

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: July 3, 2002

SUBJECT: Planning and Zoning Committee Meeting Summary from July 2, 2002

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Tuesday, July 2, 2002, in Conference Room 101. In attendance were: Chair Dan Hurt (Ward III); Councilmember Jane Durrell (Ward I); Councilmember Barry Streeter (Ward II); and Councilmember Mary Brown (Ward IV). Also in attendance were: Councilmember Bruce Geiger (Ward II); Director of Planning Teresa Price; Project Planner John Wagner; and Kathy Lone, Planning Assistant.

*To be discussed at the 7/15/2002 City Council Meeting.

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

I. Approval of the Planning and Zoning Committee Meeting Summary of June 20, 2002.

Councilmember Durrell made a motion to approve the Meeting Summary of June 20, 2002. The motion was seconded by Councilmember Streeter and **passes by a voice vote of 3-0-1.** (Councilmember Mary Brown abstained from voting as she was absent from the June 20, 2002 Meeting.)

- *II. P.Z. 7-2002 Chesterfield Parkway, L.L.C.**; a request for a change of zoning from an "R3" 10,000 Square-foot Residence District and a "PC" Planned Commercial District to a "PC" Planned Commercial District for 2.08 acres of land located on Chesterfield Parkway East between Swingley Ridge Road and Olive Boulevard. Locator Numbers: 18S-52-0712 and 18S-24-0333 ("R3") and 18S-52-0866 and 18S-52-0800 ("PC")

Project Planner John Wagner gave an overview of the six items that the Committee asked Staff to research concerning **P.Z. 7-2002 Chesterfield Parkway, L.L.C.** Mr. Wagner stated that the petitioner has agreed to the following: The permitted uses will be restricted to a drug store, the Architectural Guidelines set forth in Exhibit A will be added to Attachment A, and the Site Development Plan will have an automatic review by the City Council and City Council will then take appropriate action relative to the proposal. Mr. Wagner's report also gave sign comparisons for other monument signs along Chesterfield Parkway. Mr. Wagner stated that Sachs Properties will not grant cross access to this site and that Sachs Properties will not be allowed an access onto Chesterfield Parkway.

General discussion followed concerning curb cuts, requiring Walgreen's to grant cross-access to the neighboring Sachs Properties, removing the mortar and pestle logo from the entrance, neon lighting of the logo, placing a median (pork chop) at the curb cuts, the access for Taco Bell making left-hand turns, and restricting left turns onto Chesterfield Parkway.

Mr. Mike Doster, attorney for the petitioner, expressed concern with granting cross-access from the larger parcel (Sachs Properties) to the small parcel (Walgreen's).

Mr. Terry Barnes, petitioner for **P.Z. 7-2002 Chesterfield Parkway, L.L.C.**, stated that Walgreen's could tone down the white background of the entrance and use a more residential color or match the color of the brick.

Councilmember Streeter made a motion to direct Staff to create a potential amendment to restrict the northern access to right turn out only with inbound right and left turns into the site allowed. The southern curb cut will be a full access outbound only (no inbound) pending Staff review of this with Mike Geisel, Director of Public Works, for his opinion concerning traffic flows. The motion was seconded by Chair Hurt and **passes** by a voice vote of 3 to 1. (Councilmember Brown voted nay.)

Ms. Price stated that she would review with City Attorney Doug Beach the above amendment.

Chair Hurt expressed concern with being able to enforce the amendment unless there is a median.

Mr. Doster stated that this project might not go through if the access is changed. Mr. Doster stated that the petitioner wants full access on the north curb cut and partial access (outbound only) on the south curb cut.

Director of Planning Teresa Price stated that an easement is located on the access between Taco Bell and the site.

Councilmember Streeter made a motion to direct Staff to add wording to Attachment A for the inside entrance of Walgreen's to look more residential, for Staff to work with the petitioner to amend Exhibit A concerning the lighting and background light, and that the neon is to be reviewed by the Planning Commission. The motion was seconded by Councilmember Brown and **passes** by a voice vote of 4 to 0.

Councilmember Streeter made the following motion: Add the following to Attachment A; 1. Paragraph B to Section I, PERMITTED USES: 'The above mentioned uses shall be restricted to a drug store;' 2. Add to paragraph 10(a) of Section V, SITE SPECIFIC CRITERIA: '...and the Architectural Guidelines set forth in Exhibit A,' and 3. Replace paragraph 11(a) of Section V, SITE SPECIFIC CRITERIA, with 'The Site Development Plan will have an automatic review by the City Council. The City Council will then take appropriate action relative to the proposal.' The motion was Chair Hurt and **passes** by a voice vote of 4 to 0.

Councilmember Brown made a motion to approve **P.Z. 7-2002 Chesterfield Parkway, L.L.C.** The motion was seconded by Councilmember Durrell **and has a voice vote of 1 to 3.** (Councilmember Durrell, Councilmember Streeter and Chair Hurt voted nay.)

Councilmember Streeter stated that he intends to vote for this petition at City Council if these amendments are passed.

*** Note: One bill, as recommended by the Planning Commission, will be needed for the July 15, 2002 City Council Meeting.
SEE Bill #**

The meeting unanimously adjourned at 6:42 p.m.

TP/kl