price told the Committee that she had spoken to City Attorney Doug Beach on this matter. The Committee has three options relative to their recommendation to the City Council on

Planning and Zoning Committee Meeting Summary for November 30, 1999

December 1, 1999

Page 2

P.Z. 13-1999: 1) Withdrawal with prejudice, in which case a petition for the same CUP cannot be filed for 12 months; 2) Withdrawal without prejudice, which carries no time restrictions; or 3) receive and file the Planning Commission's recommendation of denial, in which case a petition for the same CUP cannot be filed for 12 months.

There was general discussion by the Committee, including: Sachs Properties petition was recommended for denial, and the City Council allowed the petition to be withdrawn without prejudice; ability of "E" districts to work on the site; opposition from area residents to the proposal; appropriateness of "R-2" at this location; and, number of lots that could be developed on the site with or without a PEU.

A motion to approve P.Z. 12-1999 was made by Councilmember Streeter, seconded by Councilmember Durrell, and approved by a vote of 4 to 0.

**Note: One bill relative to this matter will be needed for the December 6, 1999, City Council Meeting.  
SEE Bill #**

Mr. Ed Griesedieck, attorney for the petition, addressed the Committee relative to P.Z. 13-1999 and the desire of his client to withdraw the petition without prejudice.

Mr. Brian McGovern, attorney for the adjacent property owners (Flaigg's) addressed the Committee relative to P.Z. 13-1999. His clients are concerned about a similar petition being filed immediately if the petition is withdrawn without prejudice.

A motion to allow P.Z. 13-1999 to be withdrawn without prejudice was made by Councilmember Casey, seconded by Councilmember Streeter, and approved by a vote of 4 to 0.

**Note: Because this is a Conditional Use Permit, no legislation relative to this petition is needed for the December 6, 1999, City Council Meeting.**

**\*IV. P.Z. 27-1999 White Road Tract – Ambassador Development**; a request for a change in zoning from "NU" Non-Urban to "R-3" 10,000 square foot Residence District for a 3.29 acre tract of land located at the intersection of Olive Boulevard and White Road, south of Ladue Road. Proposed Use: Single Family and Single Family Attached.

**\*V. P.Z. 28-1999 White Road Tract – Ambassador Development**; a request for a Planned Environment Unit (PEU) Procedure in the "R-3" 10,000 square foot Residence District for a 3.29 acre tract of land located at the intersection of Olive Boulevard and White Road, south of Ladue Road. Proposed Use: Single Family and Single Family Attached.

Planner I Angela McCormick described the request to rezone the property from "NU" Non-Urban District to "R-3" 10,000 square foot Residence District (P.Z. 27-1999) and approve a Planned Environment Unit

Planning and Zoning Committee Meeting Summary for November 30, 1999

December 1, 1999

Page 3

(PEU) procedure to allow the development of single-family and single-family attached units. Issues that were addressed by the Planning Commission included buffering the existing adjacent residential by requiring a greater setback for the units and restricting some of the units to single story. The street is proposed to be public.

Councilmember Streeter advised the Committee that he had voted against the Villas at Whitebrook because it was too dense and that he would be voting against this request because it was too dense.

There was general discussion by the Committee, including: density of proposal; density of Villas at Whitebrook; appropriate zoning designation; existing zoning in the area; proposed development's location at an intersection; stormwater; proposed number of units; similarity to Villas at Whitebrook (should be compatible); White Road improvements; sidewalks on Olive and White Road; and streetlights.

Ken Kietel, representative for the petitioner, addressed the Committee relative to the handling of stormwater.

Director of Planning Teresa Price advised the Committee that the Department will have Director of Public Works/City Engineer Mike Geisel look at the stormwater items and confirm that Attachment A contains the most stringent (25% reduction in flow of stormwater or new MSD/City of Chesterfield criteria).

A motion to approve P.Z. 27-1999 was made by Councilmember Durrell, seconded by Councilmember Casey, and approved by a vote of 3 to 1, with Councilmember Streeter voting no.

