

MEMORANDUM

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TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning *Tepson*

DATE: August 9, 1999

SUBJECT: Planning and Zoning Committee Meeting Summary from August 5, 1999

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:36 p.m., on Thursday, August 5, 1999, in the City Council Conference Room. In attendance were: Chair Mary Brown; Councilmember Jane Durrell (Ward I); and, Councilmember Barry Streeter (Ward II). Also in attendance were: Councilmember Dan Hurt (Ward III); Planning Commission Chair Dan Layton; Valley Master Development Study Committee Chair Bill Kirchoff; Teresa J. Price, Director of Planning; Laura Griggs-McElhanon, Assistant Director of Planning; and, Angela McCormick, Planner I.

*To be discussed at 8/16/1999 City Council Meeting.

I. Approval of Planning and Zoning Committee Meeting Summary of July 22, 1999.

A motion to approve the meeting summary of July 8, 1999 was made by Councilmember Streeter, seconded by Councilmember Durrell, and **approved by a vote of 3 to 0**.

***II. P.Z. 16-96 Wild Horse Summit Development Corporation – Walnut Grove**; a request for an amendment to City of Chesterfield Ordinance Number 1332 for a “C-8” Planned Commercial District for a 5.226 acre tract of land located on the east side of Long Road, north of Wild Horse Creek Road. (Locator Number: 18U44-0081). Proposed Change in Use: Permitting one fast food restaurant without a drive-thru.

Planner I Angela McCormick summarized the request to amend the “C-8” Planned Commercial District governing ordinance to allow a fast food restaurant without a drive-thru facility in addition to the currently permitted uses.

There was discussion by the Committee, including: the difference between fast food and sit down restaurants; existing restaurants in the area; the Comprehensive Plan designation for the site; and, the intent of the 1996 rezoning of the site.

Planning Commission Chair Dan Layton advised the Committee that the Planning Commission’s concern was with the traffic pattern because a different kind of use was proposed.

Councilmember Streeter stated that he felt it was not the City’s intention to allow fast food restaurants south of the railroad tracks.

Bill Schierholz, developer, stated that he was the original petitioner. The site is being developed with a mixed-use office/retail development, which is residentially oriented. His current request is being driven

by a need to provide quality food service to that area to provide for an existing need. He stated that it was an oversight on his part not to ask for an additional restaurant initially. He clarified that the space for Mr. Goodcents will face Long Road and will be the center space in the building.

There was discussion by the Committee, including: approved uses for the site (C-2 uses); flood plain area (what was removed from flood plain and what was left in the flood plain); buffer between commercial and Spring Hill Bluff subdivision to the east; Office Campus Comp Plan designation to the west; Dugsford Commons (adjacent commercial development); cross access between Dugsford Commons and Walnut Grove; street lighting along Long Road; and, setting a precedent for fast food uses in the area.

Councilmember Hurt inquired what the minority opinion was from the 3 Planning Commissioner "no" votes.

Planning Commission Chair Dan Layton replied that the concern was the "dangerousness" of the current intersection (Long/Wild Horse Creek/Kerhs Mill Roads).

There was discussion by the Committee, including: redefining fast food into at least 2 classifications; parking; and, Clarkson-Wilson Centre parking/use restrictions.

A representative from Mr. Goodcents addressed the Committee. He stated that they had looked at going in the THF development, but it was not feasible for this type of use. The THF out parcels will have sit down restaurants. The proposed Mr. Goodcents will have 2000 square feet, as compared to a typical McDonald's restaurant of 4000 square feet. He stated that he does not view his proposed use as "fast food". The City issued a business license for Mr. Goodcents previously, or this process would have started 8 months ago.

There was discussion by the Committee, including: fast food uses; "C-2" restrictions on restaurants and fast food restaurants; controlling the square footage for restaurants, singly and overall; requiring the fast food use to be located interior to the site; and, prohibiting a freestanding fast food restaurant.

A motion was made by Chair Brown, and seconded by Councilmember Durrell, to approve P.Z. 16-96 with a revised Attachment A, Permitted Uses, to add:

- 1.b. one (1) sit down restaurant is permitted **not to exceed 9,000 square feet.**
- 1.c. one (1) fast food restaurant, **internal to the site,** without a drive through facility is permitted **not to exceed 2,000 square feet.**

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

A motion was made by Councilmember Streeter, and seconded by Councilmember Durrell, to amend Attachment A, page 4, lighting, to require street lights along Long Road adjacent to the property, as directed by the Director of Public Works. The developer is responsible for the installation of the streetlights and the operating costs for the streetlights.

The motion **was approved by a vote of 3 to 0.**

Note: Two bills relative to this matter will be needed for the August 16, 1999, City Council Meeting (one as recommended by the Planning Commission, and one as recommended by the Planning & Zoning Committee).

SEE Bill # (as recommended by the Planning Commission)

SEE Bill # (as recommended by the Planning & Zoning Committee)

III. Need/Function of Citizen Committees: Valley Master Development Study Committee

It was noted that this item was placed on the agenda because of discussion which occurred at the City Council retreat and is intended to provide direction to the Committees that are "under" the Planning and Zoning Committee.

Director of Planning Teresa Price advised the Planning and Zoning Committee that there are 4 committees under their direction: the Planning Commission (which is a Statutory body); the Board of Adjustment (which is a Statutory body); the Historic District Task Force, which hasn't met in at least 2 years; and, the Valley Master Development Study Committee. At the meeting tonight is the Chair of the Valley Master Development Study Committee (VMDSC).

VMDSC Chair Bill Kirchoff stated that the Committee held a recent meeting with staff on amendments to the Comprehensive Plan in the Valley. He noted that the Committee has yet to produce a financing and marketing component, which was part of the package the City contracted with Development Strategies to do 6 years ago.

There was discussion of the Valley Master Plan Study area and what is left to be accomplished relative to this Study.

VMDSC Chair Bill Kirchoff clarified that the financing is for infrastructure.

There was discussion, including: the need and functions of the VMDSC (it is still relevant); who is the appropriate body to address marketing (the VMDSC consultant or the CCDC); who is the appropriate body to address financing (the VMDSC consultant, the TIF, or the CCDC).

A motion was made by Councilmember Streeter to direct staff to get with Development Strategies on the status of the final phase and what the final phase is. Also, staff is to find out if the finance and marketing components are complete, and if not, the City should get a refund. Also, what other funding sources are available.

The motion was seconded by Chair Brown, and **approved by a vote of 3 to 0.**

There was discussion, including: portions of the Valley not included in the Valley Master Plan; and, current Comprehensive Plan amendments being considered for some of the Valley not covered by the Valley Master Plan (land use only).

A motion was made by Councilmember Streeter, seconded by Chair Brown, to direct staff to look at what

is needed to finish up the Valley Master Plan.

The motion was approved by a vote of 3 to 0.

There was discussion by the Committee on the need to retain the Historic District Task Force. This matter will be brought back to the Committee at a future date after Councilmember Durrell has had an opportunity to discuss this matter with the Chesterfield Historical Commission.

In response to an inquiry about the status of the Property Maintenance Code research, Director of Planning Teresa Price requested that this item be allowed to be considered a "priority item" when the Planning Technician position is filled.

The next regularly scheduled meeting will be held at 5:30 p.m. on Thursday, August 19, 1999.

The meeting adjourned at 7:09 p.m.

TJP/LPGM/lpgm
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