

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: May 9, 2003

SUBJECT: Planning and Zoning Committee Meeting Summary from May 8, 2003

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, May 8, 2003, in Conference Room 101. In attendance were: Chair Barry Streeter (Ward II), Councilmember Jane Durrell (Ward I), Councilmember Dan Hurt (Ward III), and Councilmember Mary Brown (Ward IV). Also in attendance were: Councilmember Bruce Geiger (Ward II); Councilmember Mike Casey (Ward III); Planning Commission Chair Victoria Sherman; Planning Commissioner David Banks; Director of Planning Teresa Price; Senior Planner Annissa McCaskill; Project Planner David Bookless; and Kathy Lone, Planning Assistant.

*To be discussed at 5/19/2003 City Council Meeting.

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

I. Approval of the Planning and Zoning Committee Meeting Summary of April 24, 2003.

Councilmember Hurt made a motion to approve the Meeting Summary of April 24, 2003. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 3 to 0**. (Councilmember Brown abstained as she was absent for the April 24, 2003 meeting.)

- *IV. P.Z. 22A-2002 Wildhorse Way:** a request for a change of zoning from an "NU" Non-Urban District to an "E One Acre" Estate Residence District for 2.62 acres of land located on the north side of Wildhorse Creek Road across from Eagle Crest Estates. (Locator Number: 18U-34-0101)
Proposed use: Single-family homes

Senior Planner Annissa McCaskill gave an overview of **P.Z. 22A-2002 Wildhorse Way** and presented a hand-out with the changes to the Attachment A made by the Planning Commission. Ms. McCaskill stated that this petition was approved by the Planning Commission with conditions by a vote of 5 to 1. Ms. McCaskill explained that she had reviewed the tape of the meeting and was requesting the following changes to more accurately reflect the Planning Commission version of Attachment A.

Councilmember Brown made a motion to accept the two (2) changes to Attachment A made by the Planning Commission. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 4 to 0.** (Recommendation #1)

Director of Planning Teresa Price presented a hand-out of a response from Mr. Mike Geisel, Director of Public Works, stating that the City wants one (1) curb cut (driveway) and MoDOT will allow two (2) curb cuts (driveways).

General discussion followed concerning one (1) curb cut versus two (2) curb cuts, sight distance concerns, aligning the curb cut with Riverdale Drive (across the street at Eagle Crest Estates Subdivision) and requiring a turn around so cars would not be backing out onto Wild Horse Creek Road.

Mr. Mike Lawless, petitioner, stated that MoDOT will not allow one (1) curb cut only or aligning the drive with Eagle Crest Estates Subdivision due to inadequate sight distance.

Councilmember Hurt made a motion that the development be limited to one (1) curb cut on Wild Horse Creek Road as approved by the City of Chesterfield Department of Public Works and MoDOT. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 4 to 0.** (Recommendation #2)

Councilmember Hurt made a motion that, if at all possible, the curb cut align with Riverdale Drive at the Eagle Crest Estates Subdivision. After discussion, Councilmember Hurt withdrew his motion.

Chair Streeter made a motion that each driveway must be constructed with an adequate area to allow vehicles to turn around prior to entering Wild Horse Creek Road and that, in no event, vehicles should not be allowed to back out onto Wild Horse Creek Road. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 4 to 0.** (Recommendation #3)

General discussion followed concerning access for future lots behind this proposal.

Councilmember Brown made a motion to recommend approval and forward **P.Z. 22A-2002 Wildhorse Way** to City Council with the recommended amendments. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 4 to 0.**

***Note: One bill, as recommended by the Planning Commission, will be needed for the May 19, 2003 City Council Meeting.
SEE Bill #**

- *III. P.Z. 31-2002 Stoneridge Office Building (Tristar):** a request for a change of zoning from "R-5" Residence District to "PC" Planned Commercial for 9.2 acres of land located on the south side of South Outer Forty Road, northeast of Yarmouth Point Drive and Candish Lane. (Locator Numbers 19R-61-0026 and 19R-61-0312).

Senior Planner Annis McCaskill gave an overview of **P.Z. 31-2002 Stoneridge Office Building (Tristar)**. Ms. McCaskill stated that there is an Attachment A with changes requested by the City and one with changes requested by the petitioner, Mr. Larry Chapman.

General discussion followed concerning additional changes being requested for the following: Permitted Uses, Floor Area, Height, Building and Parking Structure Requirements, Site Specific Criteria, Office Structure Setbacks, Garage and Loading Space Setbacks, Access, Sign Requirements, and Architectural Elevations, and removing a comment from the plan regarding common ground.

Planning Commissioner David Banks and Mr. Shawn Furlong, Trustee of Chesterfield Hills Subdivision, expressed concern with the amount of buffering for the neighboring residents.

Mr. Larry Chapman, petitioner, provided a plan showing the elevations.

