

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning ✓

DATE: March 1, 2000

SUBJECT: Planning and Zoning Committee Meeting Summary from February 24, 2000

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, February 24, 2000, in the City Council Conference Room. In attendance were: Chair Mary Brown (Ward IV); Councilmember Jane Durrell (Ward I); Councilmember Barry Streeter (Ward II); and, Councilmember Mike Casey (Ward III). Also in attendance were: Councilmember Dan Hurt (Ward III); Planning Commission Chair Dan Layton; Planning Commissioner John Nations; Teresa J. Price, Director of Planning; Laura Griggs-McElhanon, Assistant Director of Planning; and, Mary Claire Goodwin, Planner I.

*To be discussed at 3/6/2000 City Council Meeting.

I. Approval of Planning and Zoning Committee Meeting Summary of February 10, 2000.

A motion to **approve** the meeting summary of February 120 2000 was made by Councilmember Durrell and seconded by Councilmember Streeter.

The motion was **approved by a vote of 3 to 0 to 1**, with Councilmember Casey abstaining because he was not in attendance.

II. **THF Chesterfield Development L.L.C. (Chesterfield Commons) Ordinance Amendment**; an amendment to the City of Chesterfield Ordinance Number 1344, as amended, revising the building requirement limits to allow five (5) stories or sixty-five (65) feet in the "C-8" Planned Commercial District; located between the Sachs Electric Facility and the McBride Building on the north and south side of Chesterfield Airport Road.

Chair Brown stated that the request, to allow a maximum of five (5) stories, was recommended for denial by the Planning Commission. Subsequently, a letter was received from Mike Doster requesting return of the item to the Planning Commission for further clarification.

Planner I Mary Claire Goodwin described the request to amend the height restrictions. The staff report provided comparison height information for other developments in the Chesterfield Valley. The Department recommended approval of a five (5) story height limitation north of Chesterfield Airport Road only. South of Chesterfield Airport Road was recommended to remain a maximum of three (3) stories.

There was general discussion on this item, including: reason for original ordinance restriction of three (3) stories; the requested five (5), or sixty-five (65) feet includes mechanical equipment; the use could be any of the "C-8" Ordinance Permitted Uses; and, if increased height was for office buildings, a campus style would be appropriate.

Mike Doster, attorney for THF, addressed the Committee. He stated that he heard the following from Planning Commissioners after their meeting on February 14, 2000: 1) there must be something wrong with our procedure because THF didn't have an opportunity to present anything to the Commission; 2) the Commission didn't have enough information; and, 3) the Commission would like to see what it would look like when it is finished. He presented a rendering of the proposed amendment request.

Mike Staenberg, THF, advised the Committee that prior to development, THF wasn't sure what they wanted to do on the north side of Chesterfield Airport Road. During the rezoning process, THF was told that if they wanted taller buildings, they needed to come back when they knew what they wanted. Currently, the peaks of the buildings at The Commons are forty-five (45) feet tall. The reason for the amendment request was to accommodate a proposed Holiday Inn Suites, which would be five (5) stories tall. This would be a convention type hotel (restaurant, meeting rooms).

There was general discussion about the proposed building blocking the thirty-five (35) foot tall signs along Chesterfield Airport Road. Mike Staenberg stated that THF would not be asking for taller signs in the future because of visibility problems from Highway 40.

Mike Staenberg stated that it was their intent to have only one five (5) story hotel. The hotel rooms start on the second floor, with the first floor containing public areas and meeting space.

Director of Planning Teresa Price advised the Committee as to the procedure for review of ordinance amendments not requiring a public hearing.

Director of Planning Teresa Price advised the Committee that the Commission has been reviewing development plans along Highway 40 and requiring an eighty (80) foot setback from Highway 40. Staff would look for that same setback for this project. The Commons "C-8" Ordinance doesn't have the eighty (80) foot setback in it.

There was general discussion, including: Sky exposure plane; not wanting a "canyon" effect along Highway 40; and the ability to limit the five (5) story building to only one hotel for The Commons development.

