

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: December 6, 2002

SUBJECT: Planning and Zoning Committee Meeting Summary from December 5, 2002

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, December 5, 2002, in Conference Room 101. In attendance were: Chair Dan Hurt (Ward III); Vice Chair Barry Streeter (Ward II); Councilmember Jane Durrell (Ward I); and Councilmember Mary Brown (Ward IV). Also in attendance were: City Administrator Michael Herring, Councilmember Bruce Geiger (Ward II); Councilmember Mike Casey (Ward III); Planning Commission Chair Victoria Sherman; Director of Planning Teresa Price; Senior Planner Barbara Weigel; Project Planner Mike Hurlbert; and Kathy Lone, Planning Assistant.

*To be discussed at 1/6/2003 City Council Meeting.

Vice Chair Streeter called the meeting to order at 5:35 p.m. (Chair Hurt was absent for this portion of the meeting.)

I. Approval of the Planning and Zoning Committee Meeting Summary of November 20, 2002.

Councilmember Durrell made a motion to approve the Meeting Summary of November 20, 2002. The motion was seconded by Councilmember Brown and **passes by a voice vote of 3 to 0.**

V. Zoning Ordinance Revision – The Zoning Ordinance consultant will present the Diagnosis and Annotated Outline for a Unified Development Ordinance.

Vice Chair Streeter stated that the Zoning Ordinance consultant was not available for the meeting due to illness. The Zoning Ordinance Revision would be presented at a later meeting of the Planning and Zoning Committee.

***II. Solon Gershman, Inc. (Chesterfield Plaza):** a request for a parking reduction for the Chesterfield Plaza development, zoned "C-2" Shopping District located north of Olive Boulevard (Highway 340) and east of Woods Mill Road.

Project Planner Mike Hurlbert gave an overview of the parking reduction request for **Solon Gershman, Inc. (Chesterfield Plaza)**. Mr. Hurlbert stated that this petition was approved by the Planning Commission by a vote of 7 to 0.

General discussion followed concerning parking requirements for the Chesterfield Plaza center.

Planning Commission Chair Victoria Sherman stated that the Planning Commission considered the Chesterfield Plaza center as a whole and that parking could be used for any of the businesses.

Chair Hurt arrived at the meeting at 5:43 p.m.

Councilmember Durrell made a motion to recommend approval and forward to City Council the parking reduction request for **Solon Gershman, Inc. (Chesterfield Plaza)**. The motion was seconded by Councilmember Brown and **passes by a voice vote of 4 to 0.**

***Note: No bill will be needed for the January 6, 2003 City Council Meeting.**

Chair Hurt began chairing the meeting.

***III. P.Z. 19A-2002 City of Chesterfield:** a request to amend the "E" Estate Districts of the City of Chesterfield Zoning Ordinance (Sections 1003.107, 1003.108 and 1003.109), to include the following: 1) Removal of the standard procedure option for development, 2) Requiring the minimum lot size of the district to be placed along the collector or arterial roadways.

Senior Planner Barbara Weigel gave an overview of **P.Z. 19A-2002 City of Chesterfield** and stated that this petition was approved with conditions by the Planning Commission by a vote of 8 to 0.

General discussion followed concerning the wording of from the title: '2) Requiring the minimum lot size of the district to be placed along the collector or arterial roadways,' the differences between E-3 and R-2 zoning districts, the classification of E-1, E-2 and E-3 zoning districts, dedicated buffers and the Moritorium.

Mr. Herring left the meeting at 6:26 p.m.

Planning Commission Chair Victoria Sherman stated that the Planning Commission was trying to keep flexibility in the developments versus just lot size. Ms. Sherman stated that changes could always be made to the Attachment A for each zoning request.

Councilmember Streeter made a motion to direct Staff to develop language to Attachment A, page 1, **1003.107 “E” Estate Residence Districts, 2. Intent and Purpose**, that the intent and purpose of the “E” Districts is to have a look of large lots along collector and arterial streets and that they be well-buffered. The motion was seconded by Councilmember Brown.

General discussion followed concerning City Attorney Doug Beach being able to legally defend in court the intent and purpose.

Councilmember Streeter amended his motion to state that although the City encourages flexibility and design, the intent is encourage large open space along collector and arterial streets. Councilmember Brown accepted the change. The amended motion **passes by a voice vote of 4 to 0**.

Director of Planning Teresa Price stated that the Committee needed to make another amendment requesting repeal of Ordinance #1901 since this item will be combined with that ordinance.

Councilmember Durrell made a motion to repeal Ordinance #1901. The motion was seconded by Councilmember Brown and **passes by a voice vote of 4 to 0**.

General discussion followed concerning trade-offs with lot sizes and buffers.

Councilmember Durrell made a motion to allow a trade-off of doing without a buffer in exchange for a larger lot size on an arterial roadway. **The motion dies due to lack of a second.**

General discussion followed concerning the labeling of “E” Districts and their size.

Councilmember Streeter made a motion to direct Staff to prepare a potential amendment to limit the minimum lot size in an “E” District PEU which cannot be smaller than the next most dense category (going down). The motion was seconded by Councilmember Durrell and **passes by a voice vote of 4 to 0**.

Councilmember Streeter made a motion to recommend approval and forward **P.Z. 19A-2002 City of Chesterfield** to City Council with the understanding that the amendments be approved by Council. The motion was seconded by Councilmember Brown and **passes by a voice vote of 4 to 0**.

***Note: One bill as recommended by the Planning Commission, will be needed for the January 6, 2003 City Council Meeting.
SEE Bill #**

IV. Review of Violation Notice Format – City Administrator Michael Herring has asked that the Planning and Zoning Committee review the violation notice format.

Director of Planning Teresa Price stated that City Administrator Michael Herring expressed concern that, in the City's collective attempt to be 'kinder and gentler,' all teeth have been removed from our enforcement process, which adds greatly to the frustration of the residents, who file complaints with the City about potential violations and seeing no action being taken to correct the situation.

Ms. Price stated that the current violation letter gives the violator seven (7) days, from the date of the letter, to contact the City, not seven (7) days to abate the violation.

General discussion followed concerning violations of residents versus commercial and regulating the violations by use, such as advertising or by nuisance.

Councilmember Streeter made a motion to direct Staff to talk to City Attorney Doug Beach concerning whether residential or commercial violations could be handled differently or zoning or nuisance violations could be handled differently. The motion was seconded by Councilmember Brown and **passes by a voice vote of 4 to 0.**

VI. Approval of the 2003 Planning and Zoning Committee Calendar

Councilmember Streeter made a motion to approve the **2003 Planning and Zoning Committee Calendar**. The motion was seconded by Councilmember Brown and **passes by a voice vote of 4 to 0.**

VII. Other

Ms. Price reminded the Committee of the joint Planning and Zoning Committee and Public Works/Parks Committee meeting on Thursday, December 12, 2002 at 5:30 p.m. in Council Chambers for review of the Chesterfield 2002 Comprehensive Plan and Traffic Study.

The meeting adjourned at 7:08 p.m.

TP/kl

