



# MEMORANDUM



TO: Michael G. Herring, City Administrator

FROM: Mike Geisel, Director of Planning, Public Works and Parks

SUBJECT: Planning & Public Works Committee Meeting Summary  
Thursday, January 19, 2012

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A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, January 19, 2012 in Conference Room 101.

In attendance were: **Chair Connie Fults** (Ward IV); **Councilmember Matt Segal** (Ward I); **Councilmember Derek Grier** (Ward II); and **Councilmember Randy Logan** (Ward III).

Also in attendance were: Mayor Bruce Geiger; Councilmember G. Elliott Grissom (Ward II); Councilmember Mike Casey (Ward III), Planning Commission Chair Amy Nolan; Mike Geisel, Director of Planning, Public Works and Parks; Brian McGownd, Public Works Director/City Engineer; Shawn Seymour, Senior Planner; and Kristine Kelley, Recording Secretary.

The meeting was called to order at 5:30 p.m.

## I. APPROVAL OF MEETING SUMMARY

### A. Approval of the December 15, 2011 Committee Meeting Summary.

Councilmember Logan made a motion to approve the Meeting Summary of December 15, 2011. The motion was seconded by Councilmember Segal and **passed by a voice vote of 4 - 0.**

## II. OLD BUSINESS - None

## III. NEW BUSINESS

*The Committee agreed to change the agenda order.*

### B. Chesterfield Historic and Landmark Preservation Committee: Nomination for Leonard Blake Ancient History Award.

## **STAFF REPORT**

Shawn Seymour, Senior Planner and Staff Liaison stated that at the December 14, 2011 CHLPC meeting, the Committee reviewed the nomination for the Leonard Blake Ancient History Award. The LBAHA is presented to those individuals or organizations that have made a significant contribution toward the understanding of Chesterfield's ancient archaeological record. By a unanimous vote, the CHLPC voted to recommend the nomination of Michael and Neathery Fuller to City Council for the award.

Mark Leach, representing the CHLPC, explained that the award is given to those in order to recognize an individual or organization that has significantly aided in the understanding of the prehistoric culture that has existed in Chesterfield. He added that the nominees are Drs. Michael and Neathery Fuller who have been doing excavation in the City and throughout the area for over 30 years. He then pointed out the credentials by which they are receiving the nomination and feels that they are worthy of the recognition.

**Councilmember Grier made a motion to forward Chesterfield Historic and Landmark Preservation Committee: Nomination of Michael and Neathery Fuller for the Leonard Blake Ancient History Award to City Council with a recommendation to approve.** The motion was seconded by Councilmember Logan and **passed** by a voice vote of 4 - 0.

**[Please see the attached report prepared by Aimee Nassif, Planning and Development Services Director, for additional information on Chesterfield Historic and Landmark Preservation Committee: Nomination for Leonard Blake Ancient History Award].**

- A. **Automatic Power of Review is being exercised for the following project: Arbors at Wild Horse Creek SDP:** A Site Development Plan, Landscape Plan, and Architectural Elevations for a 23 acre tract of land zoned "PUD" Planned Unit Development located on the south side of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Wild Horse Parkway Drive (18V330046).

## **STAFF REPORT**

Shawn Seymour, Senior Planner gave a PowerPoint presentation showing the site and surrounding area. Mr. Seymour stated the following:

As part of the PUD zoning for this site, automatic power of review of the SDP is required for approval. On January 9, 2012, the Planning Commission recommended approval of the SDP by a vote of 9 – 0 with the requirement that Staff review the architectural elevations for all submitted Municipal Zoning approvals.

