

MEMORANDUM

DATE: April 29, 1997

TO: Michael G. Herring, City Administrator

FROM: Jerry Kelley 
Director of Planning

SUBJECT: Minutes of the Planning and Zoning Committee Meeting of April 24, 1997.

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was called to order at 5:30 p.m., on Thursday, April 24, 1997, in the City Council Conference Room. In attendance were Councilmember Dan Hurt (Ward III) - Chairperson; Councilmember Barry Flachsbart (Ward I); Councilmember Barry Streeter (Ward II); and Councilmember Mary Brown (Ward IV). Also in attendance were City Administrator Mike Herring; Jerry Kelley, Planning Director; Laura Griggs-McElhanon, Assistant Planning Director; Chairman of the Planning Commission, Mike Casey; and Councilmembers Linda Tilley and Larry Grosser.

I. Approval of Planning and Zoning Committee meeting summary of March 6, 1997.

A motion for approval was made by Councilmember Streeter, seconded by Councilmember Hurt and passed by a vote of 3 to 0. (Mary Brown - abstained)

II. P.Z. 1-97 Valley Village L.L.C./Chesterfield Ramada; "M-3" Planned Industrial District to "C-8" Planned Commercial District; north side of Chesterfield Airport Road, 800 feet west of Spirit of St. Louis Boulevard.

The petitioner is requesting rezoning from "M-3" to "C-8" for a ten (10) acre tract of land located on the north side of Chesterfield Airport Road, west of Spirit of St. Louis Boulevard.

The Plan shows a three (3) story, one-hundred (100) room hotel, with plans for a future expansion containing fifty (50) additional rooms; a single story, 3,800 square foot restaurant; a two (2) story, 16,000 square foot office building/conference center; a 3,000 square foot bank building; and three (3) single story, retail/commercial building which would have a combined square footage of 11,500 square feet. The property would be accessed from two (2) proposed curb cuts onto Chesterfield Airport Road.

After a presentation by the applicant and discussion among Committee Members, the following conditions were added to the proposed development.

1. Provide on the Preliminary Site Plan, a calculation of the impervious coverage on the property, not including street frontage.

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2. No drive-thru facilities will be permitted, except for financial institutions.
3. A water feature shall be included between the entrance of the development at Chesterfield Airport Road and the proposed hotel location.
4. The use of any freestanding building for a bar shall not be permitted.
5. Parking underneath the two (2) story office building, at the northwest corner of this site, is encouraged.

A motion for approval, subject to the conditions, was made by Councilmember Flachsbart, seconded by Councilmember Streeter and passed by a vote of 4 to 0.

(Note: An ordinance will be forwarded to City Council for approval.)

- IV. P.Z. 5-97 Dr. Howard Chapel and Mary Kay Chapel d/b/a Chapel Chiropractic; "R-3" 10,000 square foot Residence District to "C-8" Planned Commercial District; east side of Chesterfield Parkway North, 400 feet south of Olive Boulevard.

The proposed use is a 4,000 square foot, one (1) story office building, with eighteen (18) parking spaces. Access to the site is from a single curb cut onto Chesterfield Parkway North.

A motion for approval was made by Councilmember Streeter, seconded by Councilmember Brown and passed by a vote of 4 to 0.

(Note: An ordinance will be forwarded to City Council for approval.)

- V. P.Z. 7-97 Cambridge Engineering; amendment to an existing "M-3" Planned Industrial District, St. Louis County Ordinance Number 8898; west of the intersection of Long Road and Chesterfield Airport Road, north of Chesterfield Airport Road.

Cambridge Engineering is requesting an expansion to their existing warehouse and office, with an addition of 49,715 square feet. The existing office building that was approved in 1979, is 59,824 square feet. The property was zoned "M-3," and is surrounded by "M-3" zoning.

A motion for approval was made by Councilmember Brown, seconded by Councilmember Hurt and passed by a vote of 4 to 0.

(Note: An ordinance will be forwarded to City Council for approval.)

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VI. b. Department Activity Status - Mayor/P&Z Committee concerns/priorities.

Chairperson Hurt recognized Mr. Kelley, who provided an overview of the various activities assigned to the Planning Department.

Chairperson Hurt recognized Mayor Nancy Greenwood, who wished to discuss items related to the department's workload.

Mayor Greenwood indicated that she is requesting a moratorium for one (1) year on all development (Residential and Commercial) to provide the opportunity for several issues to be discussed and reviewed by the Planning and Zoning Committee, within that time period. The points Mayor Greenwood suggested include the following:

1. Complete the West Area Study, as it relates to the creation of a new, two (2) acre zoning district, and proceed with rezoning to the densities recommended in the West Area Study. As part of this study, she recommended a one (1) acre minimum lot size on lots which abut Wild Horse Creek Road.
2. Update the Comprehensive Plan (This process is already underway by the Planning Commission).
3. Review policies within the Comprehensive Plan related to the I-64-40/61 Corridor, and include buffering and landscaping standards along the south side of Conway, between the Parkway and Timberlake Road.
4. Pass a tree preservation ordinance.
5. Review Planned Environmental Unit (PEU) Procedures to require a minimum lot size when the PEU is approved.
6. Review the sign ordinance recommendations of 1993, as approved by the Planning Commission, and move forward to City Council via the Planning and Zoning Committee.
7. Provide parameters within the Comprehensive Plan, as they relate to interpretation of future land uses, as indicated on the Land Use Map of the Comprehensive Plan. in order for Staff to clearly enumerate the wishes of Council to future petitioners of rezoning.
8. Consider level of service standards related to traffic impact on residential streets.

