

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
September 29, 1997**



The meeting was called to order at 8:00 p.m.

PRESENT

Mr. Fred Broemmer
Mr. Dave Dalton
Mr. Charles Eifler
Mr. Robert Grant
Mr. Dan Layton, Jr.
Chairman Rick Bly
Mr. Douglas R. Beach, City Attorney
Mayor Nancy Greenwood
Councilmember Mary Brown (Ward IV) - Council Liaison
Teresa J. Price, Director of Planning
Laura Griggs-McElhanon, AICP, Assistant Director of Planning
Cheryl Smith, Planner II - Acting Secretary
Mr. Timothy Reed, Planning Technician

ABSENT

Mr. Michael Casey
Ms. Linda McCarthy
Mr. Allen Yaffe

INVOCATION - **Commissioner Bly**

PUBLIC HEARINGS: - None

APPROVAL OF THE MINUTES: - None

PUBLIC COMMENT - None

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. **P.Z. 6-97 Solomon Consulting Company (Forty West Office Building)**; "C-8" Planned Commercial District Site Development Plan, Architectural Elevations and Landscape Plan; north side of North Outer 40 Road, 8 tenths of a mile east of the intersection of Chesterfield Parkway North.

Commissioner Grant, on behalf of the Site Plan Committee, made a motion to approve P.Z. 6-97 Solomon Consulting Company (Forty West Office Building) Site Development Plan, Architectural Elevations and Landscape Plan. The motion was seconded by Commissioner Eifler and passes by a voice vote of 6 to 0.

NEW BUSINESS:

- A. **P.Z. 21-97 City of Chesterfield Planning Commission**; a proposal to amend Sections 1005.180 Street Standards and Street Specification Matrix; 1005.040 Definitions; and 1005.270 Sidewalks of the City of Chesterfield Subdivision Ordinance, in addition to other Sections of the Subdivision Ordinance as may be applicable to work being done by the Moratorium Panels of the City of Chesterfield (Character of Neighborhoods, Trees, Streets Issues, Conditional Permits, Traffic Issues, Commercial Items and Special Items).

Assistant Director Laura Griggs-McElhanon summarized the Department's staff report.

Commissioner Layton made a motion to approve P.Z. 21-97 as outlined in the Department report dated September 22 and revised by the Department memo dated September 29. The motion was seconded by Commissioner Broemmer.

Upon a roll call the vote was as follows: Commissioner Broemmer, yes; Commissioner Dalton, yes; Commissioner Eifler, yes; Commissioner Grant, yes; Commissioner Layton, yes; Chairman Bly, yes.

The motion passes by a vote of 6 to 0.

- B. **P.Z. 22-97 City of Chesterfield Planning Commission**; a proposal to amend Sections 1003.020 Definitions; 1003.030 Establishment of Districts - Zoning Map; 1003.145 "C-8" Planned Commercial District Regulations; 1003.155 "M-3" Planned Industrial District Regulations; 1003.165 Off-Street Parking and Loading Regulations; 1003.107 "NU" Non-Urban District Regulations; 1003.111 "R-1" Residence District Regulations; 1003.112 "R-1A" Residence District Regulations; 1003.113 "R-2" Residence District Regulations; 1003.115 "R-3" Residence District Regulations; 1003.117 "R-4" Residence District Regulations; 1003.119 "R-5" Residence District Regulations; 1003.120 "R-6A" Residence District Regulations; 1003.120A "R-6AA" Residence District Regulations; 1003.121 "R-6" Residence District Regulations; 1003.123 "R-7" Residence District Regulations; 1003.125 "R-8" Residence District Regulations; and a proposal to create the following new Sections: 1003.140 "PC" Planned Commercial District; 1003.150 "PM" Planned Industrial District; 1003.178 Development in Planned Commercial and Planned Industrial Districts; 1003.180 Architectural Review Committee; and a Section relative to Tree Protection Standards; and a proposal to delete the following Sections: "C-1" Neighborhood Business District Regulations; "C-4" Highway Service Commercial District Regulations; and "C-6" Office and Research Service District Regulations of the City of Chesterfield Zoning Ordinance, in addition to amendments/deletions and new Sections of the Zoning Ordinance as may be applicable to work being done by the Moratorium Panels of the City of Chesterfield (Character of Neighborhoods, Trees, Streets Issues, Conditional Permits, Traffic Issues, Commercial Items and Special Items)

Assistant Director Laura Griggs-McElhanon summarized the Department's staff report.

