

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: May 25, 2001

SUBJECT: Planning and Zoning Committee Meeting Summary from May 24, 2001

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, May 24, 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; Mayor John Nations; Councilmember Mary Brown (IV); Planning Commission Chair Fred Broemmer; Teresa Price, Director of Planning; Project Planner Matt Brandmeyer, Project Planner Mike Hurlbert; Project Planner John Wagner, and Kathy Lone, Executive Secretary/Planning Assistant.

*To be discussed at the 6/4//2001 City Council Meeting.

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

I. Approval of the Planning and Zoning Committee Meeting Summary of May 10, 2001.

Councilmember Streeter made a motion to approve the Meeting Summary of May 10, 2001, as amended. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 3 to 0.** (Chair Scheidt was absent for the meeting.)

Vice Chair Hurt stated that if a petitioner requests an item to be held, the item should be on the agenda and Committee will vote to hold that item. Vice Chair Hurt asked that **P.Z. 44-2000 Stoneridge Development** be placed on the June 7, 2001 Planning and Zoning Committee agenda.

II. P.Z. 5-2001 Chesterfield Ridge; a request for a change of zoning from a "NU" Non-Urban to a "R-5" Residential District for 8.4 acres of land located on Clarkson Road, south of Leiman Drive. (Locator Numbers 19T 32 0040, 19T 32 0062, and 19S 11 0017).

AND

III. P.Z. 6-2001 Chesterfield Ridge; a request for a change of zoning from a "R-5" Residential District to a "PEU" Planned Environment Unit District for 8.4 acres of land located on Clarkson Road, south of Leiman Drive. (Locator Numbers 19T 32 0040, 19T 32 0062, and 19S 11 0017).

Project Planner Matt Brandmeyer gave an overview of these petitions. Mr. Brandmeyer stated that **P.Z. 5-2001 Chesterfield Ridge** and **P.Z. 6-2001 Chesterfield Ridge** were approved by Planning Commission by a vote of 9 to 0 with conditions that concerned siltation control and to notify the trustees of Old Clarkson Forest Subdivision of site development plan review.

General discussion followed concerning access on New Clarkson Road and Old Clarkson Road, a

gated entrance, public safety and grading for an emergency access.

Mayor John Nations arrived at the meeting at 5:42 p.m.

Vice Chair Hurt stated that he had discussions with Dave Nichols of the Chesterfield Fire Protection District and Director of Public Works Mike Geisel pertaining to a gated access on Old Clarkson Road and the removal of temporary access on Clarkson Road. Vice Chair Hurt stated that since there is a conflict of comments, he would ask for the comments in writing.

Councilmember Brown stated that she wants to know the ramifications to the site if access is on Old Clarkson Road.

Vice Chair Hurt made a motion to eliminate V. SPECIFIC CRITERIA, A.,4., Access. b., page 4 of Attachment A, and replace with "Permanent emergency gated access on the eastern section along Old Clarkson Road.'

Councilmember Streeter stated that he would like these petitions held until the Committee receives the written information.

Councilmember Streeter made a motion to hold **P.Z. 5-2001 Chesterfield Ridge** and **P.Z. 6-2001 Chesterfield Ridge** until the Committee receives letters from Director of Public Works Mike Geisel and Dave Nichols of the Chesterfield Fire Protection District concerning their issues and feasibility with temporary access on the southeast corner of this development. The motion was seconded by Councilmember Durrell and **passes** by a voice vote of 3 to 0.

Vice Chair Hurt stated that he would make the contacts to get the written comments.

Vice Chair Hurt stated that any additional issues need to be addressed before the next meeting.

***IV. P.Z. 10-2001 The Seasons at Schoettler Addition**; a request for a change in zoning from a "NU" Non Urban District to an "R-2" Residential District for 5.28 acres of land located on Schoettler Road, extending Summer Blossom and Spring Breeze Lanes. (Locator Number 20R 53 0632)

AND

***V. P.Z. 11-2001 The Seasons at Schoettler Addition**; a request for a change in zoning from an "R-2" Residential District to a "PEU" Planned Environmental District for 5.28 acres of land located on Schoettler Road, extending Summer Blossom and Spring Breeze Lanes. (Locator Number 20R 53 0632)

Project Planner Mike Hurlbert gave an overview of these petitions and stated that the Planning Commission approved **P.Z. 10-2001 The Seasons at Schoettler Addition** and **P.Z. 11-2001 The Seasons at Schoettler Addition** by a vote of 9 to 0 with conditions. These conditions included front yard setbacks and the paved emergency access.

General discussion followed concerning lot setbacks.

