

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: February 13, 2006

SUBJECT: Planning & Zoning Committee Meeting Summary – **February 9, 2006**

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held on Thursday, February 9, 2006 in Council Chambers.

In attendance were: **Chair Mike Casey** (Ward III); **Councilmember Jane Durrell** (Ward I); **Councilmember Connie Fults** (Ward IV); and **Councilmember Bruce Geiger** (Ward II).

Also in attendance were Councilmember Mary Brown (Ward IV); Stephanie Macaluso, Planning Commission Chair; Teresa Price, Director of Planning; Annissa McCaskill-Clay, Assistant Director of Planning; Nick Hoover, Project Planner; Mara Perry, Project Planner; Aimee Nassif, Project Planner; and Mary Ann Madden, Planning Assistant.

Chair Casey called the meeting to order at 5:30 p.m.

I. APPROVAL OF MEETING SUMMARY

Councilmember Geiger made a motion to approve the Meeting Summary of January 19, 2006. The motion was seconded by Councilmember Fults and **passed** by a voice vote of 4 to 0.

II. OLD BUSINESS - None

III. NEW BUSINESS

- A. **P.Z. 18-2005 City of Chesterfield (Sign Calculations):** An ordinance amending the City of Chesterfield Zoning Ordinance Section 1003.168B regarding the calculation of attached wall signs.

Staff Presentation

Project Planner Aimee Nassif stated that the petition is for an amendment to the sign ordinance. The Public Hearing was held October 24, 2006. The amendment clarifies the

calculation of signs. Some graphs were added to the ordinance as examples of how signs are calculated.

Planning Commission Report

Planning Commission Chair Stephanie Macaluso reported that there were no issues raised by the Commission and it was approved by a vote of 8 to 0.

Councilmember Fults made a motion to forward P.Z. 18-2005 City of Chesterfield (Sign Calculations) to City Council with a recommendation to approve. The motion was seconded by Councilmember Geiger and **passed** by a voice vote of 4 to 0.

**Note: One bill, as recommended by the Planning Commission, will be needed for the February 22, 2006 City Council Meeting.
See Bill #**

[Please see the attached report, prepared by Director of Planning, Teresa Price, for additional information on P.Z. 18-2005 City of Chesterfield (Sign Calculations)]

- B. P.Z. 24-2005 Kommerz LLC (Clock Tower Plaza):** A request for a change of zoning from “C-8” Planned Commercial to “PC” Planned Commercial for a 2.61-acre parcel located south of Chesterfield Airport Road, east of Chesterfield Commons East Road.
(Locator Number 17T24-0243)

Staff Presentation

Project Planner Nick Hoover stated that the proposal is for a 22,000+ sq. ft. building with an excess of 40% open space. The petition was presented to the Planning Commission on January 23, 2006. The motion to approve, with amendments to the Attachment A, failed by a vote of 3 to 5.

Planning Commission Report

Ms. Macaluso noted that the Planning Commission recommended changes to the Attachment A with respect to permitted uses, parking, and hours of operation.

The Planning Commission expressed concern over the density of the project and the large amount of open space that would not be able to be landscaped.

DISCUSSION POINTS

Open Space

Mr. George Stock, Stock & Associates, reviewed the plan with the Committee. He stated that open space calculations were based on the gross acreage of 2.61 acres, resulting in 42% open space. Of the 42% open space, 30% is “plant-able”. The areas that cannot be landscaped are connected with the master drainage channel. It was noted that the plaza

area is counted as part of the 42% open space; the asphalt area is not counted as open space.

Emergency Fire Access

The emergency fire access is on Edison and is gated. Edison is a limited-access road.

Deliveries

Deliveries will be done at the loading area to the north of the building. Deliveries will then be walked down the front of the building, along the sidewalk to the drop-off location. No deliveries will be made in the rear of the building.

Parking

The site development plan is parked for retail at 5 spaces/1000 sq. ft. requiring 114 spaces. Currently, there are 118 parking spaces provided.

Concern was raised at the Planning Commission meeting that if a medical use were included, the site would not be adequately parked. Medical use would require parking of 4.5 spaces/1000 or could be based on the number of doctors, which could result in more than 4.5 spaces/1000.

Office use would require 3.3 spaces/1000.

Parking for the site is self-governing. Any time an occupancy permit is applied for, the parking requirements are reviewed.

Discussion was held on the possibility of reducing the number of parking spaces for the site. Since the site is currently over-parked by 4 spaces, Mr. Stock agreed to eliminate them - resulting in 114 spaces.

Use of the Site

Mr. Stock stated that the site is intended for upscale boutique-type retail. There is the possibility of some professional office, coffee shop or donut shop, and/or some medical – such as an orthodontist or dentist.

