

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa Price, Director of Planning *TP*

DATE: January 26, 1998

SUBJECT: Planning and Zoning Committee Meeting Summary from January 22, 1998

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, January 22, 1998, in the City Council Conference Room. In attendance were Chairman Dan Hurt (Ward III); Councilmember Barry Flachsbart (Ward I); Councilmember Barry Streeter (Ward II); and Councilmember Mary Brown (Ward IV). Also in attendance were: Councilmember Linda Tilley (Ward IV); Rick Bly, Planning Commission Chairman; Teresa Price, Director of Planning; and, Laura Griggs-McElhanon, Assistant Director of Planning.

I. Approval of Planning and Zoning Committee meeting summary of December 18, 1997.

A motion to approve the meeting summary of December 18, 1997, was made by Councilmember Streeter, seconded by Councilmember Brown and approved by a vote of 4 to 0.

VII. **P.Z. 12-97 Kelly Homes, Inc. (Waverly Place)**; "R-2" 15,000 square foot Residence District to "R-5" 6,000 square foot Residence District; west side of Baxter Road, south of the intersection of Clayton Road. And

P.Z. 13-97 Kelly Homes, Inc. (Waverly Place); Planned Environment Unit in the "R-5" 6,000 square foot Residence District; west side of Baxter Road, south of the intersection of Clayton Road

Chairman Hurt stated that the petitioner was not here this evening.

Director of Planning Teresa Price noted that there are still some outstanding issues to resolve (right-of-way and the turn around).

A motion was made by Councilmember Flachsbart, seconded by Councilmember Brown, to hold P.Z. 12 & 13-97. When all outstanding issues have been resolved, the developer is directed to send a written notice to the Planning Department requesting the petitions to proceed. At that time, City staff will evaluate the petitions to determine if all issues have been resolved, and if they have, the petitions will be put on a Planning and Zoning Committee agenda for discussion.

Councilmember Streeter reminded the staff that he had requested the history of Kelly Developments in a tabular format, to be provided by Kelly Homes.

The motion was approved by a vote of 4 to 0.

II. Clarkson Valley Boundary Adjustment – Michael G. Herring, City Administrator.

A motion to forward this item to the City Council with a recommendation of approval was made by Councilmember Brown, seconded by Councilmember Streeter, and approved by a vote of 4 to 0.

Note: One bill relative to this matter will be needed for the February 2, 1998, City Council Meeting.

SEE Bill # _____

III. P.Z. 10 & 11-96 L.A.C. Corp. & Wild Horse Summit Development Corporation (Greystone/Greystone Addition); request for an amendment to a Planned Environment Unit (PEU) Procedure in the "R-1" One Acre Residence District and the "FPR-1" Flood Plain One Acre Residence District; south side of Wild Horse Creek Road, west of Wildhorse Parkway (relative to driveway access to the subdivision entrance street).

Assistant Director of Planning Laura Griggs-McElhanon described the request, which would allow two (2) curb cuts for Lots 1 and 2 of Greystone Subdivision, as approved by the Department of Public Works.

A motion to approve the request was made by Councilmember Brown, seconded by Councilmember Streeter, and approved by a vote of 4 to 0.

Note: One bill relative to this matter will be needed for the February 2, 1998, City Council Meeting.

SEE Bill # _____

IV. P.C. 178-85 A & O Investments (Residence Inn); request for an amendment of "C-8" Planned Commercial District Ordinance, St. Louis County Ordinance Number 12,341, as amended by St. Louis County Ordinance Number 12,821; north side of Conway Road, west of Chesterfield Parkway North (relative to permitted uses and legal description).

Assistant Director of Planning Laura Griggs-McElhanon described the amendment request, which was initiated by the Department of Planning. This amendment is necessary to eliminate an overlap in two (2) "C-8" Planned Commercial Districts.

A motion to approve the request was made by Councilmember Flachsbart, seconded by Councilmember Brown, and approved by a vote of 4 to 0.

Note: One bill relative to this matter will be needed for the February 2, 1998, City Council Meeting.

SEE Bill # _____

- V. **P.Z. 34-96 Old Smokehouse Investment Group L.L.P. (The Valley Forum/ Chesterfield Grove)**; "C-3" Shopping District Ordinance Amendment; east side of Chesterfield Airport Road, north of Bonhomme Creek and south of U.S. 40.

Director of Planning Teresa Price described the amendment request, which is necessary because St. Louis County does not want Chesterfield Airport Road to be vacated, as required in the "C-3" zoning ordinance.