There was general discussion of what uses would be permitted in "PC" and what uses would be permitted in "PM" districts. Planning Department staff discussed the uses listed in the

Standard Industrial Classification Manual, which is the publication that the consultant for the Commercial Items panel is recommending be utilized to specify permitted uses.

PLANNING COMMISSION REVISIONS RE: THE COMMERCIAL ITEMS MORATORIUM PANEL AND THE DEPARTMENT OF PLANNING

- Section 1003.020. Definitions - (18) Commercial use; and (59) Industrial use.
- Section 1003.133. "C-2" Shopping District regulations. - 2.(13) Permitted land uses and developments; 8. (3) Development limitations.
- Section 1003.135. "C-3" Shopping District regulations. - 2.(15) Permitted land uses and developments.
- Section 1003.140. "PC" Planned Commercial District. - 3.(1)(3) Establishment, 4. (2)(a through yy) Permitted land uses and developments.
- Section 1003.150 "PM" Planned Industrial District. - 3.(1)(3) Establishment; 4.(2)(a through vvv) Permitted land uses and developments.
- Section 1003.165 Off-street parking and loading requirements - General. - 3. Minimum Off-Street parking dimensions; and (2)(a) Parking spaces for the handicapped.
- Section 1003.165A Off-street parking and loading requirements - Commercial.
- Section 1003.177 Architectural Review Committee. - 1. Established - composition; 2. Purpose and intent; 3.(1)(2) Applicability; 4. Meetings - officers; 5. Referral of Site development plan(s) to Committee; 6.(1)(2)(a)(b) Review and recommendations of Site development plan; 8. Recommendation for Conditional Approval; 9.4. Action on Recommendations; and 10. Design Guidelines.

PLANNING COMMISSION RECOMMENDATIONS RE: THE CONDITIONAL PERMITS PANEL

- Deletions by the CONDITIONAL PERMITS PANEL of uses from the "NU" and "R" districts.
- Additions by the CONDITIONAL PERMITS PANEL to residential districts.
- Combinations of existing conditional uses in residential zoning districts by the CONDITIONAL PERMITS PANEL.
- Section 1003.107. "NU" Non-Urban District regulations. - 3. Conditional land use and development permits issued by the Commission; and 7. Lot area, yard and density requirements.

- Section 1003.111. "R-1" Residence District regulations. - 3. Conditional land use and development permits issued by the Commission; 6. Height limitations for structures; and 7. Lot area, yard and density requirements.
- Section 1003.112. "R-1A" Residence District regulations. - 3. Conditional land use and development permits issued by the Commission; and 7. Lot area, yard and density requirements.
- Section 1003.113. "R-2" Residence District regulations. - 3. Conditional land use and development permits issued by the Commission; and 7. Lot area, yard and density requirements.
- Section 1003.115. "R-3" Residence District regulations. - 3. Conditional land use and development permits issued by the Commission; and 7. Lot area, yard and density requirements.
- Section 1003.117. "R-4" Residence District regulations. - 3. Conditional land use and development permits issued by the Commission; and 7. Lot area, yard and density requirements.
- Section 1003.119. "R-5" Residence District regulations. - 3. Conditional land use and development permits issued by the Commission; and 7. Lot area, yard and density requirements.
- Section 1003.120. "R-6A" Residence District regulations. - 3. Conditional land use and development permits issued by the Commission; and 7. Lot area, yard and density requirements.
- Section 1003.120A. "R-6AA" Residence District regulations. - 3. Conditional land use and development permits issued by the Commission; and 7. Lot area, yard and density requirements.
- Section 1003.121. "R-6" Residence District regulations. - 3. Conditional land use and development permits issued by the Commission; and 7. Lot area, yard and density requirements.
- Section 1003.123. "R-7" Residence District regulations. - 3. Conditional land use and development permits issued by the Commission; and 7. Lot area, yard and density requirements.
- Section 1003.125. "R-8" Residence District regulations. - 3. Conditional land use and development permits issued by the Commission; and 7. Lot area, yard and density requirements.

PLANNING COMMISSION REVISIONS RE: THE SPECIAL ITEMS PANEL AND DEPARTMENT OF PLANNING RECOMMENDATIONS

- Section 1003.020. Definitions. - (35) Fence; and (111) Structure.

