

CORRECTED

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: October 24, 2003

SUBJECT: Planning and Zoning Committee Meeting Summary from October 23, 2003

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, October 23, 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 Bruce Geirger (Ward I); Councilmember Mike Casey (Ward III); Planning Commission Secretary Bud Wardlaw; Director of Planning Teresa Price; Senior Planner Annissa McCaskill; Project Planner David Bookless; Project Planner Aimee Nassif and Kathy Lone, Planning Assistant.

*To be discussed at the 11/3/2003 City Council Meeting.

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

I. Approval of the Planning and Zoning Committee Meeting Summary of September 4, 2003.

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

Councilmember Hurt expressed sympathy to the family of Ed Bax, Fleet Maintenance Supervisor at the Public Works facility, who passed away today, October 23.

***II. Conway on the Grove - Street Name Change**

Chair Streeter stated that Hayden Homes, sole owner of properties abutting 'Lower Conway Circle,' requested that the street be renamed to 'Bonhomme Grove Court.'

Councilmember Brown made a motion to change the street name 'Lower Conway Circle' to 'Bonhomme Grove Court.' 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 November 3, 2003 City Council Meeting.
SEE Bill #**

***III. P.Z. 29-2002 The Bluffs at Appaloosa Way:** A request for a change of zoning from an "NU" Non-Urban District to an "E-3" Residence District for an approximately 7.47-acre tract of land located on the north side of Wildhorse Creek Road, to the west of the "Appaloosa Way" subdivision.

Project Planner David Bookless gave an overview of **P.Z. 29-2002 The Bluffs at Appaloosa Way** and stated that the rear six (6) acres were removed from the petition. Mr. Bookless stated that the Planning Commission approved this revised petition with conditions by a vote of 6 to 2.

Mr. Bookless stated that language has been added to Attachment A that the road has been reconfigured, no trees on the east side of the road would be removed, and retaining walls will be on the west side of the road.

Mr. Mike Doster, attorney for the petitioner, presented a hand-out to the Committee showing the changes.

General discussion followed concerning the above changes, zoning for this petition and previous motions.

Councilmember Hurt stated that he thinks that ***E-One Acre*** zoning would be more appropriate for this site.

Councilmember Brown made a motion to recommend approval and forward **P.Z. 29-2002 The Bluffs at Appaloosa Way** to City Council. The motion was seconded by Chair Streeter and has a vote of 2 to 2. (Councilmember Durrell and Councilmember Hurt voted nay.)

Chair Streeter stated that **P.Z. 29-2002 The Bluffs at Appaloosa Way** would be forwarded to City Council with no recommendation from the Planning and Zoning Committee.

***Note: One bill, as recommended by the Planning Commission will be needed for the November 3, 2003 City Council Meeting.
SEE Bill #**

- *IV. P.Z. 4-2003 (14891 Olive Boulevard CSP):** A request for a "Commercial Service Procedure" within an "NU" District for a .47 acre tract of land located at 14891 Olive Boulevard, on the north side of Olive Boulevard, east of Faust Park. (Locator Number: 17R140116)

Project Planner David Bookless gave an overview of **P.Z. 4-2003 (14891 Olive Boulevard CSP)**. Mr. Bookless stated that this Commercial Service Procedure (CSP) was approved by the Planning Commission by a vote of 6 to 3 and that the use would be for physical therapy.

General discussion followed concerning residential appearance for CSP's, parking for this site, and rezoning this site to residential from 'NU' Non-Urban.

Councilmember Hurt encouraged the Planning Commission to require 'NU' Non-Urban CSP's be rezoned to residential.

Director of Planning Teresa Price stated that Staff would look into whether the petitioner would agree to rezone and whether this site, at .47 acre, could be rezoned to E-One-Half Acre.

Councilmember Durrell made a motion to recommend approval and forward **P.Z. 4-2003 (14891 Olive Boulevard CSP)** to City Council. The motion was seconded by Councilmember Hurt. Councilmember Hurt asked about amending the motion to include rezoning to residential.

General discussion followed concerning making approval contingent on rezoning to residential and the cost to rezone.

Councilmember Durrell did not want the motion to state that approval was contingent on rezoning to residential. Councilmember Hurt did not want to second the motion. The motion was seconded by Chair Streeter and **passes** by a voice vote of 4 to 0.

Chair Streeter asked Staff to discuss rezoning this site to residential with the petitioner.

***Note: One bill, as recommended by the Planning Commission will be needed for the November 3, 2003 City Council Meeting.
SEE Bill #**

- V. **P.Z. 10-2003 Mill Ridge Villas (The Jones Company)**: a request for a Planned Environment Unit (PEU) Procedure within an existing “FPR-2” Residence District for a 19.928 acre property located at the intersection of Creve Coeur Mill Road. (Locator Numbers 15Q310482, 15Q310617, 15Q310581, 15Q310635, 15Q310592, 15Q320920)

Senior Planner Annissa McCaskill gave an overview of **P.Z. 10-2003 Mill Ridge Villas (The Jones Company)**. Ms. McCaskill stated that this petition was approved by Planning Commission by a vote of 9 to 0.