The Petitioner is proposing the following:

- The development of 22 single-family lots of varying sizes not to be smaller than 24,000 sf.
- The lots will be serviced by a single cul-de-sac neighborhood street, which will have one (1) point of access to Wild Horse Creek Road. Mr. Seymour pointed out that the Monarch Fire Protection District has not granted an approval letter to the City. According to their code, cul-de-sacs cannot extend further than 1,000 linear feet without a secondary access point – the site is just less than 1,900 linear feet. However, the City’s ordinances do not require approval from outside agencies; instead the City obtains comment letters. The fire district is allowed to review the building permits for each lot after approval of the site plan. It was noted that an additional access point would require an amendment to the site plan.
- This design proposes that over 40% percent of the existing tree canopy will be preserved. A portion of the existing tree canopy will be utilized for perimeter buffering, mainly along the eastern boundary of the site. The buffer along the west is required to be 50 feet in width and extends to the end of the property to the south.
- The Landscape Plan proposes the planting of 200 plus trees, of which 90 plus will be used for providing a buffer along the western boundary of the site. An additional 90 plus trees will be planted as street trees.
- The proposed single-family structures will be constructed of brick, stone, Hardie plank siding and architectural shingles.

The Architectural Review Board (ARB) reviewed the application during its December 2011 meeting and unanimously approved the proposal with the following recommendations.

1. Building materials on all facades of the proposed structures should utilize varying materials, detailing, finishes and colors. Facades dominated by one material, color or without any identifiable features should be avoided. The ARB would like staff to review this during applications for Municipal Zoning Approval
  - The applicants have agreed to remove the elevation that prompted this comment from the ARB. Further, staff will review during MZA submittal. ***Note, this was also made a part of the PC motion to approve the application.***
2. The northern (side) façade of the structure to be built on Lot 1 should continue the architectural features, materials and colors of the front façade. The northern façade will front Wild Horse Creek Road and may be viewable from this right-of-way. The extension of the materials, features and colors of the front façade along the northern façade will enhance the overall quality of the development from this vantage point.

- The applicant has agreed to utilize building materials, features and colors on this façade that will match those found on the front façade of the structure. Staff will review during MZA submittal.
3. The number of evergreen trees should be increased in the buffer along the western boundary of the development. This increase in evergreen trees will ensure visual buffering during the winter months. It was noted that the developer has added four (4) additional evergreen trees to ensure that the requirements are fulfilled.
- The proposed landscape plan includes 30 six-foot (6 ft.) tall evergreen trees along this buffer. This meets the requirements of the Landscape and Tree Preservation Manual and Staff believes that this will provide adequate buffering during the winter months.

### **PLANNING COMMISSION REPORT**

Planning Chair Nolan stated that there were no issues brought forth to the Planning Commission. However, there was one concern by ARB with one of the proposed elevations which uses Hardie plank siding on all sides of the home.

### **DISCUSSION**

The Petitioner recognized that since the project began a year ago, the project has been a collaborative effort by Staff, the residents and City Council.

**Councilmember Grier made a motion to forward Arbors at Wild Horse Creek SDP to City Council with a recommendation to approve.** The motion was seconded by Councilmember Logan and **passed by a voice vote of 4 - 0.**

**Note: This is a Site Development Plan which requires a voice vote at the February 6, 2012 City Council Meeting.**

**[Please see the attached report prepared by Aimee Nassif, Planning and Development Services Director for additional information on Arbors at Wild Horse Creek SDP].**

### **C. Ameren Municipal Tree Replacement Program**

#### **STAFF REPORT**

Brian McGownd, Public Works Director/City Engineer stated that the Replacement Program was established to develop partnerships between Ameren and municipalities to remove City-owned trees that are located underneath utility lines. Ameren will remove the trees and pay for replacement of the trees anywhere on City-owned property.

City Forester Mindy Mohrman has contacted Ameren and has determined that there is no cost to participate in the program. She will also aid in the selection of the utility-

friendly trees with a recommendation where they will be placed. It was added that nine (9) trees have already been removed along Schoettler Road and will be replaced at a location recommended by the City.

Mr. Geisel pointed out that the City has a Tree Mitigation Program in place that if the 30% preservation is not maintained or if a specific tree that was to be saved was damaged, that a payment is collected that is subsequently used to place new trees on public property. This tree preservation fund was the funding source for the tree plantings at the Eberwein Park site.

