

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa Price, Director of Planning *TP*

DATE: May 26, 1998

SUBJECT: Planning and Zoning Committee Meeting Summary from May 21, 1998

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, May 21, 1998, in the City Council Conference Room. In attendance were Chair Dan Hurt (Ward III); Councilmember Barry Flachsbart (Ward I); Councilmember Barry Streeter (Ward II); and Councilmember Mary Brown (Ward IV). Also in attendance were: Mayor Nancy Greenwood, arrived later; Councilmember Michael Casey (Ward III); Councilmember Larry Grosser (Ward II); Councilmember Linda Tilley (Ward IV); Rick Bly, Planning Commission Chair; Michael Herring, City Administrator, arrived later; Teresa Price, Director of Planning; and, Laura Griggs-McElhanon, Assistant Director of Planning.

* To Be Discussed at 6/1 City Council Meeting

I. Approval of Planning and Zoning Committee meeting summary of May 7, 1998.

A motion to approve the meeting summary of May 7, 1998, was made by Councilmember Brown, seconded by Councilmember Streeter, and approved by a vote of 4 to 0.

- *IV. P.Z. 8-98 Fischer-Frichtel, c/o John P. King (Whitestone Farm); "NU" Non-Urban District to "R-2" 15,000 square foot Residence District; west side of White Road, south of Olive Boulevard.**

AND

- *V. P.Z. 9-98 Fischer-Frichtel, c/o John P. King (Whitestone Farm); a Planned Environment Unit (PEU) procedure in the "R-2" 15,000 square foot Residence District; west side of White Road, south of Olive Boulevard.**

Assistant Director of Planning Laura Griggs-McElhanon described the request for rezoning and a PEU to allow the development of 24 single family homes. The Department recommends the Committee include conditions proposed as a part of the PEU, P.Z. 9-98, in conjunction with the rezoning, P.Z. 8-98.

The Committee discussed the following issues: lot sizes in the Gallery at Chesterfield adjacent to the proposed development; lot sizes in the Nooning Tree development adjacent to the proposed development; the watershed; setbacks; and ratio of footprint of structure to lot size.

A motion was made by Councilmember Flachsbart, seconded by Chair Hurt, to approve P.Z. 8-98 (rezoning) as recommended by the Department of Planning (with conditions). The motion was approved by a vote of 4 to 0.

A motion was made by Chair Hurt, seconded by Councilmember Flachsbart, to require a 25% reduction in the stormwater outflow in both P.Z. 8 and 9-98. The motion was approved by a vote of 4 to 0.

A motion was made by Councilmember Streeter to amend the minimum lot sizes to require Lots 4, 5, 12 and 13, as depicted on the Preliminary Plan, to be a minimum of 20,000 square feet, with all other lots a minimum of 15,000 square feet. The motion was seconded by Councilmember Flachsbart, for the purpose of discussion.

Councilmember Streeter suggested the Committee establish a policy creating a maximum house size versus lot size.

John King, attorney for the petitioner, stated that the petitioner met the criteria per the new PEU regulations adopted by the City relative to lot size. Mr. King explained that today, people want more house on a lot. The proposed cost of houses will be \$300,000 to \$400,000.

The Committee discussed requiring a 10 foot side yard setback on the perimeter; requiring larger lots next to White Road, with smaller lots located internally.

Councilmember Streeter withdrew his motion.

Councilmember Flachsbart withdrew his second.

A motion was made by Councilmember Streeter to amend Attachment A to require 10 foot side yards throughout the development, and the minimum lot size along White Road (lots 1, 2, 3, and 24, as depicted on the Preliminary Plan) to be 15,000 square feet.

The motion dies for lack of a second.

A motion was made by Councilmember Flachsbart to require a minimum 10 foot side yard setback along the periphery and a minimum lot size of 15,000 square feet adjacent to the common ground along White Road (Lots 1, 2, 3, 4 and 24, as depicted on the Preliminary Plan). The motion was seconded by Councilmember Brown.

Councilmember Flachsbart amended his motion to require a minimum 8 foot side yard setback for periphery lots not adjacent to the common ground along White Road, with a minimum of 18 feet between structures (Lots 1, 2, 3 and 24 to have a minimum side yard setback of 10 feet).

