

# MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: December 11, 2000

SUBJECT: Planning and Zoning Committee Meeting Summary from December 7, 2000

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 6:00 p.m., on Thursday, December 7, 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; Teresa Price, Director of Planning; Matt Brandmeyer, Project Planner; Mike Hurlbert, Project Planner and Kathy Lone, Executive Secretary/Planning Assistant.

\*To be discussed at 1/2/2001 City Council Meeting.

Chair Hurt called the meeting to order at 6:00 p.m.

**I.** Approval of the Planning and Zoning Committee Meeting Summary of November 30, 2000.

Councilmember Nations made a motion to approve the Meeting Summary of November 30, 2000. The motion was seconded by Councilmember Durrell and **passes by a vote of 4 to 0.**

**\*II.** 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. and stated that this petition was held at the last Planning and Zoning Committee meeting for further review of the request for additional uses and modification of the building requirements in the Attachment A.

General discussion followed concerning the uses, modification of the building requirements in the Attachment A and the screening of loading docks.

Councilmember Nations made a motion to add to Attachment A, page 15, 10. Architectural Elevations, "b. The dominant appearance fronting Highway 40 consists of an office-type exterior." "c. Any loading docks visible from the east and west for a distance of 300 feet will be architecturally screened." The motion was seconded by Councilmember Brown.

Councilmember Nations amended his motion to read: "No loading docks shall face north, east or west for a distance of 300 feet from the south right-of-way line of Highway 40." The amended motion was seconded by Councilmember Brown and **passes by a voice vote of 4 to 0.**

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Councilmember Nations made an amendment to the motion to change Attachment A, page 7, **II. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS**, 8. To read: "Maximum building height shall be ~~three (3) stories or forty-five (45) feet (exclusive of mechanical equipment)~~ ~~two (2) stories or fifty (40) feet (exclusive of mechanical equipment)~~ whichever is less." The amendment to the motion was seconded by Councilmember Brown **and passes by a voice vote of 4 to 0.** (Changed due to a typographical error.)

Councilmember Brown made an amendment to the motion that, within a distance of 300 feet from the south right-of-way line of Highway 40, the building elevations must have the appearance of an office building or hotel. The amendment to the motion was seconded by Councilmember Durrell **and passes by a voice vote of 4 to 0.**

Councilmember Durrell made an amendment to the motion that the language is to include one (1) building at 150,000 square feet. The amendment to the motion was seconded by Councilmember Brown **and passes by a voice vote of 4 to 0.**

General discussion followed concerning the requested uses by the petitioner.

Councilmember Durrell made an amendment to the motion concerning the following additional uses:

**North Side of Lipton**

- Animal hospital, vet clinics – permitted but exclude outdoor kennels;
- Auditoriums, churches, lodges - permitted;
- Business, professional, training schools - permitted;
- Business service establishments – not permitted;
- Child care centers, nurseries – to be an ancillary use;
- Churches - permitted;
- Gymnasiums, indoor swimming pools, tennis – to be an ancillary use;
- Mail order sale warehouses – permitted;
- Permitted signs – not permitted;
- Plumbing, electrical, air conditioning equipment – permitted but indoor only;
- Police, fire, and postal stations – permitted;
- Printing and duplicating services – permitted;
- Public utility facilities – permitted;
- Recreational facilities – to be an ancillary use;
- Research facilities, professional, labs – permitted;
- Restaurants, sit down – to be an ancillary use;
- Sales, rental and leasing vehicles – not permitted;
- Service facilities – not permitted;
- Stores, shops, markets, service facilities – to be an ancillary use;
- Warehousing, storage of commodities – permitted.

**South Side of Lipton**

Recreational facilities – permitted;

Warehousing, storage of commodities - permitted.

The amendment to the motion was seconded by Councilmember Brown and **passes by a voice vote of 4 to 0.**

Councilmember Brown made a motion to approve **P.Z. 18-2000 Terra Investments, L.L.C.**, as amended. The amended motion was seconded by Councilmember Durrell and **passes by a voice vote of 4 to 0.**

**Note: Two bills relative to this matter will be needed for the January 2, 2001 City Council Meeting (one as recommended by the Planning Commission and one as recommended by the Planning & Zoning Committee).**

**SEE Bill # (as recommended by the Planning Commission)**

**SEE Bill # (as recommended by the Planning & Zoning Committee)**

The meeting adjourned at 7:04 p.m.