

SUMMARY
PLANNING AND ZONING COMMITTEE MEETING
December 21, 1995

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:35 p.m., on December 21, 1995, in the City Council Conference Room. In attendance were Chairman Ed Levinson (Ward II); Councilmember Barry Flachsbart (Ward I); and Councilmember Dan Hurt (Ward III). Also in attendance were Mayor Jack Leonard; Councilmember Linda Tilley (Ward IV); Michael Herring, City Administrator; Jerry Duepner, Director of Planning; Laura Griggs-McElhanon, Assistant Director of Planning; and Joseph Hanke, Planner II.

ITEM XI. Memorandum from the Director of Planning regarding West Area Study.

The Committee directed this item be held.

ITEM I. Approval of Planning and Zoning Committee meeting summary of November 9, 1995.

A motion was made for approval by Councilmember Flachsbart, seconded by Councilmember Hurt. The motion was approved by a vote of 3 to 0.

ITEM II. **P.Z. 30-95 Premier Homes (Cambridge Cove);** "R-3" Residence District to "R-6A" Residence District; southeast corner of Chesterfield Parkway North and Peach Hill Lane.
AND

ITEM III. **P.Z. 31-95 Premier Homes (Cambridge Cove);** Planned Environment Unit Procedure (PEU) in "R-6A" Residence District; southeast corner of Chesterfield Parkway North and Peach Hill Lane.

Assistant Director Laura Griggs-McElhanon presented the report of the Planning Commission and a memorandum from the Department of Planning noting the recommended revisions based upon comments from the St. Louis County Department of Highways and Traffic and the City of Chesterfield Department of Public Works.

Mr. Ed Griesedieck spoke to the Committee on behalf of the petitioner requesting revisions to the front yard setback along the primary access drive.

There was considerable discussion by the Committee relative to the requested revision. There was also discussion relative to restrictions on parking along the main access drive. It was noted that the Homeowners Association could opt to restrict parking along the main access drive in conjunction with the subdivision indentures and request the Chesterfield Police Department enforce the parking restrictions.

A motion was made for approval of P.Z. 30-95, as recommended by the Planning Commission, by Councilmember Flachsbart and seconded by Councilmember Hurt. The motion was approved by a vote of 3 to 0.

Note: A bill will be needed for this item for the January 3, 1996 City Council Meeting.

A motion was made by Councilmember Hurt for approval of P.Z. 31-95, including the amendments as recommended the Department of Planning, and seconded by Councilmember Flachsbart. The motion was approved by a vote of 3 to 0.

A motion was made to amend Condition 4.a. relative to the setback along the primary access drive by Chairman Levinson and was seconded by Councilmember Flachsbart. (For specific wording, see attached.) The motion was approved by a vote of 3 to 0.

A motion was made by Chairman Levinson and seconded by Councilmember Flachsbart to delete Condition 4.k. The motion was approved by a vote of 2 to 1, with Councilmember Hurt voting no.

Councilmember Flachsbart requested that the Chesterfield Fire Protection District be notified of this change.

A motion for approval of P.Z. 31-95, as amended, was made by Chairman Levinson and seconded by Councilmember Flachsbart. The motion was approved by a vote of 3 to 0.

Note: Two (2) bills will be needed for this matter for the January 3, 1996 City Council Meeting, one as recommended by the Planning Commission and one as recommended by the Planning and Zoning Committee.

ITEM IV. Memorandum from the Director of Planning regarding Northeast Annexation.

Director Duepner presented the Feasibility Report on the proposed Northeast Annexation.

There was discussion by the Committee relative to the report, particularly concerning the revenue projections and expenditures.

Comments from persons in attendance at the meeting included: Mr. Greg Smith on behalf of residents of the proposed annexation area; Jade Bute, Chesterfield resident, in opposition to the proposed annexation; and Nancy Greenwood, Chesterfield resident, in opposition to the proposed annexation.

Councilmember Flachsbart read into the record comments from Ms. Betty Hathaway, a resident of the City of Chesterfield in opposition to the proposed annexation.

Councilmember Linda Tilley noted the proposed annexation may not be fair to existing residents in the City and that, prior to going forward with the matter to City Council, the potential revenue and expenditure figures should be looked at more closely.

