

Planning and Economic Development Committee
Meeting Summary
February 6, 1991

A meeting of the Planning/Economic Development Committee of the City of Chesterfield City Council was held on February 6, 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 City Administrator, Michael G. Herring, and Jerry Duepner, Director of Planning/Economic Development.

I. Correspondence from the Director of Planning/Economic Development concerning mail delivery in Chesterfield Valley.

City Administrator Herring addressed the Committee on postal service to the Chesterfield Valley area. He noted the Postal Service cannot provide door-to-door services for all businesses, but would provide it to designated businesses within the Valley. The Postal Service requests input from the City in pursuing this matter further, specifically in designating appropriate locations for door-to-door service. The

A motion was made by Councilmember Hrabko and seconded by Councilmember Hurt to direct the City Administrator to pursue this matter further with the Postal Service. The motion was approved by a vote of 4 to 0.

II. Correspondence from the Director of Planning/Economic Development concerning proposed extension of Roosevelt Parkway at Olive Boulevard.

City Administrator Herring addressed the Committee noting that the City's prior position on this matter was for support of the relocation, but not payment of any relocation costs. Mr. Herring noted that relocation of the break in the median at Olive to Roosevelt Parkway would be temporary, until such time as Swingley Ridge is connected with Chesterfield Parkway. The developer was seeking response whether the City was still in support of the median break, and response on Swingley Ridge serving as a one-way drive along the frontage of the proposed development.

Committee Members expressed concern about provision of one-way traffic on Swingley Ridge, and possible confusion and problems it could cause.

Councilmember Hathaway noted that she believes that the median break on Olive at Roosevelt Parkway should be permanent.

Councilmember Bute indicated support for the intersection, but concern for one-way traffic on Swingley Ridge.

A motion was made by Councilmember Bute for support of the light and relocated median break on Olive, at the expense of the developer, and that Swingley Ridge should remain bi-directional along the development frontage. The motion was seconded by Councilmember Hathaway, and approved by a vote of 4 to 0.

III.

P.Z. 22-90 Sverdrup Investments, Inc.; a request for rezoning from "NU" Non-Urban District, "C-8" Planned Commercial District, and "FPC-8" Planned Commercial District to "C-8" District, Amended "C-8" District, and Amended "FPC-8" District; south side of Conway Road, west of White Road.

Director Duepner summarized the four (4) issues submitted in response by the City Attorney. He also responded to prior Committee questions relative to the plan of the Missouri Highway and Transportation Department for lighting in this area.

Councilmember Hrabko inquired about the cross-access provision from the Sverdrup site to the property to the west.

Director Duepner noted that this cross-access could be required. It was also suggested that access to the Conway Day School be eliminated from Conway Road, and that any access to this property should be via the Sverdrup property to the south.

Committee noted that, in the event of development of the property to the west, a berm should be provided within a buffer area, adjacent to Conway Road.

Ms. Peggy Bert addressed the Committee noting that there was to be no County funds utilized for the construction of the Schoettler Road bridge over Highway 40.

The Committee instructed Director Duepner to pursue this matter for clarification with the St. Louis County Department of Highways and Traffic.

Councilmember Hurt cited the need for lighting in this area.

Councilmember Bute commented on the possibility of a special lighting district in this area.

Director Duepner noted that if the City were to require the current petitioner to provide lighting on South Outer Forty, there should be a connection between this improvement and the impact of the development.

Councilmember Hurt noted that as the Committee expressed concern for historic preservation in this area, there should be a similar concern for public safety.

Councilmember Hathaway suggested that the Chesterfield Hills development consider extension of their current lighting to the South Outer Forty Road area.

The Committee as a whole recognized the problem and need for lighting in this area.

Councilmember Bute noted that if a Trust Fund was required for the future extension of Timberlake Manor, it may be possible to use such funds for lighting.

Director Duepner noted that Sverdrup would be required to provide from five (5) to seven (7) lights along their frontage on North Outer Forty, at a cost of \$2300.00 per light.

Representatives from Sverdrup noted that the cost of lighting, including the wiring and conduit, would be in the neighborhood of \$6000.00 per light.

Mr. David Blitz of Sverdrup indicated that Sverdrup would be willing to pay for the operation and maintenance of light within the State right-of-way adjacent to their property.

In response to a question concerning the provision of landscaping adjacent to Conway Road, Mr. Peter Kinsella of Sverdrup noted that existing contours would be maintained, as well as existing vegetation, and that additional vegetation would be provided within the one-hundred-twenty (120) foot buffer strip.

Councilmember Bute inquired of representatives for Sverdrup about their willingness to maintain the strip adjacent to Conway Road.

Representatives from Sverdrup indicated their intent to maintain a park-like area within this buffer strip. Mr. Blitz also noted Sverdrup's willingness to retain the potentially historic significant structure, and pursue potential sources of funding of the structure.

Committee indicated it would recommend in the Ordinance, the dedication of the buffer strip and the structure, at the discretion of the City of Chesterfield.

Chairman Hathaway noted the need for six (6) votes by the City Council to pass rezoning for the hotel, due to the recommendation of denial by the Planning Commission.

Committee directed that the following items be addressed, and proposed conditions be submitted to the Committee at its next meeting on February 20th:

- 1) Dedication of the property adjacent to Conway Road, including the Conway Day School to the City of Chesterfield, at its direction.
- 2) Provision of cross-access between the Sverdrup property and property to the west.

- 3) No access to Conway Road, and provision for access to the former Conway Day School structure, and the area adjacent to Conway Road via the Sverdrup property.
- 4) The maintenance of the buffer strip area.
- 5) Provision for landscaping between the proposed hotel and the buffer area.
- 6) Provision for the installation, operation and maintenance of lighting within the North Outer Forty right-of-way, as approved by the Missouri Highway and Transportation Department.
- 7) Provision for reservation of the area for the extension of Timberlake Manor to intersect with Conway Road, and establishment of a Trust Fund to provide for this possible connection.

Director Duepner was instructed to consult with the City Attorney on the dedication of the property to the City, and the requirement for maintenance by Sverdrup after the City had accepted the property.

Ms. Peggy Bert noted to the Committee the Missouri Highway and Transportation Department projections for this area indicated that ninety-five percent (95%) of the traffic generated from the Sverdrup site would utilize the eastbound on-ramp at Timberlake Parkway.

The Committee unanimously directed Staff to prepare proposed conditions for the next meeting, and that these conditions should be shared with Sverdrup prior to that meeting, so that they may have an opportunity to review.

IV. Missouri Tax Increment Financing Association.

Director Duepner presented a report relative to the Missouri Tax Increment Finance Association.

A motion was made by Councilmember Bute and seconded by Councilmember Hrabko to recommend that the City seek membership within the Missouri Tax Increment Finance Association. The motion was passed by a vote of 4 to 0.

V. Correspondence from the City of Chesterfield Planning Commission to the Planning and Economic Development Committee regarding review of development criteria.

Director Duepner summarized the letter from the Planning Commission.

The Committee unanimously directed that review be initiated of the City's Development Criteria, with a view towards seeking to preserve trees.

The meeting adjourned at 6:47 p.m.

[PED-SUM.F06]