



MEMO

DATE: October 20, 1988
TO: Members of the Planning & Economic Development Committee
FROM: Jerry Duepner, Director of Planning & Economic Development 90
SUBJECT: Meeting October 19, 1988

A meeting of the Planning and Economic Development Committee was held on Wednesday, October 19, 1988 at 5:30 p.m. Those in attendance included Councilmember Dick Hrabko, Chairperson (Ward IV), Councilmember Jade Bute (Ward II), Councilmember Barry Flachsbart (Ward I), Michael Herring, City Administrator, Bill Hawn, Director of Public Works/City Engineer, and Jerry Duepner, Director of Planning and Economic Development.

The first item of business discussed was the issue of street acceptance for streets within the City of Chesterfield. Discussion on this topic focused upon the City taking over obligation for street maintenance in developments where construction is still occurring, and possible problems encountered by the City in taking over additional street maintenance obligations at this time. As in a prior meeting, the issue of residents along the streets not accepted by the City petitioning the City for such items as snow removal, was discussed by the Committee members. The Director of Public Works/City Engineer cited problems with streets which do not presently meet County standards, but which contractors are seeking acceptance. The Committee members agreed that the City should stand by the County standards in reviewing and accepting any streets for City maintenance. A motion was made by Councilmember Barry Flachsbart that the City not accept streets within residential developments unless said developments are substantially complete, and that notice should be provided to perspective purchasers within a subdivision that streets are not the responsibility of the City until those streets meet City standards or are accepted by the City for maintenance. Councilmember Flachsbart also indicated that the Director of Public Works/City Engineer would have final responsibility for determination of substantial completion status of a subdivision. Councilmember Bute seconded the motion and the motion passed 3 to 0. *ignore this*



MEMO

DATE: October 20, 1988

TO: City Council, City of Chesterfield

FROM: Planning and Economic Development Committee

SUBJECT: Policy for Acceptance of Streets Within Residential Subdivisions
in the City of Chesterfield

At the meeting of the Planning and Economic Development Committee on October 19, 1988, the Committee discussed the above referenced item. Specifically, the Committee discussed City Policy concerning the acceptance of streets within residential subdivisions in which development was still occurring. In review of this matter, the Committee recognized the concern of residents who purchase homes along a street which is not maintained by the City while development is still occurring and must, therefore, depend upon maintenance and snow removal by the developer. At the same time the Committee noted that, as development is still continuing within a project, problems could develop with streets for which the City would be responsible if they accept maintenance. An example of this could be cracking of pavement. This may become a particular problem at a time when the City is in a very early stages of establishing its own street maintenance program.

Although the Committee recognizes the concerns of the residents along unaccepted streets, it is the opinion of the Committee that it would be unwise at this point for the City to accept streets for maintenance until either all development has occurred, or until development within the subdivision is substantially complete. The Committee would recommend that in all developments prospective purchasers should be notified that the City of Chesterfield will not be responsible for maintenance of streets until those streets are formally accepted by the City. This notification should be provided upon plats used for display of a subdivision within a sales office of a development.

Therefore, the Planning and Economic Development Committee recommends that the City of Chesterfield not accept streets for maintenance within subdivisions until all development is completed, or until construction within the subdivision has been substantially completed. Responsibility for determination of substantial completion shall rest with the Director of Public Works/City Engineer. Further, the Committee recommends that developers provide upon display plats within sales offices, notification that maintenance of streets will be the responsibility of the developer until such time as streets are brought up to the standards of the City of Chesterfield and are accepted by the City.

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Next items discussed were those matters considered by the Planning Commission at their Meeting on October 10th:

1. Clarkson Center - This is a request to amend an existing "C-8" District Ordinance for a tract of land located on the east side of Clarkson Road, south of Clarkson Woods Drive. The Planning Commission recommended approval by a vote of 9 to 0 to allow amending of the Ordinance to permit a right-turn-in, right-turn-out access to the development from Clarkson Road, and that a left turn lane be provided for southbound Clarkson Road to Clarkson Woods Drive. Councilmember Bute moved that the motion of the Planning Commission be accepted with the condition that the project be brought in complete compliance with Ordinance conditions. Councilmember Flachsbart seconded. The Committee approved the motion by a vote of 3 to 0.
2. Riverside Executive Campus - This is a request to amend a "C-8" District Ordinance for a tract of land located on the south side of Chesterfield Airport Road, north side of Olive Street Road. The Planning Commission recommended to amend a legal description and to allow the reduction of the required pavement width to 26 feet from 38 feet, with retention of a 40 foot right-of-way and a 10 foot roadway utility easement on either side of the right-of-way. Councilmember Flachsbart moved to accept the motion of the Commission, Councilmember Bute seconded the motion. The Committee approved this motion by a vote of 3 to 0.
3. P.C. 6-88, Toys 'R' Us - This is a request from Mr. John King for withdrawal of a petition located on the east side of Clarkson Road, north of Baxter Road. The Planning Commission granted withdrawal without prejudice by a vote of 9 to 0. This item was merely brought to the Committee for their information.

Attached to this memo please find a copy of Policy Statement concerning the acceptance of streets within residential subdivisions by the City; the minutes of the October 10th Planning Commission Meeting; and the Planning Commission reports on Clarkson Center, Riverside Executive Campus, and P.C. 6-88 Toys 'R' Us.

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Attachments