Hours of Operation

Because of the close proximity of the site to the residences on top of the bluff, Councilmember Fults suggested that the closing time for the complex be 9:00 p.m. She noted that studies have proven that sound travels up the bluff.

Discussion was held with respect to the possibility of extended hours to 10:00 p.m. during the holiday season, along with extended hours for a possible donut shop, coffee shop or ice cream shop.

It was noted that the homes on the bluff have their bedrooms facing the proposed development, which – because of the noise - would make a 10:00 p.m. closing time inappropriate.

It was pointed out that any restaurant-type uses would be located on the north end of the site, which would be further away from the residences. Ms. Macaluso stated that the Planning Commission expressed concern about possible noise from outdoor restaurant seating. Mr. Stock noted that only about three tables would fit on the site for any outdoor restaurant seating.

After further discussion, it was agreed to have the hours of operation for the entire complex be from 7:00 a.m. to 9:30 p.m. all year long.

Deliveries and Trash Pick-up

Councilmember Fults addressed the petitioner pointing out that delivery and trash trucks are not allowed before 7:00 a.m. Any trucks working before this hour would be in violation of City code. In addition, trucks should not be on the premises with idling engines during non-business hours.

Monument Sign on Edison Road

Councilmember Geiger pointed out that the Preliminary Plan shows a monument sign on Edison Road in close proximity to the emergency entrance. He felt that the sign should be relocated so as not to cause confusion with motorists thinking this is an entrance to the site. Mr. Stock agreed that the sign should be moved.

Teresa Price, Director of Planning, stated that the Petitioner is required to submit a sign package for review by the Planning Commission.

Lighting

Councilmember Durrell referred to Section I.I.3. of the Attachment A and questioned why “no source of illumination will be situated so that light is cast on any public right-of-way or adjoining property”. She felt more light in a public right-of-way would be desirable. It was pointed out that site lighting should not interfere with street lighting as it could cause driving hazards to oncoming traffic.

All lighting for the site must meet the City’s Lighting Ordinance.

Permitted Uses

The uses of “child care” and “kennel” are possible permitted uses. Councilmember Durrell stated that any child care facility must be made aware of the airport noise and that it is not the developer’s responsibility.

Attachment A Amendments for Green Sheet:

Councilmember Fults made a motion to amend Section I.U.3 of the Attachment A as follows: (Changes shown in green.)

Normal Hours

Hours of operation ~~for retail sales~~ will be as follows:

~~6~~ 7 a.m. to ~~11~~ 9:30 p.m. ~~Sunday-Thursday~~ seven days/week

Seasonal Hours

(~~From the day after Thanksgiving through December 23~~)

~~6 a.m. to 12 midnight, Sunday-Thursday~~

~~6 a.m. to 1 a.m. Friday and Saturday~~

Four promotions per calendar year

(~~By permit only; same as “Seasonal Hours” limit three (3) days per promotion~~)

The motion was seconded by Councilmember Geiger and **passed** by a voice vote of 4 to 0.

Councilmember Fults made a motion to amend Section I.F.1 of the Attachment A as follows: (Changes shown in green.)

*Parking and loading spaces for this development will ~~be as required in the~~ **not exceed** City of Chesterfield Code.*

The motion was seconded by Councilmember Durrell and **passed** by a voice vote of 4 to 0.

Councilmember Fults made a motion requiring the Petitioner to review the option of deferred parking along the southern end of the site with landscaping in its place. The motion was seconded by Councilmember Geiger and **passed** by a voice vote of 4 to 0.

Councilmember Fults made a motion to forward P.Z. 24-2005 Kommerz LLC (Clock Tower Plaza) to City Council with a recommendation to approve. The motion was seconded by Councilmember Durrell and **passed** by a voice vote of 4 to 0.

**Note: One bill, as recommended by the Planning Commission, will be needed for the February 22, 2006 City Council Meeting.
See Bill #**

[Please see the attached report, prepared by Director of Planning, Teresa Price, for additional information on P.Z. 24-2005 Kommerz LLC (Clock Tower Plaza)]

IV. PENDING PROJECTS/DEPARTMENTAL UPDATE

Ms. Price reported that amendments to the Zoning Ordinance regarding banners in the Museum and Arts Area, development criteria for E-districts, and residential tear-downs and additions are up for vote at the next Planning Commission meeting.

Residential parking/tandem parking is being worked on by the Ordinance Review Committee.

The Landscape Committee has forwarded the Tree Manual to several landscapers for their review and comment.

The Architectural Review Board is reviewing the new design guidelines for the Unified Development Code.

V. ADJOURNMENT

The meeting adjourned at 6:33 p.m.