

# MEMORANDUM

TO: Michael G. Herring, City Administrator  
FROM: Teresa Price, Director of Planning  
DATE: December 14, 1998  
SUBJECT: Planning and Zoning Committee Meeting Summary from December 10, 1998

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 7:00 p.m., on Thursday, December 10, 1998, in the City Council Chambers. In attendance were: Chair Dan Hurt (Ward III); Councilmember Barry Flachsbart (Ward I); Councilmember Barry Streeter (Ward II); and Councilmember Mary Brown (Ward IV). Also in attendance were: Teresa Price, Director of Planning; and, Laura Griggs-McElhanon, Assistant Director of Planning.

\* To Be Discussed at 1/4/99 City Council Meeting

I. Approval of Planning and Zoning Committee meeting summary of November 19, 1998.

A motion to **approve** the meeting summary of November 19, 1998, was made by Councilmember Brown, seconded by Councilmember Streeter.

There was general discussion by the Committee members on: the YMCA (extension of street and timing of improvements); and entertainment area.

The motion was **approved by a vote of 3 to 0 to 1**, with Councilmember Flachsbart abstaining (he was not in attendance at the November 19<sup>th</sup> Committee meeting).

\*II. **P.Z. 36-98 Rombach Farms**; a request for a change of zoning from "NU" Non-Urban District to "AG" Agricultural District for a 37.69 acre tract of land located on Olive Street Road in the Chesterfield Valley.

AND

**P.Z. 37-98 Rombach Farms**; a request for a Conditional Use Permit in the "AG" Agricultural District for a 37.69 acre tract of land located on Olive Street Road in the Chesterfield Valley. Proposed Use: Salesrooms for commercial gardens, plant nurseries, and greenhouses.

Director of Planning Teresa Price described the petitions to rezone from "NU" to "AG" and approve a CUP to allow salesrooms for commercial gardens, plant nurseries, and greenhouses. The rezoning is being done at the request of the City of Chesterfield.

Councilmember Flachsbart inquired if there is a time limit for Conditional Use Permits.

Assistant Director of Planning Laura Griggs-McElhanon quoted from page 296 of the City of Chesterfield Zoning Map relative to time limits for Conditional Use Permits. (a copy of this page is attached to the minutes)

Councilmember Flachsbart stated that he feels there should be a time limit included in this CUP of 15 years.

A motion to approve P.Z. 36-98 was made by Councilmember Brown, seconded by Chair Hurt, and approved by a vote of 4 to 0.

**Note: One bill relative to this matter will be needed for the January 4, 1999, City Council Meeting.  
SEE BILL # \_\_\_\_\_**

A motion to receive and file P.Z. 37-98 was made by Councilmember Brown, seconded by Chair Hurt, and approved by a vote of 4 to 0.

**Note: This item is to be received and filed at the City Council meeting on January 4, 1999. The CUP would go into effect 15 days later, on January 19, 1999.**

- V. P.Z. 33-98 YMCA; a request for a change in zoning from "R-6A" Residence District with a Conditional Use Permit (CUP) to "PC" Planned Commercial District for a 9.0 acre tract of land located on Burkhardt Place, west of Chesterfield Parkway West; indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practice driving ranges, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters.

*(This item was previously approved but additional information will be presented tonight.)*

Director of Planning Teresa Price stated that the petitioner has requested this item be held until the January 21, 1999 meeting of the Committee.

A motion to hold this item until the January 21, 1999 meeting of the Committee was made by Councilmember Flachsbart, seconded by Councilmember Brown, and approved by a vote of 4 to 0.

- \*III. P.Z. 25-98 Mobil Mart; a request for a change in zoning from "C-8" Planned Commercial District to "PC" Planned Commercial District for a 1.7 acre tract of land located at the northwest corner of the intersection of Clayton and Baxter Roads. Proposed uses: Filling station, including emergency towing and repair services, provided that no automobile, truck,

or other vehicle may be parked or stored in the open on the premises for longer than twenty-four (24) hours; restaurant, fast food; and vehicle washing facility for automobiles.

Assistant Director of Planning Laura Griggs-McElhanon described the request to allow expansion of the existing Mobil Mart located at Clayton and Baxter Roads. The petition requests a jiffy lube, fast foot restaurants with drive-through, an enlarged car wash, and an enlarged convenience store. The Preliminary Plan was revised by the petition relative to entrances on Clayton Road (two entrances reduced to one), and retaining walls (the original singular wall revised to a three-tiered wall configuration). The Planning Commission, by a vote of 9 to 0, recommended denial of the petition, which was in keeping with the recommendation of the Department of Planning.

