

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: January 11, 2002

SUBJECT: Planning and Zoning Committee Meeting Summary from January 10, 2002

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, January 10, 2002, in Conference Room 1. In attendance were: Chair Charlie Scheidt (Ward IV); Councilmember Barry Streeter (Ward II); and Councilmember Jane Durrell (Ward I). Also in attendance were: Councilmember Bruce Geiger (Ward II); Councilmember Mike Casey (Ward III); Planning Commission Chair David Banks; Director of Planning Teresa Price; Project Planner Annissa McCaskill and Kathy Lone, Planning Assistant.

*To be discussed at the 1/23/2002 City Council Meeting.

Chair Scheidt called the meeting to order at 5:30 p.m. Vice-Chair Dan Hurt (Ward III) was absent.

I. Approval of the Planning and Zoning Committee Meeting Summary of December 6, 2001.

Councilmember Durrell made a motion to approve the Meeting Summary of December 6, 2001. The motion was seconded by Councilmember Streeter and **passes by a voice vote of 3-0.**

- 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);
 - Greenspace Percentage;
 - Tree Stand Delineation (TSD)

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.

Planning Commission Chair David Banks stated that there was an error in the definition for 'Floor Area Ratio' in **P.Z. 35-2001 City of Chesterfield** and asked the Committee to return this petition to the Planning Commission for further review.

Councilmember Streeter made a motion to return **P.Z. 35-2001 City of Chesterfield** and **P.Z. 36-2001 City of Chesterfield** to the Planning Commission for further review. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 3 to 0.**

- *IV. P.Z. 37-2001 City of Chesterfield:** a request to amend Section 1003.187 (Planned Environment Unit or PEU) of the City of Chesterfield Zoning Ordinance.

Project Planner Annissa McCaskill gave an overview of **P.Z. 37-2001 City of Chesterfield**.

Director of Planning Price stated that the chart attached to **P.Z. 37-2001 City of Chesterfield** addresses units versus lots.

Councilmember Streeter made a motion to approve and forward to City Council **P.Z. 37-2001 City of Chesterfield**. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 3 to 0**.

***Note: One bill, as recommended by the Planning Commission, will be needed for the January 23, 2002 City Council Meeting for P.Z. 37-2001 City of Chesterfield.
SEE Bill #**

Councilmember Hurt arrived at the meeting at 5:39 p.m.

***V. Zoning Ordinance Update**

Director of Planning Price stated that the Zoning Ordinance Interview Committee is making the recommendation of Clarion Associates, LLC, of Denver, Colorado, as their selection to update the Zoning Ordinance for the City of Chesterfield. Ms. Price stated that Clarion, LLC presented a proposal of \$49,880 for the update which would be completed this year.

General discussion followed concerning the firm using a local land use lawyer, new ideas being brought into the update process and including graphics in the zoning ordinance update.

Chair Scheidt made a motion to forward to City Council the recommendation of Clarion Association, LLC to update the City of Chesterfield Zoning Ordinance at an amount not to exceed \$50,000. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 4 to 0**. (Councilmember Hurt was present to vote on this recommendation.)

***Note: A recommendation will be needed at the January 23, 2002 City Council Meeting.**

VI. Pending Projects/Departmental Update

Director of Planning Price stated that the next Comprehensive Plan Citizen Meeting would be at City Hall on Wednesday, January 16, 2001, at 7:00 p.m.

Councilmember Hurt directed Staff to maintain the file on the Property Maintenance Code as it may return for review.

Ms. Price gave an update on the T-Model.

General discussion followed concerning future infrastructure needs and the process for updating the T-Model.

Councilmember Streeter made a motion to direct Staff to give a presentation every six (6) months (March and September) to the Planning and Zoning Committee on the T-Model. The motion was seconded by Councilmember Hurt **and passes by a voice vote of 4 to 0.**

The meeting adjourned at 6:02 p.m.

TJP/kl