

MEMORANDUM

TO: Mike Geisel, City Administrator
FROM: Justin Wyse, Director of Planning **JW**
SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, February 22, 2024



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, February 22, 2024 in Conference Room 101.

In attendance were: **Chair Merrell Hansen** (Ward IV); **Councilmember Mary Monachella** (Ward I), **Councilmember Mary Ann Mastorakos** (Ward II), and **Councilmember Dan Hurt** (Ward III).

Also in attendance were: Guy Tilman, Planning Commission Chair; Justin Wyse, Director of Planning; Councilmember Gary Budoor; Isaak Simmers, Planner; Patrick Bell, Planning Technician; Theresa Barnicle, Recording Secretary; Ty Wagner, West County YMCA VP of Properties; and Scott Clark, Project Manager for KAI Design.

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

I. APPROVAL OF MEETING SUMMARY

A. Approval of the February 8, 2024 Committee Meeting Summary

Councilmember Monachella made a motion to approve the Meeting Summary of February 8, 2024. The motion was seconded by **Councilmember Mastorakos** and **passed by a voice vote of 4-0**.

II. UNFINISHED BUSINESS

III. NEW BUSINESS

- A. **P.Z. 12-2023 West County YMCA**: A request to amend an existing "PC" Planned Commercial District for a 5.6-acre tract of land located west of W. Chesterfield Pkwy, south of Burkhardt Place, and north of Veteran's Place Dr. (Ward 4)

STAFF PRESENTATION

Mr. Isaak Simmers, City Planner, presented the proposal from KAI Design, on behalf of the West County YMCA. The request is to amend an existing ordinance for a "PC" Planned Commercial District located at the northwest intersection of Burkhardt Place and Veterans Place Drive to modify their specific development criteria and allow "Office-Medical" as a permitted use.

Mr. Simmers explained that the applicant has requested modifications to their current ordinance by increasing the maximum allowed square footage from 74,000SF to 84,000SF, and reducing their required open space from 35% to 30%. The applicant has also requested “Office-medical” be added as a permitted use. “Office-medical” is a use that can be considered in a Planned Commercial District and has been proposed as preparation for a future partnership with medical provider.

The existing governing ordinance encompasses 5.61-acres of the YMCA property and 3.52 acres of Central Park Lake. The entire property was once owned by the YMCA until it was transferred to City ownership in 2007. The proposed ordinance amendment will eliminate the 3.52-acres of park owned by the City, bringing the YMCA’s open space percentage to roughly 32% prior to any future renovation, thus requiring the applicant to request the 5% reduction. The applicant amended their site plan in January 2024 for a renovation and expansion of the YMCA facility, which included minor modifications to the parking area. This included the removal of two areas of parking to meet the 35% open space requirement that is currently in their ordinance. The applicant hopes to receive approval for the reduction and amend the site plan again to keep the two parking aisles.

PLANNING COMMISSION REPORT

A Public Hearing was held for the proposed amendment on October 09, 2023. Concerns were raised regarding the request to increase building density and reduce the open space. The applicant has since provided Staff with an explanation for the proposed open space reduction included in the narrative. Planning Commission voted on the petition on February 12, 2024 and made two motions; a motion to recommend approval that passed by a vote of 7-0, and a motion to recommend the approval of amending the open space requirement from 35% to 30%. The motion passed by a vote of 7-0.

DISCUSSION

Discussion ensued regarding concerns over the usage of the medical facility. Mr. Wagner explained that the medical clinic would be partnering with a major hospital in the area to provide services that this location, and would not be so much of an “urgent care” concept. The primary goal of the add-on would be to service the YMCA facilities, with services targeted towards members who could utilize medical services, and staff of the medical facility being able to utilize the amenities of the YMCA.

Another issue concerning the medical facility, was the hours that it would be permitted to operate. Points were brought up that many zoning ordinances with the future Downtown Chesterfield development will soon need to be passed, which led into a discussion on how it would affect this with future nearby developments. Councilmember Hurt was of the belief that the council needed to become consistent in what is passed, citing the Downtown Chesterfield development. He mentioned that ordinances that are passed in the future should be more site specific, instead of user specific. Councilmembers Monachella and Hansen shared in this viewpoint of consistency, stating that the reason to consider the hours of operation at all are to accommodate the people who live in the neighborhood.

An amendment to the original motion suggesting that whatever business occupied the site would have its hours of operation capped at a cutoff time of 10 p.m. was made by Councilmember Hansen. It was seconded by Councilmember Monachella. While Councilmembers Hurt and Hansen stated they were concerned about how the area was going to be developed.

Councilmember Mastorakos was not in favor of assigning separate operating hours restrictions to the medical facility versus the YMCA facility. She thinks this amendment is too restrictive and should be coupled with the Y's hours of operation.

Planning Commission Chair Tilman brought up the point that this is an urban mixed-use development, so the council should consider to be more flexible about the hours of operation. He cited the example of the City of Clayton and how many people complained because businesses have a restricted closing time there, ruining many opportunities for consumers to patronize a restaurant or shop because they are closed. Overall, the Council was unsure of how to proceed with the 10 p.m. amendment, and voted in a tie so that it could be overridden. However, they would like it noted that it was discussed and can be revisited in a future City Council meeting.

Councilmember Monachella made a motion to forward P.Z. 12-2023 West County YMCA to City Council with the recommendation to approve with the condition that the medical office be permitted as an accessory use. 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, for additional information on P.Z. 12-2023 West County YMCA.]

IV. OTHER

V. ADJOURNMENT

The meeting adjourned at 6:20 p.m.