Chair Hurt stated that the proposal would impact the character of the neighborhood, which was one of the panels included in the 1998 moratorium discussions/revisions to the Zoning Ordinance. He feels that the concern is with increasing the density by adding uses. He referenced previous zoning action by the City Council in the area (Lenette Realty at the southwest corner of Clayton and Baxter Roads) which was based on the similar concerns. The City is currently in litigation on that action.

A motion to deny P.Z. 25-98, as recommended by staff and the Planning Commission, was made by Chair Hurt, and seconded by Councilmember Flachsbart.

Councilmember Flachsbart stated that he is concerned with the proposed increased uses, the density of the uses on the site, and the impact on the existing character of the area.

Councilmember Streeter stated that the model shows that the proposed development would adversely impact the adjacent residents.

Councilmember Brown stated that she is concerned with the proposed setbacks.

Assistant Director of Planning Laura Griggs-McElhanon handed out a letter from the traffic consultant, Crawford Bunte Brammeier, dated November 23, 1998, received by the Department of Planning on December 8, 1998, which addresses some outstanding issues from the Planning Commission meetings.

Chair Hurt explained to those people present in the audience that because the Planning Commission recommended denial, it would take a super majority vote to approve (6 of 8 votes needed). He clarified that a "yes" vote on the motion would be a vote in favor of denying the petition.

The motion was approved by a vote of 4 to 0 (the petition will be forwarded to the City Council with a recommendation of denial).

**Note: One bill relative to this matter will be needed for the January 4, 1999, City Council Meeting.**

**SEE BILL # \_\_\_\_\_**

- IV. Planning Commission of the City of Chesterfield – Update to the City of Chesterfield Comprehensive Plan. Specifically, the Comprehensive Plan will be updated to include: Phase 3 of the Chesterfield Valley Master Development Plan and Implementation Strategy; and, amend the text and maps relative to The Chesterfield Valley Master Development Plan.

Assistant Director of Planning Laura Griggs-McElhanon referenced the memorandum included in the meeting packet which outlined the issues the Committee discussed at their joint meeting with the Public Works/Parks Committee on November 30, 1998, and requested the Committee advise staff of addition issues to be added to the list.

There was extensive discussion by the Committee, including:

- 1) Detention/retention areas (Plan needs to include reference to “functional equivalency”).
- 2) Timing of construction of stormwater ponds.
- 3) If no stormwater system is in place, have all developers contribute to the system (set up a Trust Fund).
- 4) Requiring temporary stormwater systems.
- 5) Incentives for property owners to make land available for stormwater ponding areas.
- 6) Location of stormwater ponds. (staff is to confirm that all proposed ponding areas referenced in the Valley Master Plan are depicted on the appropriate Map)
- 7) Establishing requirements for contribution to a Valley Stormwater Trust Fund.
- 8) Landlocking parcels by relocating existing roads.
- 9) Land Use
  - a) Commercial uses on the north side of Chesterfield Airport Road, west of Long Road.
  - b) Visibility of uses from the interstate (what uses are appropriate).
  - c) Office uses east of Long Road only.
- 10) Staff is to confirm that the proposed bike/walking path on the levee referenced in the Valley Master Plan is depicted on the appropriate Map.
- 11) Should rollerblading be included with the bicycle/walking path?
- 12) Tying the trail access in the Valley to the Central City Park.
- 13) Levee District concurrence with the Valley Master Plan.

Director of Planning Teresa Price stated that on December 17, the special meeting on the Valley Master Plan would be held from 4pm to 8pm. The special Committee meeting on The Chesterfield Commons project would be at 6pm that evening. She advised the Committee that what is adopted by the City Council relative to the Valley Master Plan has to be in sync with the Planning Commission recommendations. She has spoken to the City Attorney, who has recommended that first, the Commission approve those portions of the Comprehensive Plan amendments relative to the Valley Master Plan that everyone agrees on. After that, we can go back and resolve the issues with the remainder of the proposed amendment.

Chair Hurt recommended that a joint P&Z Committee and Planning Commission meeting be scheduled in early January to discuss the Committee’s proposed revisions to the Commission’s recommendations relative to the Valley Master Plan.

**VI. Department Update – Director Teresa Price**

The Committee did not discuss this matter.

A special meeting of the P&Z Committee will be held at 6:00 p.m. on Thursday, December 17, 1998 to review The Chesterfield Commons project.

The next regularly scheduled meeting will be held at 5:30 p.m. on Thursday, January 7, 1999.

**The meeting adjourned at 7:50 p.m.**

TP/LPGM/lpgm  
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