

CORRECTED 10/20/2005
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MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: October 10, 2005

SUBJECT: Planning & Zoning Committee Meeting Summary – **October 6, 2005**

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held on Thursday, October 6, 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 Commissioner Victoria Sherman; Teresa Price, Director of Planning; Annissa McCaskill-Clay, Assistant Director of Planning; Aimee Nassif, Project Planner; and Mary Ann Madden, Planning Assistant.

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

I. APPROVAL OF MEETING SUMMARY

Councilmember Geiger made a motion to approve the Meeting Summary of September 22, 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. St. Louis Family Church:** An amendment to City of Chesterfield Ordinance Number 2092 relating to the St. Louis Family Church development, zoned "PI" Planned Industrial District located on the south side of Chesterfield Airport Road, west of Valley Center Drive.

Chair Casey stated that the petitioner's attorney has submitted a letter requesting that St. Louis Family Church be held until the November 9th meeting. The request to hold is due to the relief efforts by the Church to victims of Hurricane Katrina.

Councilmember Fults made a motion to hold St. Louis Family Church until the November 9th meeting. The motion was seconded by Councilmember Geiger and passed by a voice vote of 4-0.

- B. P.Z. 2-2005 Briarcliffe Villas (GHH Investment, LLC):** A request for a change of zoning from "R-2" Residence District to "R-3" Residence District for two (2) tracts of land totaling 29.4 acres located on Olive Boulevard, in the property formerly known as Chesterfield Grove **Manor** Nursing Home. (16R340151, 16R340207)

and

- C. P.Z. 3-2005 Briarcliffe Villas (GHH Investments, LLC):** A request for a Planned Environment Unit (PEU) Procedure within an "R-3" Residence District for two (2) tracts of land totaling 29.4 acres located on Olive Boulevard, in the property formerly known as Chesterfield Grove **Manor** Nursing Home. (16R340151, 16R34020)

Ms. McCaskill-Clay stated that the first petition requests a change of zoning from R-2 to R-3; the second petition is a request for the establishment of a Planned Environment Unit within the R3 district for both tracts of land. Planning Commission voted on the petitions September 26th. The vote to change the zoning was 5 to 3 recommending approval; the vote to establish the PEU was 6 to 2 recommending approval.

Planning Commission has not made any changes to the Attachment A, which limits the number of units to 82 with a minimum lot size of 7500 sq. ft.

Planning Commissioner Victoria Sherman stated that some of the Commissioners felt this project should be zoned R-2 instead of R-3 to decrease the density. Another concern expressed by one of the Commissioners dealt with the amount of cut and fill proposed for the project. It was noted that 355,000 cubic yards would have to be cut and 150,000 cubic yards would have to be filled. Public Works has reviewed the cut and fill issue. The overall feeling of the Commission was that the site needed to be developed.

Mr. Brett Hardesty, developer for the project, addressed the Committee noting the following:

- They have been working closely with Public Works on this project. Public Works has asked the developer to cooperate with them on improving Hog Hollow Road and the four ravines on site utilizing the amount of dirt being cut.

- They are creating a natural berm between the proposed project and Eagle Ridge subdivision.
- The site is being graded to 3:1 engineered slopes. The drainage situation will be improved. No storm water will be drained over the bluff; all storm water is being contained and piped down to a detention basin.

Mr. Hardesty distributed pictures to the Committee showing a comparison between Picardy and the Villas of Ladue Bluff. Briarcliffe Villas will be built similarly to Picardy. He noted that Ladue Bluffs is a \$275,000 project while Briarcliffe will be over \$500,000 allowing for a higher scale development.

DISCUSSION POINTS:

Hog Hollow Road Improvement

Councilmember Geiger asked what the timetable is for when the dirt would be available from the site for improvement to Hog Hollow Road. Mr. Hardesty stated that the dirt would be hauled off the site to other areas that would need the dirt – it would not necessarily be used for Hog Hollow Road if Public Works is not at a point to use the dirt. Ideally, grading could start late spring or early summer, at which time dirt would be available.