Councilmember Hurt made a motion to direct Staff to add language to Attachment A that if within the period of two (2) years any trees within fifteen (15) feet of the property line die, said trees will be replaced by the developer. The motion was seconded by Councilmember Durrell **and passes by a voice vote of 4 to 0.** (Recommendation #1)

Councilmember Hurt made a motion to modify the plan that when the limits of disturbance line intersects with the arc, the limits of disturbance line will follow the arc. The plan showing this will be referenced as Exhibit A in the Ordinance. The motion was seconded by Councilmember Durrell.

General discussion followed concerning the limit of disturbance arc.

Councilmember Hurt withdrew his motion.

Councilmember Hurt made a motion that the limits of disturbance of the natural buffer shall be a minimum of one hundred (100) feet from all property lines in Chesterfield Hill Subdivision, including but not limited to the northeast corner of lot 161. The motion was seconded by Councilmember Durrell **and passes by a voice vote of 4 to 0.** (Recommendation #2)

Councilmember Hurt made a motion to accept all of the changes reviewed by Doug Beach and the petitioner in Attachment A except page 7, V. SITE SPECIFIC CRITERIA, A., 5. Public/Private Road Improvements, Including Pedestrian Circulation, 6. to read as follows: "Provide required right-of-way, roadway, landscaping and/or signalization improvements, at the south Outer Forty Road/Woods Mill Road intersection as directed by the Missouri Department of Transportation and the City of Chesterfield. Said requirement may not occur at the same time as the development but shall remain an obligation of any future landowners." (Petitioner wants to remove 'City of Chesterfield.') The motion was seconded by Councilmember Brown and **passes** by a **voice vote of 4 to 0**. (Recommendation #3)

Comment: improvements

Councilmember Hurt made a motion to recommend approval and forward **P.Z. 31-2002 Stoneridge Office Building (Tristar)** to City Council with the recommended amendments. The motion was seconded by Councilmember Durrell and **passes** by a **voice vote of 4 to 0**.

***Note: One bill, as recommended by the Planning Commission, will be needed for the May 19, 2003 City Council Meeting.
SEE Bill #**

***V. Drury Plaza:** Sign Package for two hotels, a meeting center, and a restaurant on a 4.85 acre tract of land, zoned "PC" Planned Commercial District, located adjacent to Chesterfield Mall on the southwest corner of I-64/Hwy 40/61 and MO 340 (Clarkson Rd).

Project Planner David Bookless gave an overview of the Sign Package for **Drury Plaza** and stated that the Sign Package was approved with a condition by the Planning Commission by a vote of 6 to 0. Mr. Bookless stated that the condition was to reduce the maximum allowable size of Monument Sign 'C' from forty-eight (48) square feet to thirty (30) square feet.

General discussion followed concerning the signage for the Drury Plaza.

Councilmember Brown made a motion to recommend approval and forward the Sign Package for **Drury Plaza** to City Council. The motion was seconded by Councilmember Durrell and **passes** by a **voice vote of 4 to 0**.

***Note: One bill, as recommended by the Planning Commission, will be needed for the May 19, 2003 City Council Meeting.
SEE Bill #**

VI. Transportation Study

Project Planner David Bookless gave a power point presentation on the update of the Chesterfield Transportation Model. Mr. Bookless stated that the Traffic Model provides information for others to complete a traffic study.

General discussion followed during the presentation concerning application for change in zoning and special procedures, length of time between calibrations of the Traffic Model, goals for the Traffic Model, compilation of data for input into the Traffic Model, and when to require a traffic study.

VII. Unified Development Code

Director of Planning Teresa Price presented three (3) hand-outs to the Committee showing the present Zoning Ordinance, what has been received from the consultants and what City Attorney Doug Beach and Ms. Price have been reviewing.

Ms. Price stated that Staff is re-doing the applications for the various procedures.

II. Selection of Officers and Committee Assignments

The Committee unanimously agreed on the following selections of Vice Chair and committee assignments:

Planning and Zoning Committee Vice Chair – Mary Brown (Ward IV)

Planning Commission Liaison – Mary Brown (Ward IV)

Board of Adjustment Liaison – Jane Durrell (Ward I)

Valley Master Development Study Committee Liaison – Dan Hurt (Ward III)

Landmarks Preservation Commission Liaison – Jane Durrell (Ward I)

VIII. Pending Projects/Departmental Update

Ms. Price stated that Project Planner Annissa McCaskill has been promoted to Senior Planner.

Chair Streeter stated that the Planning and Zoning Committee Meeting for May 22, 2003 would be cancelled due to lack of a quorum.

Chair Streeter stated that the Committee would decide on a day and time to meet to interview candidates for a Planning Commission vacancy.

The meeting adjourned at 7:55 p.m.

TP/kl

