

MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Justin Wyse, Director of Planning and Development Services
James Eckrich, Director of Public Works/City Engineer

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, March 23, 2017



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, March 23, 2017 in Conference Room 101.

In attendance were: **Chair Dan Hurt** (Ward III), **Councilmember Barry Flachsbart** (proxy for Councilmember Barbara McGuinness) (Ward I), **Councilmember Bridget Nations** (Ward II) and **Councilmember Nathan Roach** (Ward IV).

Also in attendance were: Planning Commission Chair Stanley Proctor; Jim Eckrich, Director of Public Works/City Engineer; Justin Wyse, Director of Planning & Development Services; Jessica Henry, Senior Planner and Kathy Juergens, Recording Secretary.

The meeting was called to order at 5:30 p.m.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the March 9, 2017 Committee Meeting Summary

Councilmember Roach made a motion to approve the Meeting Summary of **March 9, 2017**. The motion was seconded by Councilmember Hurt and **passed by a voice vote of 3-0**. (Councilmember Nations was not present for the vote.)

II. UNFINISHED BUSINESS - None

III. NEW BUSINESS

- A. **P.Z. 17-2016 Grand Reserve (Hardesty Development, LLC)**: A request for a zoning map amendment from the "NU" Non-Urban District and the "R-3" Residence District to an "R-4" Residence District for a 12.605 acre tract of land located on the south side of Olive Boulevard, approximately 2,200' east of the intersection of Olive Boulevard and Chesterfield Parkway (18S620427, 18S620812, 18S620823, 18S640184, 18S620087, 18S620834, & 18S640205). (Ward 2)

STAFF REPORT

Jessica Henry, Senior Planner, presented the project request for a zoning map amendment from the "NU" Non-Urban District and the "R-3" Residence District to an "R-4" Residence District

for a 12.6 acre tract of land located on the south side of Olive Boulevard, east of the intersection of Olive Boulevard and Chesterfield Parkway.

A Public Hearing was held on February 27. There was a lot of discussion at the Public Hearing and at the subsequent Vote Meeting regarding buffering for the surrounding residential subdivisions. As a result, the Planning Commission made a motion to zone a 7.2 acre portion of the tract "R-3." The Petitioner was amenable and stated that no homes are to be built on that section as the area is reserved for tree preservation. This tract is approximately 100 feet from the adjacent White Plains subdivision.

The Planning Commission also expressed concern regarding homes located on the cul-de-sac off of Hitchcock Road in the Chesterfield Plantation subdivision. The petitioners stated that homes would be approximately 100 feet away from the cul-de-sac.

Ultimately, the Planning Commission unanimously approved the request for "R-4" zoning with a small portion of the tract along the western property line zoned as "R-3."

Ms. Henry pointed out that this is a conventional or straight zoning district, so there is no Attachment A or preliminary plan. The Petitioners have submitted an Alta Survey and a TSD.

(Councilmember Nations arrived at 5:35 p.m.)

Discussion

In response to Chair Hurt's question, Ms. Henry stated that the primary difference between "R-3" and "R-4" zoning is that "R-4" has a 7,500 sq. ft. minimum lot size and "R-3" has a 10,000 sq. ft. minimum. She stated the Petitioner would be developing within the "R-4" portion as they want 7,500 sq. ft. lots and plan to build only 35 homes on this parcel.

PLANNING COMMISSION REPORT

Planning Commission Chair Stanley Proctor stated neighboring residents were concerned with the size of the retaining wall.

Chair Hurt pointed out that due to the existing topography, storm water currently runs in a sheet flow pattern. When the site is developed, the City will require that the development design storm water facilities which will result in an overall improvement.

In response to questions, Mr. Brett Hardesty, Hardesty Homes, stated the retaining wall will not be 12 feet high as perceived by the residents. A 30 foot landscape buffer is required and the retaining wall will drop down into the ground around the retention basin and it will also be 100 feet back into the development. Mr. Hardesty stated they will be improving the storm water runoff. The City requires them to detain the storm water before it is discharged and the discharge rate will be significantly lower than the current runoff rate.

