

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: July 11, 2005

SUBJECT: Planning & Zoning Committee Meeting Summary – **June 23, 2005**

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held on Thursday, June 23, 2005 in Conference Room 101.

In attendance were: **Chair Mike Casey** (Ward III); **Councilmember Jane Durrell** (Ward I); **Councilmember Connie Fults** (Ward IV) and **Councilmember Bruce Geiger** (Ward II). Also in attendance were Councilmember Dan Hurt (Ward III); Councilmember Mary Brown (Ward IV); Planning Commission Chair Stephanie Macaluso; Teresa Price, Director of Planning; Annissa McCaskill-Clay, Assistant Director of Planning; Nick Hoover, Project Planner; Aimee Nassif, Project Planner; Christine Smith-Ross, Project Planner; and Mary Ann Madden, Planning Assistant.

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

I. APPROVAL OF MEETING SUMMARY

Councilmember Geiger made a motion to approve the Meeting Summary of June 9, 2005. The motion was seconded by Councilmember Durrell and **passed by a voice vote of 4 to 0.**

II. OLD BUSINESS - None

III. NEW BUSINESS

- A. **First Community Credit Union:** Amended Light Plan and Site Development Section Plan for a 4.90-acre tract of land, zoned “C-8” Planned Commercial District, located on the south side of Chesterfield Airport Road east of Boone’s Crossing.

Project Planner Aimee Nassif stated that this project was originally approved by City Council on October 4, 2004. The Amended Site Development Section Plan is for the inclusion of a permanent back-up generator on site. The Amended Light Plan reduces the number of light fixtures from fourteen to nine. All the lighting complies with the governing ordinance for the project’s site and with the City’s Light Ordinance except for some minor spillover to the entrance to the site. The Petitioner has added notes to their

Photometric Plan stating that they will meet all the conditions of the Light Ordinance of the City of Chesterfield.

Responses from the Petitioner clarified that: the same lighting luminance was achieved through a new layout by using fewer fixtures at different locations; the generator will be screened by landscaping; and the size of the generator is 64" high, 126" long, 52" wide and sits on a 6" slab of concrete.

Councilmember Fults made a motion to accept the **First Community Credit Union's** Amended Light Plan and Site Development Section Plan with landscaping around the generator to shield it from view from Highway 40 and to forward it to City Council with a recommendation to approve. The motion was seconded by Councilmember Geiger and **passed by a voice vote of 4 to 0.**

- B. St. Louis Family Church:** An amendment to City of Chesterfield Ordinance Number 2092 relating to the St. Louis Family Church development, zoned "PI" Planned Industrial District located on the south side of Chesterfield Airport Road, west of Valley Center Drive.

Chair Casey stated that Michael Doster, the attorney representing St. Louis Family Church, has requested that this be held until the next Planning & Zoning Committee meeting.

Councilmember Durrell made a motion to hold **St. Louis Family Church** until the next meeting of the Planning & Zoning Committee. The motion was seconded by Councilmember Fults and **passed by a voice vote of 4 to 0.**

Chair Casey stated that he was changing the agenda order to review Item III.E next.

- E. P.Z. 13-2004 Vision Ventures LLC and Plan Provision LLC (Wildhorse Executive Center LLC):** A request for rezoning from "NU" Non-Urban to "PC" Planned Commercial district for a 10.243-acre parcel located north of Wild Horse Creek Road, approximately 500' west from Wildhorse Parkway Locator Numbers (18V51-0040, 18V51-0095, 18V51-0017).

Chair Casey read the following:

I would like to make a statement for the record on the Bowtie Petition re: Plan Provision LLC because of the letter received from the Plan Provision Attorney.

This matter has not become politicized as Ms. Schultz has stated. The purpose of bringing this matter up before this Committee is not to circumvent the established procedures but to aid the Petitioner in understanding what the City Council may be interested in in light of the comments and vote at the June 20th Council meeting.

Councilmember Hurt asked the Staff to seek a new option that would be 42,000 sq. ft. in no more than seven (7) buildings. It was unclear if this would be provided by the Petitioner, what, and when would the Council take up the Second reading.

Although there may be generalized discussion tonight, the intent is to clarify and aid in the process.

The motion passed at Council was for the Staff to work with the Petitioner on the preparation of a revised Concept Plan for no more than seven (7) buildings not to exceed 6,000 sq. ft. each.

Does the Petitioner intend to present such a plan? If so, it must be done by July 8. If the Petitioner does not plan on making such a presentation, we need not discuss the matter further.