Density

In reviewing a comparison of Briarcliffe Villas to seven other developments along Olive Street Road, Councilmember Durrell noted that Briarcliffe is the second lowest in density at 2.8 units/acre.

Elevation/Articulation

Councilmember Durrell indicated her approval of the articulation in the Picardy development and was assured by Mr. Hardesty that the same type of articulation would be used in Briarcliffe.

Councilmember Durrell made a motion to amend page 5 of the Attachment A, Section J. Architectural by adding point 2 as follows:

2. **Building facades should be articulated by using color, arrangement or change in materials to emphasize the façade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.**

The motion was seconded by Councilmember Geiger and **passed** by a voice vote of 4 to 0.

Power of Review

Councilmember Durrell made a motion to amend page 7 of the Attachment A, Section P. Power of Review to insure automatic power of review. The motion was seconded by Councilmember Fults and passed by a voice vote of 4 to 0.

Easement

Councilmember Durrell suggested that an easement be included at the foot of the hill at the north end of the site for a possible connecting trail.

Mr. Hardesty stated that the developer does not own the property where the easement is being requested. The Title Company has not been able to determine the property owners at this time.

Berm

It was noted that the berm between Briarcliffe and Eagle Ridge subdivision has 17 mature trees along the top of it. Mr. Rick Clawson, representing Eagle Ridge, stated that it is the homeowners' hope that these trees can be saved by starting grading further from the tree roots.

Mr. George Stock, Stock & Associates, addressed the Committee and expressed concern as to whether the trees can be preserved. When equipment is used beneath the tree canopy, the tree is disturbed which can result in its death. He stated that when the 3:1 slope is cut, they can't guarantee that the trees will survive.

It was noted that even without the trees, the berm is approximately 20' higher than the street, which will be landscaped and re-vegetated on the side of the subject site.

Councilmember Durrell made a motion to forward P.Z. 2-2005 Briarcliffe Villas (GHH Investment, LLC) 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 17, 2005 City Council Meeting.
See Bill #**

Councilmember Durrell made a motion to forward P.Z. 3-2005 Briarcliffe Villas (GHH Investment, LLC) 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 17, 2005 City Council Meeting.
See Bill #**

D. P.Z. 16-2005 City of Chesterfield (Landmark and Preservation Area Procedure): A request to amend Section 1003.191 of the Zoning Ordinance to include incentives and to allow for new criteria.

Project Planner Aimee Nassif stated that the amendment re-organizes the language; clarifies some of the requirements; and creates a list of incentives that can be requested by the Petitioner for an LPA Procedure. The Public Hearing was held August 22, 2005; all issues have been addressed.

The specific changes were pointed out to the Committee members noting that the major changes are the addition of “Incentives” on page 1; the “Table of Development Standards” on page 3; and a change from “Historic Buildings Commission” to “Landmark Preservation Commission”. In reviewing the document, it was noted that some items were incorrectly numbered, which will be corrected by Staff.

Councilmember Fults made a motion to forward P.Z. 16-2005 City of Chesterfield (Landmark and Preservation Area Procedure) to Council with a recommendation to approve. The motion was seconded by Councilmember Durrell 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 17, 2005 City Council Meeting.
See Bill #**

Councilmember Durrell asked Staff to place copies of the original ordinance in the Committee members’ mailboxes in time for the next Council meeting.

After discussion, Staff was directed to provide a cover memo for future ordinance amendments outlining what changes have been made.

IV. PENDING PROJECTS/DEPARTMENTAL UPDATE

A. Architectural Guidelines

Discussion was held regarding the language used in the motion by Councilmember Durrell regarding articulation of building facades. **Staff was directed to provide this language to the City Attorney for review for possible inclusion in the Attachment A template.**

V. ADJOURNMENT

The meeting adjourned at 6:35 p.m.