

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: July 24, 2000

SUBJECT: Planning and Zoning Committee Meeting Summary from July 20, 2000

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, July 20, 2000, in the City Council Conference Room. In attendance were: Chair Dan Hurt (Ward III); Councilmember John Nations (Ward II); and Councilmember Mary Brown (Ward IV). Also in attendance were: Councilmember Barry Flachsbart (Ward I); Councilmember Barry Streeter (Ward II); Councilmember Charles Scheidt (Ward IV); Planning Commission Chair Fred Broemmer; Teresa Price, Director of Planning; Laura Griggs-McElhanon, Assistant Director of Planning and Kathy Lone, Executive Secretary/Planning Assistant.

*To be discussed at 8/7/2000 City Council Meeting.

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

I. Approval of Planning and Zoning Committee Meeting Summary of July 6, 2000.

Councilmember Nations made a motion to approve the Meeting Summary of July 6, 2000. The motion was seconded by Councilmember Brown and **passes by a vote of 3 to 0.** (Councilmember Durrell was absent from the meeting.)

III. P.Z 19-1999 Chesterfield Village: a request for a change of zoning from "NU" Non-Urban District to "PC" Planned Commercial District for three parcels located on Chesterfield Parkway East, 325 feet East of Elbridge Payne Road and South of Clarkson Road. Total area to be rezoned: 9.096 acres. (Locator numbers 18S210028, 18S210062, and 19S531801)

Ms. Kathy Higgins, Sachs Properties and petitioner for P.Z. 19-1999 Chesterfield Village, stated that she would like this petition returned to the Planning Commission for review of a revised plan concerning density and green space.

Councilmember Nations made a motion to defer P.Z. 19-1999 Chesterfield Village back to the Planning Commission at the request of the petitioner for reconsideration to review a revised plan with regards to density and green space. The motion was seconded by Chair Hurt and **passes by a vote of 3 to 0.**

Councilmember Flachsbart arrived at the meeting at 5:35 p.m.

II. P.Z. 43-1999 SSM Health Care Central Region: A request for a change in zoning from "C-8" Planned Commercial District to "PC" Planned Commercial District for a 23.973 acre tract of land located on South Outer Forty, with frontage on Chesterfield Parkway East, approximately 400 feet east of Clarkson Road/State Highway 340. (Locator Numbers: 18S22-0171, 18S22-0148, 18S22-0061)

Director of Planning Teresa Price stated that Staff had met with the petitioner for P.Z. 43-1999 SSM Health Care Central Region today on a new plan that shows lower building height, a larger footprint and less green space.

Assistant Director of Planning Laura Griggs-McElhanon gave an overview of this petition.

Councilmember Brown stated that she had issues concerning the northbound lane on the Parkway and the traffic light.

Discussion followed.

Councilmember Nations expressed concern that this plan was approved by the Planning Commission, held at the request of the petitioner at Planning and Zoning Committee and now a revised plan has been submitted to the Committee.

Councilmember Flachsbart expressed concern that the public saw one plan at Planning Commission and made their comments but now a revised plan is submitted to Committee. Councilmember Flachsbart stated that perhaps this should be sent back to Planning Commission.

Chair Hurt stated that this site is zoned for something much denser than what is being presented. Chair Hurt stated that there also is a time constraint with the Certificate of Need. Chair Hurt suggested that if a Public Hearing would be required, that it be done at the Committee level.

Ms. Price suggested having Staff review the revised plan and give the choice to the Committee whether to forward to Council, hold a Public Hearing at the Committee level or return it to the Planning Commission.

Mr. Mike Doster, attorney for the petitioner, gave a review of the changes which included lowering the 4-story buildings to 3-stories, density has been moved farther to the north and two (2) access points have been eliminated.

Mr. Doster stated that it is his understanding that Volz Engineering would be submitting a marked up Attachment A to the Department shortly showing the distances that need to be changed. Mr. Doster stated that it would be submitted within the next few days.

Mr. Todd Scheibe, engineer for this petition, discussed retention and detention and stated that he will get information to Staff showing new setbacks.

General discussion followed concerning traffic.

Councilmember Nations made a motion to hold P.Z. 43-1999 SSM Health Care Central Region. The motion was seconded by Councilmember Brown and **passes by a vote of 3 to 0.**

Chair Hurt requested that the marked up Attachment A be submitted as soon as possible.

