

SUMMARY
PLANNING AND ZONING COMMITTEE MEETING
October 26, 1995

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:34 p.m., on Thursday, October 26, 1995, in the City Council Conference Room. In attendance were Chairman Ed Levinson (Ward II); Councilmember Barry Flachsbart (Ward I); Councilmember Dan Hurt (Ward III); and Councilmember Mike Cullen (Ward IV). Also in attendance were Councilmember Barry Streeter (Ward II); Jerry Duepner, Director of Planning; Ms. Jan Hawn, Director of Finance; Laura Griggs-McElhanon, Assistant Director of Planning; and Joe Hanke, Planner II.

ITEM I. **Approval of Planning and Zoning Committee meeting summary of September 21, 1995.**

A motion for approval was made by Councilmember Cullen seconded by Councilmember Levinson and approved by a vote of 2 to 0, with Councilmember Flachsbart abstaining.

Note: **Councilmember Dan Hurt arrived at this time.**

ITEM II. **Proposed 1996 Department of Planning Budget.**

Director Duepner and Finance Director Hawn presented the proposed budget for the Department of Planning for 1996.

After discussion a motion was made for approval by Councilmember Cullen, seconded by Councilmember Flachsbart and approved by a vote of 4 to 0.

Add On #1:

Chairman Levinson noted that the City Council scheduled a budget meeting for November 9, 1995, and questioned whether it would be appropriate to cancel or reschedule the Planning and Zoning Committee meeting scheduled for that date.

There was discussion concerning meeting and whether there would be items from the Planning Commission which would require action. The consensus of the Committee was that the November 9th meeting would remain scheduled, but that consideration would be given to cancel the meeting, if at all possible.

It was also noted that the City Council meeting for December 4th has been rescheduled to December 7th, the date of a previously-scheduled Planning and Zoning Committee meeting. After discussion the Committee decided to hold only one (1) meeting in December on December 21, 1995, at 5:30 p.m.

Item VI. **P.Z. 28-95 Simon Group (Regency Estates)**; a request for a change in zoning from "NU" Non-Urban District to "R-1A" 22,000 square foot Residence District and "R-2" 15,000 square foot Residence District; north side of Conway Road, west of the intersection of Still House Creek Road and Conway Road.

Director Duepner summarized the report of the Planning Commission recommending approval of P.Z. 28-95.

Mr. John King, representing the petitioner, addressed the Commission noting that a Deed Restriction had been filed on the property relative to number of lots and reduction of stormwater discharge rate.

There was discussion by the Committee relative to stormwater discharge rate.

Barry Simon, the petitioner, indicated his intent to reduce the stormwater discharge rate from the site, and to provide a heavy landscape buffer area.

Councilmember Hurt noted the reduction should be for twenty-five percent (25%) less than the pre-development stage.

Mr. King indicated that was the intent of the petitioner.

Councilmember Flachsbart inquired about enforcement of the Deed Restriction.

Director Duepner noted that it is a private restriction and would not be enforced by the City.

A motion was made for approval by Councilmember Cullen, seconded by Councilmember Flachsbart and approved by a vote of 4 to 0.

Note: A bill relative to this matter will be needed for the November 6, 1995 City Council Meeting.

The meeting recessed at 6:02 p.m. due to a public hearing on P.Z. 24-95 Fahrenhorst Enterprises (All About Children).

The meeting reconvened at 8:55 p.m.

ITEM III. P.Z. 24-95 Fahrenhorst Enterprises (All About Children); Conditional Use Permit (C.U.P.) in the "R-1A" 22,000 square foot Residence District; north side of Wild Horse Creek Road, west of the intersection of Baxter and Wild Horse Creek Roads.

This item was the subject of a public hearing before the Committee earlier in the evening. The Committee Members inquired of Director Duepner relative to the Department's recommendation and analysis of the requested Conditional Use Permit.

A motion was made by Councilmember Hurt to **table** the matter and to have the Department of Planning meet with the petitioner, Councilmember Hurt, and a resident in opposition to review setbacks and site coverage. The motion was seconded by Councilmember Cullen.

There was discussion on this matter and Chairman Levinson expressed concern about sub-committee review of this matter.

Councilmember Hurt **withdrew** his motion and moved the matter be **tabled**. The motion was seconded by Councilmember Cullen and approved by a vote of 3 to 1, with Councilmember Flachsbart voting no.

ITEM IV. **P.Z. 26-95 L.A.C. Corp. & Schierholz Homes, Inc. (Greystone - formerly White Robin Meadows);** "NU" Non-Urban District and "FPNU" Flood Plain Non-Urban District to "R-1" one acre Residence District and "FPR-1" Flood Plain one acre Residence District; south side of Wild Horse Creek Road, west of Wildhorse Parkway. **AND**

ITEM V. **P.Z. 27-95 L.A.C. Corp. & Schierholz Homes, Inc. (Greystone - formerly White Robin Meadows);** Planned Environment Unit Procedure (PEU) in the "R-1" one acre Residence District and "FPR-1" Flood Plain one acre Residence District; south side of Wild Horse Creek Road, west of Wildhorse Parkway.

Director Duepner summarized the recommendation of the Planning Commission for approval of P.Z. 26-95 and P.Z. 27-95.

Mr. Barry Hayden addressed the Committee on the Commission's recommendation relative to P.Z. 27-95, requesting reconsideration of a requirement for connection of cul-de-sac streets in the southwest portion of the site, and a requirement for emergency fire access.

A motion was made for approval of P.Z. 26-95 by Councilmember Cullen, seconded by Councilmember Levinson and approved by a vote of 3 to 0, with Councilmember Hurt abstaining.

Note: A bill relative to this matter will be needed for the November 6, 1995 City Council Meeting.

A motion for approval of P.Z. 27-95 with deletion of Conditions 4.i. and 4.k., was made by Councilmember Cullen and seconded by Councilmember Levinson. The motion was approved by a vote of 3 to 0, with Councilmember Hurt abstaining.

Note: Two (2) bills relative to this matter will be needed for the November 6, 1995 City Council Meeting.

The meeting adjourned at 9:25 p.m.

[PZC-SUM.026]