***The Committee agreed to authorize the City to participate in Ameren's Municipal Tree Replacement Program. No vote was required.***

#### **D. Parking Restriction – Clarkson Woods Drive**

##### **STAFF REPORT**

Brian McGownd, Public Works Director/City Engineer gave a PowerPoint presentation showing an aerial of the site and surrounding area. Mr. McGownd stated the following:

Staff has received a request from the trustees of the Clarkson Woods Subdivision to restrict parking on Clarkson Woods Drive from Clarkson Road to Federal Way. The restriction would be from 8:00 a.m. to 10:00 a.m. and from 2:30 p.m. to 3:30 p.m. on school days; similar to the request at Clarkson Woods South. This has been an ongoing issue of students from nearby Marquette High School parking along the street during school.

A letter dated October 10, 2011 was submitted by the trustees requesting that a restriction be placed on several other streets within the subdivision. However, the trustees did not have the required 90% signatures from adjacent residents that abut the restriction and 75% within 500 feet of the restriction on the same street as required by City Policy. Staff has verified that the trustees have the required signatures to satisfy the policy regarding the restriction on Clarkson Woods Drive between Clarkson Road and Federal Way.

##### **DISCUSSION**

Chair Fults has spoken with the trustees and agrees with the restriction but would recommend a further restriction with the connecting road.

Mr. McGownd added that Chief Johnson met with the Principal of Marquette High School and mentioned that the school is aware of the problem, but cannot dictate where a student can and cannot park.

**Councilmember Logan made a motion to forward Parking Restriction – Clarkson Woods Drive to City Council with a recommendation to approve. The motion was seconded by Councilmember Segal and passed by a voice vote of 4 - 0.**

**Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the February 6, 2012 City Council Meeting. See Bill #**

**[Please see the attached report prepared by Brian McGownd, Public Works Director/City Engineer, for additional information on Parking Restriction – Clarkson Woods Drive].**

**E. Resolution Adopting the City of Chesterfield ADA Information and Transition Plan.**

**STAFF REPORT**

Brian McGownd, Public Works Director/City Engineer stated that in September 2011 the City Council adopted revised ADA Title II regulations which contain a requirement for an ADA Coordinator, an ADA Transition Plan, and an ADA Grievance procedure. Inasmuch, Staff is recommending approval of the Resolution adopting the ADA Information and Transition Plan, which will be published on the City's website.

**Councilmember Segal made a motion to forward the Resolution Adopting the City of Chesterfield ADA Information and Transition Plan to City Council with a recommendation to approve. The motion was seconded by Councilmember Grier and passed by a voice vote of 4 – 0.**

**Note: One Resolution, as recommended by the Planning & Public Works Committee, will be needed for the February 6, 2012 City Council Meeting. See Resolution #**

**[Please see the attached report prepared by Brian McGownd, Public Works Director/City Engineer, for additional information on Resolution Adopting the City of Chesterfield ADA Information and Transition Plan].**

**F. Schoettler Road Concept Study**

**STAFF REPORT**

Brian McGownd, Public Works Director/City Engineer stated that since the City has taken over maintenance responsibilities of Schoettler Road a couple years ago from Highway 40 down to Clayton Road, Staff has recognized the following items that need to be addressed:

- The pavement surface is in good condition but the road does not meet standards regarding roadway geometry, alignment, drainage, and sidewalks.
- Within the next few years, the existing bridge over Creve Coeur Creek will need to be replaced.

Staff believes it would be beneficial to engage a consultant to perform a conceptual study of the road to determine the appropriate alignment/geometry, required drainage

improvements, location for new sidewalks, evaluation of bridge replacement alternatives, new right of way/easement needs, and cost estimates for the proposed improvements. This information would allow the City to plan for future enhancements to the road, and would also be beneficial in applying for federal funding.

It is estimated that the cost of the study would be approximately \$25,000. MoDOT has a program that may assist in funding for the study. In addition, the Transportation Engineering Assistance Program (TEAP) assists local agencies in funding certain traffic engineering studies.

If successful in obtaining the grant, the program will provide up to \$8,000 in funding for eligible projects with the City's share to be approximately \$17,000 to complete the study along Schoettler Road.