Vice Chair Hurt made a motion that all front yard setbacks can remain at 20 feet except lots 6 and 7 which shall have 30-foot front yard setbacks. The motion was seconded by Councilmember Streeter and **passes by a voice vote of 3 to 0.**

General discussion followed concerning maintenance of paver blocks and a gate for the emergency access.

Councilmember Streeter expressed concern with not having conflicting comments in writing.

Vice Chair Hurt made a motion to modify page 4, Attachment A, V. SITE DEVELOPMENT PLAN DESIGN CRITERIA, C. Access and Roadway Improvements, Including Sidewalks, 5.:

Provide an eighteen (18) foot wide emergency **paver block** access connection, ~~gated in perpetuity~~, from Schoettler Road to Summer Blossom Lane, as directed by the City of Chesterfield and the Chesterfield Fire Protection District, **pending approval by St. Louis County.**

The motion was seconded by Councilmember Durrell and **passes by a voice vote of 3 to 0.**

Vice Chair Hurt made a motion to approve **P.Z. 10-2001 The Seasons at Schoettler Addition** and **P.Z. 11-2001 The Seasons at Schoettler Addition**, as amended and forward to City Council, pending comments from St. Louis County. 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 June 4, 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)

***VI. August Hill on Conway – PEU Ordinance Amendment**; an amendment to City of Chesterfield Ordinance Number 1662 governing a 13.7-acre Planned Environment Unit (PEU) in an “R-3” 10,000 square-foot Residence District located on the south side of Conway Road, east of Delmar Gardens.

Project Planner John Wagner gave an overview of this petition and stated that **August Hill on Conway – PEU Ordinance Amendment** was approved by the Planning Commission by a vote of 8 to 1.

General discussion followed concerning additional landscaping for lot 8.

Vice Chair Hurt left the meeting at 6:26 p.m. and returned at 6:27 p.m.

Councilmember Streeter made a motion to approve **August Hill on Conway – PEU Ordinance Amendment**. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 3 to 0.**

***Note: One bill, as recommended by the Planning Commission, will be needed for the June 4, 2001 City Council Meeting.**

SEE Bill #

- *VII. Spirit Trade Center - Ordinance Amendment**; an amendment to St. Louis County Ordinance Number 13,935 governing a 126.5-acre "M-3" Planned Industrial District located on the south side of Chesterfield Airport Road, west of Long Road.

Project Planner Matt Brandmeyer gave an overview of this petition and stated that the Planning Commission approved **Spirit Trade Center - Ordinance Amendment** by a vote of 9 to 0.

General discussion followed concerning the light standards.

Councilmember Streeter made a motion to approve **Spirit Trade Center - Ordinance Amendment**. The motion was seconded by Vice Chair Hurt and **passes** by a voice vote of 3 to 0.

***Note: One bill, as recommended by the Planning Commission, will be needed for the June 4, 2001 City Council Meeting.**
SEE Bill #

- VIII. Nooning Tree – PEU Ordinance Amendment**; an amendment to City of Chesterfield Ordinance Number 1271 governing a 30.47-acre Planned Environment Unit (PEU) in an “R-3” 10,000 square-foot Residence District located on the south side of Olive Boulevard, west of White Road.

Vice Chair Hurt stated that the petitioner for **Nooning Tree – PEU Ordinance Amendment** has requested that this item be held.

Director of Planning Teresa Price stated that this item would be reconsidered at the Planning Commission meeting on May 30, 2001.

Councilmember Streeter made a motion to hold **Nooning Tree – PEU Ordinance Amendment**. The motion was seconded by Vice Chair Hurt and **passes** by a voice vote of 3 to 0.

- IX. Comprehensive Plan**; As a part of the Comprehensive Plan process, Woolpert is to conduct 10 individual interviews to discuss the vision and desire for the community. The Department of Planning is requesting input from the Committee on the selection of these 10 people. Recommended groups include elected officials, local business owners, commercial/residential developers and students.

Director of Planning Price stated that Woolpert would like the names of ten (10) Chesterfield residents for interviews to discuss the vision and desire for the community for the Comprehensive Plan. Ms. Price stated that the individuals recommended should include elected officials, local business owners, commercial/residential developers and students.

The Committee recommended the following individuals: Joan Schmelig, Bob Boland, Tom Fleming, Mark Teitelbaum, Nancy Greenwood, Mary Domahidy, Steve Spencer, Doug Elliott, John Hammond, Rob Hockney, Mike Hejna, Dave Layton, Cindy Buchholz, Bob Grant, Joann Sandefer

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and Joel James.

Councilmember Durrell made a motion to adjourn the meeting. The motion was seconded by Councilmember Streeter and the meeting adjourned at 6:45 p.m.

TJP/kl