

MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Justin Wyse, Director of Planning

JW

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, February 20, 2020



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, February 20, 2020 in Conference Room 101.

In attendance were: **Chair Mary Ann Mastorakos** (Ward II), **Councilmember Mary Monachella** (Ward I), **Councilmember Dan Hurt** (Ward III), and **Councilmember Tom DeCampi** (Ward IV).

Also in attendance were: Councilmember Michael Moore (Ward III); Planning Commission Chair Merrell Hansen; Justin Wyse, Director of Planning; Mike Knight, Assistant City Planner; Chris Dietz, Planner; Tim Brinkmann, Planner; and Kathy Juergens, Recording Secretary.

The meeting was called to order at 5:30 p.m.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the February 6, 2020 Committee Meeting Summary

Councilmember DeCampi made a motion to approve the Meeting Summary of February 6, 2020. The motion was seconded by **Councilmember Hurt** and **passed** by a voice vote of 4-0.

II. UNFINISHED BUSINESS - None.

III. NEW BUSINESS

- A. **P.Z. 16-2019 1420 Schoettler Rd. & 15000 South Outer Forty Rd. (Daniel Prosser)**:
A request for a zoning map amendment from an "NU" Non-Urban District to an "E ½ AC" Estate Half Acre District for two tracts of land totaling 6.00 acres located on the east side of Schoettler Road, north of its intersection with Grantley Drive (19S640262), (19R430165). (Ward 2)

STAFF PRESENTATION

Chris Dietz, Planner, presented the project request for a change in zoning from an "NU" Non-Urban District to an "E-½ AC" Estate Half Acre District. The request includes two parcels totaling six acres of land. There are no physical improvements proposed at this time. This request is for a straight zoning map amendment and does not require a Preliminary Plan or an Attachment A.

A Public Hearing was held on January 13, 2020 and on February 10, 2020, the Planning Commission voted to approve the change in zoning by a vote of 7-0.

Councilmember Monachella made a motion to forward P.Z. 16-2019 1420 Schoettler Rd. & 15000 South Outer Forty Rd. (Daniel Prosser) to City Council with a recommendation to approve. The motion was seconded by Councilmember DeCampi and passed by a voice vote of 4-0.

Note: One Bill, as recommended by the Planning Commission, will be needed for the March 2, 2020 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on P.Z. 16-2019 1420 Schoettler Rd. & 15000 South Outer Forty Rd. (Daniel Prosser).]

- B. P.Z. 01-2020 City of Chesterfield (Unified Development Code - Article 3):** An ordinance amending Article 3 of the Unified Development Code to revise regulations pertaining to the E-1/2AC Estate District.

STAFF PRESENTATION

Mike Knight, Assistant City Planner, stated that in January of 2020, the Planning and Public Works Committee directed Staff to pursue updates to the “E-1/2 AC” district, specifically to remove the single-family attached use.

A Public Hearing was held for this request on February 10, 2020 and the Planning Commission recommended approval by a vote of 7-0.

There are currently no existing or proposed attached single family homes in any existing “E-1/2 AC” district.

Councilmember Hurt made a motion to forward P.Z. 01-2020 City of Chesterfield (Unified Development Code - Article 3) to City Council with a recommendation to approve. The motion was seconded by Councilmember DeCampi.

DISCUSSION

There was a brief discussion regarding the history of why “single-family attached” was ever allowed. Chair Mastorakos stated that she was told it related to the rezoning of the “bowtie” on Wild Horse Creek Road.

The above motion passed by a voice vote of 4-0.

Note: One Bill, as recommended by the Planning Commission, will be needed for the March 2, 2020 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on P.Z. 01-2020 City of Chesterfield (Unified Development Code - Article 3).]

IV. OTHER

Relative to the previous discussion regarding single-family attached use, Planning Commission Chair, Merrell Hansen mentioned that the proposed Briarcliffe development (Planned Urban Development-PUD) may include single-family attached homes and stated that she was not aware

that single/family or multi-family use would be allowed within a PUD district. Justin Wyse, Director of Planning, stated that the Unified Development Code states that any of the residential district uses may be requested within a PUD.

V. ADJOURNMENT

The meeting adjourned at 5:39 p.m.