

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: October 5, 2001

SUBJECT: Planning and Zoning Committee Meeting Summary from October 4, 2001

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, October 4, 2001, in the City Council Conference Room. In attendance were: Chair Charlie Scheidt (Ward IV); Vice Chair Dan Hurt (Ward III); Councilmember Barry Streeter (Ward II); and Councilmember Jane Durrell (Ward I). Also in attendance were: Mayor John Nations; Councilmember Bruce Geiger (Ward II); Planning Commission Chair David Banks; Senior Planner Barbara Weigel; and Kathy Lone, Executive Secretary/Planning Assistant.

*To be discussed at the 10/15/2001 City Council Meeting.

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

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

Councilmember Streeter made a motion to approve the Meeting Summary of September 6, 2001. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 4-0.**

***II. P.Z. 41-2000 Howard Bend Tract;** a request for a change of zoning from a “NU” Non Urban District to a “R-3” Residential District for 39.18 acres of land located on Olive Blvd. Across from the intersection of Ladue Road and Olive Blvd. (Locator Number 17R 42 0043).

AND

***III. P.Z. 42-2000 Howard Bend Tract;** a request for a change of zoning from a “R-3” Residential District to a “PEU” Planned Environment District for 39.18 acres of land located on Olive Blvd, across from the intersection of Ladue Road and Olive Blvd. (Locator Number 17R 42 0043).

Senior Planner Barbara Weigel gave an overview of **P.Z. 41-2000 Howard Bend Tract** and **P.Z. 42-2000 Howard Bend Tract**. Ms. Weigel stated that the Planning Commission denied the rezoning of **P.Z. 41-2000 Howard Bend Tract** by a vote of 6 to 3. At its meeting on August 27, 2001, the Planning Commission voted to reconsider **P.Z. 41-2000 Howard Bend Tract** by a vote of 8 to 1. At its meeting on September 24, 2001, the Planning Commission recommended approval by a vote of 7 to 0 for the rezoning of **P.Z. 41-2000 Howard Bend Tract** and recommended approval by a vote of 7 to 0 of **P.Z. 42-2000 Howard Bend Tract**, subject to conditions contained in

Attachment A.

General discussion followed concerning access, a physical barrier for the right in/right out access, landscaped medians on Olive Boulevard. and neighboring zoning classifications.

Councilmember Streeter asked Staff to provide information by the City Council meeting on whether MoDOT would allow physical barriers for the right in/right out access.

General discussion followed concerning density, attached homes being out of character in this area, neighboring zoning classifications, clarifying Attachment A with the minimum setback from Olive Boulevard and rezoning the 'NU Non-Urban' Faust Estate area.

Staff was directed to see if this 'NU Non-Urban' Faust Estate area could be rezoned with the owner's permission or if there are deed restrictions.

General discussion followed concerning street lights, cross access with Surrey Place, bike trails through the rear of the site and using the property for the Fire District.

Vice Chair Hurt directed Staff to see if Surrey Place is a Conditional Use Permit (CUP).

Councilmember Streeter made a motion to approve **P.Z. 41-2000 Howard Bend Tract** and **P.Z. 42-2000 Howard Bend Tract**. 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 Commission, will be needed for the October 15, 2001 City Council Meeting for P.Z. 41-2000 Howard Bend Tract.
SEE Bill #**

***Note: One bill, as recommended by the Planning Commission, will be needed for the October 15, 2001 City Council Meeting for P.Z. 42-2000 Howard Bend Tract.
SEE Bill #**

Councilmember Streeter made a motion to adjourn the meeting. The motion was seconded by Councilmember Durrell and **passes** by a **voice vote of 4 to 0**. The meeting adjourned at 6:32 p.m.