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After considerable discussion among the Committee Members, a motion by Councilmember Flachsbart, seconded by Councilmember Brown, that a moratorium on residential development be recommended to the City Council for a duration of six (6) months, to take effect after City Council approval, and the moratorium would be specific, in that only residential rezonings and special procedures which require a public hearing, would be impacted by the moratorium. **The motion was approved by a vote of 4 to 0.**

A motion by Councilmember Flachsbart failed to receive a second on a moratorium of three (3) months for commercial and industrial rezonings.

III. **P.Z. 2-97 Chesterfield Village (Parcel C-121)**; "R-6A" 4,500 square foot Residence District to "C-8" Planned Commercial District; southwest corner of Burkhardt Place and Chesterfield Parkway South.

The petitioner is requesting, on this 6.3 acre tract, two (2) office buildings, for a total square footage of 111,000 square feet, plus a parking deck.

The Committee had two (2) concerns in discussion this request: setback along the property line adjacent to the City Park, and the ramifications of providing an appropriate amount of buffer between the parking garage and the City Park; and the amount and type of commercial uses inside the office buildings. The Committee's intent is to provide incidental, or ancillary, kind of retail commercial services, in support of the predominant office use. The Committee asked the applicant for a clarification of commercial uses and a total amount of square footage delegated to retail activities.

A motion was made by Councilmember Brown, seconded by Councilmember Hurt that this petition be held until May 8, 1997. **The motion was approved by a vote of 4 to 0.**

Chairman Hurt indicated to the Committee that the Committee needed to select a Vice Chair and a Council Liaison to the Planning Commission.

By acclamation, Councilmember Mary Brown was selected by the Committee to serve in both capacities, as Vice Chair and as Liaison to the Planning Commission.

VI. Discussion Items:

- a. Sign Ordinance Draft (P.Z. 11-93). Committee requests this item remain on the agenda while staff reviews the Planning Commission recommendations and prepare an executive summary noting most controversial changes.

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The Committee desires this item be kept on the agenda, and, if a moratorium is set in place, the sign ordinance recommendations for 1993, as recommended by the Planning Commission, be forwarded to the Planning and Zoning Committee.

b. Department Activity Status - *Mayor/P&Z Committee concerns/priorities.*

The Committee discussed various elements in the Status Report, and again indicated that they would provide guidance, if a moratorium is put in place, and give direction as to which items the Staff should place as a priority on their work program.

c. Vacant Structures in the Valley - Update

The Committee accepted the report, and encouraged the Staff to continue working on this subject, as it relates to potential structures that have been identified in the St. Louis County Planning Report submitted to the City the first week in April. In addition, this item was referred to the Public Health and Safety Committee to review what ordinance changes are necessary to implement the demolition of structures at a faster rate.

A motion was made by Councilmember Brown, seconded by Councilmember Flachsbart that this item also be forwarded to the Public Health and Safety Committee for further consideration. **The motion was approved by a vote of 4 to 0.**

d. Comprehensive Plan - Requested Ordinance to require posting of Comprehensive Plan Land Use Map in real estate and land development offices.

Upon a motion by Councilmember Flachsbart, seconded by Councilmember Brown, the Committee asked the Staff to develop a one (1) page, executive summary related to future Land Use in the Comprehensive Plan, and to create a Future Land Use Map (18" x 24") for distribution to real estate offices and offices of land development. **The motion was approved by a vote of 4 to 0.**

e. West Area Study - Scope of Services to create a 2-acre zoning district and proposed contract with Development Strategies.

The Committee recommended this item be forwarded to City Council. The Council will determine, if this contract is approved, from which account it will be funded.

f. Tree Ordinance Discussion - Councilmember Mary Brown (Attachment - Town & Country Ordinance)

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Councilmember Brown indicated that she would do some research on tree ordinances, and was concerned that proposed residential developments, at the present time, are being stripped of the existing tree cover. She desires that, if a moratorium is enacted, a tree preservation ordinance be prepared in this interim period.

g. Minimum Lot Size on Wild Horse Creek Road - Councilmember Linda Tilley

Councilmember Brown indicated that she would provide some parameters as to a minimum lot size along Wild Horse Creek Road. She indicated that she would provide some suggestions at the meeting on May 8, 1997.

The Committee decided to hold a special meeting on Wednesday, April 30, 1997, from 5:00 p.m. to 5:30 p.m., to discuss changes in the McDonald's rezoning petition.

A motion was made to call this special meeting by Councilmember Flachsbart, seconded by Councilmember Brown and **approved** by a vote of 3 to 1, with Councilmember Streeter voting no.

The meeting adjourned at approximately 8:45 p.m.