A motion to send this item back to the Planning Commission for full discussion (the Committee would like more information on why the Commission recommended denial, and the Committee would support one five (5) story hotel/sixty-five feet, exclusive of mechanical equipment and mansard) was made by Councilmember Streeter and seconded by Councilmember Durrell.

The motion was approved by a vote of 4 to 0.

Note: This item will be returned to the Planning Commission for discussion at their meeting on March 13, 2000. The item will then be returned to the Planning & Zoning Committee for discussion at their meeting on March 23, 2000.

***III. Baxter Center Ordinance Amendment;** an amendment to St. Louis County Ordinance Number 12,660 revising a sign requirement in the "C-8" Planned Commercial District located on Clayton Road, east of Baxter Road.

Planner I Mary Claire Goodwin summarized the request, which would remove the specifics for the freestanding signs from the governing ordinance, and allow the development to comply with the regulations contained within the City of Chesterfield Zoning Ordinance.

The applicant provided pictures of the area and described the visibility problems.

There was general discussion.

Councilmember Hurt left the meeting at 6:15 p.m.

A motion to approve the **Baxter Center Ordinance amendment** was made by Councilmember Durrell and seconded by Councilmember Streeter.

Councilmember Casey stated that he felt by increasing the size of the sign, you would be adding road pollution to the roadway. He stated that he is not in favor of any increase in sign height in this area. He said that he is opposed to this height and size.

Chair Brown stated that she thinks they should be allowed to request something bigger because of the road.

Director of Planning Teresa Price clarified this only allows the applicant to go to the Planning Commission for an increase in sign size. It does not approve the sign.

The motion was approved by a vote of 3 to 1, with Councilmember Casey voting no.

It was clarified that the current "C-8" Ordinance permits a twenty-five (25) foot tall, fifty (50) square foot sign.

**Note: One bill relative to this matter will be needed for the February 7, 2000, City Council Meeting.
SEE Bill #**

***VI. North Outer Forty Trust Fund Update**

Director of Planning Teresa Price advised the Committee that she meet with the County Highway Department last week and got some new information. The County TGA funds can now be used to

fund the triple left. The proposed Ordinance is being reworded by the City Attorney to reflect this new information. We are hoping to be able to have this back on your next agenda. There would be no need for a duplicate trust fund now. We need to tie in triggers for improvements.

There was extensive discussion between the Committee and the petitioner's traffic consultant, Julie Nofo, of Crawford Bunte Brammeier. An executive summary of the CBB report was passed out and discussed.

NOTE: This item will be brought back to the Committee.

***IV. Busch-Strutman, LLC Ordinance Amendment;** an amendment to City of Chesterfield Ordinance Number 1596 for the Busch-Strutman site located on the south side of Chesterfield Airport Road, east of Baxter Road Extension.

Planner I Mary Claire Goodwin described the request to amend the ordinance.

A motion to approve the request was made by Councilmember Streeter, seconded by Chair Brown, and approved by a vote of 4 to 0.

Note: One bill relative to this matter will be needed for the March 6, 2000, City Council Meeting.

SEE Bill #

***V. T.K. Properties, LLC Ordinance Amendment;** an amendment to City of Chesterfield Ordinance Number 1565 for the T.K. Properties site located on the south side of Chesterfield Airport Road, east of Baxter Road Extension.

Planner I Mary Claire Goodwin described the request to amend the ordinance.

A motion to approve the request was made by Councilmember Streeter, seconded by Councilmember Durrell, and approved by a vote of 4 to 0.

Note: One bill relative to this matter will be needed for the March 6, 2000, City Council Meeting.

SEE Bill #

VII. Departmental Update

Director of Planning Teresa Price advised the Committee that once the Department is up to full staff, the "to do list" will be brought back to the Committee to be prioritized.

The next regularly scheduled meeting will be held at 5:30 p.m. on Thursday, March 9, 2000.

The meeting adjourned at 6:45 p.m.

TJP/LPGM/lpgm

Laura\k:\p&z\PZFebruary 24,2000