

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: March 27, 2006

SUBJECT: Planning & Zoning Committee Meeting Summary – **March 23, 2006**

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held on Thursday, March 23, 2006 in Conference Room 101.

In attendance were: **Chair Mike Casey** (Ward III); **Councilmember Jane Durrell** (Ward I); and **Councilmember Bruce Geiger** (Ward II).

Also in attendance were Stephanie Macaluso, Planning Commission Chair; Michael Herring, City Administrator; Libbey Simpson, Assistant City Administrator for Economic & Community Development; Teresa Price, Director of Planning; Annissa McCaskill-Clay, Assistant Director of Planning; Kyle Dubbert, Project Planner; Nick Hoover, Project Planner; Mara Perry, Project Planner; and Mary Ann Madden, Planning Assistant.

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

I. APPROVAL OF MEETING SUMMARY

Councilmember Geiger made a motion to approve the Meeting Summary of **March 9, 2006**. The motion was seconded by Councilmember Durrell and **passed** by a **voice vote of 3 to 0**.

Chair Casey stated that Agenda Items III.A. and III.B. would be reviewed first.

III. NEW BUSINESS

- A. **P.Z. 35-2005 Olde Baxter Square (1621 & 1605 Baxter Rd.)**: A request for a change of zoning from “NU” Non-Urban to “R4” Residence District for 2.0 acre tracts of land located south of Century Lake and west of Old Baxter Road (19S420031, 19S420042)

And

- B. **P.Z. 36-2005 Olde Baxter Square (1621 & 1605 Baxter Rd.)**: A request for a Planned Environment Unit (PEU) Procedure within an “R4” Residence District for 2.0 acre tracts of land located south of Century Lake and west of Old Baxter Road (19S420031, 19S420042)

Staff Report

Project Planner Nick Hoover stated the Petitioner, Flower Homes, is proposing to build eight detached and attached homes on two acres. Planning Commission has approved the two petitions.

Planning Commission Report

Planning Chair Macaluso stated the Commission felt the project was a very good one for the site.

She suggested that some of the wording changes made to the Attachment A be reviewed by Staff to determine whether they could be permanent changes to future Attachment A's.

DISCUSSION

Fence/Landscaping along side of the Capitol Land Project

Mr. Jim Hall, Landscape Architect on the project, stated that they have contacted the developers of the Capitol Land project to obtain their Landscape Plan. Flower Homes intends to dovetail its landscaping into Capitol Land's landscaping. Along with the landscaping, a decorative metal fence will be included. The fence is 42" high.

Property Next to the Subject Site

Mr. Flower was interested in the site but the owners of this property are not interested in selling at this time.

The Committee members commended the developer on the design of the project.

Councilmember Geiger made a motion to forward P.Z. 35-2005 Olde Baxter Square (1621 & 1605 Baxter Rd.) to City Council with a recommendation to approve. The motion was seconded by Councilmember Durrell and **passed** by a voice vote of 3 to 0.

**Note: One bill, as recommended by the Planning Commission, will be needed for the April 17, 2006 City Council Meeting.
See Bill #**

Councilmember Geiger made a motion to forward P.Z. 36-2005 Olde Baxter Square (1621 & 1605 Baxter Rd.) to City Council with a recommendation to approve. The motion was seconded by Councilmember Durrell and **passed** by a voice vote of 3 to 0.

**Note: One bill, as recommended by the Planning Commission, will be needed for the April 17, 2006 City Council Meeting.
See Bill #**

[Please see the attached report, prepared by Director of Planning, Teresa Price, for additional information on P.Z. 35-2005 & P.Z. 36-2005 Olde Baxter Square (1621 & 1605 Baxter Rd.).]

II. OLD BUSINESS

- A. **P.Z. 11-2005 129 Long Road (Citrin Property):** A request for rezoning from “M3” Planned Industrial to “PC” Planned Commercial district for a .43-acre parcel located on the west side of Long Road, approximately 550 feet south of Chesterfield Airport Road (LOCATOR NUMBER 17U140032)

Staff Report

Project Planner Kyle Dubbert presented a staff report with regard to the following changes in the Attachment A:

- Section I.C.2 - Permitted Uses
- Section I.E.1 - Structure Setbacks
- Section I.E.2 - Parking and Loading Space Setbacks

With respect to specific issues, the following was reviewed:

- The setback for the western property line now reads:
“One hundred (100) feet from the western property line noted as N 00°58’46”E on the Preliminary Plan.”
- The language has been adjusted to accommodate the new right-of-way of Long Road and reads:
“Eight (8) feet from the Future Right-of-Way Line of Long Road.”
This language allows the existing structure to remain in compliance when the new right-of-way is shifted.
- The following uses will not be allowed until the redevelopment of this property and approval of the new preliminary plan:
 - (b) Animal hospitals, veterinary clinics, and kennels.
 - (m) Child care centers, nursery schools, and day nurseries.
 - (x) Medical and dental offices.
 - (hh) Restaurants, fast food excluding drive through.

DISCUSSION

Planning Chair Macaluso noted that the March 20th Staff Report needs to be corrected as follows:

On March 9, 2006 the City of Chesterfield Planning and Zoning ~~Commission~~ Committee voted to hold this petition until issues regarding setbacks and uses were addressed.

Councilmember Durrell made a motion to forward P.Z. 11-2005 129 Long Road (Citrin Property), as amended, to City Council with a recommendation to approve. The motion was seconded by Councilmember Geiger and **passed by a voice vote of 3 to 0.**

**Note: One bill, as recommended by the Planning Commission, will be needed for the April 17, 2006 City Council Meeting.
See Bill #**

[Please see the attached report, prepared by Director of Planning, Teresa Price, for additional information on P.Z. 11-2005 129 Long Road (Citrin Property).]

