

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: April 25, 2003

SUBJECT: Planning and Zoning Committee Meeting Summary from April 24, 2003

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, April 24, 2003, in Conference Room 101. In attendance were: Chair Barry Streeter (Ward II), Councilmember Jane Durrell (Ward I) and Councilmember Dan Hurt (Ward III). Also in attendance were: Councilmember Bruce Geiger (Ward II); Councilmember Connie Fults (Ward IV); City Attorney Doug Beach; Planning Commission Chair Victoria Sherman; Planning Commissioner David Banks; Planning Commissioner Dan Layton; Director of Planning Teresa Price; Project Planner David Bookless; Project Planner Annissa McCaskill and Kathy Lone, Planning Assistant.

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

Chair Streeter called the meeting to order at 5:30 p.m. (Councilmember Mary Brown was absent for the meeting.)

I. **Approval of the Planning and Zoning Committee Meeting Summary of March 20, 2003.**

Councilmember Durrell made a motion to approve the Meeting Summary of March 20, 2003. The motion was seconded by Councilmember Hurt and **passes** by a voice vote of **3 to 0**.

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).

Chair Streeter stated that **P.Z. 31-2002 Stoneridge Office Building (Tristar)** is a settlement of a lawsuit between the City and the petitioner.

Project Planner Annissa McCaskill gave an overview of **P.Z. 31-2002 Stoneridge Office Building (Tristar)**. Ms. McCaskill stated that this petition was approved with conditions by the Planning Commission by a vote of 8 to 0.

City Attorney Doug Beach discussed general changes made to the Attachment A due to the lawsuit settlement.

Mr. Larry Chapman, the petitioner, stated that he would consider creating a water feature on the proposed site.

General discussion followed concerning property line setbacks, access onto the Outer Road and having the median closer to the building, and the turning radius.

Chair Streeter stated that the Committee would review changes in Attachment A that were discussed by City Attorney Beach and the petitioner.

Councilmember Hurt made a motion to add 'medical office and ancillary uses provided to the major office and medical affiliation' to page 1, **I. PERMITTED USES, A. 1.** The motion was seconded by Councilmember Durrell and **passes by a voice vote of 3 to 0.**

Chair Streeter expressed concern with the Committee just seeing the revised Attachment A today and having to vote on this petition.

Mr. Shawn Furlong, trustee for the Chesterfield Hills Subdivision, also expressed concern with the numerous changes being proposed without the approval of the neighboring residents.

Mr. Chapman, petitioner, stated that if the Committee 'holds' this petition for two (2) weeks for added review, it would be acceptable to him.

General discussion followed concerning 'elevator penthouse.'

Chair Streeter directed the petitioner to come back to the next Committee meeting with the number of feet needed for the 'elevator penthouse' and where it will be located.

General discussion followed concerning green space percentage, floor area ratio, office structure setbacks, parking garage and loading space setbacks and requirements for parking and loading, access, public and private road improvements, and sign requirements.

Chair Streeter directed Staff to add the changes to the Attachment A for the next Committee meeting on May 8, 2003.

Councilmember Hurt directed Staff to review the setbacks and dimensions with the petitioner before the next Committee meeting.

Councilmember Hurt expressed concern with the lighting and the residential properties and asked the petitioner to provide a visual on the lighting.

Mr. Furlong asked that the lighting not shine on the common ground and subdivision entrance.

Councilmember Hurt made a motion to hold **P.Z. 31-2002 Stoneridge Office Building (Tristar)** until the May 8, 2003 Planning and Zoning Committee meeting. The motion was seconded by Councilmember Durrell and **passes** by a voice vote of 3 to 0.

***IV. P.Z. 27-2002 Royal Oak Estates:** A request for a change of zoning from a "NU" Non-Urban District to a "E-One Acre" Estate District. for a 12.4 acre tract of land located north of Wildhorse Creek Road, to the west of the "Tara at Wildhorse" subdivision, in a subdivision known as "Royal Oak Ranch."

Project Planner David Bookless gave an overview of **P.Z. 27-2002 Royal Oak Estates** and stated that this petition was approved by the Planning Commission by a vote of 6 to 1.

General discussion followed concerning the number of lots in the subdivision, access, the proximity to Spirit of St. Louis Airport and neighboring properties.

Planning Commission Chair Victoria Sherman stated that the vote against this petition at Planning Commission was because this proposal was against the Comprehensive Plan.

Mr. David Volz, engineer for the petitioner, voiced concern about the wording concerning side yard setback reduction option. Staff was directed to work with petitioner and this could be addressed at Council.

Councilmember Hurt made a motion to approve **P.Z. 27-2002 Royal Oak Estates**. 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 May 5, 2003 City Council Meeting.
SEE Bill #**

***V. Interview – Proposed Planning Commission Appointment of Ms. Lynn Johnson O’CONNOR – By Councilmember Barry Streeter**

Chair Streeter gave a summary of the qualifications for Ms. Lynn O’Connor to be appointed to the Planning Commission.

Chair Streeter made a motion to forward the name of Ms. Lynn O'Connor to Mayor John Nations for appointment to the Chesterfield Planning Commission. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 3 to 0.**

II. Selection of Officers and Committee Assignments

The Committee decided to select Officers and Committee assignments at the May 8, 2003 Planning and Zoning Committee meeting when Councilmember Brown would be present.

Councilmember Hurt will act as temporary Vice Chair until the next Committee meeting.

General discussion followed concerning having one (1) councilmember as Council Liaison at Planning Commission or a rotating Council Liaison.

Chair Streeter stated that he would be the Council Liaison at the April 28, 2003 Planning Commission meeting.

VI. Other: The Planning and Zoning Committee will consider and act upon the matters listed above, and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

Director of Planning Teresa Price stated that the Committee would receive an update on the Transportation Model and the Unified Development Code at their next meeting.

Ms. Price updated the Committee on vacancies in the Department.

The meeting adjourned at 6:47 p.m.

TP/kl

