

Planning and Economic Development Committee
Meeting Summary
February 20, 1991

A meeting of the Planning/Economic Development Committee of the Chesterfield City Council was held on February 20, 1991, at 5:31 p.m., in the City Council Conference Room. In attendance were Chairman Betty Hathaway (Ward I); Councilmember Jade Bute (Ward II); Councilmember Dan Hurt (Ward III); Councilmember Dick Hrabko (Ward IV). Also in attendance were Mayor Jack Leonard; Councilmember Nancy Greenwood (Ward I); Councilmember June Schroeder (Ward II); Councilmember Linda Tilley (Ward IV); Jerry Duepner, Director of Planning/Economic Development; and Anna Kleiner, Planning Specialist.

- I. P.Z. 22-80 Sverdrup Investments, Inc.; "NU", "C-8" and "FPC-8" to "C-8", Amended "C-8", "FPC-8" and Amended "FPC-8" District; south side of Conway Road, approximately 250 feet west of White Road.

Director Duepner presented summarized correspondence submitted by the Missouri Highway and Transportation Department, and clarification relative to items included within the Highway 40 Corridor Trust Fund. Director Duepner then summarized the conditions prepared by the Department at the request of the Planning and Economic Development Committee noting the following:

1. Permitted uses would include office space and a 152 unit limited service hotel.
2. Setbacks were established from the easement adjacent to the proposed Timberlake Manor Parkway Extension Reservation Strip.
3. Cross-access to be provided for adjacent parcels, as directed by the City of Chesterfield.
4. One-hundred-twenty (120) foot strip adjacent to Conway Road right-of-way to be dedicated to the City, and maintained by the owner until such time as directed by the City of Chesterfield.
5. Requirement for establishment of a Trust Fund for possible extension of Timberlake Manor Parkway to connect with Conway Road.
6. Provision of cross-access to the reserve strip from the property to the south.

Director Duepner then summarized correspondence submitted by Sverdrup relative to the recommended conditions, noting the following.

1. The permitted height of the limited service hotel should be revised to 578 feet m.s.l.

2. Setbacks be retained from the easement for structures and parking areas.
3. The distance of the first drive from Timberlake Manor Extension be revised to 100 feet, and that the access from North Outer 40 be three (3) lanes per the City of Chesterfield and Missouri Department of Highway and Transportation.
4. Requirement for dedication to St. Louis County be retained; however, inquiries with the County be made relative to possible dedication to the City of Chesterfield.
5. Condition 9 be clarified to include the word "existing" relative to the right-of-way of Conway Road.
6. A Civil Engineer be substituted for a Geotechnical Engineer, relative to Condition 9, e.
7. Condition be clarified relative to Traffic Generation Contribution Credits.

Councilmember Bute inquired relative to temporary access from Conway Road.

Director Duepner noted that this would only be allowed during the time that no access is available from North Outer 40.

Concern was expressed that the access from Conway Road not be at its current location due to sight visibility restrictions. Possibly access should be sought from adjacent property to the west.

Councilmember Schroeder requested that final approval of the site plan and elevations be by the City Council.

The Committee agreed with this request.

Councilmember Bute requested clarification on the language relative to the possible extension of Timberlake Manor Parkway, noting the concerns of residents in the area.

Director Duepner noted that since Council was requesting final approval of the site development plan, they would have final jurisdiction as the site development plan would indicate any extension or reserve strip.

Councilmember Schroeder inquired relative to the extent of the Trust Fund Area.

Councilmember Hrabko noted that it would be the responsibility of the City to establish the extent of a Trust Fund Area in the ordinance passed creating such Trust Fund.

Councilmember Hrabko inquired relative to responsibility for the maintenance of the Timberlake Manor Parkway Extension.

It was noted that since this would be a private roadway, it would be the responsibility of the developer, or owners of the property, not the City of Chesterfield.

A motion was made by Councilmember Bute to accept the proposed conditions, as submitted, with revisions as noted by the Director of Planning, and the inclusion of a requirement for final approval of site development plan and building elevations by the City Council, and that the Committee recommend to the Full Council, approval of rezoning of the five (5) acre tract from "NU" Ne -Urban District to "C-8" Planned Commercial District and amending of the existing "C-8" to permit development as set forth in the proposed conditions. The motion was seconded by Councilmember Hrabko.

Upon discussion Councilmember Hathaway noted that she had concerns relative to compromising the recommendations of the Comprehensive Plan, but noted that the restriction for no access to Conway Road addresses the integrity of Conway Road, as recommended in the Comprehensive Plan.

Councilmember Hrabko noted that the recommendation of the Committee for approval demonstrates the flexibility which was originally built into the Comprehensive Plan.