Councilmember Brown accepted the amendment to the motion.

The motion was approved by a vote of 4 to 0.

A motion to approve P.Z. 9-98, as amended, was made by Councilmember Flachsbart, seconded by Chair Hurt and approved by a vote of 4 to 0.

A motion to approve P.Z. 8-98, subject to conditions as amended, was made by Chair Hurt, seconded by Councilmember Flachsbart, and approved by a vote of 4 to 0.

Note: Four bills relative to this matter will be needed for the June 1, 1998, City Council Meeting (P.Z. 8-98 as recommended by the Planning Commission, P.Z. 8-98 as recommended by the Planning and Zoning Committee, P.Z. 9-98 as recommended by the Planning Commission, and P.Z. 9-98 as recommended by the Planning & Zoning Committee).

SEE Bill # (P.Z. 8-98 as recommended by the Planning Commission)

SEE Bill # (P.Z. 8-98 as recommended by the Planning & Zoning Committee)

SEE Bill # (P.Z. 9-98 as recommended by the Planning Commission)

SEE Bill # (P.Z. 9-98 as recommended by the Planning & Zoning Committee)

***VI. P.Z. 5A-98 Swingley Ridge Development; "C-2" Shopping District to "PC" Planned Commercial District; north side of Swingley Ridge Drive, west of Olive Boulevard.**

Planning Director Teresa Price described the request to permit the development of a hotel.

The Committee discussed the following: permitted and conditional uses in the "C-2"; amount of lot coverage; Swingley Ridge Trust Fund; reimbursement to Hampton Inn for improvements to Swingley Ridge; lighting along Swingley Ridge; and amount of greenspace.

Al Michenfelder, attorney for the petitioner, requested that the permitted uses be amended to add "including kitchenette", and that the maximum square footage be increased to 60,000.

Bob Brinkman, the petitioner, stated that the Preliminary Plan depicts 50% impervious area.

The Committee discussed the following: detention (to be done in a box underground); erosion (water to be slowed in velocity and quantity per new standards); impact on Nardin Drive properties; tree mitigation; parking lot lighting.

A motion to amend Attachment A to allow kitchenettes as a permitted use was made by Councilmember Flachsbart, seconded by Councilmember Brown and approved by a vote of 4 to 0.

Staff was directed to check the footprint before the Council meeting and if the footprint is 15,000 square feet, the maximum square footage is to be changed to 60,000.

A motion was made by Councilmember Flachsbart to require a minimum of 45% greenspace (non-impervious surface), require a 10% reduction in stormwater release rate from the detention basin and require the lighting plan to be submitted for review by the Planning and Zoning Committee. He advised the petitioner that if the 45% greenspace is a problem, they need to advise the Council before the meeting.

The motion was seconded by Councilmember Streeter and approved by a vote of 4 to 0.

Mayor Greenwood expressed a concern over the maintenance of the rock embankment relative to weeds.

A motion directing staff to change the maximum square footage to 60,000 if it is necessary to accommodate the footprint depicted on the Preliminary Plan was made by Councilmember Flachsbart, seconded by Councilmember Brown and approved by a vote of 4 to 0.

A motion to approve P.Z. 5A-98 as amended was made by Councilmember Flachsbart, seconded by Councilmember Streeter, and approved by a vote of 4 to 0.

Note: Two bills relative to this matter will be needed for the June 1, 1998, 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)

- *IX. P.Z. 12-97 Kelly Homes, Inc. (Waverly Place); "R-2" 15,000 square foot Residence District to "R-5" 6,000 square foot Residence District; west side of Baxter Road, south of the intersection of Clayton Road.**

AND

- *X. P.Z. 13-97 Kelly Homes, Inc. (Waverly Place); Planned Environment Unit (PEU) procedure in the "R-5" 6,000 square foot Residence District; west side of Baxter Road, south of the intersection of Clayton Road.**

Assistant Director of Planning Laura Griggs-McElhanon explained the outstanding issues and revisions as depicted on the revised Preliminary Plan (street pavement increased to 26 feet wide, street right-of-way of 40 feet now depicted, sidewalk proposed on the south side of the internal street only).