- *IV. P.Z. 14-2000 One Chesterfield Place**; a request for a rezoning from "NU" Non-Urban District to "PC" Planned Commercial District for a 6.4 acre tract of land located on the north side of North Outer Forty Road, just west of Bonhomme Presbyterian Church (Locator Number: 18R110011).

Ms. Price gave an overview of this petition. Ms. Price noted the Planning Commission changes with regard to front yard setbacks and the elimination of cross access to the north.

Councilmember Nations stated that the petitioner stated at a meeting that he would consider lowering the building height from 5 stories to 4 stories and enlarging the footprint for P.Z. 14-2000 One Chesterfield Place.

Mr. Al Vitt, petitioner, stated that he had looked into lowering the building and met with residents.

General discussion followed concerning storm water drainage, parking structure and tree preservation.

Councilmember Brown made a motion to approve P.Z. 14-2000 One Chesterfield Place. The motion was seconded by Chair Hurt and **passes by a vote of 3 to 0.**

**Note: One bill relative to this matter will be needed for the August 7, 2000 City Council Meeting.
SEE Bill #**

- *V. P.Z. 15-2000 Hayden Homes**; a request for a rezoning from "NU" Non-Urban District to "R-3" 10,000 square foot Residence District for a 14.7 acre tract of land located on the south side of Conway Road, east of Delmar Gardens Enterprises (Locator Numbers: 18R110121 (formerly 18R110112 and 18R110097), 18R110086, and 18R110053).

AND

- *VI. P.Z. 16-2000 Hayden Homes**; a request for a Planned Environment Unit (PEU) Procedure in the "R-3" 10,000 square foot Residence District for the same 14.7 acre tract of land located on the south side of Conway Road, east of Delmar Gardens Enterprises (Locator Numbers: 18R110121 (formerly 18R110112 and 18R110097), 18R110086, and 18R110053).

Ms. Price gave an overview of these petitions. The Planning Commission had asked City Attorney Doug Beach to review three (3) items requesting a change. Ms. Price stated that Mr. Beach did not have any problems with the language for the items that he reviewed.

Ms. Price stated that the Planning Commission voted to eliminate the 8-foot shoulders on Conway Road. She informed the Committee that the County stated that no access would be granted onto Conway Road unless shoulders were built.

Councilmember Nations questioned how the County could deny access to Conway Road because the parcel then would be landlocked.

Chair Hurt stated that the shoulders would be a safety feature.

Ms. Price stated that it was discussed in Planning Commission whether to restrict access to the south. The Planning Commission did not approve that amendment. Currently, cross access may be allowed to the south as directed by the City of Chesterfield.

General discussion followed.

Councilmember Brown made a motion to add the changes approved by City Attorney Beach to the ordinance. The motion was seconded by Chair Hurt and passes by a vote of 3 to 0.

Chair Hurt made a motion to amend to V. SPECIFIC CRITERIA, 5. Public/Private Road Improvements, Including Sidewalks, b.; to add the eight (8) foot stabilized shoulder back in. The item would read:

- b. Improve Conway Road to one-half of a seventy (70) foot right-of-way and a twenty four (24) foot pavement with an eight (8) foot stabilized shoulder with required tapers and including all storm drainage facilities as directed by the Department of Highways and Traffic.

The motion dies due to a lack of a second.

Councilmember Nations made a motion to approve P.Z. 15-2000 Hayden Homes-August Hill on Conway and P.Z. 16-2000 Hayden Homes-August Hill on Conway, as amended. The motion was seconded by Councilmember Brown and passes by a vote of 3 to 0.

Note: Two bills relative to this matter will be needed for the August 7, 2000 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)

VII. Tree Removal Within Utility Easements

Dr. Alan Politte discussed with the Committee his concern about utility companies obtaining permission to work in the utility easements.

General discussion followed concerning possible notification to homeowners by utility companies.

Councilmember Nations made a motion to direct Staff to check into ways for utility companies to obtain permission from homeowners. Feedback should be received by the end of August. The motion was seconded by Councilmember Brown and **passes by a vote of 3 to 0.**

Staff will notify Dr. Politte when this item is again on the agenda.

VIII. Pending Projects/Departmental Update

Ms. Price stated that the Moratorium Subcommittee would make a recommendation to the Commission on Monday, July 24, 2000, not to have a moratorium but to have a third meeting a month for the Commission to work on changes. The first meeting to be recommended is scheduled for Monday, July 31, 2000.

Ms. Price stated that the Commission is considering rearranging the order of their agenda.

The meeting adjourned at 7:00 p.m.