

MEMORANDUM

TO: Michael G. Herring, City Administrator
FROM: Teresa Price, Director of Planning *TP*
DATE: March 10, 1998
SUBJECT: Planning and Zoning Committee Meeting Summary from March 5, 1998

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, March 5, 1998, in the City Council Conference Room. In attendance were Acting Chairperson Mary Brown (Ward IV); Councilmember Barry Streeter (Ward II); and Councilmember Barry Flachsbart (Ward I). Also in attendance were: Mayor Nancy Greenwood (arrived later); Michael Herring, City Administrator (arrived later); Teresa Price, Director of Planning; and, Laura Griggs-McElhanon, Assistant Director of Planning.

* To Be Discussed at 3/16 City Council Meeting

I. Approval of Planning and Zoning Committee meeting summary of February 19, 1998.

A motion to approve the meeting summary of February 19, 1998, was made by Councilmember Flachsbart, seconded by Councilmember Streeter, and approved by a vote of 3 to 0.

*II. **P.Z. 2-98 Red Lion Beef Corp., dba Lion's Choice**; an amendment to an existing "C-8" Planned Commercial District established by City of Chesterfield Ordinance Number 1148 (P.Z. 36-95 Leo B. Pelligreen Jr. and Marilyn A. Henske - Sooner Investment Group) and a change in zoning designation from "C-8" Planned Commercial District to "PC" Planned Commercial District; south side of Olive Boulevard, west of Chesterfield Parkway North, and on the west side of Chesterfield Parkway North, south of Olive Boulevard.

Acting Chairperson Brown stated that this petition was voted down by the Planning Commission by a vote of 8 to 0. She noted the access problem between Taco Bell & Lions Choice - the Department was only recommending approval if there was no access between Taco Bell and Lions Choice.

Planning Director Teresa Price stated that there are two issues: (1) The Planning Commission is recommending that the use be denied; and, (2) the Planning Commission is recommending that the zoning be changed from "C-8" to "PC".

A motion to concur with the Planning Commission's recommendation was made by Councilmember Flachsbart and seconded by Acting Chairperson Brown, for the purpose of discussion.

Acting Chairperson Brown stated that there is a problem with the proposed location of the drive-through, which is right on the Parkway.

Planning Director Teresa Price discussed various plans that had been submitted and conditions recommended.

There was general discussion about the issue of prohibiting access to Taco Bell from the Parkway and the issue of cross-access to adjacent properties.

Planning Director Teresa Price stated that the Planning Commission is opposed to the use on the site.

Councilmember Streeter stated that he is not opposed to the use.

Councilmember Flachsbart stated that this use shouldn't be allowed at this location - this part of the Parkway was not intended to become a fast food row. He noted that when Taco Bell received approval, there was talk about this site being an office.

There was general discussion of other potential uses for this site.

Planning Director Teresa Price stated, again, that the Department recommended approval of the use if the access to Taco Bell was closed off and the building moved back so it was not so close to the Parkway.

Councilmember Flachsbart stated he thinks that the developer is trying to oversaturate the site.

Jade Bute, a resident in attendance, stated that, in her opinion a residential character office building would be appropriate at this location.

There was general discussion about the issues involved with the approval of the tire store on the Parkway.

Councilmember Streeter noted that this area is located in the Urban Core (Comprehensive Plan), which is where services should be located for the residents.

There was general discussion of appropriate uses in the Urban Core.

Councilmember Flachsbart stated that a fast food use on this site isn't appropriate.

Councilmember Streeter stated that maybe the Committee should talk about the Urban Core.

Mayor Greenwood stated that the original Chesterfield Village plan didn't have retail on the Parkway.

There was general discussion of location of services for residents.

City Administrator Herring noted that, because of the Planning Commission vote, the City Council would need a super majority to approve this.

Acting Chairperson Brown stated that the Planning Commission needs to look at the Urban Core the next time they evaluate the Comprehensive Plan.

