

MEMORANDUM

TO: Mike Geisel, City Administrator

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

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, January 10, 2019



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, January 10, 2019 in Conference Room 101.

In attendance were: **Chair Michelle Ohley** (Ward IV), **Councilmember Barry Flachsbart** (Ward I), **Councilmember Mary Ann Mastorakos** (Ward II), and **Councilmember Dan Hurt** (Ward III).

Also in attendance were: Mayor Bob Nation; Planning Commission Chair Merrell Hansen; Jim Eckrich, Director of Public Works/City Engineer; Justin Wyse, Director of Planning & Development Services; Mike Knight, Planner; and Kathy Juergens, Recording Secretary.

The meeting was called to order at 5:45 p.m.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the November 8, 2018 Committee Meeting Summary

Councilmember Mastorakos made a motion to approve the Meeting Summary of November 8, 2018. The motion was seconded by **Councilmember Hurt** and **passed** by a voice vote of 4-0.

Councilmember Hurt made a motion to suspend the rules and move New Business Item A (Board of Adjustment Nominee Interview) before Unfinished Business. The motion was seconded by **Councilmember Flachsbart** and **passed** by a voice vote of 4-0.

II. NEW BUSINESS

A. Board of Adjustment Nominee Interview

Each Committee member indicated that Dr. Proctor was well qualified, and given his qualifications, there was no need for detailed questions.

Councilmember Hurt made a motion to forward the Board of Adjustment nomination of Stanley Proctor to City Council with a recommendation to approve. The motion was seconded by **Councilmember Flachsbart** and **passed** by a voice vote of 4-0.

III. UNFINISHED BUSINESS

- A. **Aventura at Wild Horse Creek (Above All Development)**: A Site Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 12.6 acre tract of land located on the south side of Old Chesterfield Road, northwest of the intersection with Wild Horse Creek Road. (18T630205, 17T310016 18T630173, 18T640226). (Ward 2)

STAFF REPORT

Mike Knight, Planner, stated this is a Site Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Aventura at Wild Horse Creek which is located northwest of the corner at Old Chesterfield Road and Wild Horse Creek Road.

Mr. Knight presented the following timeline of significant events:

February 2018 – Site was zoned “R-6AA” Residence District.

July 2018 - The Applicant submitted to the Architectural Review Board (ARB). Based on discussion, the Applicant requested that no action be taken in order to allow time to address issues raised.

August 2018 - Reviewed by ARB. The Applicant again requested that no vote be taken.

September 2018 - Reviewed by ARB. The Board recommended approval with conditions. The Applicant met those conditions and addressed Staff's comments. Power of Review was called.

October 2018 - Reviewed by Planning & Public Works Committee (PPW). The Committee asked that the Applicant reposition the entrance of the development to align with the Burkhardt Place curb cut. The revised plan was to be resubmitted to ARB and then returned to the PPW Committee.

November 2018 - Reviewed by ARB. The Board recommended approval with conditions. The Applicant met those conditions and Staff had no additional comments.

January 2019 – Updated plan presented to PPW again.

Mr. Knight discussed the updated site plan which consists of two buildings totaling 176 units. Significant features include a clubhouse, pool, cabana, maintenance building with carwash, recycling center with trash compactor, and multiple carport structures. The access point is now located across from Burkhardt Place. There is vehicular circulation throughout the site and pedestrian infrastructure for pedestrian circulation across the site. There are 342 parking spaces with 17 carports, which is just under two spaces per unit, and 35% covered parking.

The following table depicts updates to the project since the last PPW meeting:

Significant Updates to the Site Plan	
Entrance	The entrance now aligns with Burkhardt Place curb cut
Buildings	Two (4-story) buildings vs three (3-story) buildings
Parking	Increase in parking from 296 to 342 spaces
Tree Preservation	Preservation lowered from 30% to 27%. Mitigation plantings have been added
Trail Alignment	The current alignment is reflected along the western property line
Pet Park	Addition of 1,750 square foot pet park
Pocket Park	Addition of 850 square foot pocket park
Water Feature	Water feature has been added to the south of the pocket park along WHCR
Entrance Feature	A column feature has been added to the entranceway.
Retaining Wall	Mosaic retaining wall added to facilitate the entranceway

DISCUSSION

In response to Chair Ohley's question, Mr. Knight described the pedestrian connectivity around and within the development.