Councilmember Greenwood sought clarification on the five (5) acre rezoning, which Director Duepner noted would be rezoned to "C-8" District, if the ordinance was approved by the City Council.

Councilmember Bute noted the concerns of the residents were being addressed relative to the adding of green space in this area.

Councilmember Hurt noted concerns about compliance with the Comprehensive Plan and density of the project, and also the emphasis placed on the preserving of the former Conway Day School building. He indicated that he will pursue additional investigations relative to this proposal.

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

Note: An ordinance relative to this matter will be needed for the March 4, 1991 City Council Meeting.

- II. P.Z. 1-91 Lou Fusz Ford, Inc.; "M-3" Planned Industrial District and "C-8" Planned Commercial District to "C-8" Planned Commercial District and Amended "C-8" Planned Commercial District; south side of U.S. Highway 40 and 61/I-64, east of Long Road.

Director Duepner presented the recommendation of the Planning Commission for approval.

A motion was made by Councilmember Bute for approval of the Planning Commission recommendation. The motion was seconded by Councilmember Hrabko and approved by a vote of 4 to 0.

Note: An ordinance relative to this matter will be needed for the March 4, 1991 City Council Meeting.

- III. P.Z. 2 and 3-91 E. J. Micall Company; "NU" Non-Urban District to "R-3" 10,000 square foot Residence District and a Planned Environment Unit District Procedure in the "R-3" 10,000 square foot Residence District; west side of Sycamore Drive, north of Kehrs Mill Road.

Planning Specialist Kleiner presented the recommendation of the Planning Commission for approval.

A motion was made by Councilmember Hrabko for approval per the recommendation of the Planning Commission. The motion was seconded by Councilmember Bute and approved by a vote of 4 to 0.

Note: An ordinance relative to this matter will be needed for the March 4, 1991 City Council Meeting.

- IV. P.C. 19-75 Darrill J. Heiland; a request for amendment of "C-8" Planned Commercial District Ordinance; east side of Baxter Road, south of Clayton Road.

Director Duepner presented the recommendation of the Planning Commission for approval of amending the Ordinance.

A motion was made by Councilmember Hrabko for approval of the amendment. The motion was seconded by Councilmember Bute and approved by a vote of 4 to 0.

Note: An ordinance relative to this matter will be needed for the March 4, 1991 City Council Meeting.

- V. Report of the Department/Economic Development recommending approval of the Trust Indenture, Warranty Deed, and Escrow Agreement for Amherst Subdivision; north side of Conway Road, east of Schoettler Road.

Director Duepner presented the report of the Department of Planning/Economic Development recommending approval of the Trust Indenture, Warranty Deed, and Escrow Agreement.

A motion was made by Councilmember Hrabko for approval. The motion was seconded by Councilmember Bute and approved by a vote of 4 to 0.

Note: An ordinance relative to this matter, and for approval of the Record Plat for Amherst Subdivision, will be needed for the March 4, 1991 City Council Meeting.

- VI. Report of the Department of Planning/Economic Development recommending approval of the Sub Indenture, Warranty Deed, and Escrow Agreement for the Estates at Baxter Lane Subdivision; terminus of Baxter Lane, east of Old Baxter Road.

Director Duepner presented the report of the Planning Commission recommending approval of this matter.

A motion recommending approval was made by Councilmember Hrabko and was seconded by Councilmember Bute. The motion was approved by a vote of 4 to 0.

Note: An ordinance relative to this matter, and for approval of the Record Plat, will be needed for the March 4, 1991 City Council Meeting.

- VII. Correspondence to Director of Planning/Economic Development from Mr. Paul Mallmann of Union Electric relative to Chesterfield Crossing Shopping Center, and Union Electric overhead facilities.

Director Duepner summarized the letter from Mr. Mallmann concerning the overhead lines at Chesterfield Crossing Shopping Center.

Councilmember Hrabko expressed serious concern about the safety of installing the transformer in close proximity to a residential structure.

A motion was made by Councilmember Hrabko and seconded by Councilmember Bute, directing that the issue of proximity of the transformer to a residential structure be taken to the Public Service Commission of the State of Missouri. The motion was approved by a vote of 4 to 0.

VIII. Director Duepner noted to the Committee that tonight's meeting is the last meeting which Ms. Kleiner would attend as a Planning Specialist for the City of Chesterfield, as she will be leaving the City on February 28, to assume duties as the Director of Economic Development in the St. Francis County area.

Committee Members extended appreciation of Ms. Kleiner's efforts, and wished her best of luck in her new position.

The meeting adjourned at 6:31 p.m.

[PED-SUM.720]