

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning 

DATE: May 19, 2000

SUBJECT: Planning and Zoning Committee Meeting Summary from May 18, 2000

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, May 18, 2000, in the City Council Conference Room. In attendance were: Chair Dan Hurt (Ward III); Councilmember Jane Durrell (Ward I); Councilmember John Nations (Ward II); and Councilmember Mary Brown (Ward IV). Also in attendance were: City Attorney Doug Beach; Planning Commission Chair Dan Layton; Teresa Price, Director of Planning; and Kathy Lone, Executive Secretary/Planning Assistant.

*To be discussed at 6/5/2000 City Council Meeting.

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

I. Approval of Planning and Zoning Committee Meeting Summaries of April 27, 2000 and May 4, 2000.

Councilmember Jane Durrell made a motion to approve the Meeting Summaries of April 27, 2000 and May 4, 2000. The motion was seconded by Councilmember Nations and **passes by a vote of 3 to 0.** (Chair Hurt was absent for the approval of the minutes.)

*II. **P.Z. 08-2000 City of Chesterfield:** A proposal to amend the City of Chesterfield Zoning Ordinance by creating a new Section 1003.167(20) Traffic

Ms. Teresa Price stated that the purpose of the ordinance amendment was to take the resolution that had been previously approved and make it part of the Zoning Ordinance. A concern raised by the Home Builders Association (HBA) was that, when approved by Planning Commission, some changes were made to the original resolution. These changes are before the Committee tonight. The Planning Commission wanted to make it a requirement for both residential and commercial development as opposed to just commercial.

City Attorney Doug Beach stated that it originated at City Council over concerns with the Sachs-Vitt commercial developments and the issue that there was not a traffic study and how could the City require one. There is nothing in the Zoning Ordinance that gives the City the authority to require a traffic study.

General discussion followed.

Chair Hurt arrived at the meeting at 5:45 p.m. Vice Chair Brown chaired the remainder of the meeting.

Mr. Jim Hall, Hall & Halsey Associates, Inc., represented the Home Builders Association (HBA). Mr. Hall stated that small subdivisions could not afford a traffic study. Mr. Hall stated that another major concern was how it would be resolved if the traffic consultants disagreed.

Chair Hurt made a motion to approve **P.Z. 08-2000 City of Chesterfield**. The motion was seconded by Councilmember Durrell and passes by a vote of 4 to 0.

Councilmember Brown stated that she wanted to make it clear to the HBA that all development would not trigger a traffic study. It would be strictly optional.

**Note: One bill relative to this matter will be needed for the June 5, 2000 City Council Meeting.
See Bill #**

III. Traffic Generation Assessments on Straight Zonings

Ms. Price handed out a section from the St. Louis County Blue Book on Traffic Generation Assessments (TGA's). She stated that these assessments are imposed on certain new developments to finance the costs of roadway improvements that are necessary to relieve the impact of new development traffic.

Councilmember Brown stated that a developer is not required to contribute to the TGA fund if they are a straight zoning.

City Attorney Beach stated that this would involve a change in the Zoning Ordinance because the Zoning Ordinance does not require that a developer provide any amount for the TGA fund in a straight zoning.

City Attorney Beach stated that developers have voluntarily contributed in the past and may continue to do so. Mr. Beach stated that it could also be added to their ordinance for rezoning or it could be put to a vote of the people.

General discussion followed.

The Committee decided not to take action at this time.

***IV. Highway 40 Trust Fund**

Ms. Price handed out maps showing trust funds areas in Chesterfield.

Mr. Beach stated that Chesterfield created its own trust fund. The map shows the trust fund area along Highway Forty.

General Discussion followed.

Committee members would like the trust fund area expanded to include areas on the south side of Highway Forty.

Chair Hurt made a motion to expand the trust fund area to include areas south of Highway Forty. The motion was seconded by Councilmember Brown and **passes by a vote of 4 to 0.** (A map is attached showing this area.)

**Note: One bill relative to this matter will be needed for the June 5, 2000 City Council Meeting.
See Bill #**

V. Pending Projects Update

Ms. Price stated that the Baxter Center sign would be coming before the Planning Commission for approval at their May 22, 2000 meeting.

VI. Other

Discussion followed concerning the size of the sign at Byrne Custom Homes on Chesterfield Airport Road.