Councilmember Mastorakos inquired about the stairwell on the east elevation of building two. Mr. Knight stated that although there is an open air portion at the balcony, the staircase is internal behind a wall. Councilmember Mastorakos stated she thought that all stairwells were to be completely enclosed and they are not.

Councilmember Hurt asked about connectivity to the Riparian Trail. Justin Wyse, Director of Planning and Development Services, stated there are ongoing discussions with the County regarding the alignment and he anticipates that the connection will be located on the west side of the intersection or just to the west of the intersection. The Riparian Trail is currently under design, and the City's engineering consultant, George Butler Associates, will coordinate with St .Louis County to determine where the crossing will be approved by County.

There was some discussion regarding the roof elevation and property line grading in relation to the nearby church property.

There was also discussion regarding the location and size of the water feature. Councilmember Hurt requested that the water feature be enlarged.

Councilmember Mastorakos stated she has spoken to numerous residents and they are concerned with the pace of new construction within the City, the density of new developments, the total destruction of greenspace and the fact that developments do not seem to fit into the environment. They are also concerned with the lack of innovative architectural design.

Councilmember Mastorakos further stated that this development is extremely dense. She has met with the Applicants on three different occasions and has asked them to reduce the density and eliminate some of the parking spaces. She is also concerned about the greenspace. The area is completely forested around the property. All of this will be destroyed and only the area to the west will be preserved. She feels the architectural style does not have an innovative, creative style. Although she does like several features of the development, she will not vote for it. This project is located in the Urban Core which is a vital component to the future of the City.

Chair Ohley stated that the residents have expressed those same concerns to her as well and she concurs with Councilmember Mastorakos. She did state, however, that the density was previously approved by City Council so the Committee has to work with what is presented. Councilmember Mastorakos commented that she was not a councilmember at the time it was approved.

Mayor Nation pointed out that what has been approved so far meets the City's Code and requirements. He, too, has heard the same comments from residents. In a previous Citizen newsletter, he tried to specifically address resident concerns and perception regarding the pace of development in the community. Regarding greenspace/open space, the average resident has no idea that the City has very strict, explicit guidelines that each development must meet, such as greenspace requirements, tree canopy preservation, and the required number of parking spaces. He has tried to educate the public. He feels that the residents do not have an appreciation of the guidelines that the City has to follow. To go above and beyond the requirements is something that is beyond the City's jurisdiction. Residents cannot make a generic statement that they want more greenspace at a particular location. The City cannot purchase land in order to preserve greenspace.

Chair Ohley stated that now is a good time to bring the community into the planning process. She encouraged everyone to sign up for the "Envision Chesterfield" kickoff and to invite their neighbors and friends. This is a good educational opportunity for the public to understand the whole planning process.

Councilmember Hurt made a motion to forward Aventura at Wild Horse Creek (Above All Development) to City Council with a recommendation to approve. The motion was seconded by Councilmember Flachsbart and **resulted in a voice vote of 2-2** with Chair Ohley and Councilmember Mastorakos voting nay.

Mr. Wyse stated that the project will move forward to City Council without a recommendation from the PPW Committee.

[Please see the attached report prepared by Justin Wyse, Director of Planning and Development Services, for additional information on Aventura at Wild Horse Creek (Above All Development).]

IV. NEW BUSINESS

- B. P.Z.18-2016 17511 Chesterfield Airport Rd. (Time Extension Request):** A request for an eighteen (18) month extension of time to submit a Site Development Concept Plan or Site Development Plan for a 13.01 acre tract of land located north of Chesterfield Airport Road, east of Long Road, west of Arnage Boulevard, and south of Interstate 64/US 40 (17U510084). (Ward 4)

STAFF REPORT

Mike Knight, Planner, stated this is a request for an 18-month extension to submit a Site Development Concept Plan or Site Development Plan for 13 acres of land located north of Chesterfield Airport Road.

DISCUSSION

Councilmember Flachsbart questioned why developers rezone property and then ask for time extensions when they have no idea what the future development of that property will be at the time of rezoning. Justin Wyse, Director of Planning & Development Services, explained that at

the time this site was rezoned, there was a tenant interested in purchasing the northern half of the property. However, following approval of the rezoning, the sales contract was terminated. Therefore, the Applicant is requesting a time extension to pursue other development possibilities.

