

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: March 3, 2006

SUBJECT: Planning & Zoning Committee Special Meeting Summary
March 2, 2006

A Special Meeting of the Planning and Zoning Committee of the Chesterfield City Council was held on Thursday, March 2, 2006 in Council Chambers.

In attendance were: **Chair Mike Casey** (Ward III); **Councilmember Jane Durrell** (Ward I); **Councilmember Connie Fults** (Ward IV); and **Councilmember Bruce Geiger** (Ward II). (*Councilmember Durrell joined the meeting at 5:10 p.m.*)

Also in attendance were Councilmember Barry Streeter (Ward II); Planning Chair Stephanie Macaluso; Rob Heggie, City Attorney; Teresa Price, Director of Planning; Annissa McCaskill-Clay, Assistant Director of Planning; Mike Geisel, Director of Public Works; Libbey Simpson, Assistant City Administrator for Economic & Community Development; Nick Hoover, Project Planner; and Mary Ann Madden, Planning Assistant..

Chair Casey called the meeting to order at 5:00 p.m.

I. NEW BUSINESS

- A. **Justus Pointe at Chesterfield Village**: Amended Site Development Concept Plan, Landscape Plan, Lighting Plan for a 3.3 acre parcel located east of Justus Post Road at the intersection of Justus Post Road and Milbridge Drive.

- B. **Justus Pointe at Chesterfield Village**: Architectural Elevations, Landscape Plan, Lighting Plan and Site Development Section Plan for a 2.31 acre parcel located east of Justus Post Road at the intersection of Justus Post Road and Milbridge Drive.

Staff Report

The Staff Report was sent out with a series of issues raised by both the Public Works and Planning Departments. A preliminary review of the Lighting and Landscape Plans

indicates they are adequate. Issue #15 pertaining to the wall height is no longer an issue as it is within the setback.

DISCUSSION

Councilmember Geiger felt that the revised plans show a tremendous improvement over the previous submittal:

- Density – The plans went from 48 units to 32 units; from 6 buildings to 4 buildings.
- Parking – Counting tandem parking as one space, the plans went from 1.5 spaces/unit to 1.8 spaces/unit.
- Parking in Relationship to Buildings – The accessibility to parking has now been addressed.
- Safety – The parking configuration on the backs of the buildings have been corrected.
- Tree Preservation – The plan shows a loss of 49% of the trees, which saves more trees than the original plan.

Parking adjacent to Building 1

Councilmember Geiger made a motion to have the parking adjacent to Building 1 become a continuation of the existing parking area. The motion was seconded by Councilmember Fults and **passed** by a voice vote of 3 to 0. (*Councilmember Durrell was not present for the vote.*)

Councilmember Geiger made a motion to amend the above motion to have the sidewalk continue from Building 1 to the new parking configuration. Councilmember Fults seconded the motion amendment and it **passed** by a voice vote of 4 to 0.

Parking Area along Milbridge

The parking area along Milbridge presently does not meet the Ordinance requirements. Parking areas of five or more vehicles must be set back a minimum of 20 feet from all property lines and R.O.W. Parking along Milbridge will have to be re-configured to keep the parking to four or less vehicles/grouping.

Councilmember Geiger made a motion that the parking area along Milbridge must meet the parking requirements of the zoning ordinance subject to Staff approval. The motion was seconded by Councilmember Fults and **passed** by a voice vote of 4 to 0.

Radius of Street Entering the Development

The radius of the entrance to the development from Milbridge is much larger than the radius of the street across the road, which leads into the parking areas. In discussions with Mr. Geisel, it was determined that the drive could have less of a curvature. The current

radius is greater than what is required by the Fire Department. If the radius is made smaller, it might be possible to add more parking along Milbridge.

Councilmember Geiger made a motion to have the Developer review the possible modification of the entrance street by reducing the radius to meet Fire Department regulations, which would potentially provide additional parking spaces along Milbridge. The motion was seconded by Councilmember Durrell and passed by a voice vote of 4 to 0.

Building 4/Setback

In reviewing the plans, it appears that Building 4 is within the building setback. The Petitioner advised that it is the patio that crosses the setback, which is not an issue.

Public Work Issues

Councilmember Fults questioned if the issues raised by Public Works had been addressed. She had particular concern about the slope of the sidewalk and whether it conformed to ADA standards.

Mr. Geisel responded that the sidewalk will be required to meet ADA standards. He stated that these issues do not need to be addressed at the Site Development stage but will have to come into compliance at a later date.

Side Elevations

Two side elevations have been presented. Mr. Bruno has indicated that he is willing to use the bump-out side elevation for all the sides of the buildings where allowable.

Councilmember Geiger made a motion to use the bump-out side elevation where it meets building code requirements. The motion was seconded by Councilmember Fults and **passed** by a voice vote of 4 to 0.

Councilmember Geiger made a motion to forward to Council, with a recommendation to approve, the Amended Site Development Concept Plan, Landscape Plan, Lighting Plan for a 3.3 acre parcel located east of Justus Post Road at the intersection of Justus Post Road and Milbridge Drive and the Architectural Elevations, Landscape Plan, Lighting Plan and Site Development Section Plan for a 2.31 acre parcel located east of Justus Post Road at the intersection of Justus Post Road and Milbridge Drive, as amended. The motion was seconded by Councilmember Fults and **passed** by a voice vote of 4 to 0.

**Note: One bill, as recommended by the Planning Commission, will be needed for the March 6, 2006 City Council Meeting.
See Bill #**

[Please see the attached report, prepared by Director of Planning, Teresa Price, for additional information on Justus Pointe at Chesterfield Village.]

II. ADJOURNMENT

The meeting adjourned at 5:26 p.m.