PLANNING COMMISSION REVISIONS RE: THE PUBLIC WORKS CITIZEN ADVISORY GROUP AND DEPARTMENT OF PLANNING RECOMMENDATIONS

- Section 1003.157. "MXD" Mixed Use Development District. - 9. Procedure to establish district; and (4) Site development plans.
- Section 1003.167. Miscellaneous Regulations. - 10. Issuance of grading, building, etc. permits in certain districts.
- Section 1003.181. Conditional Use Permit Procedure (CUP). - 10. Site development plans.
- Section 1003.182. Commercial service procedure (CSP). - 15. Site development plan; and 18. Time periods for submission of plans and commencement of construction and extensions of time.
- Section 1003.187. Planned Environment Unit Procedure (PEU). - 2. Statement of intent; and 7. Site concept plan and section plan.
- Section 1003.189. Commercial-Industrial Designed Development Procedure (CIDD). - 11. Site development plans; and 14. Development of uses authorized by Commercial-Industrial Designed Development Procedure and permitted land uses on same tract of land.
- Section 1003.191. Landmark and preservation area (LPA)- 11. Procedure--Approval of site development plan.

MISCELLANEOUS REVISIONS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION

- Section 1003.020. Definitions. - Dwelling, two-family.
- Section 1003.111. "R-1" Residence District regulations. - 7. Lot area, yard and density requirements; and (2) Creation of new lots.
- Section 1003.115. "R-3" Residence District regulations. - 8. Off-street parking and loading requirements.
- Section 1003.166. Review and approval of development near City or County parks. - 1. Scope of provisions.
- Section 1003.210. Fees. - 6. application fee for density development.
- Section 1003.300. Procedure for amending the Zoning Ordinance. - 4. Hearing date; notice; posting of signs.

Commissioner Grant made a motion to approve P.Z. 22-97, subject to changes discussed at its meeting of September 22, 1997, and tonight. The motion was seconded by Commissioner Broemmer.

Upon a roll call the vote was as follows: Commissioner Broemmer, yes; Commissioner Dalton, yes; Commissioner Eifler, yes; Commissioner Grant, yes; Commissioner Layton, yes; Chairman Bly, yes.

The motion passes by a vote of 6 to 0.

- C. **P.Z. 23-97 City of Chesterfield Planning Commission**; a proposal to establish a requirement for disclosure information relative to future land use and local noise impact.

Assistant Director Laura Griggs-McElhanon passed out to the Commission the new revised ordinance from City Attorney Doug Beach.

Mr. Beach noted there are two (2) sets of the redraft of the Tree Ordinance taking in the changes sent by Councilmember Mary Brown and adding some from the comments from Public Works that he felt were not changing the document, but clarifying. The first copy has underlining and bold print. The bold print is the new material and the underlining is the material to be removed. The second is a clean copy of the changes.

Mr. Skip Kincaid, consultant for the Tree Panel, noted there are two (2) parts; 1) the ordinance; and 2) the manual which has several guidelines about how a tree preservation plan should be prepared, types of submittals required, etc. The ordinance makes reference to the manual, and the manual is to be used by the Planning Department as a tool to carry out the ordinance. There should be some formal adoption of the procedures.

City Attorney Beach stated the City Council needs to accept the Tree Manual as an ordinance, and it may be amended from time to time. The update of the Tree Manual would be the responsibility of the City Council.

Mr. Kincaid summarized the Panel's recommendations.

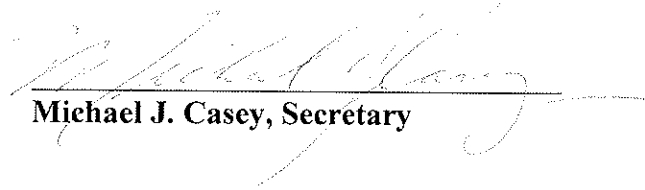
The Commission discussed the recommendations of the Panel, Department of Public Works, and Department of Planning.

Commissioner Layton made a motion to hold P.Z. 23-97, subject to Staff's reconciling the three (3) versions presented tonight and Mr. Kincaid's recommendations. The motion was seconded by Commissioner Broemmer and **passes by a voice vote of 6 to 0.**

City Attorney Beach noted the Staff will take what has been prepared by the Panel, submitted by the Department of Public Works, mesh together, and present to the Commission for consideration.

A motion to adjourn was made by Commissioner Eifler, seconded by Commissioner Broemmer and passes by a voice vote of 6 to 0.

The meeting adjourned at 9:30 p.m.



Michael J. Casey, Secretary

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