

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: September 6, 2002

SUBJECT: Planning and Zoning Committee Meeting Summary from September 5, 2002

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, September 5, 2002, in Conference Room 101. In attendance were: Chair Dan Hurt (Ward III); Councilmember Jane Durrell (Ward I); Councilmember Barry Streeter (Ward II); and Councilmember Mary Brown (Ward IV). Also in attendance were: Mayor John Nations; Councilmember Bruce Geiger (Ward II); Director of Planning Teresa Price; Project Planner David Bookless; and Kathy Lone, Planning Assistant.

*To be discussed at the 9/18/2002 City Council Meeting.

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

I. Approval of the Planning and Zoning Committee Meeting Summary of August 22, 2002.

Councilmember Brown made a motion to approve the Meeting Summary of August 22, 2002. The motion was seconded by Councilmember Streeter and **passes by a voice vote of 4 to 0.**

***III. Monarch Trace (formerly Lydia Hill):** Site Development Plan, Architectural Elevations, and Landscape Plan for a residential development of four, twenty-four unit condominium buildings on a 15.52-acre tract of land in a R-5 Residential District with a PEU, located on Lydia Hill Drive, across from Central City Park.

Mr. John Fischer, petitioner for **Monarch Trace (formerly Lydia Hill)**, gave an overview of the changes requested by the Committee. The changes include: The parking and carports have been moved behind the buildings, the buildings have been moved back from the building line (35 feet from the right-of-way on Lydia Hill Drive or 47 feet from the pavement), the buildings have been angled with a six (6) foot high berm in front, and additional stone has been added to the buildings.

General discussion followed concerning vegetation on top of the berm, appropriateness of this proposed development next to the park, and location of parking structures.

Mr. Bob Boland, member of the Architectural Review Board (ARB), stated that two (2) concerns of the ARB were articulation of the building and screening from view of the park.

Mr. Fischer stated that the berm will be heavily landscaped and exceed the ordinance requirements.

Councilmember Streeter and Councilmember Geiger stated that they intend to vote against this proposal.

Councilmember Durrell suggested that the petitioner meet with Councilmember Streeter and Councilmember Geiger to discuss the proposal.

Councilmember Streeter made a motion to **deny Monarch Trace (formerly Lydia Hill)**. The motion **dies due to a lack of a second**.

Chair Hurt made a motion that it be stated on the Landscape Plan to have dense vegetation along the berm. Chair Hurt directed Staff to use the definition of 'dense vegetation' previously used with other developments. The motion was seconded by Councilmember Brown **and passes by a voice vote of 3 to 1.** (Councilmember Streeter voted nay.)

The petitioner will submit a revised Landscape Plan to the City Council.

Councilmember Durrell made a motion to approve and forward to City Council Monarch Trace (formerly Lydia Hill) with the changes approved by the Committee. The motion was seconded by Councilmember Brown **and passes by a voice vote of 3 to 1.** (Councilmember Streeter voted nay.)

Chair Hurt and Councilmember Durrell noted that, while they voted to forward this to City Council, they were both not completely satisfied with this plan and reserve the right to change their vote at the City Council meeting.

Councilmember Geiger encouraged the City Council to view the Brentwood Place development built by the petitioner and envision the same development by the park.

*** Note: One bill, as recommended by the Planning Commission, will be needed for the September 18, 2002 City Council Meeting.
SEE Bill #**

***II. P.Z. 38-2001 Davis Street Land Company, L.L.C.:** A request for a change of zoning from a "C-8" Planned Commercial District to a "P-C" Planned Commercial District for a 1.983 acre tract of land located between Clarkson Road and Old Baxter Road, south of Chesterfield Parkway East (Locator Numbers 19S-44-0435 and 19S-44-0468).

Director of Planning Teresa Price gave a hand-out to the Committee that was submitted by the petitioner.

Mr. Bob Boland, architect for **P.Z. 38-2001 Davis Street Land Company, L.L.C.**, gave an overview of the changes in the plan. Mr. Boland stated the revised plan shows a small plaza with pedestrian access that would count as green space.

Mr. Mike Doster, attorney for **P.Z. 38-2001 Davis Street Land Company, L.L.C.**, stated that if the City proceeds to condemn property so that the access can be realigned with the Drew Station access, the petitioner will pay for the cost of acquiring the property.

General discussion followed concerning green space ratio, parking reduction, elimination of the full restaurant use, realignment of the outer road with the Drew Station access, language for the 'low intensity-specialty retail' use, and construction access and parking on Old Baxter Road.

Councilmember Streeter made a motion to include in Attachment A, 'Permitted Uses,' to restrict uses permitted as 'low-intensity specialty retail' as defined in Staff memo. The motion was seconded by Councilmember Durrell **and passes by a voice vote of 4 to 0.**

****Councilmember Streeter made a motion that, because of good site design in keeping with the residential character of the surrounding area, that parking be allowed to be reduced to less than the required amount. Councilmember Streeter also noted this would be based on encouraging, promoting and rewarding good architectural and urban planning. The motion was seconded by Councilmember Brown and passes by a voice vote of 4 to 0.**

****Chair Hurt made a motion that based upon good site design with particular attention paid to the plaza, that this area be allowed to be counted towards the open space requirement. Chair Hurt also noted this would be based on encouraging, promoting and rewarding good architectural and urban planning. The motion was seconded by Councilmember Streeter and passes by a voice vote of 4 to 0.**

****Motion to forward to City Council for vote per the requirement of Ordinance #1747.**

Chair Hurt made a motion that the following be deleted in Attachment A, VII. SPECIFIC CRITERIA G. Landscape Plan, 3. ~~'A fifty (50) foot no treescape zone shall be permitted to allow emergency access from Old Baxter Road. Said emergency access shall be landscaped with bed of annual or perennial flowers.'~~ The motion was seconded by Councilmember Streeter **and passes by a voice vote of 4 to 0.**

Councilmember Streeter made a motion to restrict construction access and parking on Old Baxter Road. The motion was seconded by Councilmember Brown **and passes by a voice vote of 4 to 0.**

Councilmember Streeter made a motion to approve **P.Z. 38-2001 Davis Street Land Company, L.L.C.**, as written, without amendments made by the Planning and Zoning Committee. The motion was seconded by Councilmember Durrell **and is denied by a voice vote of 0 to 4.** (Chair Hurt, Councilmember Durrell, Councilmember Streeter and Councilmember Brown voted nay.)

Councilmember Streeter made a motion to approve and forward to City Council **P.Z. 38-2001 Davis Street Land Company, L.L.C.**, subject to adoption of the amendments at City Council. 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 September 18, 2002 City Council Meeting.
SEE Bill #**

IV. Discussion on the policy of two (2) bills being forwarded from the Planning Commission and the Planning and Zoning Committee.

Chair Hurt stated that there are two (2) ways of handling the policy of bills being forwarded to City Council: 1. Voting on a petition for approval but denying it and then approving subject to adoption of amendments from the Committee, or 2. Sending a petition forward to City Council with two (2) bills (one from the Planning Commission and one from the Planning and Zoning Committee.)

General discussion followed concerning the two (2) versions.

Chair Hurt stated that for now the Committee would vote on the Planning Commission version and give a recommendation to City Council regarding that version and then give a recommendation to City Council with amendments.

Chair Hurt stated that the Committee would continue the same format.

V. Pending Project/Departmental Update

Ms. Price stated that Staff is currently working on the Property Maintenance Code.

Ms. Price stated that there may not be any items forwarded to the Committee from the September 9, 2002 Planning Commission Meeting.

The meeting unanimously adjourned at 6:42 p.m.

TP/kl