*It was noted that Staff is only requesting approval to apply to the TEAP program. Once funding is received, Staff would then negotiate a scope and fee from a consultant and bring the contract information back to the Committee then ultimately to City Council for approval.*

## **DISCUSSION**

Councilmember Logan questioned as to whether the scope of the study will include the entire route along Highway 40 to Clayton Road or just focusing on Schoettler Road. Mr. McGownd replied that the study will include the entire route. Mayor Geiger added that he is highly in favor of the study, even if the grant is not received.

**Councilmember Logan made a motion authorizing the City to apply for TEAP assistance through MoDOT for the preparation of a conceptual study of Schoettler Road.** The motion was seconded by Councilmember Segal and **passed by a voice vote of 4 – 0.**

### **G. I-64 Daniel Boone Bridge Update**

#### **STAFF REPORT**

Brian McGownd, Public Works Director/City Engineer gave a PowerPoint presentation showing an aerial of the site and surrounding area. Mr. McGownd stated the following:

MoDOT will be replacing the east-bound structure over the Missouri River. It will entail a Design-Build contract where a team of contractors and an engineering firm will design and construct the project – similar to the Highway 40 project.

#### **When will construction begin?**

The Design-Build contractor will be awarded the contract in summer 2012. Construction will begin in 2013 and completed by July 2016. The existing structure undergoes numerous inspections and is considered safe, but is similar to the bridge that collapsed in Minneapolis a few years ago so it needs to be replaced.

### **Conceptual layout**

The new bridge will be constructed on the south side of the existing structure and tying into the pavement of both ends. If funding is available, the intersection along Chesterfield Airport Road will be restructured.

### **Additional Features**

The new bridge will have pedestrian facilities to allow a direct connection from the Monarch Levee Trail to the KATY Trail. Unfortunately, because of safety factors, Staff recommends that the trail be closed during the construction phase. Signs will be posted on both ends of the Trailhead indicating that the trail is closed. In addition, that information will also be included in the City's website and in the City newsletter. Mr. McGownd did not feel that the residents would be opposed to the closure since the outcome of the project will provide a direct link to the KATY Trail.

### **Additional Enhancements**

There is a potential for some aesthetic enhancements; such as, landscaping, entrance monuments or decorative panels on the bridge.

## **DISCUSSION**

Councilmember Logan pointed out that the two (2) east and west-bound bridges will remain operational throughout construction.

Mr. Geisel added that construction will not begin until Phase II of the Page Avenue project is open through Mid-Rivers Drive in St. Charles County. By Federal Law, the bridge can be sold for preservation purposes – but cannot be scrapped.

***The information provided is for update purposes only. No action is required.***

## **H. 141 Enhancements**

### **STAFF REPORT**

Mike Geisel, Director of Planning, Public Works and Parks reminded the Committee that with the American Recovery and Reinvestment Act, along with the consolidated efforts of multiple layers of government, the completion of Route 141 and the Maryland Heights Connector became a reality. Accordingly, the City has committed \$130,000 to MoDOT to incorporate enhancements into the project during construction. In addition, Council has earmarked money in the General Fund-Fund Reserves of \$400,000 for landscaping in the Ladue and Olive areas.

Mr. Geisel then presented a PowerPoint showing the proposed landscaping at the interchange at Route 141 & Ladue Road, and at the bridge at Ladue Road. It was noted that the landscaping is not dense - including bushes, trees, and low-lying cover.

Mr. Geisel reported that the total cost of the project is now estimated to be about \$850,000 requiring an additional "set aside" from the City of \$450,000 if the landscaping is to go forward as proposed. Staff has reviewed the possibility of scaling back the



project in order to reduce the costs. During this review, it was determined that any successful landscaping requires irrigation, and the cost of irrigation for this project is \$417,000. In addition, the total landscaping for the project is \$419,000. After their review, Staff does not recommend scaling back the proposed landscaping for this project.

Mr. Geisel went on to say that of the total project cost, 75% of it would be spent at the Olive Boulevard interchange with the remaining 25% to be spent at Ladue Road.