A motion to approve the request was made by Chairman Hurt, seconded by Councilmember Flachsbart, and approved by a vote of 4 to 0.

Note: One bill relative to this matter will be needed for the February 2, 1998, City Council Meeting.

SEE Bill # _____

- VI. **P.Z. 25-97 John J. And Caroline A. Williams (West County Motor Sports)**; an amendment to an existing "C-8" Planned Commercial District; north side of North Outer Forty Road, 3,000 feet west of Boone's Crossing Street.

Director of Planning Teresa Price explained the amended conditions proposed by the Planning Department, which address setbacks from the Levee and outdoor storage.

There was general discussion of outdoor storage/display of product and the necessity of screening these areas from the road.

Chairman Hurt inquired of the Levee District representative, David Human, as to why they are requiring a greater setback for West County Motor Sports than they did for Outdoor Equipment.

David Human replied that when Outdoor Equipment was built, there was no coordination between the City and the Levee District, and there were no plans for a 500-year levee at that time. At the present time, the Levee District needs an additional 140 feet for a total of 220 feet from the existing toe/base of the levee.

There was general discussion of parking on the underseepage berm.

David Human indicated that parking on the underseepage berm is allowed within certain guidelines, however, no structures are permitted on the underseepage berm.

Mike Doster, attorney for the petitioner, stated that they had looked at different ways to reconfigure the development to only have one (1) building and they couldn't get it to work. He stated that the adjacent property (Outdoor Equipment) didn't have to have this large of a setback and the setbacks proposed (front 50' and rear 220') greatly reduces the amount of developable area. He stated that the petitioner could live with a 160' setback.

There was discussion about moving the buildings closer together or having an L-shaped building.

Cliff Heitman, Bax Engineering, engineer for the petitioner, responded that it was possible to make this an L-shaped building with parking on the underseepage berm. He inquired as to how the Levee District was going to put the underseepage berm on the Outdoor Equipment property since the site has already been developed.

David Human replied that the berm would be continued on the Outdoor Equipment property. The parking lot will have to be removed, the berm installed and the parking lot put back.

Chairman Hurt stated that the petition could be moved forward as is or delayed to work the issue out between the petitioner and the Levee District.

David Human stated that the Levee District would allow parking on the underseepage berm but not on levee. In addition, no concrete is permitted on the underseepage berm. Pavement in that area has to be asphalt.

A motion was made by Councilmember Streeter to amend the conditions to state that the construction of the parking lot on the underseepage berm would be as approved by the Levee District.

There was general discussion of this amendment. It was noted that this condition is already contained in Attachment A (page 11, #5).

Councilmember Streeter withdrew the motion.

Councilmember Flachsbart stated that he wants to see the new layout to show how the site will work.

Chairman Hurt stated that the petitioner should do a new layout by the City Council meeting. If it is not completed by that time, the petition will be held by the City Council.

A motion was made by Councilmember Brown, seconded by Chairman Hurt, to approve West County Motor Sports as recommended by the Planning Commission and revised by the Planning Department memo.

There was extensive discussion of outdoor storage versus parking (customer motorcycle parking versus new motorcycle parking) and outdoor display area of product.

Director of Planning Teresa Price stated that the display area couldn't take up any of the required parking spaces.

The motion was approved by a vote of 3-1, with Councilmember Flachsbart voting no.

Councilmember Flachsbart stated that there are too many loose ends and asked that parking setbacks be addressed.

Chairman Hurt replied that the petitioner has to tie up loose ends prior to the City Council meeting.

Note: Two bills relative to this matter will be needed for the February 2, 1998, City Council Meeting (one as recommended for approval by the Planning Commission and one as recommended for approval by the Planning and Zoning Committee).

SEE Bill #_____ (recommendation from Planning Commission)

SEE Bill #_____ (recommendation from the Planning and Zoning Committee)

VIII. Architectural Review Board

This item is being referred back to the Planning and Zoning Committee from the Procedures and Planning Committee of the Planning Commission.

There was general discussion of this item.

It was decided that the Architectural Review Board should be made up of either five (5) or seven (7) members and that it should contain an odd number of members. There should be two (2) commercial architects, one (1) residential architect, one (1) landscape architect and one (1) *member from the Arts Commission. If there are seven (7) members, there should be two (2) other professionals in these or related fields.* The members do not have to be Chesterfield residents, but preference will be given to Chesterfield residents in the selection.

This item is now forwarded back to the Procedures and Planning Committee of the Planning Commission for consideration.

The next regularly scheduled meeting will be held at 5:30 p.m. on Thursday, February 5, 1998.

The meeting adjourned at 7:00 p.m.