

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: September 12, 2005

SUBJECT: Planning & Zoning Committee Meeting Summary – **September 8, 2005**

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held on Thursday, September 8, 2005 in Conference Room 101.

In attendance were: **Chair Mike Casey** (Ward III); **Councilmember Jane Durrell** (Ward I); **Councilmember Connie Fults** (Ward IV); and **Councilmember Bruce Geiger** (Ward II).

Also in attendance were Planning Commission Chair Stephanie Macaluso; Teresa Price, Director of Planning; Annissa McCaskill-Clay, Assistant Director of Planning; and Mary Ann Madden, Planning Assistant.

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

I. APPROVAL OF MEETING SUMMARY

Councilmember Geiger made a motion to approve the Meeting Summary of August 18, 2005. The motion was seconded by Councilmember Durrell and **passed by a voice vote of 4 to 0.**

II. OLD BUSINESS - None

III. NEW BUSINESS

- A. **St. Louis Family Church:** An amendment to City of Chesterfield Ordinance Number 2092 relating to the St. Louis Family Church development, zoned "PI" Planned Industrial District located on the south side of Chesterfield Airport Road, west of Valley Center Drive.

Chair Casey stated he is in receipt of a letter from Mr. Doster, attorney for St. Louis Family Church, requesting that this matter be held until the first scheduled meeting in

October. At that time, Pastor Jeff Perry would like to make a brief presentation on the proposed sign package and provide an explanation of the rationale behind it.

Councilmember Fults made a motion to hold St. Louis Family Church. The motion was seconded by Councilmember Geiger and **passed by a voice vote of 4 to 0.**

Councilmember Durrell noted that the letter to the Planning Commission, dated June 8, 2005, outlining the proposed changes to the Attachment A does not include Item 8.g which should be reflected as follows:

~~g. Illumination of any sign shall be by an internal source only.~~

B. P.Z. 06-2005 Wild Horse Creek Investors (18217 Wild Horse Creek Road): A request for a change of zoning from “NU” Non-Urban District to “E-2” Estate Residence District for 25.1 acre tracts of land located north of Wild Horse Creek Road, east of Eatherton. (19W540025, 18W210024)

Annisca McCaskill-Clay, Assistant Director of Planning, stated that the Public Hearing for this project was held on April 11, 2005. There were no speakers against the project. The Petitioner proposes maintaining 67% of the tree massing of the site. Spirit of St. Louis Airport requires an avigation easement. Old Wild Horse Creek Road will be vacated.

Planning Chair Stephanie Macaluso stated that the Planning Commission forwarded P.Z. 06-2005 to the Planning & Zoning Committee by a unanimous vote.

The following items were discussed:

Vacation of Old Wild Horse Creek Road

Fischer & Frichtel has agreed to prepare the necessary exhibits and petition for the entire road to be vacated. One other property owner along Old Wild Horse Creek Road would have to agree to the vacation but has not attended any of the public meetings.

Utility Easements

Access has been provided for neighboring residents to hook into the sanitary sewer and water.

Avigation Easement for the Airport

This pertains to the air space for the Airport – everything from the ground up for the entire complex is included in the avigation easement. All new subdivisions along Wild Horse Creek Road must give up their air space for the Airport.

DNL Range

The subject site falls into the 55-60 DNL range.

Sales Price

Anticipated price range is from \$800,000 to well over \$1 million.

Sound Attenuation

The developer has agreed to provide sound attenuation for the proposed homes.

Noise Disclosure/Avigation Easement

The developer will provide a disclosure about the Airport Noise and Avigation Easement in its sales brochures to prospective homebuyers.

It was noted that the City's Zoning Ordinance requires real estate agents to provide prospective homebuyers with a copy of the Comprehensive Plan and Land Use Map, as well as any information about possible noise in the area.

Commissioner Durrell felt homebuyers in the subject area should sign something acknowledging that they had received information about the Noise Disclosure and Avigation Easement. After further discussion, it was agreed to amend the Attachment A.

Councilmember Durrell made a motion to amend Attachment A, Item P.2.a. as follows:

The avigation easement will be recorded along with the Site Development Plan. In addition, the avigation easement will be referenced on the record plat and individual plot plans.

The motion was seconded by Councilmember Geiger.

Chair Casey directed Staff to have the City Attorney review the proposed language.

The motion passed by a voice vote of 4 to 0.

Century House/Century Tree

Councilmember Durrell pointed out that the site includes a century house; however, there is no interest in saving the building since there is nothing architecturally remarkable about it nor does it have any historical significance.

It was noted that the century tree would be removed from the site.

The developer said they are still looking for a name for the community and would be open to suggestions from Councilmember Durrell's research.

Lack of Common Ground

The developer stated that because the average lot size is 2 acres, it requires all of the ground to be within platted lots. Secondly, the topography is extremely steep which would not allow for walking. The area will be kept natural.

Councilmember Fults made a motion to forward P.Z. 06-2005 Wild Horse Creek Investors (18217 Wild Horse Creek Road) to Council (with the amended Attachment A) with a recommendation to approve the request for a change of zoning. The motion was seconded by Councilmember Geiger and **passed** by a voice vote of 4 to 0.

**Note: One bill, as recommended by the Planning Commission, will be needed for the September 19, 2005 City Council Meeting.
See Bill #**

- C. **P.Z. 12-2005 City of Chesterfield (Adult Entertainment Uses)**: An ordinance amending the City of Chesterfield Zoning Ordinance to include Adult Entertainment Uses in the "PC" Planned Commercial District and "PI" Planned Industrial District permitted uses.

Ms. McCaskill-Clay stated that several months ago the City passed an Ordinance which gave criteria of placement of different types of uses in the PC and PI Districts. The subject ordinance would place them into those districts as permitted uses.

Councilmember Fults made a motion to forward P.Z. 12-2005 City of Chesterfield (Adult Entertainment Uses) to Council with a recommendation to approve the ordinance amendment. The motion was seconded by Councilmember Durrell and **passed** by a voice vote of 4 to 0.

**Note: One bill, as recommended by the Planning Commission, will be needed for the September 19, 2005 City Council Meeting.
See Bill #**

IV. PENDING PROJECTS/DEPARTMENTAL UPDATE

Signage

As a follow-up to the request at the last meeting, Ms. Price, Director of Planning, stated that the building code requires a building's address to be visible from the street.

Discussion was held about the signage on the backs of the buildings in The Commons. Councilmember Geiger felt the signs were difficult to read. It was noted that the signs were approved by the Planning Commission with the intent of helping delivery trucks find the right buildings. The intent is to not have a lot of signage on the backs of these buildings.

V. ADJOURNMENT

The meeting adjourned at 6:10 p.m.