

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: July 23, 2004

SUBJECT: Planning and Zoning Committee Meeting Summary from July 22, 2004

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, July 22, 2004, in Conference Room 101. In attendance were: Chair Bruce Geiger (Ward II); Councilmember Jane Durrell (Ward I); Councilmember Connie Fults (Ward IV) and Councilmember Dan Hurt (Ward III). Also in attendance were Mayor John Nations; Councilmember Mike Casey (Ward III); Planning Commission Chair Victoria Sherman; Director of Planning Teresa Price; Senior Planner Annissa McCaskill-Clay; Project Planner Michael Hurlbert; Project Planner Aimee Nassif; and Mary Ann Madden, Planning Assistant.

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

I. APPROVAL OF MEETING SUMMARY

Councilmember Durrell made a motion to approve the Meeting Summary of July 8, 2004. The motion was seconded by Councilmember Hurt and **passes by a voice vote of 3 to 0**. (Councilmember Fults did not vote since she was absent from the July 8, 2004 Meeting.)

II. OLD BUSINESS

- A. **P.Z. 11-2003 Capitol Land Company**: a request for a change of zoning from a "C-8" Planned Commercial District to a "PC" Planned Commercial District for 6.494 acre tract of land located north of Lea Oaks Drive, east of Clarkson Road, west of Old Baxter Road, and south of Chesterfield Parkway East.

Chair Geiger stated that he has spoken to City Attorney Doug Beach regarding the cross access issue with Voelpel. Mr. Beach has advised that before the Planning & Zoning Committee can forward this petition on to City Council, there has to be a signed agreement between the Petitioner and Voelpel to grant future cross access once the project is developed.

Councilmember Hurt made a motion to amend his previous motion of March 18, 2004 which required signed cross access agreements, which included the Voelpel tract. Councilmember Hurt stated cross access will be required once the Voelpel tract is developed. Councilmember Fults seconded the motion **and passes by a voice vote of 4 to 0.**

Chair Geiger stated that there are a number of issues yet to be resolved on this Petition and that the Petitioner has requested it be held at this time.

Chair Geiger made a motion to hold **P.Z. 11-2003 Capitol Land Company** and to call a Special Meeting of the Planning & Zoning Committee for August 2, 2004 at 5:30 p.m. Councilmember Durrell seconded the motion **and passes by a voice vote of 4 to 0.**

Planning Chair Victoria Sherman referred to the language on the Green Sheet that states “*architecturally-appropriate as recommended by Architectural Review Board and approved by the Planning Commission.*” Planning Chair Sherman suggested that the word “*recommended*” be changed to “*reviewed*”. Staff made note of the suggestion and will make the appropriate changes.

- B. P.Z. 12-2004 City of Chesterfield (Underground Utility Service):** A request to amend Section 1003.167 (20) of the City of Chesterfield Zoning Ordinance to establish criteria for the first extension of underground utility service in a commercial area.

Project Planner Aimee Nassif stated that according to the Ameren UE Supervising Engineer, the initial developer is responsible for installing the electric infrastructure. The cost to Ameren UE for the installation is projected over a twelve month period, set up as a guarantee, and paid for by the initial developer. If a subsequent developer moves in within the twelve-month period, then Ameren UE assesses the additional cost, taking into account the cost of equipment, installation, etc. to the subsequent developer. At the end of the twelve-month period, Ameren UE reimburses the first developer for the time that the initial developer and the subsequent developer were both making payments to Ameren UE. If a subsequent developer moves in after the twelve-month guarantee has expired, there is no reimbursement process for the initial developer.

Ms. Nassif stated that this was the process used for both Missouri Research Park and Earth City.

General discussion was held regarding the Attachment A to **P.Z. 12-2004 City of Chesterfield (Underground Utility Service)** with respect to no time limitation being set for reimbursing the original developer, on a pro rate basis, from parcels developed at a later time. This is different from Ameren UE’s policy of having a twelve-month limit on reimbursing the original developer from subsequent developers.

Councilmember Fults asked who would be responsible for enforcing the policy since the proposed policy is different than Ameren's policy. It was determined that under Chesterfield law, Ameren UE would be responsible for enforcing the procedure.

Councilmember Hurt made a motion to forward **P.Z. 12-2004 City of Chesterfield (Underground Utility Service)** to the Planning Commission for Public Hearing. Councilmember Durrell seconded the motion and **passes** by a voice vote of 4 to 0.

Councilmember Hurt asked that the Committee members be advised, through email, as to when the Public Hearing for **P.Z. 12-2004 City of Chesterfield (Underground Utility Service)** will be scheduled.

III. NEW BUSINESS - None

IV. PENDING PROJECTS/DEPARTMENTAL UPDATE - None

V. ADJOURNMENT

The meeting adjourned at 5:40 p.m.