

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: June 21, 2002

SUBJECT: Planning and Zoning Committee Meeting Summary from June 20, 2002

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, June 20, 2002, in Conference Room 101. In attendance were: Chairman Dan Hurt (Ward III); Councilmember Jane Durrell (Ward I); and Councilmember Barry Streeter (Ward II). Also in attendance were: Councilmember Bruce Geiger (Ward II); Planning Commission Chair Victoria Serman; Planning Commissioner David Banks; Director of Planning Teresa Price; Project Planner John Wagner; Planning Technician Tim Renaud; and Kathy Lone, Planning Assistant.

*No items will be forwarded to the 7/15/2002 City Council Meeting.

Chairman Hurt called the meeting to order at 5:35 p.m.

I. Approval of the Planning and Zoning Committee Meeting Summary of May 23, 2002.

Councilmember Streeter made a motion to approve the Meeting Summary of May 23, 2002, as amended. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 3 to 0.** (Councilmember Mary Brown was absent from the 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 **P.Z. 7-2002 Chesterfield Parkway, L.L.C.**. Mr. Wagner stated that this petition was approved by the Planning Commission by a vote of 5 to 0 contingent on constructing the northern access to a width of thirty-eight (38) feet to provide two (2) 12-foot outbound lanes (designated left and right turn lanes) and one fourteen (14) foot inbound lane. Mr. Wagner stated that the tract size of this petition is four (4) parcels. In earlier rezoning petitions, there were only two (2) parcels.

Chair Hurt and Councilmember Streeter expressed concern with this parcel having two (2) curb cuts.

Planning Commissioner David Banks stated that the Commission did not have any concern with the two (2) curb cuts since more parcels were added to this site then with the previous rezoning.

General discussion followed concerning the two (2) curb cuts, the truck unloading area being visible from Chesterfield Parkway, lighting at the entrance to the drug store, the drug store logo and the white background, rotating the building on the property, architecture of the building, cross-access with the neighboring undeveloped parcel, further review by the Architectural Review Board (ARB), and further restriction of permitted uses.

Mr. Mike Doster, attorney for the petitioner, stated that the unloading area would be heavily landscaped. Mr. Doster stated that Sachs Properties, which owns the parcel next to the proposed site, has stated that they will not agree to cross-access with this site. Mr. Doster stated that the drive-thru access (exit) would be right-turn only. Mr. Doster stated that the neon sign in the tower is Walgreen's logo but would discuss with Walgreen's about toning down the neon. Mr. Doster stated that Walgreen's would add their portion of the Pathways on the Parkway.

Councilmember Streeter stated that he would request Power of Review from Ward II.

Director of Planning Teresa Price requested the architectural design details in writing.

Councilmember Streeter made a motion to direct Staff to work with the petitioner to develop a paragraph B under 'Permitted Uses' in Attachment A on restricted uses. The motion was seconded by Chair Hurt and **passes by a voice vote of 3 to 0.**

Councilmember Streeter made a motion to develop language with regards to architectural standards from the petitioner. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 3 to 0.**

Chair Hurt directed Staff to investigate whether the C-8 zoning to the south (Sach's Properties) would be allowed to have a curb cut on the Parkway and whether cross-access would be permitted.

Councilmember Streeter made a motion to develop language in Attachment A that the Councilmembers from Ward Two will request Power of Review on the Site Development Plan. The motion was seconded by Chair Hurt and **passes by a voice vote of 3 to 0.**

Councilmember Durrell stated that she would like a letter from the petitioner stating that if there is cross-access, the petitioner will accept this.

Councilmember Streeter stated that he would like a comparison of other monument signs in the area.

Councilmember Streeter made a motion to hold **P.Z. 7-2002 Chesterfield Parkway, L.L.C.** until the July 2, 2002 Planning and Zoning Committee Meeting. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 3 to 0.**

Chair Hurt requested that the Architectural Review Board (ARB) review the Site Development Plan.

III. Property Maintenance Codes

Chair Hurt stated that the draft Property Maintenance Codes did attempt to address 'functional' versus 'good condition.'

General discussion followed concerning incorporating property maintenance code items into ordinances #313 and #385 and public safety versus private property.

Chair Hurt directed Staff to have City of Chesterfield Prosecuting Attorney Tim Englemeyer review:

1. The draft Property Maintenance Codes;
2. Existing ordinances with regards to ability to prosecute and state his opinion. Is it possible to revise the existing ordinances to do the same as the draft Property Maintenance Codes;
3. Whether two (2) ordinances are needed (residential and commercial) or if the two (2) could be combined.

Chair Hurt directed Staff to have Tim Renaud, Planning Technician, work with Mr. Englemeyer. Councilmember Streeter requested Staff to review what programs other cities or the County have regarding abatement for qualified individuals.

Chair Hurt suggested having Mr. Englemeyer attend the next Planning and Zoning Meeting where the Property Maintenance Codes will be discussed.

The meeting unanimously adjourned at 7:21 p.m.

TP/kl