There was further discussion regarding time extensions, the legality of not approving an extension and how to eliminate the requirement of time extensions. Mr. Wyse stated that if a time extension were not approved, Council would essentially be directing Staff to initiate a rezoning of the property. Zonings cannot expire, they can only be changed, which would require a legislative action. Chair Ohley inquired as to why time extensions are contained within all site specific ordinances and not the City Code. Mr. Wyse stated he will research this topic further with the City Attorney.

Councilmember Hurt made a motion to forward P.Z.18-2016 17511 Chesterfield Airport Rd. (Time Extension Request) to City Council with a recommendation to approve. The motion was seconded by Councilmember Mastorakos and **passed by a voice vote of 4-0.**

[Please see the attached report prepared by Justin Wyse, Director of Planning and Development Services, for additional information on P.Z.18-2016 17511 Chesterfield Airport Rd. (Time Extension Request).]

C. P.Z. 07-2018 City of Chesterfield (Unified Development Code - Article 3): An ordinance amending Article 3 of the Unified Development Code to revise the “AG” Agricultural District regulations and the Use Table for Nonresidential Districts.

STAFF REPORT

Justin Wyse, Director of Planning & Development Services, stated that Staff previously discussed updating the “AG” Agricultural District regulations with the Planning & Public Works Committee. The goal was to encourage property owners to zone away from the industrial type zoning that is currently in place in favor of the “AG” District. This would better align the zoning designations within this area with the Comprehensive Plan’s Agricultural/Floodplain/Conservation land use designation.

A Public Hearing was held in October of 2018. Following the Public Hearing, Staff met with affected property owners to ensure that they understood the proposed revisions and how they would be impacted, and they were all in agreement with the petition. The Planning Commission did recommend including “botanical garden” as a permitted use.

DISCUSSION

There was some discussion regarding the definition of a “passive” wild animal reserve and the impacts of allowing a “zoological garden.”

Councilmember Hurt made a motion to forward P.Z. 07-2018 City of Chesterfield (Unified Development Code - Article 3) to City Council with a recommendation to approve. The motion was seconded by Councilmember Flachsbart and **passed by a voice vote of 4-0.**

Note: One Bill, as recommended by the Planning Commission, will be needed for the January 23, 2019 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning and Development Services, for additional information on P.Z. 07-2018 City of Chesterfield (Unified Development Code - Article 3).]

D. Vector Control Services Contract

STAFF REPORT

Jim Eckrich, Director of Public Works/City Engineer, stated that for several years, the City has contracted with St. Louis County for vector control services; specifically for larviciding, adulticiding and rodent abatement. The City's current contract expires on April 7, 2019. Every five years that contract has to be renewed and Staff is requesting the renewal of this contract.

DISCUSSION

In response to Chair Ohley's inquiry, Mr. Eckrich stated that the previous two bills from St. Louis County, covering 2016 and 2017, were approximately \$9,000.

Councilmember Flachsbart made a motion to recommend that City Council authorize the City Administrator to execute a contract between the City and St. Louis County for vector control services. The motion was seconded by Councilmember Hurt.

Discussion after the Motion

Councilmember Mastorakos stated her concern for residents who own beehives and asked if there was any communication with the residents as to when spraying will take place. Mr. Eckrich stated that the County will work with local beekeepers to minimize the impact of spraying on bee populations. Residents who have beehives on their property should call and request to be placed on a "no spray" list or request to be notified when spraying will take place in their area. He further stated that there have been articles regarding this topic published in the Citizen newsletter and this information is on the City's website as well as the County's website. Councilmember Flachsbart suggested sending a letter to all subdivision trustees informing them of who to call to request that spraying not be done in their subdivision. Chair Ohley suggested that this topic be discussed at future Subdivision Symposiums that the City conducts.

The above motion was **passed** by a voice vote of 4-0.

Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the January 23, 2019 City Council Meeting. See Bill #

[Please see the attached report prepared by Jim Eckrich, Director of Public Works/City Engineer, for additional information on the Vector Control Services Contract.]

V. OTHER

Chair Ohley announced that the next PPW meeting is scheduled for the same evening as the Municipal League meeting and that she will be attending the Municipal League meeting. Justin Wyse, Director of Planning & Development Services stated that he does not anticipate any projects coming from the Planning Commission and Jim Eckrich, Director of Public Works/City Engineer stated that he will be out of town that evening so there would be no agenda items from Public Works. There were no objections to the PPW meeting being canceled at this time.

VI. ADJOURNMENT

The meeting adjourned at 6:45 p.m.