Chair Streeter stated that a letter from the petitioner’s attorney was submitted but Committee has a policy concerning receiving information within 48 hours of a Committee meeting.

General discussion followed concerning the width of the reservation strip, sound walls, detention basin, discussions with the City of Maryland Heights, buffer and setback numbers, and placement of road relative to 141.

Chair Streeter stated that he has concerns on where the detention basin will be relative to the placement of 141 and suggested holding this petition until the next meeting.

Councilmember Durrell made a motion to hold **P.Z. 10-2003 Mill Ridge Villas (The Jones Company)** until the November 6, 2003 Planning and Zoning Committee Meeting. The motion was seconded by Councilmember Brown and **passes** by a voice vote of 4 to 0.

- *VI. **P.Z. 12-2003 Sheridan's Ice Cream Parlor**: A request for an ordinance amendment authorizing the use of a drive-in restaurant in Hilltown Village Center, a “C-8” Planned Commercial District located at the intersection of Olive Boulevard and Chesterfield Parkway West (Locator Numbers 18S520778, 18S520954).

Project Planner Aimee Nassif gave an overview of **P.Z. 12-2003 Sheridan's Ice Cream Parlor** and stated that this petition was approved with conditions by the Planning Commission by a vote of 9 to 0.

General discussion followed concerning building elevations matching elevations for Hilltown Village.

Councilmember Hurt recommended having the elevations match Hilltown Village like they were required for Chesterfield Commons and he also recommends review by the Architectural Review Board and bringing the Site Development Plan to City Council for Power of Review by Ward I.

Councilmember Brown made a motion to have the building elevations compatible with

Hilltown Village structures and color palette as determined by the Planning Commission. The motion was seconded by Councilmember Hurt and **passes by a voice vote of 4 to 0.**

General discussion following concerning parking spaces.

Chair Streeter made a motion to add a paragraph to Attachment A that there will be a minimum of 26 parking spaces as shown on the preliminary plan of October 14, 2003. The motion was seconded by Councilmember Brown.

General discussion followed concerning outdoor seating.

Ms. Jeanne Geer, attorney for the petitioner, stated that the typical business pattern for Sheridan's Ice Cream Parlors is drive-thru.

Chair Streeter withdrew his motion and Councilmember Brown accepted the motion being withdrawn.

Chair Streeter asked Ms. Geer to review outdoor seating with the petitioner.

Councilmember Durrell made a motion to recommend approval and forward **P.Z. 12-2003 Sheridan's Ice Cream Parlor** to City Council. The motion was seconded by Councilmember Brown and **passes by a voice vote of 4 to 0.**

General discussion followed concerning Power of Review.

Councilmember Durrell asked for Power of Review for Ward I.

Director of Planning Teresa Price asked for clarification on the Power of Review request and stated that it should be included in Attachment A.

Councilmember Durrell made a motion to amend Attachment A stating that there will be a request for Power of Review by Ward I. The motion was seconded by Councilmember Hurt and **passes by a voice vote of 4 to 0.**

***Note: One bill, as recommended by the Planning Commission will be needed for the November 3, 2003 City Council Meeting.
SEE Bill #**

***VII. P.Z. 18-2003 City of Chesterfield (Deferred Parking):** A request to amend Section 1003.165 (Off-street parking and loading requirements-General) of the City of Chesterfield Zoning Ordinance to establish a criteria for deferral of parking construction for the purpose of providing the appearance of more green space.

Senior Planner Annessa McCaskill gave an overview of **P.Z. 18-2003 City of**

Chesterfield (Deferred Parking) and stated that this petition was approved by the Planning Commission by a vote of 9 to 0.

Councilmember Brown made a motion to recommend approval and forward **P.Z. 18-2003 City of Chesterfield (Deferred Parking)** to City Council. The motion was seconded by Councilmember Durrell and **passes** by a voice vote of 9 to 0.

***Note: One bill, as recommended by the Planning Commission will be needed for the November 3, 2003 City Council Meeting.
SEE Bill #**

***VIII. P.Z. 19-2003 City of Chesterfield (Construction in Existing Residential):** A request to amend the City of Chesterfield Zoning Ordinance to establish Section 1003.126 providing performance standards for new construction in established residential areas.

Senior Planner Annissa McCaskill gave an overview of **P.Z. 19-2003 City of Chesterfield (Construction in Existing Residential)** and stated that this petition was approved with conditions by the Planning Commission by a vote of 9 to 0.

Ms. McCaskill stated that two (2) new homes in the Georgetown Subdivision would meet the criteria of this petition.

Councilmember Hurt made a motion to recommend approval and forward **P.Z. 19-2003 City of Chesterfield (Construction in Existing Residential)** to City Council. The motion was seconded by Councilmember Brown and **passes** by a voice vote of 4 to 0.

***Note: One bill, as recommended by the Planning Commission will be needed for the November 3, 2003 City Council Meeting.
SEE Bill #**

The meeting adjourned at 6:55 p.m.

TP/kl