- B. P.Z. 19-2005 City of Chesterfield (Various Sections of Zoning Ordinance):** An ordinance amending various sections of the City of Chesterfield Zoning Ordinance regarding banners in the Museum and Arts Area, development criteria for E-districts, residential tear-downs and residential additions.

Chair Casey noted that comments have been received from Councilmembers Brown and Fults regarding concerns they have on density and minimum lot size. Because they were unable to attend the meeting, Chair Casey felt discussion should be held until the next meeting. Any additional comments should be forwarded to Staff.

Chair Casey made a motion to hold P.Z. 19-2005 City of Chesterfield (Various Sections of Zoning Ordinance) until the April 27th Planning & Zoning Committee meeting. The motion was seconded by Councilmember Durrell.

DISCUSSION

Discussion was held regarding meetings of approximately three years ago pertaining to E-Districts. Planning Chair Macaluso stated that Planning Commission forwarded to Council a recommendation to allow a decrease of only one zoning district. About six Commissioners spoke at the vote meeting indicating their concern about districts being permitted to go down two zonings. She felt that this was being requested again through the recent comments submitted. Ms. Teresa Price, Director of Planning, interpreted the

comment to mean that in order to get an exception, the petitioner would have to provide increased landscape buffers.

Councilmember Geiger stated his recollection was that the Planning Commission recommended that districts could go down two zonings but Council decided districts could only go down one zoning.

Councilmember Durrell thought the past discussions pertained to all the R districts, not the E Districts.

It was agreed that Staff would research past meetings to determine which districts are allowed to go down one zoning level.

It was clarified that an E-District has to be at least ten acres in size to qualify. The Comprehensive Plan calls for one-acre density. The proposed language would require a developer to come in at E-One acre zoning. If there are some unusual circumstances where a half-acre lot could not be established on a few lots, the petitioner would have to justify the reasons as to why those lots cannot meet a half-acre size. But the zoning for the entire site must still be established as E-One Acre and the density will have to remain at one-acre.

Planning Chair Macalsuo stated that the Commission feels that “estates” should be “estates”. She expressed concern about E-One Acre property coming in and meeting the density by using common ground when the lot sizes are actually only a half-acre. She suggested that in order for a zoning to be called E-One Acre, there be a percentage of lots that must be one acre.

The motion to hold passed by a voice vote of 3 to 0.

III. NEW BUSINESS

- C. **612 Cepi (Chesterfield Executive Park - J&T Holdings):** A request for an amendment to City of Chesterfield Ordinance Number 1030 for an amendment to the structure setback requirement for a 0.75 acre tract of land zoned “M-3” Planned Industrial District located south of Chesterfield Airport Road, on the east side of Cepi Drive.

Staff Report

Project Planner Mara Perry stated that the Petitioner is planning to bring in a record plat. The record plat will have one new internal lot line. The only change in the Attachment A is in Section I.E.1.c regarding Structure Setbacks as follows:

~~Ten (10) feet~~ Eight (8) feet from internal lot lines in the development.

DISCUSSION

Road Improvements

No road improvements are required.

Curb Cut

There is an existing curb cut on the site, which was for access to the lot across the street. This lot used to have a gymnasium on it but it has since been torn down.

Councilmember Geiger made a motion to forward 612 Cepi (Chesterfield Executive Park - J&T Holdings) to City Council with a recommendation to approve. The motion was seconded by Councilmember Durrell and **passed by a voice vote of 3 to 0.**

**Note: One bill, as recommended by the Planning Commission, will be needed for the April 17, 2006 City Council Meeting.
See Bill #**

[Please see the attached report, prepared by Director of Planning, Teresa Price, for additional information on 612 Cepi (Chesterfield Executive Park - J&T Holdings)]

- D. P.Z. 34-2005 City of Chesterfield (Performance Standards):** A request to amend various sections of the Zoning Ordinance for the addition of performance standards for multi-family, row houses, attached home, and group homes.

Staff Report

Ms. Price stated this amendment was prepared at the request of the Planning & Zoning Committee with regard to tandem parking and multi-family parking standards. The amendments include:

- Minimum parking requires 2 spaces per every living unit (Changed from 1.5 spaces/unit.)
- Guest parking requires .5 spaces for every living unit. (New addition.)
- Tandem parking shall count as only 1 space. (New addition.)

The Performance Standards could be amended if it is demonstrated that it would encourage, promote, and reward good architecture and urban planning.

DISCUSSION

Parking

Councilmember Durrell felt two spaces/living unit is too much. She thought this would restrict people the opportunity to live in a multi-family unit and desire only one parking space.

It was clarified that the 2.5 parking spaces/unit refers to how the parking for a development is calculated. Some units could have only one space as long as the entire project meets the 2.5 parking spaces/unit requirement.

Councilmember Geiger made a motion to forward P.Z. 34-2005 City of Chesterfield (Performance Standards) to City Council with a recommendation to approve. The motion was seconded by Councilmember Durrell and passed by a voice vote of 3 to 0.

**Note: One bill, as recommended by the Planning Commission, will be needed for the April 17, 2006 City Council Meeting.
See Bill #**

[Please see the attached report, prepared by Director of Planning, Teresa Price, for additional information on P.Z. 34-2005 City of Chesterfield (Performance Standards)]

E. Discussion on Future Planning for Chesterfield

Councilmember Geiger felt that future planning for Chesterfield should review the possibility of allowing taller buildings. Taller buildings would require elevators; would allow more open space; more preservation of trees; and possible underground parking garages.

IV. PENDING PROJECTS/DEPARTMENTAL UPDATE

It was noted that the Planning Department usually has 50-60 projects in-house. All projects are available on the website and can be sorted by Ward.

V. ADJOURNMENT

The meeting adjourned at 6:16 p.m.