

SUMMARY
PLANNING AND ZONING COMMITTEE MEETING
JANUARY 19, 1994

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held on Wednesday, January 19, 1994, at 5:55 p.m., in the City Council Room. In attendance were Chair Susan Clarke (Ward II); Councilmember Nancy Greenwood (Ward I); Councilmember Dan Hurt (Ward III); Also in attendance were Planning Commission Chairman Barbara McGuinness; Jerry Duepner, Director of Planning; Laura Griggs-McElhanon, Senior Planner; and Dr. Paul Shifano.

ITEM I. **P.Z. 28-93 Caplaco Seven Inc;** Conditional Use Permit (CUP) in the "C-2" Shopping District; Four Seasons Shopping Center, south side of Olive Street Road, west of Woods Mill Road.

Director Duepner summarized the report and action of the Planning Commission.

A motion was made by Councilmember Greenwood and seconded by Councilmember Hurt that the report of the Planning Commission for approval be received and filed. The motion was approved by a vote of 3 to 0.

Note: As this matter is a Conditional Use Permit approved by the Planning Commission, Council action would be to receive and file Commission's report, and the Permit would be granted fifteen (15) days thereafter.

ITEM II. **P.Z. 11-93 City of Chesterfield Planning Commission;** a proposal to amend Sections 1003.020 Definitions; 1003.101 "FP" Flood Plain District Regulations; 1003.103 "PS" Park and Scenic District Regulations; 1003.107 "NU" Non-Urban District Regulations; 1003.111 "R-1" Residence District Regulations; 1003.112 "R-1A" Residence District Regulations; 1003.113 "R-2" Residence District Regulations; 1003.115 "R-3" Residence District Regulations; 1003.117 "R-4" Residence District Regulations; 1003.119 "R-5" Residence District Regulations; 1003.120 "R-6A" Residence District Regulations; 1003.120A "R-6AA" Residence District Regulations; 1003.121 "R-6" Residence District Regulations; 1003.123 "R-7" Residence District Regulations; 1003.125 "R-8" Residence District Regulations; 1003.131 "C-1" Neighborhood Business District Regulations; 1003.133 "C-2" Shopping District Regulations; 1003.135 "C-3" Shopping District Regulations; 1003.137 "C-4" Highway Service Commercial District Regulations; 1003.141 "C-6" Office and Research Service District Regulations; 1003.143 "C-7" General Extensive Commercial District Regulations; 1003.151 "M-1" Industrial District Regulations; 1003.153 "M-2" Industrial District Regulations; 1003.168 Sign Regulations - General;

1003.168A Sign Regulations for "FP", "PS", "NU", and All "R" Districts; 1003.168B Sign Regulations for All "C", "M", and "MXD" Districts; 1003.168C Subdivision Information Signs; and, 1003.168D Temporary Signs of the City of Chesterfield Zoning Ordinance relative to sign regulations.

Director Duepner summarized the report and recommendation of the Planning Commission. Noting the volume of material contained in the Commission's report and Attachments, he recommended this matter be placed on the agenda for February 9th Meeting for additional discussion of particular issues and items.

Councilmember Clarke expressed appreciation for the efforts of the Planning Commission in this matter.

A motion was made by Councilmember Hurt and seconded by Councilmember Greenwood to compliment the Planning Commission for their efforts in this matter. **The motion passed by a vote of 3 to 0.**

There was discussion by the Committee relative to pylon signs, with Councilmember Greenwood expressing preference for monument type signs as opposed to pylon signs.

Planning Commission Chairman McGuinness noted that there had been considerable discussion on the issues of pylon signs versus monument-type signs by the Commission.

Chairman Clarke noted that, among the items to be discussed at the next P & Z Meeting relative to P.Z. 11-93, are: awnings, banners, temporary signs, flag poles, and the distance between advertising signs. Regarding the latter, Councilmember Hurt requested that the distance be the maximum possible.

ITEM III. P.C. 168-71 Sachs Properties, Inc. (Chesterfield Mall); a memo concerning report on development progress; southwest quadrant of I-64/U.S. Highway 40/61 and Clarkson Road.

This matter was received and filed.

ITEM IV. P.C. 235, 236 & 237-87 Chesterfield Village, Inc. (Parcel C-310, C-109 & C-308); request for extension of time in which to submit Site Development Plans for a "C-8" Planned Commercial District; east side of Swingley Ridge Drive, south of Chesterfield Village Parkway, north side of Chesterfield Village Parkway west of Justus Post Road, and northwest of the terminus of Swingley Ridge Drive, northwest of U.S. Highway 40.

Director Duepner summarized the action of the Planning Commission.

This matter was received and filed.

ITEM V. **P.C. 148-86 Chesterfield Village, Inc.**; request for extension of time in which to submit Site and Architectural Elevations for a "C-8" Planned Commercial District Site; northwest corner of Chesterfield Airport Road and Chesterfield Parkway.

Director Duepner summarized the action of the Planning Commission.

This matter was received and filed.

ITEM VI. Memorandum from the Director of Planning concerning interviews of consultants for revision of City's Zoning and Subdivision Ordinances.

The Committee agreed that a dinner should be provided at 5:30 prior to the interviews. Also, it was requested that copies of the proposed elevation matrix be provided to the members of the Committee **prior** to the meeting.

ITEM VII. Notice of Public Hearing from the City of Town and Country upon Preliminary Site Development Plan/Preliminary Plat for residential subdivision of 121 lots, to be located east of City of Chesterfield.

Director Duepner summarized the Public Hearing Notice from the City of Town and Country.

Councilmember Hurt noted that the proposed development did not provide for connection to Britannia Drive.

A motion was made by Councilmember Hurt and seconded by Councilmember Greenwood that the Department send a copy of the memorandum provided to the Committee, along with the Notice from Town and Country, to the adjoining Subdivision Trustees. **The motion was approved by a vote of 3 to 0.**

ITEM VIII. Memorandum from the Director of Planning concerning Western Annexation.

Director Duepner summarized current status of this proposal before the St. Louis County Boundary Commission. He presented a map depicting a development currently under consideration by St. Louis County, which would have access to Wildhorse Parkway. The property of the development was in the area directed by Council on 1/18/94, to be deleted from the annexation proposal.

A motion was made by Councilmember Hurt and seconded by Councilmember Greenwood that this area be included within the proposed Western Annexation. **The motion was approved by a vote of 3 to 0.**

Note: A bill concerning revision of the proposed Western Annexation will be on the City Council Agenda for action on February 7, 1994.

ITEM IX. Memorandum from the Director of Planning concerning Southern Annexation.

This item was received and filed.

SITE PLANS, BUILDING ELEVATIONS AND SIGNS REVIEWED BY THE PLANNING COMMISSION ON JANUARY 10, 1993.

- A. **P.Z. 12-93 Redia McGrath (McGrath Plaza)**; Subdivision Record Plat in the "C-8" Planned Commercial District; south side of Chesterfield Airport Road, north of Old Olive Street Road.
- B. **Countryside at Chesterfield (Plat Two)**; Planned Environment Unit in the "R-1" One Acre Residence District and "FPR-1" Flood Plain One Acre Residence District Subdivision Record Plat; west side of Kehrs Mill Road, south of Wild Horse Creek Road.

The next meeting of the Planning and Zoning Committee will be on Wednesday, February 9, 1994, at 5:45 p.m.

The meeting adjourned at 6:20 p.m.

[PZC-SUM.119]