

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: July 20, 2001

SUBJECT: Planning and Zoning Committee Meeting Summary from July 19, 2001

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, July 19, 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 John Wagner, 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 July 5, 2001.

Councilmember Streeter made a motion to approve the Meeting Summary of July 5, 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.

Durrell had a motion for the western most cul de sac be extended to create a stub street which would butt the property of the Seegar development, which would be an alternate exit onto Olive.

Discussion followed: Access onto Olive, by Lot 33, which would allow a cross access to Seegar. Entrance would be at a distance that would allow a traffic light in the future. Two entrances on Olive would be opposed. A stop light at the exit going east would be a solution. Closing up the original entrance.

Councilmember Durrell made a motion to amend the amendment, to bring the parcel at land and connect it with the existing stub street and route it north to Olive.

Vote was taken and fails 3-1.

Councilmember Hurt made a motion to put an entrance onto Olive through Lot 33 then upon completion of that entrance close the official entrance.

Discussion followed: MODOT needs to approve of the light at Olive being a state road. Width of the streets, making them wider, within the development need to be considered

again. One exit verses two exits. The size of the subdivision determines the number of exits. The City made certain decisions earlier and now they are changing their minds. Traffic burden by the closure of the main entrance. Traffic problem needs to be addressed because the cost of the improvements to make the entrance/exits safer. Opening the back section of the subdivision not being an option. Accident rates. Tim Meyer with Volz expresses that the entrance being proposed would be a difficult grade problem. Traffic study being done. Councilmember Durrell made the statement she does not want original entrance closed.

Councilmember Hurt made a motion to make the main access through Lot 33 connecting Olive Street Road and closing the other access.

Voice vote was taken and it evens at 2-2.

Councilmember Streeter made a motion to in addition to Councilmember Hurt's motion but to allow a right turn in and right turn out at the current entrance but to extend the median to prevent left turns out.

The motion dies due to a lack of a second.

A motion was made by Councilmember Hurt seconded by Chair Scheidt to make the main access through Lot 33 connecting Olive Street Road and closing the other access **and passes by a voice vote of 3-1.**

Chair Scheidt made a motion to amend the present amendment which would close the entrance to White Road.

Councilmember Hurt explains that voting for the amendment that was brought forward with one change.

Developer, Bill Taylor, stated he will withdraw the amendment and go with the 110 units and let it access to Olive St. Road.

The Planning and Zoning Committee agreed to table this until they could contact Doug Beach to see if this is allowed.

Councilmember Durrell made a motion to hold this until the August 9th meeting.

Councilmember Streeter seconds the motion **and passes by a voice vote of 4-0.**

Discussion followed: A letter of request for withdraw for the amendment is needed 24-hours in advance before the next meeting. Costs involved for moving entrance.

- *III. P.Z. 44-2000 Stoneridge Development; a request for a change of zoning from an "NU" Non-Urban District to an "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 Numbers 19R-61-0026 and 19R-61-0312). *Proposed use; Multiple-family homes.*

Councilmember Hurt made a motion to accept the project as amended to move forward to Planning Commission Council as R3.

Councilmember Streeter seconds the motion.

Discussion followed: The property owners attorney states for the record that they never agreed to the R3 and opposes the R3. Also the Developers attorney states for the record that they never agreed to the R3 and opposes the R3.

Councilmember Hurt restates R6 is to dense and there were no other options and it isn't fair to the Petitioner to remain NU.

The motion passes 3-1.

***Note: Two bills relative to this matter will be needed for the August 6, 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)

***IV. Proposed Revisions to Ordinance 1345, The Tree Ordinance;** Proposed revisions to the Tree Ordinance and Manual.

Barbara Weigel reiterates the proposed changes that were held from the June 7th meeting.

Councilmember Streeter made a motion to accept revisions to Ordinance 1345. Councilmember Durrell seconds the motion **and passes by a voice vote 4-0.**

Discussion followed: Wooded area definition. Size of trees. HBA concerns of the change to the ordinance. Councilmember Brown concerned of saving more of the better establish trees. The cost of determining the trees that can be removed. Tree specialist will be needed to prepare a document for the trees on the land.

Councilmember Hurt made a motion to amend to the tree ordinance 8.C1 "Tree protection plan based by the tree specialist." Councilmember Streeter seconds the motion **and passes by a voice vote 4-0.**

***Note: One bill relative to this matter will be needed for the August 6, 2001 City Council Meeting (one as recommended by the Planning & Zoning Committee).**

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

Chair Scheidt asks that the meeting take a 5 minute break. 7:15pm the meeting stops and starts again at 7:19pm.

Planning and Zoning Committee Meeting Summary for July 19, 2001

July 20, 2001

Page 4

Discussion follows: Cash escrows, tracts less than 5 acres having trees with 8 inches in diameter. Fining developers for existing tree damage.

Councilmember Streeter made a motion to adjourn meeting. Councilmember Durrell seconds the motion and the meeting adjourned at 7:25pm.