

CORRECTED

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: August 23, 2004

SUBJECT: Planning and Zoning Committee Meeting Summary from August 19, 2004

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, August 19, 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 Councilmember Mike Casey (Ward III); Planning Commission Chair Victoria Sherman; Senior Planner Annissa McCaskill-Clay; Project Planner Michael Hurlbert; Project Planner Christine Smith Ross; and Mary Ann Madden, Planning Assistant.

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

I. APPROVAL OF MEETING SUMMARY

Councilmember Fults made a motion to approve the Meeting Summary of July 22, 2004 and the Special Meeting Summary of August 2, 2004. The motion was seconded by Councilmember Hurt and **passes by a voice vote of 4 to 0.**

II. OLD BUSINESS – None

III. NEW BUSINESS

- A. **P.Z. 30-2002 Edison South Investors, L.L.C.:** A request for a change of zoning from an “M-3” Planned Industrial District to a “PI” Planned Industrial District for a 7.123 acre tract of land located on the south side of Edison Avenue at Cepi Drive (Locator Number 17V310081).

Project Planner Mike Hurlbert gave background information on the proposed project. He stated that the issue of open space was revised from 25% to over 30% and that the number of proposed uses was reduced.

Chair Geiger noted that the Attachment A does not show the percentage of open space for this project.

Councilmember Fults made a motion to include “*a minimum of 30% open space*” in the Attachment A. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 4-0.**

Councilmember Hurt asked the Petitioner why they wanted to change the zoning from “M-3” to “PI”. Mr. Doster replied that since there are some use differences between the two zonings, they wanted to be competitive with the other “PI’s” in the Valley.

Councilmember Hurt made a motion to forward to Council **P.Z. 30-2002 Edison South Investors, L.L.C.**, with amendments. Councilmember Fults seconded the motion and it **passes by a voice vote of 4-0.**

**Note: One bill, as recommended by the Planning Commission,
will be needed for the September 8, 2004 City Council
Meeting.
See Bill #**

- B. Thomas & Jane Schnert (Smokehouse Addition):** A request to amend the governing ordinance for a 2.42-acre tract of land zoned C-8, located south of Chesterfield Airport Road and west of Baxter Road. (Locator Numbers 17T240201 and 17T240199)

Planning Commission Chair Victoria Sherman stated that the Planning Commission voted 7- 1 in favor of the Smokehouse Addition. At the vote meeting, one Commissioner expressed concern about access into the Smokehouse property off Chesterfield Airport Road. The other concern expressed at the vote meeting pertained to the percentage of space for this site. The proposed greenspace is at 20.3% but it was noted that the greenspace for this project had started out low. It was also determined that if the Petitioner was required to meet the 30% standard for greenspace, the expansion would not be possible.

Project Planner Christine Smith Ross stated that when the Petitioner presented this project, the main focus was to add square footage to the existing building.

Ms. Smith Ross reviewed the following points in the Attachment A:

- It is written that the total building floor area will not exceed **12,475 square feet**. However, that number reflects the proposed expansion – the floor area will not exceed **20,600 square feet**.
- The current landscaped area is 31.4%; the proposed landscaped area is 20.3%.
- The sidewalk is within the right-of-way and is not part of the 20.3%.
- Signage is currently proposed as per City Ordinance. It was suggested that the Developer be required to submit a sign package so as not to interfere with the unique signage look of The Smokehouse.

Ms. Smith Ross stated that verbiage was added to the Attachment A concerning the proposed setbacks; access to Chesterfield Airport Road; sidewalk requirements; a traffic study as directed by the Department of Public Works; adherence to the current lighting standards; and various changes related to storm water.

General discussion was held regarding the addition of a stop sign at the entrance to Old Chesterfield Airport Road; the number of parking spaces being right at the limit; the requirement of sidewalks; and the original smokehouse building being relocated on the site to be used as a functioning smokehouse.

Councilmember Hurt referred to the proposed far east access and expressed concern that this could cause a problem with “traffic stacking” and subsequent accidents. He suggested that either the access be closed or the parking be reconfigured so there is better access to the bank.

Planning Commissioner Chair Sherman and Councilmember Fults expressed concern for the pedestrian traffic if the parking is reconfigured to allow straight access to the bank.

The Petitioner stated that the bank is comfortable with the proposed access and parking.

Councilmember Durrell expressed gratitude to the Sehnerts and The Smokehouse for their commitment to the Valley. She noted there is a lot of sentiment in the area for The Smokehouse.

Councilmember Fults made a motion to change the wording in Attachment A, Section II, A. 1.a. (Floor Area)

Change From:

Total building floor area will not exceed 12,475 square feet.

Change To:

Total building floor area will not exceed 20,600 square feet.

The motion was seconded by Commissioner Hurt and **passes** by a voice vote of 4 to 0.

Chair Geiger directed Staff to remove the word, “office” from Attachment A, Section II, A. 2.a (Height) to read:

The maximum height of the building will not exceed three-stories in height.

Referring to Attachment A, Section II, A. 3a., (Greenspace), Chair Geiger directed Staff to calculate the greenspace both with and without the St. Louis County right-of-way.

Motion was made by Councilmember Fults to change the wording of Attachment A, V. A. 8.a (Sign Requirements) to require the Developer to present a sign package in conformance with City of Chesterfield Ordinance No. 2057. The motion was seconded by Councilmember Durrell and **passes** by a voice vote of 4 to 0.

Councilmember Hurt made a motion to forward to Council **Thomas & Jane Sehnert (Smokehouse Addition)** with amendments. Councilmember Fults seconded the motion and it passes by a voice vote of 4-0.

**Note: One bill, as recommended by the Planning Commission, will be needed for the September 8, 2004 City Council Meeting.
See Bill #**

IV. PENDING PROJECTS/DEPARTMENTAL UPDATE

A. Howard Bend Levee District Comments

Senior Planner Annissa McGaskill-Clay presented a proposed Policy of the Planning & Zoning Committee which offers the Howard Bend Levee District the opportunity to review and provide comments on all development petitions north of Olive Boulevard (Rte. 340) and that may drain into the Howard Bend Levee District.

After discussion, it was agreed that the wording of the Policy should read as follows:

The Howard Bend Levee District shall be offered the opportunity to review and provide comments on all development petitions that may drain into the Howard Bend Levee District.

Councilmember Fults made a motion to approve and accept the amended **Howard Bend Levee District Comments** as a **recommended** City Policy. The motion was seconded by Councilmember Durrell and passes by a voice vote of 3 to 0. (Councilmember Hurt was not available for the vote.)

V. ADJOURNMENT

The meeting adjourned at 6:33 p.m.