At this point, Mr. Geisel asked for direction from the Committee.

## **DISCUSSION**

### **Irrigation**

Chair Fults questioned whether irrigation is necessary for the project. Mr. Geisel replied that the landscaping has been designed as a collaborative effort between MoDOT, County, and the City in an attempt to choose landscaping that requires minimum maintenance. Staff has worked with the State and County for more than nine months in an effort to reduce and perfect the plan to the greatest extent possible. It is Staff's opinion that landscapes in these harsh environments do much better if irrigated and irrigation actually reduces the annual maintenance costs significantly.

Councilmember Grier asked for the estimate on the annual maintenance cost of the irrigation system, as well as the landscaping. Mr. Geisel replied that on an annual basis the City spends approximately \$47,000 on water service, just for the City's irrigated beautification areas – this cost does not include the athletic complex because that is served by three wells. He indicated that the City spends somewhere between \$500,000-\$600,000 on an annual basis for labor and materials to maintain the various beautification areas in the City. He estimates that the new landscaping would add approximately \$50,000-\$75,000 to this amount annually.

### **Landscaping – 141 & Ladue and 141 & Olive**

Councilmember Segal stated that his recollection of past Committee discussions is that the Committee's direction referred to landscaping more heavily at the intersection at 141 & Ladue vs. 141 & Olive since Ladue is more residential and Olive is more of a commercial area.

Mr. Geisel stated that the problem with landscaping 141 & Ladue involves the vertical articulation of the intersection, which limits the amount of landscaping. He also pointed out that Staff was given separate specific direction to identify beautification opportunities for the 141 Corridor. He noted that the City has entered into an agreement with St. Louis County regarding the maintenance of the interchange of Olive & 141 but the City can choose not to fund this area if that is the Council's directive.

It was then noted that the landscaping for Ladue is estimated to be \$207,387 and the landscaping for Olive is \$629,817. Mayor Geiger felt that the Committee is in agreement with spending the money for Ladue and suggested that the Committee set a budget for Olive and have Staff research what can be provided within that budget.

Mr. Geisel stated that when Staff reviewed cutting the costs for Olive, it was determined that the money would allow for an irrigation system but not for landscaping since the cost of the irrigation component at Olive alone is \$351,000. The cost is large simply due to the size of that area.

Councilmember Grier suggested researching the amount and type of landscaping that could be utilized along Olive that does not require irrigation. Mr. Geisel stated that while this could be accomplished we would expect that it would increase the City's annual maintenance costs. He pointed out that typically, there is a lot of tree replacement in those areas of the City that are not irrigated.

When traveling along Olive towards the City of Chesterfield, Councilmember Logan asked how much of the proposed landscaping would be seen from Olive. Mr. Geisel replied that not much would be seen approaching the City limits but would be visible at the interchange.

Councilmember Segal expressed concern that the proposed landscaping would still not alleviate the unattractive look of the shopping center at 141 & Olive and questioned spending so much money on landscaping.

Chair Fults questioned whether the Olive interchange could have the irrigation system installed now with the intent of landscaping at a future time. Mr. Geisel felt this would be acceptable.

Councilmember Logan asked how soon a commitment is needed for MoDOT's purposes. Mr. Geisel replied that MoDOT needs an answer within the next 30 days.

**Councilmember Logan made a motion to accept the plan as presented for Ladue & 141. The motion was seconded by Councilmember Segal and passed by a vote of 4 – 0.**

Mayor Geiger asked if it was possible to landscape and irrigate only that section of the quadrants that are closest to Olive Road. Mr. Geisel stated that the majority of the irrigation cost involves getting the water to the area. Reducing the extent of the end of the system only reduces your costs marginally. He does not recommend doing something "only half-way" by scaling back on the landscaping. For comparative purposes, he reminded the Committee that the City spent more than \$700,000 to landscape the medians along Chesterfield Parkway West, which is substantially smaller than the area at Olive & 141.

Chair Fults prefers installing the irrigation system now with landscaping at a later date.