Councilmember Nations made a motion to forward P.Z. 17-2016 Grand Reserve (Hardesty Development, LLC) to City Council with a recommendation to approve. The motion was seconded by Councilmember Roach and **passed by a voice vote of 4-0.**

B. Public Works Policies 45-53

STAFF REPORT

In a continuing effort to review all City Council policies to ensure those policies are current and accurate, Jim Eckrich, Director of Public Works/City Engineer, presented Policies 45-53 for review.

Staff recommends no change to the following policies.

- Policy 47: Street Migration** – The Policy is current and no change is recommended.
- Policy 48: Private Street Acceptance as a Public Street** – The Policy is current and no change is recommended.
- Policy 49: Posting of Speed Limit Signs** - The Policy is current and no change is recommended.
- Policy 50: Traffic Signs** – The Policy is current and no change is recommended.
- Policy 51: Street Tree Removals** – No change is recommended as the Policy is current and was recently revised by City Council on May 5, 2014.
- Policy 52: Installation of Deer Crossing Signs** – No change is recommended as the Policy is current and was recently created on February 11, 2012.
- Policy 53: Snow Removal for Private Driveways within the Public Right of Way** – No change is recommended at this time as this Policy is an “interim” Policy that is reviewed yearly to determine if the program is to continue on a permanent basis.

The Committee concurred that no vote is necessary for this group of Policies.

- Policy 45: Parking Restrictions** – Recommend a revised Policy that is substantively the same but also includes a section on private streets that states:

“Any resident requesting a parking restriction on a private street shall be notified that the street is private and referred to the street owner or subdivision trustees.”

Staff also recommends removing the references to City Code sections within the current Policy.

Councilmember Flachsbart made a motion to forward Public Works Policy #45 to City Council with a recommendation to approve, as amended by Staff. The motion was seconded by Councilmember Nations and **passed** by a voice vote of 4-0.

- Policy 46: School Zones** – Recommend a revised Policy that incorporates current requirements for school zones, including crossing, speed limits, and associated signage. The section on “Drug Free School Zones” has been removed because the Missouri Revised Statute referenced in the Policy has been repealed.

Councilmember Nations made a motion to forward Public Works Policy #46 to City Council with a recommendation to approve, as amended by Staff. The motion was seconded by Councilmember Roach and **passed by a voice vote of 4-0.**

Mr. Eckrich stated that in addition to the 53 Public Works Policies, there are 3 policies that should be moved from the Public Health and Safety Policies to the Public Works Policies. The policies are as follows:

PH&S #1: Citizen Requests for Traffic Control/Devices/Physical Improvements – Recommend changing “improvements” to “enhancements.” Residents who request improvements to their streets, i.e., pot holes, cracked section of curb, etc., should be able to contact the City for repair. If an enhancement is requested, i.e., an island, lane addition, geometric modification, etc., that should be forwarded to the subdivision trustees. Additionally, Staff has also clarified that requests for improvements to State and County roadways will be forwarded to those agencies for action.

PH&S #4: Painting of Curbs – Recommend minor changes including that the request for painting curbs shall be submitted to the City Engineer in writing.

PH&S #7: Streetlight Installations – The current Policy states:

The City Council shall consider requests for the installation of streetlights only at intersections involving a City street intersecting with a State or County roadway.

Recommended change is as follows:

The City Council will consider requests for streetlights only at intersections involving a City roadway with a State roadway, a County roadway, or a City Collector or Arterial roadway. All requests shall be submitted in writing to the City Engineer . . .”

Staff also recommends adding the following:

Streetlights are required as part of development, as detailed in the City of Chesterfield Municipal Code. These streetlights are to be funded and maintained by the Subdivision. The City of Chesterfield will not construct, fund, or maintain streetlights unless those streetlights are specifically approved by City Council.

Councilmember Nations made a motion to forward Public Health & Safety Policies #1, #4 and #7 to City Council with a recommendation that they be moved to the Public Works section of the City Policies, as recommended by Staff. The motion was seconded by Councilmember Roach and **passed by a voice vote of 4-0.**

[Please see the attached report prepared by Jim Eckrich, Director Public Works/City Engineer, for additional information on Public Works Policies 45-53.]

IV. OTHER – None

V. ADJOURNMENT

The meeting adjourned at 5:50 p.m.