A motion to require the Site Development Plan to be reviewed and approved by the Planning and Zoning Committee was made by Chair Hurt, seconded by Councilmember Flachsbart and approved by a vote of 4 to 0.

The Committee discussed the following: impact of headlights on existing adjacent houses; clearing of trees; providing only one sidewalk

A representative from Chesterton Lane Subdivision stated that they are concerned with additional traffic at the intersection.

Mr. Archeski, resident of Quinmoor Drive, discussed the following: location of 1 and 2 story buildings; setback for retaining wall; number of homes proposed; existing storm sewer problems.

In response to a question from the Committee, Mr. Zavradinis, engineer for the petitioner, stated that a fence was to be erected around the entire site.

A motion to require the fencing material to be approved by the Planning Commission at the Site Development Plan time was made by Councilmember Flachsbart, seconded by Councilmember Brown and approved by a vote of 4 to 0.

A motion to require 25% reduction in outflow of stormwater was made by Chair Hurt, seconded by Councilmember Flachsbart, and approved by a vote of 4 to 0.

Planning Director Teresa Price explained the Tree Ordinance requirements.

A motion to require units 11, 12, 13, 19, 20 and 21, as depicted on the Preliminary Plan, to be 1 story was made by Councilmember Brown and seconded by Councilmember Flachsbart, for the sake of discussion.

Mr. Zavradinis was directed to advise the Council if the units could be moved back further from the perimeter.

The motion was approved by a vote of 4 to 0.

A motion to revise Attachment A, page 11, item "I" to make the reference to streets private was made by Councilmember Streeter, seconded by Councilmember Flachsbart and approved by a vote of 4 to 0.

A motion to approve as amended was made by Councilmember Flachsbart, seconded Councilmember Brown, and approved by a vote of 4 to 0.

Note: Three bills relative to this matter will be needed for the June 1, 1998, City Council Meeting (P.Z. 12-97 as recommended by the Planning Commission and

Planning & Zoning Committee, P.Z. 13-97 as recommended by the Planning Commission, and P.Z. 13-97 as recommended by the Planning & Zoning Committee).

SEE Bill # (P.Z. 12-97 as recommended by the Planning Commission and Planning & Zoning Committee)

SEE Bill # (P.Z. 13-97 as recommended by the Planning Commission)

SEE Bill # (P.Z. 13-97 as recommended by the Planning & Zoning Committee)

***VIII. P.Z. 1-90 Long Road Realty Venture, Inc.**; request for an amendment to City of Chesterfield Ordinance Number 430, the governing "C-8" Planned Commercial District Ordinance for the Short Stop Center; west side of Long Road, south of Chesterfield Airport Road (relative to reducing the setback from the west property line).

Assistant Director of Planning Laura Griggs-McElhanon described the request to amend the governing ordinance for the Short Stop Center to reduce the rear setback from 10 feet to 4 feet to allow the construction of a deck.

A motion to approve the amendment request was made by Councilmember Flachsbart, seconded by Councilmember Brown, and approved by a vote of 4 to 0.

Note: One bill relative to this matter, as recommended by the Planning Commission and the Planning & Zoning Committee, will be needed for the June 1, 1998, City Council Meeting.

SEE Bill #

***XIV. P.Z. 1-98 Hennessey Development, Inc. (White House Farm)**; "NU" Non-Urban District to "R-2" 15,000 square foot Residence District; east side of White Road, south of Olive Boulevard. **Note: This item was sent back to Committee by Council.**

A motion to reduce the stormwater outflow by 25% was made by Councilmember Flachsbart and seconded by Councilmember Brown.

Mayor Greenwood stated that she is concerned about the zoning because homes one street removed are zoned "R-1A". The subdivision adjacent to the development has some "R-2" zoning because of the large amount of common ground. She is concerned with density.

Mike Sater, Sabur Engineering, engineer for the petitioner stated that the request is for straight zoning and the lots proposed are larger than the adjacent lots. The petitioner has accepted the proposed conditions even though straight zoning doesn't normally have conditions. Mr. Sater said that MSD hasn't seen the 25% stormwater outflow reduction requirement since adopting their new criteria last year.