**Note: One bill relative to this matter will be needed for the December 6, 1999, City Council Meeting.  
SEE Bill #**

A motion to approve P.Z. 28-1999 was made by Councilmember Durrell, seconded by Councilmember Casey, and approved by a vote of 3 to 1, with Councilmember Streeter voting no.

**Note: One bill relative to this matter will be needed for the December 6, 1999, City Council Meeting.  
SEE Bill #**

**\*VI. P.Z. 18-1999 TriStar Business Communities;** a request for a change in zoning from "NU" Non-Urban District to "PC" Planned Commercial District for an 8.715 acre tract of land located on South Outer Forty Drive, east of Yarmouth Point Drive and west of Woods Mill Road. Proposed use: Offices or office buildings or other uses which may be sought under the Chesterfield Zoning Ordinance after future public hearings.

Assistant Director of Planning Laura Griggs-McElhanon explained the information contained in the Committee's packet on this item, including a traffic study prepared by Crawford Bunte Brammeier for the petitioner and a review of that traffic study prepared by EFK Moen for the City of Chesterfield. She

Planning and Zoning Committee Meeting Summary for November 30, 1999

December 1, 1999

Page 4

advised the Committee that the petitioner has submitted a revised Plan reflecting a relocation of the entrance (the revised Plan is attached to the November 18, 1999 letter from TriStar in the packet). By a vote of 9 to 0, the Planning Commission recommended denial of the petition, which was in keeping with the recommendation of the Department of Planning.

A motion to deny P.Z. 18-1999 was made by Councilmember Casey and seconded by Councilmember Streeter.

There was general discussion by the Committee, including: visual impact on Chesterfield Hill subdivision; concern with school bus acceleration on South Outer Forty; petitioner's request for the petition to be held at the last Commission meeting (the Commission voted to proceed with the petition); and the Comprehensive Plan designation for this property.

Mr. Larry Chapman, petitioner, stated that he still interprets the Comprehensive Plan differently than staff. The owners of property are out of town and have asked him to make no presentation this evening.

Mr. Shawn Furlong, trustee for Chesterfield Hill subdivision, addressed the Committee on this petition.

The motion to deny P.Z. 18-1999 was approved by a vote of 4 to 0.

**Note: One bill relative to this matter will be needed for the December 6, 1999, City Council Meeting.  
SEE Bill #**

**VII. Approval of 2000 Planning & Zoning Committee Meeting Schedule**

A motion to approve the Committee meeting schedule for 2000 was made by Councilmember Streeter and seconded by Councilmember Casey.

The motion was approved by a vote of 4 to 0.

**ADD ON #1:**

The Committee requested the Department provide a diagram of the zoning process on the City's web page, in addition to an up to date city schedule.

Director of Planning Teresa Price advised the Committee that the Department is working on a Procedures Manual that should assist the public in understanding the zoning process. She also advised the Committee that the Department is working on getting the meeting packets out earlier in the week. Currently, staff reports are faxed to the petitioner.

**ADD ON #2: Westland Acres**

Director of Planning Teresa Price handed out a map of the area in question. She advised the Committee that the Department was approached by a developer who wants to do a municipal boundary adjustment with Wildwood to place all of Westland Acres in the City of Wildwood. The Wildwood Mayor is receptive to this.

There was general discussion by the Committee, including: receiving a written request from the interested party; receiving written confirmation from property owners on the request; concern with what types of development Wildwood would allow; detrimental to service an area with two municipalities; concern about other subdivisions being split between Wildwood and Chesterfield; proposed land use; and sensitivity to Pacland Place subdivision.

Director of Planning Teresa Price stated that she will pass the Committee's thoughts onto the City Administrator.

The Committee discussed the next regularly scheduled meeting, which is on December 9, 1999. City Attorney Doug Beach is scheduled to be there to discuss the proposed Highway 40 Trust Fund. However, Mr. Solomon will be unable to attend. It was determined that this matter would not be discussed until all interested parties could attend.

The next regularly scheduled meeting will be held at 5:30 p.m. on Thursday, January 6, 2000.

**The meeting adjourned at 7:00 p.m.**

TJP/LPGM/lpgm

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