

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Laura P. Griggs-McElhanon, AICP
Assistant Director of Planning



DATE: September 9, 1997

SUBJECT: Planning and Zoning Committee Meeting Summary from September 4, 1997

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, September 4, 1997, in the City Council Conference Room. In attendance were Chairman Dan Hurt (Ward III); Councilmember Barry Flachsbart (Ward I) (arrived later); Councilmember Barry Streeter (Ward II); and Councilmember Mary Brown (Ward IV). Also in attendance were: Linda Tilley, Councilmember Ward IV, Rick Bly, Chairman of the Planning Commission; Mike Herring, City Administrator; Teresa Price, Director of Planning; Laura Griggs-McElhanon, Assistant Director of Planning; and Cheryl Smith, Planner II.

I. Approval of Planning and Zoning Committee meeting summary of August 21, 1997.

A motion for approval was made by Councilmember Streeter, seconded by Councilmember Brown and approved by a vote of 3 to 0.

II. Meeting Schedule

This item was not discussed.

III. P.Z. 12-97 Kelly Homes, Inc., (Waverly Place); "R-2" 15,000 square foot Residence District to "R-5" 6,000 square foot Residence District; west side of Baxter Road, south of the intersection of Clayton Road. AND

IV. P.Z. 13-97 Kelly Homes, Inc., (Waverly Place); Planned Environment Unit (PEU) Procedure in the "R-5" 6,000 square foot Residence District; west side of Baxter Road, south of the intersection of Clayton Road.

Assistant Director Griggs-McElhanon summarized P.Z. 12 & 13-97, which were approved by the Planning Commission by a vote of 9-0. Separate motions are needed on these petitions.

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Councilmember Brown stated that her desire was to have a fifteen (15) foot undisturbed buffer on the perimeter. She inquired if the proposed turnaround, as depicted on the Preliminary Plan, would be permitted.

Assistant Director Griggs-McElhanon stated that the turnaround on the Plan would require a variance from the Public Works Board of Variance. This process would be similar to that which Clarkson Grove III had to go through. In that case, the variance request was denied, so the developer had to redesign the turnaround to conform to the City's regulations.

Councilmember Streeter stated that if private streets are proposed, a gate would be necessary.

Assistant Director Griggs-McElhanon responded that the Metro West Fire Protection will not currently allow gates.

Chairman Hurt inquired as to what the bond requirements for the proposed development would be.

Assistant Director Griggs-McElhanon stated that the current requirement would be the standard escrow agreement.

Councilmember Hurt stated that the City needs to know the amount of the escrow agreement now.

Councilmember Brown stated that there is currently problems with other subdivisions by this developer in the City.

There was general discussion among the Committee about the outstanding issues in the Wild Horse Springs subdivision, including: grading problems; subdivision not finished; dumpsters; sidewalks; and, uncompleted homes.

A motion to hold P.Z. 12 & 13-97, pending revision to public streets and submittal of escrow amounts was made by Councilmember Streeter, seconded by Councilmember Hurt and approved by a vote of 4 to 0.

Councilmember Flachsbart stated that residents with concerns should sent correspondence to the City.

- V. P.Z. 15-97 McBride and Son Homes, Inc., (Tara at Wildhorse); "NU" Non-Urban District to "R-1" One Acre Residence District; north side of Wild Horse Creek Road, 0.5 miles west of the intersection of Wildhorse Parkway. **AND**

VI. P.Z. 16-97 McBride and Son Homes, Inc., (Tara at Wildhorse); Planned Environment Unit (PEU) Procedure in the "R-1" One Acre Residence District; north side of Wild Horse Creek Road, 0.5 miles west of the intersection of Wildhorse Parkway.

A handout on the above referenced petitions from Volz Engineering was given to the Committee, requesting revisions relative to side yard setbacks. (copy attached)

Assistant Director Griggs-McElhanon summarized P.Z. 15 & 16-97, which were approved by the Planning Commission by a vote of 9-0. Separate motions are needed on these petitions.

Councilmember Flachsbart stated that to conform to the new criteria being formulated by the Character of Neighborhoods moratorium panel, this development needs to contain larger lots.

Councilmember Streeter stated that if the streets are to be public, condition (i) on page 10, which addresses private roads needs to be deleted.

Planning Department staff was directed to not use boiler plate comments concerning streets in the future.

Councilmember Streeter stated that condition 4(j) should be changed to reflect the proposed wording per the moratorium panel.

Assistant Director Griggs-McElhanon stated that the wording in Attachment A was supplied by the City Attorney.

There was general discussion among the Committee about density, including what the percentage should be for streets.

Councilmember Brown stated that there was concern from an adjacent property owner of the proximity of the proposed entrance to the existing entrance to Royal Oak Ranch. In addition, Councilmembers from Ward IV met with developers to discuss the proposed development and now the City is trying to change the rules midstream concerning lot sizes.

Tom Krull, Volz Engineering clarified that deducting 15% of the density for roads is an old county figure. Most developments are less than that. The State (MoDOT) forced the entrance to the proposed location.

A motion to approve P.Z. 15-97 was made by Councilmember Brown, seconded by Councilmember Hurt and approved by a vote of 4 to 0.

Note: One bill relative to this matter will be needed for the September 15, 1997, City Council Meeting.

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A motion to approve P.Z. 16-97 subject to revisions as requested in the 9/4/97 letter from Volz and subject to resolution of the proposed entrance prior to the Council meeting was made by Councilmember Brown, seconded by Councilmember Hurt, resulted in a 2 to 2 vote, with Councilmembers Streeter and Flachsbart voting no. This item will be forwarded to City Council with no recommendation from the Planning and Zoning Committee.

Note: One bill relative to this matter (as recommended for approval by the Planning Commission) will be needed for the September 15, 1997, City Council Meeting.

The next regularly scheduled meeting will be at 5:30 p.m. on Thursday, September 18, 1997.

The meeting adjourned at 6:15 p.m.