Councilmember Grier agreed with Councilmember Segal that the shopping center is a concern and felt that the proposed landscaping wouldn't correct the problem.

Councilmember Grissom questioned whether irrigating landscaping is going to be cost prohibitive because of the future cost of water usage. Mr. Geisel agreed that the costs

are expensive but noted that the City has, as recommended by the Beautification Committee, previously directed Staff to incorporate irrigation with their beautification projects.

**Councilmember Logan made a motion to hold the 141 Enhancement project, to approve the irrigation system for the 141 & Olive area, and directed Staff to research both a phasing of landscaping and a smaller scale of landscaping for the 141 & Olive area. The motion was seconded by Councilmember Segal.**

### **Discussion on the Motion**

Councilmember Segal suggested the City install a Chesterfield monument with landscaping and a possible water feature rather than all the proposed landscaping. He felt this would be very attractive and at a much less expensive cost. Mr. Geisel pointed out that water features require a substantial annual commitment. While they are very attractive and prominent, they are high maintenance and expensive to operate.

Regarding a phasing of the landscaping, Mr. Geisel reminded the Committee as to the difference in committing annual operating funds versus the use of General Fund-Fund Reserves. He pointed out that the annual parks operating budget simply cannot support the additional costs of annual phased improvements without supplementation.

**Councilmember Segal requested to amend the motion directing Staff to explore the possibility of including a City of Chesterfield monument sign and potential water feature at the interchange in lieu of the proposed landscaping. The amendment was accepted by Councilmember Logan.**

**The motion, as amended, passed by a voice vote of 4 – 0.**

### **I. Energy Grant Application**

#### **STAFF REPORT**

Mike Geisel, Director of Planning, Public Works and Parks stated that the Department of Planning, Public Works, and Parks continually seeks out opportunities for outside funding as well as opportunities to offset operational costs. As a result of the American Recovery and Reinvestment Act, the City previously received \$219,500 in grant funds that were used to partially pay for construction of Phase One of the Riparian Trail.

The State of Missouri has indicated that some funds may yet be available under this program by tying in with what the City of Manchester and City of Ballwin have already submitted.

Staff continues to consult with Heartland Alternative Energy about the submission of a grant application to acquire some of this funding on behalf of the City. Conceptually the grant application would involve a 10 KW photovoltaic array on the roof of the Public Works Facility, a 10 KW photovoltaic array at the Central Park Pool, and a 10 – 15 KW

turbine at the Chesterfield Valley Athletic Complex. Staff is simply requesting authorization to pursue the grant application process.

Under the grant process, the total gross cost of this project is initially estimated at \$200,000. As a condition of the grant, the City would be responsible for not less than 25% of this cost, or \$50,000. However, in conjunction with the rebate program, Ameren will immediately reimburse users with a maximum rebate of \$50,000.

As such, we would be eligible for the full \$50,000 rebate if we were successful in our grant and proceeded with a 35 KW installation. Once the project is online, the project would be “net metered”, which allows any temporary or excess power to be purchased by Ameren. In effect, the City will only pay for the “net” power usage.

If the City is successful in achieving the grant, we would propose to hire Heartland Alternative Energy, LLC, to manage the grant, prepare design and bid documents, and oversee the installation and documentation. The fee for these services, are \$1,000 for a maximum of five months, and 10% of the project budget (\$200,000). Based on this project, the total expected fee would be not more than \$25,000, and then only if we receive the grant and move forward with the project.

**Councilmember Grier made a motion authorizing Staff to pursue a project grant under the Energize Missouri Communities and American Recovery and Reinvestment Act of 2009. The motion was seconded by Councilmember Segal and passed by a voice vote of 4 – 0.**

#### **IV. OTHER**

Chair Fults had a question related to the improvements along Kehrs Mill Road and pointed out that the existing bridge is in disrepair and needs to be addressed. Mr. Geisel stated that Staff will consult with St. Louis County regarding the issue.

#### **V. ADJOURNMENT**

The meeting adjourned at 6:55 p.m.