

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: August 9, 2002

SUBJECT: Planning and Zoning Committee Meeting Summary from August 8, 2002

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, August 8, 2002, in Conference Room 101. In attendance were: Chair Dan Hurt (Ward III); Councilmember Jane Durrell (Ward I); Councilmember Barry Streeter (Ward II); and Councilmember Mary Brown (Ward IV). Also in attendance were: Councilmember Bruce Geiger (Ward II); Planning Commission Vice-Chair Stephanie Macaluso; Director of Planning Teresa Price; Senior Planner Barbara Weigel; Project Planner David Bookless; and Kathy Lone, Planning Assistant.

*No items will be forwarded to the 8/19/2002 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 July 29, 2002.

Councilmember Streeter made a motion to approve the Meeting Summary of July 29, 2002. The motion was seconded by Councilmember Brown and **passes by a voice vote of 3-0-1.** (Councilmember Durrell abstained from voting since she was absent from the July 29, 2002 meeting.)

II. **P.Z. 38-2001 Davis Street Land Company, L.L.C.**: A request for a change of zoning from a "C-8" Planned Commercial to a "P-C" Planned Commercial District for a 1.983 acre tract of land located between Clarkson Road and Old Baxter Road, south of Chesterfield Parkway East (Locator Numbers 19S-44-0435 and 19S-44-0468).

Project Planner David Bookless gave an overview of **P.Z. 38-2001 Davis Street Land Company, L.L.C.** and stated that this petition was approved with conditions by the Planning Commission by a vote of 9 to 0.

Planning Commission Vice Chair Stephanie Macaluso stated that the Commission was concerned with setting the precedent of lowering the parking standards and green space ratio. Vice Chair Macaluso stated that the Commission thought it was more important to lower the square footage than the green space.

Mr. Mike Doster, attorney for the petitioner, stated that the Fire District is requiring emergency access to the rear or they will not give a permit to the petitioner. Mr. Doster stated that this type of retail would need less parking and that good planning and good architecture could form a basis for amending the performance standards.

Mr. George Stock, engineer for **P.Z. 38-2001 Davis Street Land Company, L.L.C.**, stated that the fire ordinance states that a secondary access is required for any drive over 1,000 feet. Mr. Stock stated that the fire trucks carry a 150-foot hose line and must be able to reach all points around the back of the building from an accessible drive.

General discussion followed concerning this site and the proposed development to the south, cross access, fire access requirements on Old Baxter Road, realignment with the entrance for Drew Station, gated access on Old Baxter Road, a residential look for the development, retail development bordering residential detached homes, parking requirements versus storage area, modifying permitted uses in Attachment A for 'boutique' use in retail, setbacks, green space percentage and landscaping for the rear of the development.

Councilmember Streeter made a motion to direct Staff to review the definition of 'boutique' as a permitted use for retail and review the performance standards in relation to parking. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 4 to 0.**

Chair Hurt made a motion that if emergency access is required, the access be gated. The motion was seconded by Councilmember Brown and **passes by a voice vote of 4 to 0.**

Chair Hurt stated that he would discuss the emergency access requirement with the Fire District and that the potential amendments are for City Council and not to be written into Attachment A for now.

Planning Commission Vice Chair Macaluso asked that the definition of 'boutique' always apply to this development no matter who owns it.

Chair Hurt directed Staff to review the definition of 'boutique' with Councilmember Streeter.

Chair Hurt made a motion to hold **P.Z. 38-2001 Davis Street Land Company, L.L.C.** until the August 22, 2002 Planning and Zoning Committee Meeting. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 4 to 0.**

Chair Hurt called a recess at 7:15 p.m. and the meeting reconvened at 7:21 p.m.

Elevations, and Landscape Plan for a residential development of four, twenty-four unit condominium buildings on a 15.52-acre tract of land in a R-5 Residential District with a PEU, located on Lydia Hill Drive, across from Central City Park.

Project Planner David Bookless gave an overview of **Monarch Trace (formerly Lydia Hill)** and stated that this petition was approved by Planning Commission with the condition that a four (4) foot stone wall be placed between the carports and Lydia Hill Drive with landscaping in front of the wall. Mr. Bookless stated that this petition would be at the next Planning Commission meeting for review of the wall.

General discussion followed concerning the three-story condominiums being so close to City Park, either eliminating or locating the carports behind the buildings, berms along the frontage, landscaping, replacing the carports with garages, underground parking, and a larger setback on Lydia Hill Drive.

Mr. Jerry Duepner, petitioner for **Monarch Trace (formerly Lydia Hill)**, stated that the carports could not be relocated behind the buildings because the Fire District requires parking structures to be 50 feet from another structure.

Councilmember Streeter made a motion to have the petitioner address the following concerns of the Planning and Zoning Committee: locating the carports in the rear of the buildings, changing the exterior elevations for both building and parking structures, review the berming and landscaping and bring back a new plan to the August 22, 2002 Planning and Zoning Committee meeting. The motion was seconded by Councilmember Brown and **passes by a voice vote of 4 to 0.**

Chair Hurt stated that there are concerns with the sky exposure plane policy.

Chair Hurt made a motion to direct the Architectural Review Board (ARB) to review and comment on whether the sky exposure plane distances are appropriate and should these distances be farther. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 4 to 0.**

Chair Hurt stated that he would attend the August 15, 2002 Architectural Review Board (ARB) Meeting for the discussion.

The meeting unanimously adjourned at 8:07 p.m.

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