

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, February 21, 2002, in Conference Room 3. In attendance were: Chairman Charlie Scheidt (Ward IV); Vice Chair Dan Hurt (Ward III); Councilmember Barry Streeter (Ward II); and Councilmember Jane Durrell (Ward I). Also in attendance were: Councilmember Bruce Geiger (Ward II); Planning Commission Chair David Banks; Director of Planning Teresa Price; Project Planner Annissa McCaskill; and Kathy Lone, Planning Assistant.

*To be discussed at the 3/4/2002 City Council Meeting.

Chairman Scheidt called the meeting to order at 5:30 p.m.

I. Approval of the Planning and Zoning Committee Meeting Summary of February 7, 2002.

Councilmember Durrell made a motion to approve the Meeting Summary of February 7, 2002. The motion was seconded by Councilmember Streeter and **passes by a voice vote of 3 to 0**. (Vice Chair Hurt was absent for the vote.)

***II. P.Z. 35-2001 City of Chesterfield: a request to amend Section 1003.020 (Definitions) of the City of Chesterfield Zoning Ordinance to include the following definitions:**

Floor Area Ratio (FAR): The ratio between the total area for all floors of a building permitted by code to the area of the lot on which the building is constructed. This square footage does not include any structured or surface parking areas.

Greenspace Percentage: The percentage derived by calculating the combination of all green area and non-paved surfaces and dividing by the total area of the site. This calculation is exclusive of pedestrian cross accessways as approved by the City of Chesterfield.

Tree Stand Delineation (TSD): A detailed description and location of individual trees, groups of trees, tree covered lots, and forested lands, prepared in map form as explained in the Chesterfield Tree Manual.

AND

***III. P.Z. 36-2001 City of Chesterfield: a request to amend the City of Chesterfield Zoning Ordinance to require illustration of the Floor Area Ratio, Greenspace Percentage and Tree Stand Delineation on all preliminary plans and site plans.**

Project Planner Annissa McCaskill gave an overview of **P.Z. 35-2001 City of Chesterfield**. Ms. McCaskill stated that this petition was approved, with changes by the Planning Commission on December 12, 2001 by a vote of 5 to 0. On January 10, 2002, the Planning and Zoning Committee voted to return **P.Z. 35-2001 City of Chesterfield** to the Planning Commission for clarification of the definition for 'Floor Area Ratio.'

Ms. McCaskill stated that the Planning Commission decided that parking structures are not

included in this floor area ratio calculation. They will be addressed via the greenspace requirement for development.

Ms. McCaskill stated that the Planning Commission then recommended approval of **P.Z. 35-2001 City of Chesterfield** by a vote of 8 to 0.

General discussion followed concerning below grade floor area ratio.

Councilmember Streeter made a motion to approve and forward **P.Z. 35-2001 City of Chesterfield** to City Council. The motion was seconded by Councilmember Durrell and **passes** by a vote of 3 to 0. (Vice Chair Hurt was absent for the vote.)

***Note: One bill, as recommended by the Planning Commission, will be needed for the March 4, 2002 City Council Meeting. P.Z. 35-2001 City of Chesterfield SEE Bill #**

Project Planner Annissa McCaskill gave an overview of **P.Z. 36-2001 City of Chesterfield**. Ms. McCaskill stated that this petition was approved by the Planning Commission on December 12, 2001 by a vote of 5 to 0. On January 10, 2002, the Planning and Zoning Committee voted to return **P.Z. 36-2001 City of Chesterfield** to Planning Commission for clarification as to what type of developments the requirements would apply.

Ms. McCaskill stated that the Planning Commission agreed that the requirement for floor area ratio should only be applicable in multi-family residential developments. In commercial developments parking structures and surface parking are not to be included in floor area ratio calculations. Language has been added to permit the Planning Commission to request floor area ratio calculations that include the area of a building below grade.

General discussion followed concerning requirements for Commercial Service Procedures (CSP) or Landmark and Preservation Area Procedures (LPA) and tree stand delineation with regards to parking.

Vice Chair Hurt arrived at the meeting at 5:42 p.m.

Councilmember Streeter made a motion to approve and forward **P.Z. 36-2001 City of Chesterfield** to City Council. The motion was seconded by Councilmember Durrell and **passes** by a vote of 4 to 0.

***Note: One bill, as recommended by the Planning Commission, will be needed for the March 4, 2002 City Council Meeting (P.Z. 36-2001 City of Chesterfield) SEE Bill #**

IV. Pending Projects/Departmental Update

Ms. Price stated that an open house would be held on Wednesday, February 27, 2002 from 6:00 p.m.

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to 9:00 p.m. in the Chesterfield City Hall Chambers for an update on the Chesterfield Comprehensive Plan.

Councilmember Streeter made a motion to adjourn the meeting. The motion was seconded by Chairman Scheidt **and passes by a voice vote of 4 to 0.** The meeting adjourned at 5:46 p.m.

TJP/kl