Chair Casey then asked the Petitioner, Mr. Tim Hall, if he intended to work with Staff to develop a plan as directed at the City Council meeting. Mr. Hall responded that they have spent 15 months working with Staff to develop the current plan. At this point, they do not feel that working with Staff is appropriate. He noted that they have worked with Staff on a regular basis to respond to the numerous revisions. He feels they have been conciliatory and have complied with all the requests to date. Mr. Hall expressed concern about how often the square footage has changed and questioned how the decisions are being made. Until it is explained how decisions are being made, they do not want to spend the additional funds and time for a plan that may or may not be adopted.

Chair Casey gave background on this project.

Councilmember Brown felt that consideration should be given to removing the restriction on the number of buildings for the project. She does prefer that the square footage be limited to 42,000 sq. ft. with no building being more than 6,000 square feet. She stated that if this project is approved and the rest of the bowtie area reverts to residential, it would be nicer to have smaller buildings on this site.

Councilmember Durrell agreed with the suggestion of removing the restriction on the number of buildings.

Mr. Hall clarified that the Planning & Zoning Committee's recommendation from the June 9th meeting for 50,000 square feet and five buildings was acceptable to them. They are open to discussion on changing the number of buildings allowed but they are not open for discussion on the square footage because no one has adequately provided a basis for the determinations on square footage.

Councilmember Hurt noted that the recommendation at City Council to limit the square footage to 42,000 was a study situation – the Ordinance was not amended. He recommended that a maximum size of no more than 6,000 sq. ft. for the buildings be stipulated because the West Area Study states:

Structures containing professional offices should be residential in character . . .

Discussion was held on the different residential characteristics between the Chesterfield West area and the Wild Horse area.

Discussion was held on whether medical use was allowed for this site. Chair Casey noted that the Attachment A shows the allowed uses as “Offices or Office Buildings” – no medical is allowed.

Planning Chair Macaluso suggested that Council think about amending the Green Sheet to include buffering on both sides of this site.

C. The Establishment of an Annual Chesterfield Ancient History Award

Project Planner Nick Hoover stated that he is the Planning Liaison for the Landmarks Preservation Committee and noted that the LPC would like the Committee to approve the establishment of the Chesterfield Ancient History Leonard Blake Award. The award will recognize a group or an individual who made contributions towards the understanding of Chesterfield’s ancient archaeological record. Work on the specific criteria is still underway; when it is completed, it will be presented to the Planning & Zoning Committee for approval.

Mark Leech, who helped write the award, was introduced. He stated that the LPC’s duty is to identify potential landmarks for nomination and recognition by the City as a landmark. The LPC also has the responsibility of promoting public awareness of Chesterfield’s ancient history. The proposed award would recognize individuals and organizations who have contributed to the understanding of the City’s history.

It was noted that “ancient history” describes any Native American history prior to European contact. In Chesterfield, this would be prior to the arrival of the Spaniards.

Councilmember Durrell made a motion to approve the establishment of an Ancient History Award. The motion was seconded by Councilmember Geiger and **passed by a voice vote of 4 to 0.**

D. Chesterfield Valley Sub Area Information

Chair Casey stated that this item was referred to the Planning & Zoning Committee from the Public Works/Parks Committee.

Ms. Price, Director of Planning, stated that the information relates to putting in infrastructure in the Valley. She noted that there are specific guidelines for four geographic sub-areas of Chesterfield Valley. Once the utilities are extended, the design

guidelines for a couple of the areas are to be re-reviewed. The long-range plans for Areas 3 and 4, north of the Interstate, will not be re-reviewed.

Discussion was held on a proposed project for Area 2. Ms. Price stated that Planning Commission is discussing the percent of open space for this area with respect to this project. Concern was expressed about projects setting precedents for the rest of the area and whether the guidelines are strictly defined.

Councilmember Hurt stated that the guidelines do not address the possible extension of Highway 109 and he felt this should be considered.

It was agreed that the Committee members would review the design guidelines for the Valley. This item would be placed on the agenda for the next Planning & Zoning Committee meeting to discuss any issues the Committee members may have.

IV. PENDING PROJECTS/DEPARTMENTAL UPDATE

Staff was directed to email all City Council members the dates of upcoming Sub-Committee Meetings with respect to the Wild Horse Creek Road Sub Area Study.

Councilmember Geiger asked the Planning Commission to review Ordinance 1988 with respect to a 35' height limitation for homes. He referred to a specific situation where a subdivision ordinance allows 45'. He questioned whether language could be included that would allow for the height stipulated in the underlying subdivision ordinance if it is more than 35 feet.

V. ADJOURNMENT

The meeting adjourned at 6:35 p.m.