The motion was approved by a vote of 4 to 0.

Chair Hurt stated that the petition could be sent back to the City Council, or the Committee could address concerns with density, lot size, etc.

A motion to send the petition back to City Council was made by Chair Hurt, seconded by Councilmember Brown and approved by a vote of 4 to 0.

Note: One bill relative to this matter, as recommended by the Planning & Zoning Committee at their meeting on May 21, 1998, will be needed for the June 1, 1998, City Council Meeting.

SEE Bill #

***III. P.Z. 14-97 Nancy and Michael Cullen - Rezoning "M-3" to "C-3".**

Planning Director Teresa Price stated that the Department has not received a formal request to make changes to the proposed conditions for this petition.

Mike Cullen, petitioner, stated that he had met with the Planning Director and went over the proposed changes. Mr. Cullen proceeded to explain the proposed changes: increase total square footage from 35,000 to 50,000; increase total number of lots from 7 to 9; change front setback from 30 to 20 feet; change rear setback to 20 feet; change side setback to 10; change front parking setback to 10 feet; change rear parking setback to 10 feet; change side parking setback to 5 feet; and, add a setback for shared parking of 0 foot.

Councilmember Streeter indicated that he liked the "village concept", and inquired if a condition relative to that could be added to Attachment A.

Assistant Director of Planning Laura Griggs-McElhanon clarified the zoning request to "C-3" and the minimal conditions being considered.

The Committee discussed the following: increasing the number of lots from 7 to 9 with no sidewalk being proposed; setback reductions; almost no green space; and inclusion of Trust Fund fees in the conditions

A motion to require the street lighting conditions to be approved in conjunction with the Site Plan was made by Chair Hurt and seconded by Councilmember Streeter. The motion was approved by a vote of 4 to 0.

A motion to limit the total footprint on the first floor for the development to 35,000 square feet, with the total square footage allowed for the development being 50,000, was made by Chair Hurt,

seconded by Councilmember Brown, and approved by a vote of 3 to 1, with Councilmember Flachsbart voting no.

A motion to increase the number of lots and buildings to 9 was made by Councilmember Brown and seconded by Councilmember Streeter.

The motion was defeated by a vote of 2 to 2, with Chair Hurt and Councilmember Flachsbart voting no.

A motion to move this petition to City Council, with staff to give a summary of the setbacks, was made by Chair Hurt, seconded by Councilmember Brown, and approved by a vote of 3 to 1, with Councilmember Flachsbart voting no.

Note: Two bills relative to this matter will be needed for the June 1, 1998, 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)

***VII. P.Z. 15-98 Arthur R. McRoberts and Mary McRoberts (Hart Auto Body, Inc.); "C-8"**
Planned Commercial District and "M-3" Planned Industrial District to "PC" Planned Commercial District; north side of Chesterfield Airport Road, east of Long Road.

Planning Director Teresa Price summarized the request to allow the development of an auto body business.

A motion to approve as recommended by the Planning Director was made by Councilmember Flachsbart and seconded by Councilmember Brown.

There was discussion about the Trust Fund requirements and road improvement requirements.

Councilmember Flachsbart amended his motion to require the Chesterfield Airport Road improvements to be on a shared basis, as recommended by the Planning Commission.

Councilmember Brown agreed with the amendment.

The motion was approved by a vote of 4 to 0.

Note: One bill relative to this matter, as recommended by the Planning Commission and the Planning & Zoning Committee, will be needed for the June 1, 1998, City Council Meeting.

SEE Bill #

XIII. Tree Consultant

Planning Director Teresa Price advised the Committee that the Tree Consultant would be attending the second meeting in June (June 18th).

II. Departmental Update – Teresa Price, Director of Planning

This item was not discussed by the Committee.

XI. Chesterfield Commons: Naming of interchange

This item was not discussed by the Committee.

XII. Landscaping Expenditure Credits

This item was not discussed by the Committee.

The next regularly scheduled meeting will be held at 5:30 p.m. on Thursday, June 4, 1998.

The meeting adjourned at 8:15 p.m.