

MEMORANDUM

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TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning ✓

DATE: July 7, 2000

SUBJECT: Planning and Zoning Committee Meeting Summary from July 6, 2000

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, July 6, 2000, in the City Council Conference Room. In attendance were: Chair Dan Hurt (Ward III); Councilmember Jane Durrell (Ward I); Councilmember John Nations (Ward II); and Councilmember Mary Brown (Ward IV). Also in attendance were: Councilmember Charles Scheidt (Ward IV); Planning Commission Chair Fred Broemmer; Planning Commissioner David Banks; Planning Commissioner Dan Layton; Planning Commissioner Stephanie Macaluso; Planning Commissioner Rachel Nolen; Planning Commissioner Victoria Sherman; Teresa Price, Director of Planning; Laura Griggs-McElhanon, Assistant Director of Planning and Kathy Lone, Executive Secretary/Planning Assistant.

*To be discussed at 7/17/2000 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 June 8, 2000.

Councilmember Nations made a motion to approve the Meeting Summary of June 8, 2000. The motion was seconded by Councilmember Brown and passes by a vote of 4 to 0.

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)

Chair Hurt stated that the petitioner for P.Z. 43-1999 SSM Health Care Central Region has requested that this item be held.

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 4 to 0.

***III. P.Z. 06-2000 Chesterfield West Executive Center:** A proposal to amend City of Chesterfield Ordinance Number 773 creating conditions for the "C-8" Planned Commercial District, and to allow "medical and dental offices" and "offices or office buildings" as permitted uses. Said property is located on the north side of Olive Boulevard and immediately west of West Drive.

Assistant Director of Planning Laura Griggs-McElhanon gave an overview of the Planning Commission issues and revisions to this petition. Ms. Griggs-McElhanon stated that the Department had received a memorandum from Mr. Mike Geisel, Director of Public Works, stating that it is his Department's opinion that the main entrance should be aligned with Brae Lane across from West Drive.

Councilmember Brown stated that residents of Wellesley Place Subdivision have expressed concerns about the location of the trash dumpsters. Councilmember Brown stated that she would like the same language on lighting used as in Chesterfield Commons.

Councilmember Brown made a motion to amend Attachment A that the foot candle level cannot exceed eight (8) maximum initial level 5 feet from base of light standard and the fixtures are required to have flat lenses. The motion to the amendment was seconded by Councilmember Nations and passes by a vote of 4 to 0.

**Note: One bill relative to this matter will be needed for the July 17, 2000 City Council Meeting.
SEE Bill #**

Councilmember Brown stated that many residents from Braefield were present at today's meeting to voice their opinion that they did not want the entrance aligned with Brae Lane due to increased traffic in their subdivision.

Mr. Joe Balk, a resident of Braefield, stated that the residents are against the alignment of any exit with Brae Lane due to the traffic flow.

Chair Hurt recommended that Councilmember Brown discuss this issue with Mr. Geisel before the City Council meeting.

General discussion followed.

Mr. Mike Doster, attorney for the petitioner, stated that the City lighting requirements are not a problem, the residents do not want alignment with Brae Lane, and the detention will comply with the new MSD requirements.

Staff was directed to obtain Mr. Geisel's requirements on storm water detention.

Mr. Doster stated that the trash dumpsters would be bricked with roofs and doors, landscaped and fully enclosed. The petitioner does not have a problem with the delivery hours of 7:00 a.m. to 7:00 p.m.

Councilmember Nations made a motion to amend Attachment A so that access to the site shall be limited to a maximum of two entrances off West Drive. Neither access shall be aligned with Brae Lane. The second entrance must be located a minimum of 100' northerly of the first entrance. Sight distance concerns for the second entrance shall be addressed at the Site Development Plan stage. The

amendment was seconded by Councilmember Brown and passes by a vote of 3 to 1. (Chair Hurt voted nay because he wants to wait until this is discussed with Mr. Geisel.)

Note: Two bills relative to this matter will be needed for the July 17, 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)

Councilmember Brown made a motion to approve Attachment A to provide for a five (5) foot wide sidewalk. The motion was seconded by Councilmember Durrell and passes by a vote of 4 to 0.

Note: One bill relative to this matter will be needed for the July 17, 2000 City Council Meeting.

SEE Bill #

IV. Members of the Planning Commission will be present to discuss concerns about traffic and development.

Planning Commission Chair Fred Broemmer, Commissioner David Banks, Commissioner Dan Layton, Commissioner Stephanie Macaluso, Commissioner Nolen and Commissioner Sherman expressed their concerns to the Committee in regards to traffic and development. They expressed concern with approving one project at a time and not knowing the overall effect of the traffic.

Director of Planning Teresa Price gave an update on the traffic study.

Discussion followed concerning modifying the Comprehensive Plan, density, a moratorium on development and completion of the traffic study.

Chair Hurt stated that if the Commission recommends a moratorium, it needs to be city-wide, it needs a time-frame from beginning to end, what type of zoning would be involved and guidelines for what will be done in that time.

Chair Hurt stated that he would like the Commission to provide, in writing, a consensus as to what they want to do. Chair Hurt also stated that the Commission needs to confer with City Attorney Doug Beach.

V. Pending Projects/Departmental Update

Ms. Price stated that City Attorney Beach responded that changing the hours of operation for the Nooning Tree Subdivision cannot be done unless the governing ordinance is amended for another reason. There has to be a basis for treating them differently with respect to changing the hours of operation.

Ms. Price stated that City Attorney Beach said that the overall governing ordinance to allow for progressive fines would need to be changed in order to do anything differently. The judge already has the authority to levy a fine of \$500 per violation. Citations could be considered for each violation and each vehicle or truck. City Attorney Beach suggested to keep sending someone from the City out to the site and citing them for the violation until it is expensive for the developer. The State law only allows a maximum fine of \$500 per incident.

Ms. Price stated that City Attorney Beach said that to require a 3-dimensional model would require an ordinance. The ordinance would need specifics as to when it would be required and who is requiring the model.

Ms. Price presented a map of Chesterfield Valley to the Committee that shows development to the present time.

Councilmember Brown made a motion to adjourn the meeting. The motion was seconded by Councilmember Durrell and passes by a vote of 4 to 0.

The meeting adjourned at 7:09 p.m.

TJP/kl