

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: September 27, 2004

SUBJECT: Planning & Zoning Committee Meeting Summary - **September 23, 2004**

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, September 23, 2004, in Conference Room 101.

In attendance were: **Chair Bruce Geiger** (Ward II); **Councilmember Jane Durrell** (Ward I); **Councilmember Connie Fults** (Ward IV) and **Councilmember Dan Hurt*** (Ward III). Also in attendance were Planning Commission Chair Victoria Sherman*; Director of Planning Teresa Price; Senior Planner Annissa McCaskill-Clay; and Mary Ann Madden, Planning Assistant.

*Councilmember Hurt joined the meeting at 5:40 p.m.;
Planning Commission Chair Victoria Sherman joined the meeting at 5:34 p.m.

Chair Geiger called the meeting to order at 5:32 p.m.

I. APPROVAL OF MEETING SUMMARY

Councilmember Fults made a motion to approve the Meeting Summary of September 9, 2004. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 3 to 0.** (Councilmember Hurt was not present for the vote.)

II. OLD BUSINESS

- A. **P.Z. 6-2003: Villages at Kendall Bluff:** A request for a Planned Environment Unit (PEU) in a "R1A" Residential District for a 63.8 acre tract of land located on the north side of Olive Boulevard, east of Cordovian Commons Parkway and west of Old Riverwoods.
Proposed Uses: Attached single family uses with accessory uses (Locator Number: 17R-53-0192)

Chair Geiger stated that the Petitioner has requested that **P.Z. 6-2003: Villages at Kendall Bluff** be held until October 7, 2004.

Councilmember Durrell made a motion to hold **P.Z. 6-2003: Villages at Kendall Bluff**. Councilmember Fults seconded the motion and **it passes by a voice vote of 3 to 0**. (Councilmember Hurt was not present for the vote.)

III. NEW BUSINESS

- A. **Long Road Crossing (Walgreen's Retail Center):** Site Development Section Plan, Architectural Elevations, Landscape Plan, Sign Package and Lighting Plan for a 1.87-acre tract of land, zoned "PC" Planned Commercial District, located on the west side of Long Road, north of Chesterfield Airport Road.

Senior Planner Annis McCaskill-Clay gave background information on the project for a proposed Walgreen's. The project was reviewed by the Planning Commission and recommended for approval with the Architectural Review Board's recommendations. The ARB recommendations are additional plantings along Long Road; additional planting to some of the striped area not interfering with the handicap parking area; landscape enhancements on the west approach; improvements to the north and west facades of the building; and a softer background around the mortar and pestle symbol. It was noted that the mortar and pestle signage includes neon. The monument sign is being withheld at this time.

Councilmember Geiger asked if a changeable copy sign, similar to the one at the Walgreen's on Chesterfield Parkway, would be included at this site. Senior Planner McCaskill-Clay responded that it would, however, it is not being presented at this time. Councilmember Durrell expressed concern about the appearance of such a sign feeling that it detracts from the beauty of the building.

General discussion was held about three proposed planters being placed on the parking lot near the front entrance in order to comply with one of ARB's recommendations. The Committee members expressed concern that the planters did not soften the area enough and that the overall look was too meager.

The Petitioner addressed the Committee and advised that the planters cannot interfere with the handicap ramp. It is planned that the plantings in the pots would be changed seasonally to give variety and character to the area. The Petitioner pointed out that the landscaping has been enhanced around the entire site.

After further discussion, the Committee agreed that the proposed landscaping around the perimeter of the site is acceptable.

Chair Geiger made a motion to eliminate the three proposed planters in front of the building. The motion was seconded by Commissioner Durrell and **it passes by a voice vote of 4 to 0**.

Chair Geiger expressed concern that there are too many neon signs already in the Valley. He felt that the neon proposed for Walgreen's is not needed to identify their business.

The Petitioner stated that the City's Ordinance does allow neon by approval and that the City has allowed neon in a number of recent instances. The neon is part of Walgreen's corporate image. The Petitioner further stated that ARB has recommended the use of neon for this particular sign.

Discussion was held regarding the wording of the Ordinance, which states that neon is prohibited unless approved by the Planning Commission at the Site Development stage. The Petitioner is required to present a written statement explaining why the use of neon is appropriate. Chair Geiger stated he would like to review the Ordinance pertaining to neon and have neon removed completely.

Chair Geiger made a motion to eliminate all neon from the mortar and pestle sign. The motion **dies** due to the lack of a second.

Councilmember Durrell made a motion to recommend approval of the Site Development Section Plan, Architectural Elevations, Landscape Plan, Sign Package, and Lighting Plan, with the exception of the monument sign, and to forward **Long Road Crossing (Walgreen's Retail Center)** to City Council. The motion was seconded by Councilmember Fults and it **passes by a voice vote of 3 to 1**. (Chair Geiger voted "nay".)

IV. PENDING PROJECTS/DEPARTMENTAL UPDATE - None

V. ADJOURNMENT

The meeting adjourned at 6:10 p.m.