

## MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: September 26, 2005

SUBJECT: Planning & Zoning Committee Meeting Summary – **September 22, 2005**

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held on Thursday, September 22, 2005 in Conference Room 101.

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

Also in attendance were Planning Commission Chair Stephanie Macaluso; Teresa Price, Director of Planning; and Mary Ann Madden, Planning Assistant.

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

### I. APPROVAL OF MEETING SUMMARY

Councilmember Durrell made a motion to approve the Meeting Summary of **September 8, 2005**. The motion was seconded by Councilmember Fults and **passed by a voice vote of 4 to 0**.

### II. OLD BUSINESS - None

### III. NEW BUSINESS

- A. **P.Z. 21-2005 STAGES St. Louis Performing Arts Center:** A request for an “MAA” Museum and Arts Area Procedure in two (2) parcels of land located near the intersection of Chesterfield Parkway and Highway 40. Total acreage included in the request is 8.175 acres. Parcel A is zoned C-8 Planned Commercial (16185 Chesterfield Parkway West/18S410163) and Parcel B is zoned “PC” Planned Commercial District (16396 Chesterfield Airport Road/18S410239).

Ms. Teresa Price, Director of Planning, stated that the request is for a Museum and Arts Overlay District in the PC and C8 district. The purpose of the overlay is to establish uses and ancillary uses. The requested uses are theaters, offices, work areas, storage areas, and parking areas. The Museum and Arts Overlay establishes the setbacks and is more

flexible with building height and signage requirements – taking into account the marquee and banners. The Planning Commission voted 8-0 in favor of the request.

Planning Chair Stephanie Macaluso reported that a few changes were approved by the Planning Commission at the request of the Petitioner. The Commission is very pleased with the project at this time.

## **DISCUSSION POINTS:**

### **Parking**

Councilmember Geiger expressed concern that enough parking is not being provided for the site. It was noted that one theater would seat 700 people, a second theater would seat 200 people; and a possible third theater would seat another 200 people with 416 parking spaces provided. He also pointed out that if the third theater is built, approximately 44-45 parking spaces would be lost.

Frank Ferguson of Northstar, representative for STAGES, stated that the only time both theaters would be in operation simultaneously would be on weekends with staggered starting times. If the third theater is built, all three theaters would not be in operation at the same time. The third theater would only be used for long-run productions. In addition, administration, the Academy, and the shops area will not be open on the weekends. A shuttle bus will also be provided between Kirkwood and Chesterfield for theater patrons from the Kirkwood area.

Mr. Ferguson further stated that Sachs has donated an additional option tract which can be used for parking. The entire site is now 8.17 acres. It is their objective to plan sufficient parking on the site for the theater so parking at any surrounding business is not required.

### **Banners**

Councilmember Fults expressed concern about banners being used as signs. It was noted that the banners would be fixed to the building similar to the banners used by the History Museum in Forest Park – there would be no street banners. The banners would be long and narrow and would be rotated periodically.

### **Reduction in Setbacks**

The setbacks were reduced on the eastern and northern boundaries to 50'. The eastern boundary was reduced because of the steep embankment along the property line that may prohibit development. The reduction of the northern boundary dealt with measuring from a different point – it was noted that measuring should take place from the closest building point. The building was positioned further back from the roadway in order to create a more dramatic front entry

### **Restaurant as a Permitted Use**

Councilmember Durrell asked if restaurants could be listed as a permitted use for people wanting a meal before the theater. Mr. Ferguson stated that food and drinks would be sold during intermission from a concession area. There are no plans to serve meals prior to a show.

Discussion was held as to whether “concessions” needed to be included in the list of permitted uses.

**Staff was directed to review this issue and provide information at the next City Council meeting.**

### **Review of Floor Plan of Proposed Building**

The building includes a main lobby; a 700-seat theater; a 200-seat theater; support areas such as dressing rooms, offices etc.; production shops; employee cafeteria; security; administrative offices; and Performing Arts Academy.

### **Lighting**

The site will have architectural lighting mounted flush with the sidewalks. The lighting is intended to illuminate the building at night so it is visible from the roadway.

A lighting plan will have to be submitted. Off-site illumination is not allowed.

### **Cross Access to the South**

Councilmember Durrell asked if cross access to the south could be provided. Mr. Ferguson felt STAGES would be willing to provide a cross access agreement.

**Councilmember Durrell made a motion to amend Attachment A to include a cross access to a possible development to the south. The motion was seconded by Councilmember Fults and passed by a voice vote of 4 to 0.**

**Councilmember Geiger made a motion to forward P.Z. 21-2005 STAGES St. Louis Performing Arts Center with the amended Attachment A to Council with a recommendation to approve. 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 October 3, 2005 City Council Meeting.  
See Bill #**

#### **IV. PENDING PROJECTS/DEPARTMENTAL UPDATE**

##### **A. Justus Pointe**

Councilmember Geiger referred to the proposal being presented by Bruno Homes for Justus Pointe. He expressed concern about the parking issues related with this project – tandem parking and only 1-1/2 parking spaces per unit, which meets the governing ordinance for this site.

**Staff was directed to review these two parking issues and bring back recommendations to the Committee.**

##### **B. Recycling**

Councilmember Durrell encouraged the Committee members to recycle their meeting packet envelopes.

#### **V. ADJOURNMENT**

The meeting adjourned at 6:15 p.m.