

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa Price, Director of Planning ✓

DATE: January 27, 1999

SUBJECT: Joint Planning and Zoning Committee/Planning Commission Meeting Summary from January 7, 1999

A joint meeting of the Planning and Zoning Committee of the Chesterfield City Council and the Planning Commission to discuss the Chesterfield Valley Master Plan was held at 6:10 p.m., on Thursday, January 7, 1999, in the Council Chambers. In attendance from the Planning and Zoning Committee were: Chair Dan Hurt (Ward III); Councilmember Barry Flachsbart (Ward I); Councilmember Barry Streeter (Ward II); and Councilmember Mary Brown (Ward IV). In attendance from the Planning Commission were: Chair Robert Grant; Fred Broemmer; Dan Layton; Stephanie Macaluso; Jerry Right; and, Victoria Sherman. Also in attendance were: Mayor Nancy Greenwood; Councilmember Mike Casey (Ward III); Lee McKinney, Chesterfield Valley Master Plan Committee; Bob Boland, Architectural Review Board; Teresa Price, Director of Planning; and Laura Griggs-McElhanon, Assistant Director of Planning.

This matter will be discussed at 2/1/1999 City Council Meeting.

Director of Planning Teresa Price summarized the process to revise the Comprehensive Plan. Although the Planning Commission adopts and revises the Plan, the City's policy is to have the City Council pass a resolution of support prior to final approval by the Planning Commission. With so much activity in the Valley, staff felt that a joint meeting would be beneficial.

It was determined that the Infrastructure Sections and Land Use Section, would be discussed and voted on one at a time by both the Planning and Zoning Committee and the Planning Commission (as needed). The Planning Commission has forwarded this to the Planning and Zoning Committee with a recommendation of support. If the Planning and Zoning Committee recommends revisions to sections of the Valley Master Plan Updates to the Comprehensive Plan, the Planning Commission will also need to vote on that matter.

WATER DISTRIBUTION SYSTEMS IMPROVEMENTS

P&Z Committee

A motion to approve was made by Councilmember Flachsbart, seconded by Councilmember Brown, and approved by a vote of 4 to 0.

SANITARY SEWER SYSTEM IMPROVEMENTS

P&Z Committee

A motion to approve was made by Councilmember Brown, seconded by Councilmember Flachsbart, and approved by a vote of 4 to 0.

GENERAL LANDSCAPE AND STREETScape IMPROVEMENTS

There was general discussion about the following: encouraging new interchanges to be landscaped by developers; supporting and encouraging Hwy 109 interchange; and, pedestrian circulation, including a connection to the Central City Park and Railroad Park.

Planning Commission

A motion was made by Commissioner Broemmer and seconded by Commission Layton, to revise the text and plans to include the following:

- 1) To add to text that the landscaping of future interchanges should be coordinated with development;
- 2) Change map to depict the Railroad Park and the Valley Athletic Complex;
- 3) Change map to indicate pedestrian trail extensions out of the Valley to the north, south, and to Old Towne Chesterfield;
- 4) Change map to indicate pedestrian trail connections to the Railroad and Central City Parks.

The motion was approved by a vote of 6 to 0.

P&Z Committee

A motion to accept the changes was made by Councilmember Flachsbart, seconded by Chair Hurt, and approved by a vote of 4 to 0.

A motion to approve as amended was made by Councilmember Streeter, seconded by Councilmember Brown, and approved by a vote of 4 to 0.

GENERAL ACCESS AND CIRCULATION IMPROVEMENTS

There was general discussion about Hwy 109; the road improvements near Outdoor Equipment; and, Long Road.

Planning Commission

A motion was made by Planning Commission Chair Grant, and seconded by Commissioner Layton to revise the text as follows:

ADD: This plan does not depict precisely where Highway 109 will intersect with I64, but that interchange is anticipated. All planning in the western end of the Valley must take into account that that interchange shall occur.

The motion was **approved by a vote of 6 to 0**.

A motion was made by Commissioner Macaluso, and seconded by Commissioner Layton, to revise the text as follows:

Widen Long Road to five (5) lanes from the I64 overpass south to Edison Avenue Extension, looking carefully into extending the road to five (5) lanes to the railroad tracks. From the railroad tracks south to Wild Horse Creek Road, Long Road shall be no more than three (3) lanes.

The motion was **approved by a vote of 4 to 2**, with Planning Commission Chair Grant and Commissioner Right voting no.

P&Z Committee

A motion was made by Councilmember Flachsbart, and seconded by Councilmember Brown, to revise the text as follows:

Widen Long Road to five (5) lanes from the I64 overpass south to the railroad tracks. From the railroad tracks south to Wildhorse Creek Road, widen Long Road to three (3) lanes. The Department of Public Works is to determine when the lanes shall narrow down from five (5) to three (3), but right-of-way for all five (5) lanes will be obtained to the railroad tracks.

