

MEMORANDUM

DATE: August 8, 1996

TO: Michael G. Herring, City Administrator

FROM: Jerry Kelley
Director of Planning

SUBJECT: Minutes of the Planning and Zoning Committee Meeting August 8, 1996.

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, August 8, 1996, in the City Council Conference Room. In attendance were Councilmember Barry Streeter, Ward II (Chairperson); Councilmember Dan Hurt (Ward III); and Councilmember Linda Tilley (Ward IV). Also in attendance were Mayor Jack Leonard; Planning Commission Chairman Michael Casey; Jerry Kelley, Planning Director; and Laura Griggs-McElhanon, Assistant Planning Director.

- I. Approval of Planning and Zoning Committee meeting summary of July 8, 1996.

A motion for approval was made by Councilmember Tilley, seconded by Councilmember Hurt and passed by a vote of 3 to 0.

- II. A. Interviews of Thomas M. Fleming and Benton Taylor for reappointment to Chesterfield Community Development Corporation (CCDC). (Attachments)

AND

- B. Interview of Diane M. Schumacker for appointment to CCDC. (Attachment)

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Upon a motion by Councilmember Streeter, seconded by Councilmember Hurt, the Committee voted to recommend the reappointment of Tom Fleming to the CCDC. **The motion was approved by a vote of 3 to 0.**

Upon a motion by Councilmember Streeter, seconded by Councilmember Tilley, the Committee voted to recommend the reappointment of Benton Taylor to the CCDC. **The motion was approved by a vote of 3 to 0.**

Upon a motion by Councilmember Tilley, seconded by Councilmember Streeter, the Committee voted to recommend the appointment of Diane Schumacker to the CCDC. **The motion was approved by a vote of 3 to 0.**

- III. P.Z. 16-96 Walnut Grove (Wild Horse Summit Development Corporation); "NU" Non-Urban District and "FPNU" Flood Plain Non-Urban District to "C-8" Planned Commercial District and "FPC-8" Flood Plain Planned Commercial District; east side of Long Road, north of Wild Horse Creek Road.**

A motion for approval was made by Councilmember Hurt, seconded by Councilmember Tilley and passed by a vote of 3 to 0.

This request is for a combination of retail commercial and office use on a 5.2 acre tract. The total maximum gross floor area will not exceed 24,500 square feet.

Note: It is necessary for City Council to approve an ordinance in order to accomplish these changes.

- IV. P.Z. 18-96 Chesterfield Village, Incorporated (Wildhorse Hills); "NU" Non-Urban District to "R-2" 15,000 square foot Residence District; south side of Wild Horse Creek Road, approximately 500 feet west of the intersection of Wild Horse Creek Road and Baxter Road.**

Upon a motion by Councilmember Hurt, seconded by Councilmember Streeter, **the Committee voted 3 to 0 to approve this request.**

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This 4.1 acre tract is to be developed in combination with the adjacent 51.2 acres as an overall Planned Environment Unit Procedure in the "R-2" District, with a maximum of 116 detached single-family homes.

Note: It is necessary for City Council to approve an ordinance in order to accomplish these changes.

- V. **P.Z. 19-96 Chesterfield Village, Incorporated (Wildhorse Hills)**; Planned Environment Unit (PEU) Procedure in the "R-2" 15,000 square foot Residence District; south side of Wild Horse Creek Road, approximately 500 feet west of the intersection of Wild Horse Creek Road and Baxter Road.

A motion for approval was made by Councilmember Hurt and seconded by Councilmember Streeter.

Councilmember Tilley offered a substitute motion to change the access on the west side of the proposed subdivision connecting Woodcliffe Place Subdivision from a public street connection to a gated emergency access connection. **The motion died for a lack of a second.**

The original motion was approved by a vote of 2 to 1, with Councilmember Tilley voting no.

Note: It is necessary for City Council to approve an ordinance in order to accomplish these changes.

- VI. **P.C. 86-80 Murphy Company Mechanical Contractors and Engineers (Spirit 40 Park)**; request for an amendment to "M-3" Planned Industrial District Ordinance No. 1198; north side of Chesterfield Airport Road, west of Goddard Avenue.

A motion for approval was made by Councilmember Hurt, seconded by Councilmember Streeter and **passed by a vote of 3 to 0.**

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The staff indicated that access to this development shall be limited to a single cul-de-sac extending northward from Chesterfield Airport Road, except that the permitted restaurant or bank may also have a single curb cut on Chesterfield Airport Road.

In addition, the Department recommends changes to the governing ordinance to clarify references within the sign regulations; specifically, the Department would recommend amending the reference to the one (1) advertising (project information) sign by deleting the reference to the word "advertising." By deleting the word "advertising" a billboard would not be permitted. Only a project information sign not to exceed 150 square feet would be permitted as set forth in Section 1003.168B, Paragraph 17. These recommendations will be contained within the proposed ordinance to be forwarded to City Council August 19, as approved by the P & Z Committee.

Note: It is necessary for City Council to approve an ordinance in order to accomplish these changes.

- VII. P.Z. 25-95 St. Joseph Institute for the Deaf; request for amendment to "C-8" Planned Commercial District Ordinance No. 1100; northwest side of Clarkson Road, south of the intersection of Baxter Road and Clarkson Road.**

A motion for approval was made by Councilmember Hurt, seconded by Councilmember Tilley and passed by a vote of 3 to 0.

This request is for the amendment to City of Chesterfield Ordinance No. 1100 to permit an additional 7,000 square feet for the construction of an auditorium/gymnasium. The original ordinance provided for a cap of 113,000 square feet. The 7,000 square feet that is being requested extends the maximum square footage to 120,000 square feet, which is necessary for the construction of this auditorium/gymnasium. The location on site for this construction is on the back side of the property, away from the adjacent single-family subdivision.

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Note: It is necessary for City Council to approve an ordinance in order to accomplish these changes.

VIII. P.C. 167-71 Sachs Properties (Chesterfield Village); amendment to legal description of existing Planned Environment Unit; east & west sides of Baxter Extension, north of Justus Post.

A motion for approval was made by Councilmember Hurt, seconded by Councilmember Tilley and passed by a vote of 3 to 0.

Note: It is necessary for City Council to approve an ordinance in order to accomplish these changes.

IX. P.C. 172-71 Sachs Properties (Chesterfield Village); amendment to legal description of existing Planned Environment Unit; east & west sides of Baxter Extension, south of Wild Horse Creek Road.

A motion for approval was made by Councilmember Hurt, seconded by Councilmember Tilley and passed by a vote of 3 to 0.

This request is a housekeeping item to clarify the legal descriptions which are needed to amend the ordinance. The final location of Baxter Road resulted in a 1.4 acre portion of P.C. 167.71 being located on the east side of Baxter Road Extension, with the remainder containing Baxter Crossing Apartments being located on the west side. The attached legal descriptions just clarify the location of this 1.4 acre tract, given the location of Baxter Road Extension as it currently exists.

Note: It is necessary for City Council to approve an ordinance in order to accomplish these changes.

Upon a motion by Councilmember Hurt, seconded by Councilmember Tilley the Planning and Zoning Committee adjourned at 6:35 p.m.