The motion was approved by a vote of 3 to 0. This vote was in support of the Planning Commission recommendation to deny the petition, but to approve the rezoning.

Note: Two bills relative to this matter will be needed for the March 16, 1998, City Council Meeting (one as requested by the petitioner, and one as recommended by the Planning Commission and Planning & Zoning Committee).

SEE Bill # (as requested by the petitioner – need a super majority to approve)

SEE Bill # (as recommended by the Planning Commission and the Planning & Zoning Committee)

III. Mayor's Memo – Mayor's Institute on City Design – Councilmember Flachsbart

Councilmember Flachsbart asked the Department to work toward trying to implement some of the items contained in the memo, specifically #1, 3, 4, 5 for the Valley and other points #4, 5, 6. He noted that some of these aren't planning issues, so other parties/Departments could be involved. Councilmember Flachsbart stated that this is not a top or bottom priority.

Councilmember Streeter stated that lots of arguments are because of "shoe horn" developments. In his opinion, increasing setback requirements would help this situation.

Councilmember Flachsbart stated that he feels this can be addressed with open space requirements.

There was general discussion about this issue.

Mayor Greenwood stated that in some communities, the development community is required to provide 3-D concepts of proposed developments.

Acting Chairperson Brown suggested that the Architectural Review Board could review the setback issue.

Planning Director Teresa Price stated that setbacks are site specific with the new PC and PI Districts; however, there could be certain areas with specified setbacks.

Councilmember Flachsbart stated that there should be minimum setbacks established, setbacks should be related to size of building, and, there has to be a minimum amount of open space.

A motion to have the Planning Department add to the work list ideas how to implement for the Valley #1, 3, 4, and 5 and other points #4, 5, 6 was made by Councilmember Flachsbart, seconded by Acting Chairperson Brown, and approved by a vote of 3 to 0.

There followed a general discussion on the departmental workload and work list established by the Committee.

A motion was made by Councilmember Flachsbart that there should be staff working on the items that came out of the moratorium and the "To Do List" being compiled by the Committee, with current petitions assigned a lower priority.

The motion died for lack of a second.

Councilmember Streeter stated that the Council should not micro-manage the Planning Department, and the workload should be managed by the Planning Director.

Acting Chairperson Brown stated that the Council Committee should focus on setting priorities, with attention given to citizen issues/concerns.

IV. Flashing Attention Getters – Councilmember Flachsbart

Councilmember Flachsbart stated that the Dairy Queen, located in the Forum Shopping Center at 141 and Olive, has a blue flashing light located inside their space. In his opinion, this light looks tacky, creates safety hazards and is totally inappropriate. Councilmember Flachsbart stated that another tenant in this shopping center has a similar light, but it does not create the same problems. He inquired if these lights were allowed in the City.

Planning Director Teresa Price replied that they are currently allowed unless specifically prohibited in a Planned District Ordinance. She suggested that staff could prepare an amendment to the Zoning Ordinance and bring it back to the Committee for discussion.

A motion was made by Councilmember Flachsbart and seconded by Acting Chairperson Brown, that this item be added to the bottom of the Planning Department "To Do List".

Acting Chairperson Brown stated that this item should be referred to the Ordinance Review Committee of Planning Commission.

The motion was approved by a vote of 2 to 1, with Councilmember Streeter voting no.

ADD ON #1 – City Limit Signs – Service Organizations

Acting Chairperson Brown stated that a response has been received from MoDOT relative to allowing service organization signs in the state right-of-way. MoDOT will not allow these signs.

Planning and Zoning Committee Meeting Summary

March 5, 1998

Page 5

A motion to direct City Administrator Herring to write a letter to the Rotary Club to advise them of MoDOT's response was made to Councilmember Streeter, and seconded by Councilmember Flachsbart.

There was general discussion, with the motion being approved by a vote of 3 to 0.

The next regularly scheduled meeting will be held at 5:30 p.m. on Thursday, March 19, 1998.

The meeting adjourned at 6:30 p.m.

TP/LPGM/lpgm/sl

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