A **motion did not pass by a vote of 2 to 2**, with Chair Hurt and Councilmember Streeter voting no.

A motion was made by Chair Hurt, seconded by Councilmember Flachsbart, to amend the motion as follows:

Widen Long Road to five (5) lanes from the I64 overpass south to the railroad tracks. From the railroad tracks south to Wildhorse Creek Road, widen Long Road to three (3) lanes. The Department of Public Works is to determine when the lanes shall narrow down from five (5) to three (3), but right-of-way for all five (5) lanes will be obtained to the railroad tracks. The right-of-way for Long Road shall be five (5) lanes from the I64 overpass south to Wild Horse Creek Road, with the outside two (2) lanes from the railroad tracks to Wild Horse Creek Road to be dedicated to the City of Chesterfield.

The motion was **approved by a vote of 4 to 0.**

Planning Commission

A motion to **reconsider** the Long Road issue was made by Commissioner Sherman, seconded by Planning Commission Chair Grant, and **approved by a vote of 6 to 0.**

A motion to **approve the same motion as the P&Z Committee** relative to Long Road was made by Commissioner Broemmer, seconded by Planning Commission Chair Grant, and **approved by a vote of 5 to 1**, with Commissioner Macaluso voting no.

P&Z Committee

A motion to **approve General Access as amended** was made by Councilmember Streeter, seconded by Councilmember Brown, and **approved by a vote of 4 to 0.**

GENERAL LAND USE

Director of Planning Teresa Price advised the group that after discussions with the Department of Public Works, the Department is recommending that the "Major Drainage" land use category be eliminated.

There was general discussion of the "taking" issue.

P&Z Committee

A motion was made by Councilmember Streeter, seconded by Chair Hurt, to change the land use of the Major Drainage area located on the east and west side of Long Road, north of the railroad tracks, to Mixed Use.

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

Planning Commission

A motion was made by Commissioner Macaluso, seconded by Commissioner Right, to revise the Land Use as recommended by the Committee.

The motion was **approved by a vote of 6 to 0.**

There was general discussion of the proposed Land Use designation for an area north of Chesterfield Airport Road, west of Long Road, which fronts I64, relative to: how it will look; how it will appear to drivers on I64; the Planning Commission and the Architectural Review Board will have an

opportunity to consider new projects; and the Comprehensive Plan being a guide which can be changed.

Bob Boland, Architectural Review Board, recommended that the City give themselves as much teeth as possible. He also noted that office uses along I64 would be appropriate.

P&Z Committee

A motion was made by Councilmember Streeter, seconded by Chair Hurt, to change the Land Use designation of the land in this area (see attached Land Use Plan) to Service Business Park.

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

Planning Commission

The Planning Commission did not make a motion on this matter.

P&Z Committee

A motion to approve the Land Use as amended was made by Chair Hurt, seconded by Councilmember Streeter, and approved by a vote of 3 to 1, with Councilmember Brown voting no.

INTERIOR STORMWATER DRAINAGE IMPROVEMENTS

There was general discussion about the following: functional equivalency; potential general location of reservoirs; problem with layout; and, designation issue.

The Mayor left the meeting at 7:45 p.m.

P&Z Committee

A motion was made by Chair Hurt, seconded by Councilmember Streeter, to approve the Drainage as revised to add to the Plan and the text appropriate wording relative to "providing functional equivalency" and "general locations of functionally equivalent reservoirs are depicted."

The motion was approved by a vote of 4 to 0.

Planning Commission

A motion to revise the Stormwater as recommended by the Committee was made by Commission Layton, seconded by Planning Commission Chair Grant, and approved by a vote of 6 to 0.

P&Z Committee

A motion to forward the Chesterfield Valley Plan revisions to the Comprehensive Plan, as amended, with a recommendation of support was made by Councilmember Flachsbart, seconded Councilmember Brown, and approved by a vote of 4 to 0.

A motion was made by Councilmember Flachsbart, seconded by Councilmember Streeter, to direct staff to make the text agree with continuity and clarity.

The motion was approved by a vote of 4 to 0.

Director of Planning Teresa Price stated that this matter will be forwarded to City Council on February 1, 1999, and to the Planning Commission for final approval on February, 8, 1999. She advised the group that the Public Works Department is identifying projects and the cost and the Finance Department is identifying funding mechanisms.

Note: Two resolutions relative to this matter will be needed for the February 1, 1999, City Council Meeting (one as recommended by the Planning Commission, and one as recommended by the Planning & Zoning Committee).

SEE RESOLUTION # _____ (as recommended by the Planning Commission)

SEE RESOLUTION # _____ (as recommended by the Planning & Zoning Committee)

The meeting adjourned at 8:00 p.m.