

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE
Meeting Summary
November 20, 1991

A meeting of the Planning/Economic Development Committee of the Chesterfield City Council was held on Wednesday, November 20, 1991, at 5:32 p.m., in the City Council Conference Room. In attendance were Committee Chair Betty Hathaway, (Ward I); Councilmember Jade Bute, (Ward II); Councilmember Dan Hurt, (Ward III); and Councilmember Dick Hrabko (Ward IV). Also in attendance were Mayor Jack Leonard; Councilmember Susan Clarke (Ward II); Councilmember Linda Tilley (Ward IV); Planning Commission Vice-Chair Mary Brown; Planning Commissioner Victoria Sherman; Jerry Duepner, Director of Planning/Economic Development; and Laura Griggs-McElhanon, Senior Planner.

ITEM 1.

P.Z. 19 and 20-91 Sycamore Development Corporation; a request for change of zoning from "NU" Non-Urban District and "R-3" 10,000 square foot Residence District to "R-3" 10,000 square foot Residence District and a Planned Environment Unit in the "R-3" 10,000 square foot Residence District; west side of Sycamore Drive, north of Kehrs Mill Road

Director Duepner presented the report of the Planning Commission recommending approval of P.Z. 19 and 20-91 Sycamore Development Corporation.

Mr. Tom Kendrick, a resident of Stonebriar Subdivision, addressed the Committee in opposition to the proposed connection of a street from the proposed development (Sycamore Ridge) westward to the Stonebriar development. Mr. Kendrick cited a resulting increased traffic pattern through the Stonebriar Subdivision which would pose a safety hazard to children in that development. Mr. Kendrick also contended that connecting of the street would create cut-through traffic, and suggested as an alternative for emergency purposes, paver blocks with a gate.

Mr. Rankin, also a resident of Stonebriar, addressed the Committee. He indicated that he had not been advised by the developer, at the time of purchase, of the possible connection of a street to the east.

Councilmember Hrabko noted he had been advised that many of the residents of Stonebriar were not aware of the requirement for a future street connection. He expressed concern relative to this matter and indicated that the City should seek to strengthen requirements for disclosure by developers.

Mayor Leonard also expressed concern about possible misrepresentation by developers to prospective purchasers.

It was noted by Director Duepner that the requirement for a reserve strip in the Stonebriar development to provide for a possible future roadway had been part of the original ordinance, and was indicated on the approved site development plan.

Councilmember Hrabko made a motion that the Staff contact the City Counselor to determine if more can be done to require disclosure by developers/realtors to prospective purchasers. It was suggested that a copy of the approved plan be provided to prospective purchasers upon signing of a sales contract. The motion was seconded by Councilmember Bute and approved by a vote of 4 to 0.

Planning Commissioner Mary Brown addressed the Committee on the reason for Planning Commission recommendation for extension of the street to connect with Stonebriar. Commissioner Brown noted that the provision of the connection would be in keeping with Comprehensive Plan Policy.

Planning Commissioner Sherman addressed the Committee relative to connection of the roadway. She noted that provision of the road would help establish a sense of community by connecting the two developments. In addition, it did not appear to her that the connection would establish cut-through traffic from outside the area.

Councilmember Hrabko complimented the Planning Commission on its effort in review of this matter and its recommendation. He also noted the lack of information that was provided to the residents about the possible connection.

Chairman Hathaway expressed concern about the possible impact if the connection was not made, as recommended by the Planning Commission. She noted an incident which occurred in the Chesterfield Hills Subdivision, which has only one (1) access. She acknowledged the possible omission by the developer/realtor of Stonebriar development, concerning advising of the possible roadway connection. However, she did not believe that there would be cut-through traffic as a result of the connection, and that the connection itself would be as beneficial to Stonebriar as it would be to the area to the east.

Mr. Kendrick noted that it would be more likely for an accident to occur involving children in the subdivision as a result of traffic from the street connection, than an accident from lack of access if no street connection is provided.

A motion was made by Councilmember Hrabko for approval of P.Z. 19 & 20-91, with a condition to eliminate the requirement for the stub street to the northwest, and to revise the condition to require access for emergency vehicles only. It was also moved that the Department of Planning/Economic Development request that the developer of Stonebriar seek an amendment for the elimination of the fifty (50) foot reserve strip, and provision for emergency access at that location. The motion was seconded by Councilmember Hurt and approved by a vote of 3 to 1, with Councilmember Hathaway voting no.

Note: A Bill relative to this matter is needed for the December 2, 1991 City Council Meeting.

ITEM II.

Memorandum from the Director of Planning/Economic Development concerning a request from the City of Chesterfield Planning Commission relative to improvement of streets and roads.

Director Duepner summarized the memorandum from the Planning Commission.

The Committee received and filed the memorandum and directed that this matter be brought back at its next meeting. The Committee also directed that Staff approach the City Attorney relative to legal issues on this matter.

ITEM III.

Memorandum from the Director of Planning/Economic Development concerning definition of "Office Campus" in the City of Chesterfield Comprehensive Plan.

Director Duepner presented the action of the Planning Commission on definition of the term "Office Campus."

The matter was received and filed by the Committee.

IV.

Site Plans, Building Elevations and Signs reviewed by Planning Commission on November 13, 1991.

- A. Wildhorse Village "A"; "PEU" in "R-1" One Acre and "FPR-1" Flood Plain One Acre Residence Districts Subdivision Record Plat; Wild Horse Parkway Drive, south side of Wild Horse Creek Road.
- B. P.C. 85-86 Gene Mainini; "M-3" Planned Industrial District Amended Site Development Plan and Landscape Plan; southwest corner of the intersection of Chesterfield Airport and Long Roads.

The meeting adjourned at 6:28 p.m.