Chairman Levinson directed this matter be held and additional information be sought relative to the impact of a potential half-cent capital improvements sales tax; the ability of the annexation area to pay for its improvements; the impact of businesses on the sales taxes to be generated within the area; and more analysis of the road/street conditions and potential for street improvements. Additionally, information is to be obtained concerning work performed by the County Highway Department in the areas within the last two (2) to three (3) years, the impact of the current citywide property tax re: parks bond issue on annexation areas, and evaluation of stormsewers in the annexation areas.

ITEM V. Memorandum from the Director of Planning regarding Creve Coeur Boundary Adjustment.

Director Duepner presented to the Committee a report on the proposed possible Boundary Adjustment with the City of Creve Coeur.

There was discussion relative to this matter among the Committee members and the Mayor.

A motion was made by Councilmember Flachsbart and seconded by Chairman Levinson to pursue discussions with the City of Creve Coeur relative to a potential boundary adjustment. **The motion was approved by a vote of 3 to 0.**

ITEM VI. Public Hearing Notice from St. Louis County Planning Commission concerning P.C. 124 & 125-95 Taylor-Morley, Incorporated; a request for a change in zoning from "R-3" 10,000 square foot Residence District to "R-4" 7,500 square foot Residence District and Planned Environment Unit; 26.14 acre tract of land on the north side of Old Olive Street Road, east of Creve Coeur Mill Road.

Director Duepner noted the matter had been presented at a public hearing before the St. Louis County Planning Commission, and it is anticipated to be brought up for action by the County Planning Commission at its January executive meeting.

A motion was made by Councilmember Flachsbart to forward a letter to the County indicating concerns regarding the proposed density of the development. **The motion failed for lack of a second.**

This matter was received and filed by the Committee.

ITEM VII. P.Z. 14 & 15-95 The Leathers Company (Courtland Place); revision of legal description for City Ordinance Numbers 1052 and 1053; "R-3" 10,000 square foot Residence District and Planned Environment Unit (PEU); southwest corner of the intersection of Olive Boulevard and White Road.

Director Duepner presented the report recommending revision of the legal description for City Ordinance Numbers 1052 and 1053.

A motion for approval was made by Chairman Levinson, seconded by Councilmember Flachsbart and **approved by a vote of 3 to 0.**

Note: Two (2) bills are needed for the City Council Meeting of January 3, 1996 on this matter. One (1) bill relative to the rezoning, the other bill for the Planned Environment Unit.

ITEM VIII. Memorandum from the Director of Planning regarding the Zoning and Subdivision Ordinance revision.

Director Duepner summarized the memorandum regarding the Subdivision and Zoning Ordinance Revision.

A motion was made by Councilmember Flachsbart that the Department of Planning and Department of Public Works review the draft and discuss particulars with Mr. Kendig, and that the draft not be distributed to members of the Steering Committee at this time. The motion was seconded by Councilmember Hurt and approved by a vote of 2 to 1, with Chairman Levinson voting no. For the record, Chairman Levinson noted he would be distributing copies.

A motion was made by Councilmember Hurt and seconded by Chairman Levinson that a letter be sent to Mr. Kendig advising him per the Department of Planning recommendations on project budget, computerized zoning ordinance, additional meetings, and change in billing rates. Councilmember Hurt also recommended that the City Attorney be consulted relative to the suggested change in billing rates. The motion was seconded by Chairman Levinson and approved by a vote of 3 to 0.

ITEM XII. Memorandum from the Director of Planning regarding proposed Planning and Zoning Committee Meeting Schedule for 1996.

A motion was made by Chairman Levinson to approve an agenda for meetings in 1996, as recommended by the Department, with the exception of the July meeting being scheduled on Monday, July 8th. The motion was seconded by Councilmember Hurt and approved by a vote of 2 to 1, with Councilmember Flachsbart voting no.

ITEM IX. Memorandum from the Director of Planning regarding Conditional Use Permits in Residential Zoning Districts.

The Committee directed this item be held.

ITEM X. Memorandum from the Director of Planning regarding Temporary Signs (P.Z. 11-93 City of Chesterfield Planning Commission.

The Committee directed this item be held.

The meeting adjourned at 7:20 p.m.

[PZC-SUM.D21]

for all
other front
yards

Handout c. 12/21/95
P.B. Hlg.

Building and Structure Setbacks:

- a. Front Yard: Minimum setback shall be fifteen (15) feet from the primary access street right-of-way and twenty (20) feet from the right-of-way of cul-de-sac drives.

Coto 9, 15, 16, 22, 23, 37,
38, 44, 45 go deprotected
on Prelim Plan