

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa Price, Director of Planning TP

DATE: May 24, 1999

SUBJECT: Planning and Zoning Committee Meeting Summary from May 20, 1999

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m. on Thursday May 20, 1999, in the City Council Conference Room. In attendance were: Chair Mary Brown (Ward IV); Councilmember Barry Streeter (Ward II); Councilmember Jane Durrell (Ward I); and Councilmember Mike Casey (Ward III). Also in attendance were Councilmember Daniel Hurt (Ward III); Planning Commission Chair Robert Grant; Teresa Price, Director of Planning; and Molly Butler Dunham, Planner I.

I. Interview of Planning Commission nominees

Planning and Zoning Committee interviewed Planning Commission Candidate David Banks.

A motion to **approve** the candidate was made by Councilmember Brown, seconded by Councilmember Casey, and **approved by a vote of 4 to 0**.

II. Approval of Planning and Zoning Committee meeting summary of May 6, 1999.

A motion to **approve** the meeting summary of May 6, 1999 was made by Councilmember Casey, seconded by Councilmember Brown, and **approved by a vote of 4 to 0**.

III. **P.Z. 4-1999 City of Chesterfield**; a proposal to amend Sections 1003.020 Definitions; 1003.030 Establishment of districts; zoning map; 1003.040 Interpretation and extension of district boundaries; 1003.101 "FP" Floodplain District Regulations; 1003.105 "NU" Non-Urban District Regulations; 1003.108 "E-2" Residence District; 1003.109 "E-3" Residence District; 1003.110 through 1003.125 governing Urban Residence Districts; 1003.133 through 1003.145 Commercial District regulations; 1003.150 through 1003.155 Industrial District regulations; 1003.157 "MXD" Mixed Use Development district; 1003.165 Off-street parking and loading requirements - General; 1003.166 Review and approval of development near City or County parks; 1003.167 Miscellaneous Regulations; 1003.168 Sign Regulations - General; 1003.168C Sign Regulations - Permanent Signs; 1003.168D Sign Regulations - Temporary Signs and Attention Getting Devices; 1003.168F Sign Regulations - Nonconforming Signs; 1003.178 Development in Planned Commercial and Planned Industrial Districts; 1003.181 Conditional Use Permit Procedure (CUP); 1003.182 Commercial Service Procedure (CSP); 1003.187 Planned environment unit procedure (PEU); and a proposal to delete section 1003.168A Sign Regulations - Definitions of the City of Chesterfield Zoning Ordinance.

Molly Butler Dunham presented changes to the "SR" Senior Residence District as requested at the meeting of May 6, 1999, and noted that a representative of Friendship Village has written a letter requesting the addition of intergenerational daycare as a commercial use which may be requested in the district.

A motion to **approve** the addition of intergenerational daycare to the commercial uses which may be requested in the "SR" District was made by Councilmember Streeter, seconded by Councilmember Durrell, and **approved by a vote of 4 to 0.**

A motion to **approve** the changes to the Zoning Ordinance, as amended, was made by Councilmember Streeter, seconded by Councilmember Casey, and **approved by a vote of 4 to 0.**

Note: Two bills relative to this matter will be needed for the June City Council Meeting (one as recommended for approval by the Planning Commission and one as recommended for approval by the Planning and Zoning Committee).
SEE Bill # _____ (as recommended by the Planning Commission)
SEE Bill # _____ (as recommended by the Planning and Zoning Committee)

Mayor Nancy Greenwood arrived.

IV. Resolution authorizing the City to require Traffic Studies to be prepared by the City's Traffic Consultant for private developments that have the potential to increase traffic volume.

Director of Planning Teresa Price explained the need for the City to recover expenses when requiring independent review of a traffic study, and the need for a City Transportation Plan and model.

There was general discussion of the wording and the need for the resolution and Transportation Plan.

A motion to **approve** the resolution with the following changes was made by Councilmember Streeter:

- In Section 1, change the word 'defray,' as it implies that the City will assume some of the costs of the study.
- Add to Section 2 the following information requirements:
 - Current and projected level of service
 - Distance from the development considered
 - Connection of stub streets

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

Note: One resolution relative to this matter as recommended by the Planning and Zoning Committee will be needed for the June City Council Meeting.
SEE Resolution # _____

A motion to direct staff to look into the possibility of a Transportation Plan was made by Councilmember Streeter, seconded by Councilmember Casey, and approved by a vote of 4 to 0.

V. Harpo's

Councilmember Brown raised the need for a limit on parking at the rear of Hilltown Village Center Phase II after a certain hour in the evening.

Director of Planning Teresa Price noted that Hilltown Center has been approved for the maximum possible parking reduction allowed by the Zoning Ordinance, but currently has 42 extra spaces. She also noted that 64 of the spaces are required to be located in Phase II, and that Hilltown Center has been approved for a 3300 square foot restaurant which is not yet built and which would increase parking needs on the site.

There was general discussion of the possibilities for limiting parking behind the Phase II structure.

A motion to direct staff to first look into the possibility of prohibiting parking behind the center after 10:00 p.m., then to consider the alternatives of striping the spaces and designating them for employee and/or disabled parking only, was made by Councilmember Streeter, seconded by Councilmember Brown, and approved by a vote of 4 to 0.

The next regularly scheduled meeting will be held at 5:30 p.m. on Thursday June 10, 1999.

The meeting adjourned at 6:40 p.m.