

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: June 13, 2005

SUBJECT: Planning & Zoning Committee Meeting Summary – **June 9, 2005**

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held on Thursday, June 9, 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 Vice-Chair Bud Hirsch; Teresa Price, Director of Planning; Annissa McCaskill-Clay, Assistant Director of Planning; 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 May 19, 2005. The motion was seconded by Councilmember Fults and **passed by a voice vote of 4 to 0.**

II. OLD BUSINESS

- A. **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)

Project Planner Christine Smith Ross stated that there were two issues from the May 19th meeting regarding parking and “PC” Planned Commercial district requirements for setbacks and other controls when adjacent to parks and schools. Her Staff Report of June 6th includes information about office parking requirements for office developments. Regarding the issue of adjacency to park districts, the Code of Ordinances does not show

any distance requirements between Parks/Scenic Districts and Commercial Districts. Buffering between these two zoning districts is provided with increased setbacks.

Ms. Smith Ross had prepared a draft of Green Sheet amendments for review and comments by the Committee at its June 9th meeting.

The Committee members then reviewed and voted on the draft Green Sheet amendments as follows:

1. Amend Floor Area, Height, Building Requirements – Section II.A.1.a (pg. 1)

Chair Casey stated that the total office building floor area had been amended at the May 19th meeting from 56,544 square feet to **40,000 square feet**.

Councilmember Durrell made a motion recommending five buildings – one building in Phase I and four buildings in Phase II for a total square footage of 50,000; with a maximum of 8,000 sq. ft. in the one building of Phase I; with the remaining square footage distributed among the four buildings of Phase II with no building greater than 11,990 square feet. The motion was seconded by Chair Casey.

Councilmember Fults stated she preferred the original amendment restricting the total office building floor area to 40,000 square feet.

Councilmember Brown asked if the side setbacks would be in conformance with the amendment of 11,990 square feet. Ms. Smith Ross stated that no provision has been made for them to violate the setback. The petitioner advised that the revised plan meets the side yard setback requirements and any additional revisions would meet the same requirement.

The motion passed by a voice vote of 3 to 1. (Councilmember Fults voted “no”.)

2. Amend Floor Area, Height, Building Requirements – Section II.A.2 (pg. 2)

It was noted that the building footprint for any one building in Phase II was amended in the above motion **to not exceed 11,990 square feet**.

Chair Casey asked for a voice vote on the approval of 11,990 square feet, which **passed 3 to 1**. (Councilmember Fults voted “no”.)

3. Amend Floor Area, Height, Building Requirements – Section II.A.3. (pg. 2)

Ms. Smith Ross stated that the calculations for open space shown in the section are based on the original square footage of 56,544 square feet. Staff was directed to re-calculate the open space percentage based on the recommended 50,000 square feet. The Green Sheet should show the calculations for 56,544 square feet compared to 50,000 square feet.

4. **Amend Specific Criteria – Section VII.A.1.a (pg. 7)**

It was noted that the area from the northern boundary of the “PC” Planned Commercial District had been amended from 145 feet to **140 feet**.

Chair Casey asked for a voice vote on the approval of 140 feet, which **passed 4 to 0**.

5. **Amend Specific Criteria – Section VII.A.1.b (pg. 7)**

Chair Casey stated that the area from the proposed right-of-way of Wild Horse Creek Road had been amended from 100 feet to **150 feet**.

Councilmember Fults made a motion to increase the setback from 150 feet to 200 feet. It was noted that a 200-foot setback would eliminate any buildings in the Phase I area. **The motion died due to the lack of a second.**

Chair Casey asked for a voice vote on the approval of 150 feet, which **passed 3 to 1**. (Councilmember Fults voted “no”.)

7. **Amend Specific Criteria – Section VII.A.3 (pg. 7)**

Ms. Smith Ross stated that Item 7 reduces the parking from 4 cars/thousand square feet to **3.3 cars/thousand square feet**. It was noted that deferred parking is handled at the Site Plan stage. The developer would be required to design the plans for 4 cars/1000 but only build out for 3.3 cars/1000. If it is determined that more parking is needed, the developer would be required to build the additional parking. If required by the City, a time limit of less than six months would be established for when the additional parking would need to be completed.

Concern was expressed regarding possible spill-over parking on Wild Horse Creek Road resulting from the reduction of 3.3 cars/1000 square feet. Councilmember Hurt suggested that the 7’ shoulder of the interior road be stabilized in order to accommodate any spill-over parking. Ms. Smith Ross stated that Public Works has requested no parking on the interior road.

Councilmember Durrell made a motion to amend Section VII.A.3 from 3.3 cars/1000 square feet to 4 cars/1000 square feet.

Teresa Price, Director of Planning, noted that the Ordinance governing “Deferred Parking” states: *“The City may require construction parking in areas previously reserved at 60 days written notice.”*

The motion was seconded by Councilmember Geiger.

Councilmember Fults noted that deferred parking is being set as a precedent on this project and asked if deferred parking would be allowed in a parking structure on any future development.

Planning Vice-Chair Hirsch asked whether the ordinance requires the placement and construction of the East/West road on the Site Plan or whether the road is conceptual at this time. Ms. Smith Ross stated that the language from Public Works locks down the location, size and width of the road, the distance from Wild Horse Creek Road, and access to particular parcels with a clause stating: “*as directed by Public Works*”.

