

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: April 20, 2001

SUBJECT: Planning and Zoning Committee Meeting Summary from April 19, 2001

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, April 19, 2001, in the City Council Conference Room. In attendance were: Chair Charlie Schiedt (Ward IV); Councilmember Jane Durrell (Ward I); Councilmember Barry Streeter (Ward II) and Councilmember Dan Hurt (Ward III). Also in attendance were: Planning Commission Chairman Fred Broemmer; Teresa Price, Director of Planning; Senior Planner Barbara Weigel, Project Planner Matt Brandmeyer, Project Planner Mike Hurlbert and Project Planner John Wagner.

*To be discussed at 5/7/2001 City Council Meeting.

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

I. Approval of the Planning and Zoning Committee Meeting Summary of March 28, 2001.

Councilmember Durrell made a motion to approve the Meeting Summary of March 28, 2001. The motion was seconded by Councilmember Hurt and **passes by a voice vote of 3 to 0 with one abstention.** Councilmember Streeter did not vote.

II. Election of Officers and Committee Assignments

Councilmember Streeter made a motion to elect Councilmember Scheidt as Committee Chair. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 4 to 0.**

Councilmember Durrell made a motion to elect Councilmember Hurt as Committee Vice-Chair. The motion was seconded by Councilmember Scheidt and **passes by a voice vote of 4 to 0.**

Councilmember Streeter made a motion to elect Councilmember Hurt as liaison to the Valley Master Plan Committee, to elect Councilmember Durrell as the liaison to the Board of Adjustment, and to elect Councilmember Scheidt as the liaison to Planning Commission. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 4 to 0.**

Chair Scheit chaired the remainder of the meeting.

***III. P.Z. 43-2000 Burgundy Arrow;** a request for a change in zoning from a "M-3" Planned Industrial District to a "PI" Planned Industrial District for 7 acres of land located at the southwest corner of Public Works Drive and Chesterfield Airport Road.

Project Planner Matt Brandmeyer gave an overview of this petition.

General discussion followed concerning uses, landscaping, greenspace, hours of operation,

sidewalks, and architecture.

Staff will compare the hours of operation with a bill passed by City Council restricting the hours of trash pick-up.

Councilmember Streeter made a motion to remove uses "i" and "qq." The motion failed due to a lack of a second.

Councilmember Hurt made a motion to provide for a 30' dense landscape strip along Chesterfield Airport Road. The Department of Planning will provide appropriate language to that effect. The motion was seconded by Councilmember Scheidt and **passes by a voice vote of 4 to 0.**

Councilmember Hurt made a motion to approve **P.Z. 43-2000 Burgundy Arrow**. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 4 to 0.**

***Note: Two bills relative to this matter will be needed for the May 7, 2001 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)

***IV. P.Z. 27-2000 Lou Fusz:** A request for a change in zoning from a "C-8" Planned Commercial District, "NU" Non-Urban District, and "M-3" Planned Industrial District to a "PC" Planned Commercial District for a 6.497 acre tract of land located on Chesterfield Airport Road, south of Highway 40 and east of Long Road.

Project Planner Mike Hurlbert gave an overview of this petition.

General discussion followed concerning the filling station use, landscaping, and the parking of vehicles.

Councilmember Streeter made a motion to restrict filling stations as an ancillary use to car dealerships. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 4 to 0.**

Councilmember Hurt made a motion to provide for a 30' dense landscape strip along Chesterfield Airport Road. The Department of Planning will provide appropriate language to that effect. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 4 to 0.**

Councilmember Hurt made a motion to restrict vehicle parking to paved areas. The motion was seconded by Councilmember Streeter and **passes by a voice vote of 4 to 0.**

Councilmember Hurt made a motion to amend his first motion by adding language that the dense landscaping shall also be provided on berm in view of Highway 40. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 4 to 0.**

Councilmember Hurt made a motion to approve **P.Z. 27-2000 Lou Fusz**. The motion was seconded

by Councilmember Durrell and passes by a voice vote of 4 to 0.

