


MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning 

DATE: January 27, 2000

SUBJECT: Planning and Zoning Committee Meeting Summary from January 20, 2000

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, January 20, 2000, in the City Council Conference Room. In attendance were: Chair Mary Brown (Ward IV); Councilmember Jane Durrell (Ward I); Councilmember Barry Streeter (Ward II); and, Councilmember Mike Casey (Ward III). Also in attendance were: Councilmember Dan Hurt (Ward III); City Attorney Doug Beach; Planning Commission Chair Dan Layton; Teresa J. Price, Director of Planning; and, Laura Griggs-McElhanon, Assistant Director of Planning.

*To be discussed at 2/7/2000 City Council Meeting.

I. Approval of Planning and Zoning Committee Meeting Summary of January 12, 2000.

A motion to **approve** the meeting summary of January 12, 2000 was made by Councilmember Casey and seconded by Councilmember Durrell.

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

*III. P.Z. 45-1999 THF Chesterfield Development L.L.C. (Chesterfield Commons); an amendment to the City of Chesterfield Ordinance Number 1344 revising the limits of the "C-8" Planned Commercial District to add 37.7 acres; located between the Sachs Electric Facility and the McBride Building on the north and south side of Chesterfield Airport Road.

Director of Planning Teresa Price described the request to add 37.7 acres to The Chesterfield Commons and amend the curb cut restrictions.

A motion to **approve** the amendment requests was made by Councilmember Casey, seconded by Councilmember Streeter and **approved by a vote of 4 to 0**.

**Note: One bill relative to this matter will be needed for the February 7, 2000, City Council Meeting.
SEE Bill #**

- *IV. **P.Z. 6&7-98 Westchester House**; Amendment to City of Chesterfield Conditional Use Permit Number 23 for a nursing home addition; located east of White Road, south of Olive Boulevard.

Director of Planning Teresa Price described the request to amend the Conditional Use Permit to change the number of units allowed from 60 to 72 (this will be done by changing 12 double units into 24 single units). This amendment does not effect the required parking.

A motion to **receive and file** the amendment request was made by Councilmember Durrell, seconded by Councilmember Streeter, and **approved by a vote of 4 to 0**.

NOTE: No legislation is needed for this item. This would be "received and filed" by the City Council and become effective 15 days later.

- *II. Highway 40 Trust Fund

City Attorney Doug Beach addressed the Committee on this matter. Discussion included: individual petitions all impact on one intersection; Texas U-turn versus triple left; moving the on-ramps/off-ramps; who should be responsible for improvements; City came up with estimates in the proposed ordinance which still needs refinement; St. Louis County says we can't use their trust fund money for improvements we identified because we should have traffic accessing Conway Road directly from the developments; in the past, City and County have always agreed on money being paid to the County for Trust Funds; City has to decide if the developer should pay into the County Trust Fund; Kraus property access to Timberlake; problem with City not having objective standards for developers (became an issue in Lenette lawsuit); potential for future refund of trust fund moneys to developers; status of Vitt project; Solomon II; greenspace; density; traffic; adding residential to ordinance;

There was extensive discussion between the Committee and the City Attorney, including: purpose of the trust fund is to improve roads to handle traffic; any development will impact traffic; trust fund should include residential; Chesterfield is one of few cities that pass on County Trust funds; individually, projects don't create problem but combined, we have problems; Solomon II traffic study says that development won't be a problem; if County agrees to road improvements, could possibly capture County Trust Funds to pay for improvements; road across Kraus property; and, have developer pay money into City not the County.

Bert Solomon addressed the Committee on this matter, indicating that he doesn't have a problem paying the Trust Fund money to Chesterfield, but feels that it should be the same rate as the County's. He discussed potential development in the area and possible impact (or lack there of) on traffic. He objects to having to wait 20 years for any potential refund of the Trust Fund money.

John Pitcher addressed the Committee on this matter and provided some general information about possible developments coming in on the Vitt property (20 acres under contract which includes 13 acres for single-family attached residential development on Conway consisting of 45 units or less, and 150,000 square foot of office on the Outer Road.)

Steve Koslovsky, attorney for the Kraus family, addressed the Committee on this matter. He indicated that the Kraus property would probably be developed similar to Timberlake, so the traffic impact from the Kraus development will be less because of unlimited east and west Highway 40 access. Because of the access, he feels that the Kraus property should only contribute based on its proposed impact. He also discussed the issue of cross access.

City Attorney Doug Beach advised the Committee that they need to worry about putting a tool together and they need to consider how can we meet the City's needs with an ordinance. Staff needs to try to bring something back to the Committee. The City needs to determine if we need a Trust Fund, and if so, we should be more generic and include residential.

NOTE: This item will be brought back to the Committee.

The next regularly scheduled meeting will be held at 5:30 p.m. on Thursday, February 10, 2000.

The meeting adjourned at 7:26 p.m.

TJP/LPGM/lpgm

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