Chair Hurt asked the Historical Commission to keep an eye on it since this is a Landmark Preservation Area (LPA).

Ms. Price stated that two (2) planners started with the Department on Monday, May 15 and three (3) more would be starting June 1, 2000.

The meeting adjourned at 6:40 p.m.

TJP/kl

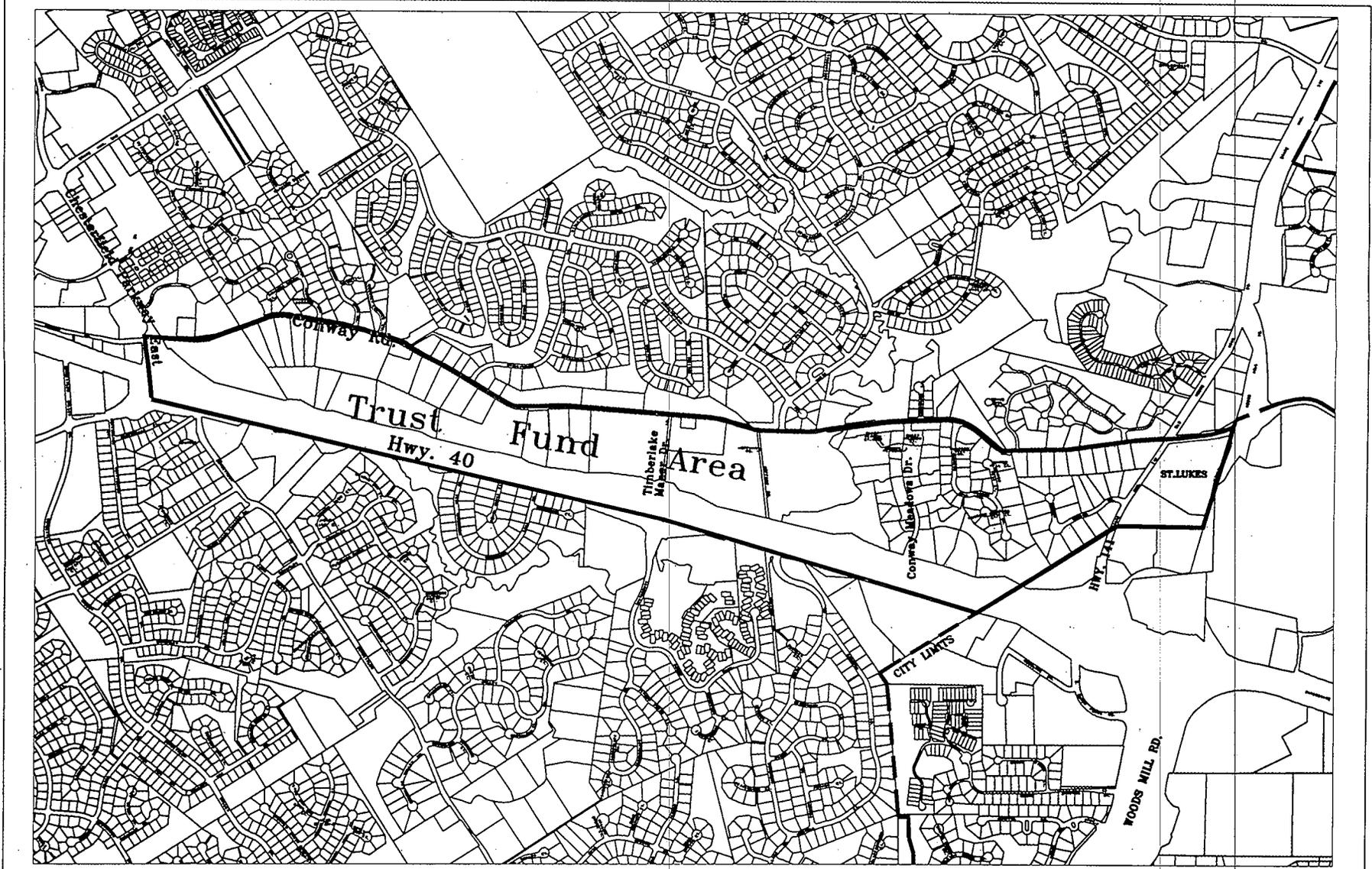


EXHIBIT A
HIGHWAY FORTY
TRUST FUND