***Note: Two bills relative to this matter will be needed for the May 7, 2001 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)

***V. P.Z. 1-2001 City of Chesterfield Planning Commission;** a proposal to amend the City of Chesterfield Comprehensive Plan to reflect the following:

1. Reconfigure Burkhardt Place so it connects with the future realignment of Wildhorse Creek Road. The current design shows Burkhardt Place connecting with Lydia Hill Drive.
2. Establish definitions for Land Use Terms.
3. Adopt a policy relative to the transportation model to consider its use in future development decisions.
4. Adopt a policy relating to access management on Clarkson Road, south of the Sunrise Assisted Living nursing facility.

Project Planner John Wagner gave an overview of this petition and stated that Items 1 and 3 will be presented at a later Committee meeting, Items 2 and 4 will be voted on this evening, and the transportation model policy will be presented at the May 10, 2001 Committee meeting.

General discussion followed concerning the difference between single-family attached and multi-family use designations.

Councilmember Streeter made a motion to approve Items 2 and 4 of **P.Z. 1-2001 City of Chesterfield Planning Commission**. The motion was seconded by Councilmember Durrell and passes by a voice vote of 4 to 0.

***Note: One resolution relative to this matter will be needed for the May 7, 2001 City Council Meeting.**
SEE RESOLUTION #_____

***VI. P.Z. 13-2001 City of Chesterfield;** A proposal to amend Section 1003.140 "PC" Planned Commercial District of the City of Chesterfield Zoning Ordinance to include performance standards for retail uses.

Senior Planner Barbara Weigel gave an overview of this petition.

Councilmember Streeter made a motion to approve **P.Z. 13-2001 City of Chesterfield**. 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 7, 2001 City Council Meeting.
SEE Bill #**

***VII. Westchester House C.U.P. Amendment**; an amendment to the City of Chesterfield Conditional Use Permit (CUP) Number 23 for the Westchester House Nursing Home and Independent Living Facility located on White Road, south of Olive Boulevard.

Project Planner John Wagner gave an overview of this petition.

Councilmember Streeter made a motion to approve **Westchester House C.U.P. Amendment**. The motion was seconded by Councilmember Durrell and **passes** by a voice vote of 4 to 0.

***Note: Motion to RECEIVE and FILE will be needed for the May 7, 2001 City Council Meeting.**

***VIII. A Resolution By The City Council Of The City Of Chesterfield To Promote And Encourage All Utility Companies Serving The City Of Chesterfield To Notify Property Owners In Advance Of Work Conducted In Utility Easements On Private Property.**

Senior Planner Barbara Weigel gave an overview of this petition.

Councilmember Streeter made a motion to approve the Resolution. The motion was seconded by Councilmember Durrell and **passes** by a voice vote of 4 to 0.

***Note: One resolution relative to this matter will be needed for the May 7, 2001 City Council Meeting.
SEE RESOLUTION #_____ (as recommended by the Planning & Zoning Committee)**

IX. Chesterfield Zoning Ordinance Update – Direction to Begin RFP Process

Director of Planning Teresa Price gave an overview of the process and update.

General discussion followed concerning the timeline of the process and update.

Councilmember Streeter made a motion for the “Background” portion of the RFP to state that the update is of an “immediate nature.” The motion was seconded by Councilmember Durrell and **passes** by a voice vote of 4 to 0.

X. Highway Forty Trust Fund

Director of Planning Teresa Price gave an overview on the standing of the trust fund.

General discussion followed concerning the holding of funds by the City or St. Louis County.

Councilmember Hurt made a motion for the City of Chesterfield to hold the Highway Forty Trust Funds. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 4 to 0.**

XI. Pending Projects/Departmental Update -

Director of Planning Teresa Price told the Committee that Jim Rocca, the City forester, would be at the May 24, 2001, Planning and Zoning Committee meeting to discuss the Tree Ordinance revisions.

A list of pending items will be provided to the Committee at the next meeting.

Councilmember Streeter made a motion to adjourn the meeting. The motion was seconded by Councilmember Durrell and the meeting adjourned at 7:05 p.m.

TJP/mb