

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: June 22, 2001

SUBJECT: Planning and Zoning Committee Meeting Summary from June 21, 2001

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, June 21, 2001, in the City Council Conference Room. In attendance were: Vice Chair Dan Hurt (Ward III); Councilmember Jane Durrell (Ward I); and Councilmember Barry Streeter (Ward II). Also in attendance were; Planning Commission Chairman David Banks; Senior Planner Barbara Weigel, Project Planner Matt Brandmeyer, and Kathy Lone, Executive Secretary/Planning Assistant.

*To be discussed at the 7/16/2001 City Council Meeting.

Vice Chair Hurt called the meeting to order at 5:40 p.m. Chair Charlie Scheidt was absent from the meeting.

I. Approval of the Planning and Zoning Committee Meeting Summary of June 7, 2001.

Councilmember Streeter made a motion to approve the Meeting Summary of June 7, 2001. The motion was seconded by Councilmember Hurt and **passes** by a voice vote of 3 to 0.

***II. P.Z. 14-2001 Valley Partners**; a request for a change of zoning from “C-8” Planned Commercial District to “PC” Planned Commercial District for 15.841 acres of land located north of Chesterfield Airport Road across from Public Works Drive. (Locator Number 17U52-0016).

Project Planner Matt Brandmeyer gave an overview of this petition and stated that **P.Z. 14-2001 Valley Partners** was approved with conditions by the Planning Commission by a 7 to 0 vote.

General discussion followed concerning green space percentage, heavier landscaping and less parking visibility along Highway 40/61, indoor parking for the car dealership, access, monument signs and the sign package.

Mr. Scott Barton, Retail Realty, stated that parking is proposed on the north side of the hotel so guests may park close to their rooms but that the hotel could be moved forward with heavy landscaping by the highway. Mr. Barton stated that cars would be kept inside the car dealership building at night and that signs were important for identification.

Councilmember Streeter made a motion that the percentage of wall signage not exceed 5%. The motion was seconded by Vice Chair Hurt and **passes by a voice vote of 3 to 0.**

Councilmember Streeter made an amendment to the motion to change the first line of Exhibit 2, Sign Criteria, #2.: “There shall be one (1) monument permitted along Highway 40. ~~for each of the two (2) buildings on the north side of the development.~~” The amendment to the motion was seconded by Vice Chair Hurt and **passes by a voice vote of 3 to 0.**

Councilmember Streeter made an amendment to the motion to change the first line of Exhibit 2, Sign Criteria, #3.: “There shall be one (1) monument permitted along Chesterfield Airport Road. ~~for each of the three (3) building tenant with road frontage.~~” The amendment to the motion was seconded by Vice Chair Hurt.

General discussion followed concerning sign height.

Councilmember Streeter withdrew the above amendment to the motion. Vice Chair Hurt accepted withdrawing the amendment to the motion.

Councilmember Streeter made an amendment to the motion to strike the first line of Exhibit 2, Sign Criteria, #3.: “~~There shall be one (1) monument permitted along Highway 40 for each of the three 93) proposed building tenant with road frontage.~~” and replace with: “There shall be one (1) monument sign permitted for each building to be located on the interior road.” The amendment to the motion was seconded by Councilmember Durrell and **passes by a voice vote of 3 to 0.**

Councilmember Streeter made an amendment to the motion to duplicate the landscaping language used for **P.Z. 27-2000 Lou Fusz** and **P.Z. 43-2000 Burgundy Arrow** along Chesterfield Airport Road and Highway 40/61 (all along Chesterfield Airport Road and Highway 40 from the western face of the lot 7 building to the western property line.) The amendment to the motion was seconded by Vice Chair Hurt and **passes by a voice vote of 3 to 0.**

Councilmember Streeter made an amendment to the motion to add the following language (in bold) to permitted use (kk): “Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs. ~~and necessary outdoor storage of said vehicles.~~ **All vehicle storage will be internal.**” The amendment to the motion was seconded by Vice Chair Hurt and **passes by a voice vote of 3 to 0.**

Councilmember Streeter made a motion to approve **P.Z. 14-2001 Valley Partners**, as amended. The motion, as amended, was seconded by Councilmember Durrell and **passes by a voice vote of 3 to 0.**

***Note: Two bills relative to this matter will be needed for the July 16, 2001 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. P.Z. 1-2001 and P.Z. 25-2001; Resolution to Amend the City of Chesterfield Comprehensive Plan**; a resolution to amend the City of Chesterfield Comprehensive Plan to include map changes for four geographic areas in Chesterfield Valley, to include the definition of a new use, "Low Intensity Industrial", and to provide for a policy relative to the Chesterfield traffic model for consideration of using in future development decisions.

Senior Planner Barbara Weigel gave an overview of **P.Z. 1-2001 and P.Z. 25-2001; Resolution to Amend the City of Chesterfield Comprehensive Plan**.

General discussion followed concerning reasons for splitting geographical areas 3 and 4 and the low intensity industrial use.

Vice Chair Hurt suggested that commercial development be limited between the Chesterfield Valley Athletic Complex and the Boone's Crossing Golf Center.

Councilmember Durrell stated that she needs more time to review **P.Z. 1-2001 and P.Z. 25-2001; Resolution to Amend the City of Chesterfield Comprehensive Plan** and that she would be more comfortable with all being low intensity industrial.

Councilmember Streeter made a motion to approve **P.Z. 1-2001 and P.Z. 25-2001; Resolution to Amend the City of Chesterfield Comprehensive Plan**. The motion was seconded by Vice Chair Hurt and **passes** by a voice vote of 2 to 1. (Councilmember Durrell voted nay.)

***Note: One resolution relative to this matter will be needed for the July 16, 2001 City Council Meeting.
SEE RESOLUTION #**

V. Pending Projects/Departmental Update –

The Committee stated that they would prefer not to have a Planning and Zoning Committee meeting on Thursday, July 5, 2001, unless necessary.

Councilmember Streeter made a motion to adjourn the meeting. The motion was seconded by Vice Chair Hurt and the meeting adjourned at 6:50 p.m.

