

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: November 21, 2003

SUBJECT: Planning and Zoning Committee Meeting Summary from November 20, 2003

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, November 20, 2003, in Conference Room 101. In attendance were: Chair Barry Streeter (Ward II), Councilmember Jane Durrell (Ward I), Councilmember Dan Hurt (Ward III) and Councilmember Mary Brown (Ward IV). Also in attendance were: Councilmember Mike Casey (Ward III); Planning Commission Chair Victoria Sherman; Director of Planning Teresa Price; Senior Planner Annissa McCaskill-Clay, Project Planner Christine Smith Ross, Project Planner Aimee Nassif, Project Planner Michael Hurlbert, and Joyce Collins-Catling, Executive Secretary.

*To be discussed at 12/1/2003 City Council Meeting.

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

I. Approval of Planning and Zoning Committee Meeting Summary of November 6, 2003.

Councilmember Durrell made a motion to approve the Meeting Summary of November 6, 2003. The motion was seconded by Councilmember Brown and **passes by a voice vote of 4 to 0.**

***II. P.Z. 17-2003: Rausch Tract;** A request for a change of zoning from a "NU" Non Urban District to an "R-3" Residence District for a 1.17 acre tract located west of the intersection of Kehrs Mill Road and Wendimill at 2759 Kehrs Mill Road in a subdivision called "Kissling Acres" (Locator number 21T 62 0044).

Project Planner Christine Smith Ross gave an overview of **P.Z. 17-2003: Rausch Tract** and stated that this petition is a request for change in zoning, straight zoning and was approved by the Planning Commission on November 10, 2003 by a vote of 8-0 with one condition that no driveway be allowed within 50 ft of the shared driveway.

General discussion followed concerning storm water and road problems, cross-access, and and Subdivision indenture.

Councilmember Brown made a motion to recommend approval of **P.Z. 17-2003: Rausch Tract**. The motion was seconded by Councilmember Durrell and **passes by a voice of 4 to 0.**

***Note: One bill, as recommended by the Planning and Zoning Committee, will be needed for the December 1, 2003 City Council Meeting.**
SEE Bill #

***III. P.Z. 21-2003: Jim Lynch/Larry Enterprises;** A request for the following amendments to City of Chesterfield Ordinance 1790 for a 14.1 acre "PI" Planned Industrial District located North of Interstate 64/Highway 40 and North Outer 40, west of Boone's Crossing (Locator Number 17U 52 0027).

Senior Planner Annissa McCaskill-Clay gave an overview of **P.Z. 21-2003: Jim Lynch/Larry Enterprises** and stated that the Planning Commission moved to approve on November 10, 2003. Mrs. McCaskill-Clay stated that what is being requested is an amendment to an ordinance originally approved by City Council as **P.Z. 40-2000: Larry Enterprises**. Five amendments were approved by Planning Commission on November 10, 2003:

- 1) No vehicle displays on grass areas.
- 2) Vehicle display areas are not approved by this ordinance but will be reviewed by the Planning Commission at the Site Development Plan stage.
- 3) A sign package will be required for this site. The purpose of a Sign Package is to provide for flexible sign criteria that promote superior design and are tailored to a specific development which may vary from general ordinance provisions, if it can be demonstrated that the proposed terms would encourage promote, and reward good architecture and urban planning.
- 4) No service facilities shall be located on the south side of any building.
- 5) Customer drop areas shall be landscaped with dense vegetation as shown on the plan dated November 3, 2003.

There will be no vehicles displayed on the grassy areas. There is nothing to address vehicle display, but areas shown will need to be approved along with the Site Development Plan.

General discussion following concerning permitted uses, outdoor storage, vehicle display, setbacks, curb cut distances between development and the Junior Achievement building, customer drop off, parking space limits, landscaping, and signage. Discussions at length concerned inventory storage, curb cuts, and future use of the lots next door to the dealership also owned by the petitioner.

George Stock, engineer for the petitioner discussed how the site was proposed to be subdivided.

Councilmember Hurt made a motion to approve this amendment with a restriction of storage limited to proposed to Lot B only. The motion was seconded by Chair Streeter and **passes by a voice vote of 4 to 0.**

General discussion following concerning access to North Outer Forty with regard to the number of curb cuts and safety.

Chair Streeter asked the petitioner to take another look at the drawings concerning curb. He feels that they should consider the location of curb cuts. The petitioner has no problem in moving the entrance away from the curb providing safe general access to the public. Planning Commision Chair Sherman stated that the Planning Commision originally had issues with the appearance of the building from Highway 40, and that moving the entrance may cause an appearance deficiency. This issue will be referred to Public Works for clarification. Curb cuts will be no closer than 100 feet to the eastern and western property lines; there was always a center driveway. The Planning & Zoning Committee has problems with the access concept that needs to be resolved before it reaches Council.

Councilmember Hurt made a motion to recommend approval of **P.Z. 21-2003: Jim Lynch/Larry Enterprises** contingent upon the acceptance of the proposed amendments and clarification of the access issue. The motion was seconded by Councilmember Durrell and **passes** by a voice vote of 4 to 0.

***Note: One bill, as recommended by the Planning and Zoning Committee, will be needed for the December 1, 2003 City Council Meeting.
SEE Bill #**

***IV. P.Z. 23-2003 (LPC 3-2003) Elijah W. Payne House**; A property, located at 16 Greymore Court, has been nominated for Landmark Designation under the process established by the City of Chesterfield Ordinance Number 1719.

Project Planner Michael Hurlbert gave an overview of **P.Z. 23-2003 Elijah W. Payne House** and stated that this is a nomination by the Landmark Designation, and approved by the Planning Commission.

Councilmember Hurt made a motion to approve the nomination of **P.Z. 23-2003 Elijah W. Payne House**. The motion was seconded by Councilmember Durrell and **passes** by a voice vote of 4 to 0.

***Note: One bill, as recommended by the Planning and Zoning Committee, will be needed for the December 1, 2003 City Council Meeting.
SEE Bill #**

***V. P.Z. 28-2003: City of Chesterfield (Time Limitation on Inactive Petitions)**; A request to amend Section 1003.300 (Procedure for amending the Zoning Ordinance) of the City of Chesterfield Zoning Ordinance to establish Section 1003.300 (12) to establish time limitations on inactive petitions.

Project Planner Aimee Nassif gave an overview of **P.Z. 28-2003 Time Limitation on Inactive Petitions** and stated that the petition is per an ordinance amendment to establish time limitations on inactive petitions. A time limitation of 6 months from the time of the Public Hearing. If necessary, the petitioner can apply to the Planning Commission for a one-time extension of 6 months explaining the extension.

Councilmember Hurt made a motion to approve **P.Z. 28-2003 Time Limitation on Inactive Petitions**. The motion was seconded by Councilmember Durrell and **passes** by a voice vote of 4 to 0.

***Note: One bill, as recommended by the Planning and Zoning Committee, will be needed for the December 1, 2003 City Council Meeting.
SEE Bill #**

VI. Approval of the 2004 Planning and Zoning Committee Meeting Calendar

Director of Planning Teresa Price stated that she wanted to ask that the calendar not be adopted, but change the meeting dates to meet the Thursdays after the PC (2nd & 4th). The turnaround time to get things ready for Council is hard on staff. There is only two days to get things ready to be processed by Mr. Herring for Council.

General discussion concerning the Council packet processing time with Mr. Herring and processing time for developers.

Chair Streeter stated that the calendar will not be voted on, and that a discussion with Mr. Herring will be held on this issue. This will be brought back to the next Planning & Zoning meeting.

The meeting adjourned at 6:45 p.m.

TP/jcc