

MEMORANDUM

DATE: December 24, 1996

TO: Michael G. Herring, City Administrator

FROM: Jerry Kelley
Director of Planning

SUBJECT: Minutes of the Planning and Zoning Committee Meeting December 19, 1996.

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was called to order at 5:30 p.m., on Thursday, December 19, 1996, in the City Council Conference Room. In attendance were Councilmember Barry Streeter, (Ward II) - Chairperson; Councilmember Dan Hurt, (Ward III); and Councilmember Linda Tilley (Ward IV). Also in attendance were City Administrator Mike Herring; Jerry Kelley, Planning Director; Laura Griggs-McElhanon, Assistant Planning Director; and Planning Commission Chairman Mike Casey.

I. Approval of Planning and Zoning Committee meeting summary of November 20, 1996.

A motion for approval was made by Councilmember Hurt, seconded by Councilmember Tilley and passed by a vote of 3 to 0.

II. Interview of Mr. Charles Eifler as candidate for the Planning Commission.

Upon a motion by Councilmember Hurt, seconded by Councilmember Tilley, the Committee voted to recommend the appointment of Charles Eifler to the Planning Commission. **The motion was approved by a vote of 3 to 0.**

VII. **P.Z. 22-90 Sverdrup Investments, Inc./Opus - United Health Care**; request for an amendment to "C-8" Planned Commercial District Ordinance, City of Chesterfield Ordinance Number 563; south side of Conway Road, west of White Road.

Julie Kimble, representing Opus - United HealthCare, indicated that United HealthCare had withdrawn their application for consideration of an amendment to the existing "C-8" Ordinance. She thanked the Staff for their diligent work in reviewing their request, but indicated that United HealthCare would pursue other sites based upon other considerations to meet their corporate goals. She expressed appreciation for the helpfulness provided by the City of Chesterfield to locate United HealthCare on the Timberlake site.

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Councilmember Streeter requested that Ms. Kimble, if possible, provide any suggestions for future review of development projects in order to determine how the City could facilitate the development process and provide citizen participation simultaneously, particularly when the development project needs a decision within an accelerated timeframe.

- III. **P.Z. 25-96 Vermeer Sales and Service MI., Inc.**; "NU" Non-Urban District and "C-4" Highway Service Commercial District to "C-8" Planned Commercial District; south side of Chesterfield Airport Road approximately 250 feet east of the intersection of Long Road and Chesterfield Airport Road.

This item was returned to the P&Z Committee from City Council to review the potential for landscaping in the display area in the front of the proposed facility, fencing or landscaping along the eastern property line, and a further setback for the proposed building.

John King, Attorney for the applicant, indicated that the applicant could not support an additional setback of the proposed building because of turning movements in the rear of the proposed structure and the further encroachment on existing floodplain/wetlands in the southern part of the property. He indicated, however, that additional landscaping on the eastern property line and berming along the frontage (being the north side of the property) was acceptable to the applicant.

Councilmember Tilley made a motion, seconded by Councilmember Hurt, that either a sight-proof, six (6) foot high fence or a six (6) foot landscape buffer, at time of installation, be provided along the eastern property line, and a two (2) foot berm be a part of the landscaping plan along the northern boundary of the property being Chesterfield Airport Road.

The Staff indicated that these proposals would be considered at the time of Site Development Plan review.

A motion for approval was made by Councilmember Tilley, seconded by Councilmember Hurt and passed by a vote of 3 to 0.

Note: It is necessary for City Council to approve an Ordinance in order to accomplish these changes.

Further discussion concerned the vehicular movement at the intersection of Long Road and Chesterfield Airport Road, and the proposed extension of medians by St. Louis County Highway Department on Long Road and Chesterfield Airport Road impacting the Vermeer property.

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On a motion by Councilmember Tilley, seconded by Councilmember Streeter, City Administrator Mike Herring was directed to send a letter to St. Louis County Highway Department expressing concerns on the extension of the medians and the potential impact upon businesses located in this vicinity, if the proposed medians are constructed. The P & Z Committee asked for information as to the traffic engineering rationale by St. Louis County to ascertain the need for a median extension at the intersection. **The motion passed by a vote of 3 to 0.**

- IV. **P.Z. 28-96 Hardesty Homes (Picardy)**; "R-2" 15,000 square foot Residence District and "NU" Non-Urban District to "R-3" 10,000 square foot Residence District; northeast corner of the intersection of Clarkson Road and Kehrs Mill Road.

A motion for approval was made by Councilmember Hurt, seconded by Councilmember Tilley and passed by a vote of 3 to 0.

Note: It is necessary for City Council to approve an Ordinance in order to accomplish these changes.

- V. **P.Z. 29-96 Hardesty Homes (Picardy)**; a Planned Environment Unit (PEU) Procedure in the "R-3" 10,000 square foot Residence District; northeast corner of the intersection of Clarkson Road and Kehrs Mill Road.

A motion for approval was made by Councilmember Tilley, seconded by Councilmember Streeter and passed by a vote of 3 to 0.

This development is proposed for eighty-nine (89) single-family attached residential units.

Note: It is necessary for City Council to approve an Ordinance in order to accomplish these changes.

- VI. **P.C. 63-85 J.L. Mason of Missouri, Inc., (Bull Moose Tube)**; request for amendment of "C-8" Planned Commercial District Ordinance; west side of Clarkson Road, south of Baxter Road.

A motion for approval was made by Councilmember Hurt, seconded by Councilmember Tilley and passed by a vote of 3 to 0.

Note: It is necessary for City Council to approve an Ordinance in order to accomplish these changes.

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This request for an amendment change provides for a parking deck on the site. The existing ordinance proposes another office building and parking deck will be adjacent, with both uses setback the same distance from Clarkson Road, with appropriate berming and landscaping.

Further discussion also occurred regarding the adjacent tract occupied by St. Joseph's Institute for the Deaf, to determine the viability of cross-access between the two (2) parcels to facilitate traffic movement into the respective developments from Clarkson Road. This idea will be explored by the applicant with the assistance from the Staff.

The next meeting of the Planning and Zoning Committee is January 9, 1997.

Items Councilmember Streeter would like added to this agenda include the timing of staff report preparation. Councilmember Tilley would like the agenda to include review of the TIF Commission, in terms of membership thereon and length of terms.

The meeting adjourned at 7:00 p.m.