Regarding right-of-way and roadway easements, the language states: “*In addition, right-of-way and roadway easement shall coincide with the adjacent developments’ access on the east and west sides of the site.*”

Regarding cross access, the language states: “*Cross access shall be provided to the parcels located to the south of this development that have the St. Louis County Locator numbers 18V230045, 18V230056 and 18V230067 as directed by the City of Chesterfield.*”

The motion amending the parking to 4 cars/1000 square feet **passed by a voice vote of 4 to 0.**

Councilmember Fults made a motion to amend Section VII.A.3 to restrict parking in Phase I to the north side of the building. The motion was seconded by Councilmember Durrell and **passed by a voice vote of 4 to 0.**

Councilmember Geiger made a motion to amend Section VII.A.3 to require the design of the project at 4 cars/1000 but construct for 3.3 cars/1000 in accordance with the provisions of the Deferred Parking Ordinance. The motion was seconded by Councilmember Durrell and **passed by a voice vote of 4 to 0.**

8. Amend Specific Criteria Section VII.A.4 (pg 8)

Ms. Smith Ross stated that Public Works amended their comments so the access at Wild Horse Creek Road would be constructed at such time as there is other access, at the City’s direction and on the City’s timeframe. This would require the developer to amend the Site Development Section Plan and Landscape Plan, along with reseeding and planting the area at the owner’s expense.

Councilmember Fults made a motion to amend the sentence in Section VII.A.4 to read as follows:

*“Reseeding and planting required by the amended plans shall be at the expense of the property owner, **along with removal of any monument signs at the entrance.**”*

The motion was seconded by Councilmember Durrell and **passed by a voice vote of 4 to 0.**

Chair Casey asked for a voice vote on the approval of the proposed language in Section VII.A.4, which **passed by a voice vote of 4 to 0.**

9. Amend Specific Criteria Section VII.A.5 (pgs. 8-9)

Ms. Smith Ross stated that the language in this section is proposed by Public Works, which sets the width and location of the East/West Road; requires easements and storm water appurtenances under Public Work’s direction; requires minimum turning radii onto the road; sets the distance from Wild Horse Creek Road to the entrance as directed by Public Works; requires street lights and street trees; and requires an escrow prior to Improvement Plan approval for the extension of the public street to the east and west property lines.

Chair Casey asked for a voice vote on the approval of the proposed language in Section VII.A.5, which **passed by a voice vote of 4 to 0.**

Councilmember Durrell asked if a separate right-in lane to take traffic off of Wild Horse Creek Road had been considered. Ms. Smith Ross stated that this is a State road and that the State has requested a 15’ of right-of-way. To add a lane would be an issue requiring the State’s involvement. At this time, the State has not asked for an additional lane.

Staff was directed to review a possible turn-lane with Public Works.

10. Amend Specific Criteria Section VII.A.10 (pg. 11)

Ms. Smith Ross stated that this section relates to architectural items with respect to requiring the architectural information being reviewed by ARB; requiring structures to have residential-style roofs and to be compatible with surrounding residential structures; requiring the exterior building materials to be compatible with the surrounding residential structures; and requiring that no HVAC units be visible on roofs.

Councilmember Fults made a motion to amend Section VII.A.10 to include the following:

f. No building shall be more than one story.

The motion was seconded by Councilmember Geiger. Councilmember Hurt suggested that the height limitation of no more than 45' be reviewed with the architect to determine if the height limitation could be decreased.

The motion passed by a voice vote of 4 to 0.

11. Add the following section to Specific Criteria Section VII.A.13 (pg. 12)

This section provides for an easement for recreational and trail purposes.

Chair Casey asked for a voice vote on the approval of the proposed language in Section VII.A.13, which **passed by a voice vote of 4 to 0.**

Councilmember Geiger made a motion to amend Section VII.A.12 – Power of Review to include automatic power of review by City Council of the Site Plan. The motion was seconded by Councilmember Fults and **passed by a voice vote of 4 to 0.**

Councilmember Fults asked if there is a time limit on Phase II development as she was concerned that the connector road could be built on an empty lot giving the impression of a landing strip. The petitioner replied that if the buildings in Phase II are not ready for construction, then only the hammer head of the road would be built to accommodate the Fire District's requirement for a turn-around area. The entire road would not be constructed until the Phase II buildings are ready for construction.

Councilmember Geiger pointed out that the road may be necessary for properties being developed beyond Phase II even though construction of Phase II has not started. Ms. Smith-Ross stated that Public Works' language requires the road to be built "*as directed by the City of Chesterfield*". Staff was directed to provide information on this issue prior to the City Council meeting.

Councilmember Geiger made a motion to forward **P.Z. 13-2004 Vision Ventures LLC and Plan Provision LLC (Wildhorse Executive Center LLC)** to Council. The motion was seconded by Councilmember Fults and **passed by a voice vote of 3 to 1.** (Councilmember Fults voted "no".)

**Note: One bill, as recommended by the Planning Commission,
will be needed for the June 20, 2005 City Council Meeting.
See Bill #**

B. Chesterfield Valley Sub Area Information

This item was held until the next Planning & Zoning Committee meeting.

III. NEW BUSINESS

A. Wild Horse Creek Road Sub Area Study

Planning Vice-Chair Hirsch gave a brief update on the Sub-Committee meetings of the Wild Horse Creek Road Sub Area Study. He stated that all three of the sub-committees have met and are gathering information to take back to the Committee of the Whole. The Committee of the Whole plans on completing its work within the six-month moratorium. He also noted that the meetings have good citizen attendance.

Chair Casey stated that all of the information on these meetings is now being posted on the City's website.

IV. PENDING PROJECTS/DEPARTMENTAL UPDATE - None

V. ADJOURNMENT

The meeting adjourned at 6:55 p.m.