

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: July 6, 2001

SUBJECT: Planning and Zoning Committee Meeting Summary from July 5, 2001

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, July 5, 2001, in the City Council Conference Room. In attendance were: Chair Charlie Schiedt (Ward IV); Councilmember Jane Durrell (Ward I); Councilmember Barry Streeter (Ward II) and Councilmember Dan Hurt (Ward III). Also in attendance were; Teresa Price, Director of Planning; Senior Planner Barbara Weigel, Project Planner Matt Brandmeyer, Project Planner John Wagner, Planning Technician Tim Renaud and Hannah Wilhelm, Executive Secretary.

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

I. Approval of the Planning and Zoning Committee Meeting Summary of June 21, 2001.

Councilmember Streeter made a motion to approve the Meeting Summary of June 21, 2001. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 4-0.**

II. Nooning Tree – PEU Ordinance Amendment; an amendment to City of Chesterfield Ordinance Number 1271 governing a 30.47-acre Planned Environment Unit (PEU) in an “R-3” 10,000 square-foot Residence District located on the south side of Olive Boulevard, west of White Road.

Project Planner Matt Brandmeyer gave an overview of this petition and stated that **Nooning Tree – PEU Ordinance Amendment** Councilmember Durrell suggested to amend the ordinance to allow 2nd exit directed north to Olive Blvd. abutting the Seegar property.

General discussion - the different options that would allow an additional entrance/exit to organize more efficiently the traffic flow. Councilmember Hurt and others would like to go out with the developer, Bill Taylor of Taylor Morley Homes and view the options. It was decided to hold Councilmember Durrell's motion until the July 19 meeting.

Bill Taylor, Taylor Morley Homes added to the discussion of when the development went in, there was no allowance to connect the exsiting stub steets.

Mrs. Nancy Greenwood is not in favor of the amendment and noted the builder knew of the problem when the development went up. It was known to the residents that this traffic problem was going to be like it is and to have the traffic going out on White Road would not be fair to the residents. It would be very poor precedent of the City to go back on their word to the neighbors after they have been told something.

Councilmember Hurt made a motion to table this project until the next meeting which will be July 19, 2001. The motion was seconded by Chairman Scheidt and **passes by a voice vote of 4-0.**

Planning Department was directed to ask City Attorney if the Planning and Zoning Committee could make changes to ordinance amendments.

***III. Traffic Signal at Baxter Road and Ascension Drive;**

Chairman Scheidt went out of order of the Agenda to let the public talk about their issues of the Traffic Signal at Baxter Road and Ascension.

General discussion – Location of light, type of light JCCA contribution.

Councilmember Streeter made a motion, to recommend to City Council that a pedestrian signal, at a location deemed acceptable to St. Louis County, City of Chesterfield Director of Public Works, be placed on Baxter Road. Councilmember Durrell seconds the motion and **passes by a voice vote of 4-0.**

The Committee then directed the Department to obtain from the City Attorney his opinion on whether the installation of said signal by the JCCA would fulfill the requirements if the JCCA set forth in CUP.

IV. P.Z. 44-2000 Stoneridge Development; A request for a change of zoning from an “NU” Non-Urban District to and “R-6” 2,000 square-foot Residence District for 9.2 acres of land located on the south side of South Outer Forty Road, northeast of Yarmouth Point Drive and Candish Lane. (Locator Number 19R-61-0029 and 19R-61-0312).

Project Planner, John Wagner gave a overview of the **P.Z. 44-2000 Stoneridge Development** of a change of zoning.

General discussion – Comprehensive Plan, buffer, transition.

Councilmember Hurt made a motion have the zoning be changed from a “NU” to “R-3”. Also on the western property line of this development there will be a 55’ undisturbed buffer running the full length of that property line. The motion was seconded by Chairman Scheidt and **passes by a voice vote of 3-1. Opposed by Councilmember Durrell.**

Councilmember Streeter makes a motion to reconsider this bill. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 3-1.**

***V. P.Z. 07-2001 Chesterfield Technology Park, Phase II;** a request for a change of zoning from a “NU” Non-Urban to a “P-I” Planned Industrial District for 21.6 acres of land located south of Chesterfield Airport Road, east of Public Works Drive, and north of Edison Avenue. (Locator Number 17U-24-0033).

Project Planner, Matt Brandmeyer gave an overview **P.Z. 07-2001 Chesterfield Technology**

Park, Phase II.

General discussion - outparcel exit onto Airport Rd., curb cuts, stop lights, street lighting, signs, greenspace being 28%, detention areas are open. At the Planning Commission the petitioner requested that the greenspace be changed to include detention areas.

General discussion - was parking lots on Parcels A B & C, site development plan of the outparcels come back to the Planning & Zoning Committee.

Councilmember Hurt made a motion to pass this project onto the City Council subject to the Attachment A being changed to require the Site Development Plans for out parcels to be reviewed by the Planning Zoning Committee seconded by Chairman Scheidt and **passes** by a voice vote of 4-0.

***Note: Two bills relative to this matter will be needed for the July 16, 2001 City Council Meeting (one as recommended by the Planning Commission and one as recommended by the Planning & Zoning Committee).**

SEE Bill #	(as recommended by the Planning Commission)
SEE Bill #	(as recommended by the Planning & Zoning Committee)

- VI. **Proposed Revisions to Ordinance 1345, The Tree Ordinance:** Teresa Price, Director of Planning requests that the Tree Ordinance be held until meeting on July 19, 2001 until after a second meeting can be held with the HBA.

Councilmember Durrell makes a motion to hold this project until the July 19, 2001 meeting and was seconded by Chairman Scheidt passes by a voice vote of 4-0.

- VII. **Property Maintenance Code:**

Planning Technician, Tim Renaud gave a draft of the implementations to the Property Maintenance Code.

General discussion – subjectiveness, money to help hardship cases.

Councilmember Hurt made a motion to move the Property Maintenance Code to Mr. Beach for his review with Councilmember Streeters concerns. The motion was seconded by Councilmember Durrell and **passes** by voice vote of 3-1.

- V. **Pending Projects/Departmental Update –**

Councilmember Hurt made a motion to adjourn the meeting. Councilmember Streeter seconded the motion and the meeting adjourned at 7:45 p.m.