

MEMORANDUM

TO: Mike Geisel, City Administrator
FROM: Justin Wyse, Director of Planning *JW*
James Eckrich, Director of Public Works/City Engineer *JE*
SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, January 5, 2023



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, January 5, 2023 in Conference Room 101.

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

Also in attendance were: Jim Eckrich, Director of Public Works/City Engineer; Justin Wyse, Director of Planning; Planning Commissioner Khalid Chohan; Alyssa Ahner, Planner; and Kathy Juergens, Recording Secretary.

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

I. APPROVAL OF MEETING SUMMARY

A. Approval of the December 8, 2022 Committee Meeting Summary

Councilmember Hansen made a motion to approve the Meeting Summary of December 8, 2022. The motion was seconded by Councilmember Mastorakos and **passed by a voice vote of 4-0.**

II. UNFINISHED BUSINESS – None.

III. NEW BUSINESS

A. POWER OF REVIEW: 18122 Chesterfield Airport Rd. (Scott Properties) ASDP:
An Amended Site Development Plan and Amended Architectural Elevations located on a 12-acre tract of land located north of Edison Avenue, east of Spirit of St. Louis Blvd, south of Chesterfield Airport Road, and west of Crown Industrial Ct. zoned “M3” Planned Industrial. (Ward 4)

STAFF PRESENTATION

Alyssa Ahner, Planner, presented the Amended Site Development Plan and Amended Architectural Elevations for a multi-building development located across from Gateway Studios. After being called for Power of Review in 2020, a Site Development Plan was approved by City Council with the following conditions:

- 1. Preserve existing tree on the northwest portion of the site, as recommended by the Planning Commission.

2. Limit access to this site from Chesterfield Airport Road to a right-in/right-out with both acceleration and deceleration lanes, as approved by St. Louis County.
3. Restrict/limit retail by only allowing retail on the first floor of building number 4.

At the County's request, a traffic assessment was completed and the County has determined that a right-in/right-out access would have a negative impact on the adjacent traffic signal. The County has provided conceptual approval for a 3/4 access at Chesterfield Airport Road thus requiring the property owner to amend the Site Development Plan which was previously approved in 2020. The Applicant has since submitted an Amended Site Development Plan and Amended Architectural elevations.

The project was approved by the Architectural Review Board on October 13, 2022 by a vote of 4-0 with one condition. On December 12, 2022, the Planning Commission unanimously approved the project by a vote of 8-0. On December 15, 2022, Power of Review was called for reasons pertaining to site access.

DISCUSSION

To provide some background, Justin Wyse, Director of Planning, explained that a right in/right out access at Chesterfield Airport Road was ultimately approved by the City in 2020. St. Louis County, who owns and maintains Chesterfield Airport Road, expressed the need for full access. The County asked that a traffic study be conducted, which the Applicant provided. Mr. Wyse stated that he has been working with the County for over a year advocating for a right-in/right-out access, which the City feels is a safer alternative, but the County ultimately required a 3/4 access. Therefore, the Applicant has submitted an Amended Site Development Plan.

On behalf of Scott Properties, George Stock, Stock & Associates, stated that when the City approved the project in 2020 with the condition of a right-in/right-out access, Stock & Associates completed the plans and submitted the Site Development Plan to St. Louis County to apply for a special use permit. The County rejected the plans and stated that they had approved a full-access Concept Plan. The County further said that if the City wants restricted access, then a traffic study must be done. Upon review and approval of the traffic study, the County would require an Amended Concept Plan. After reviewing the traffic study, the County then approved a 3/4 access.

Mr. Stock further explained that from the County's perspective, Chesterfield Airport Road is a five-lane arterial roadway. The County wants cars coming from the east and heading west to be able to make a left turn into the site. Scott Properties was agreeable to right-in/right-out access and did not request the 3/4 access. After the traffic study was submitted, it took several months for County to respond. They finally agreed to a 3/4 access in lieu of full access.

From his interpretation of the traffic study, Mr. Wyse stated that the study revealed that right-in/right-out access was adequate to serve the site. However, if traffic conditions were to substantially worsen within the next 20 years, the access could then be retrofitted to a 3/4 access. The County determined it was most advantageous to require the 3/4 access now. From the County's standpoint, limited access would send more traffic through the traffic signal to the west and degrade the level of service at the signal. Therefore they required the 3/4 access.

General discussion followed regarding the methodology of the County's decision.

The Committee also discussed adding a median that would extend into the subject site to separate northbound and southbound motorists leaving the site to prohibit them from making a left turn onto Chesterfield Airport Road.

Councilmember Hansen made a motion that a median separating northbound and southbound motorists shall be extended a minimum of 100 feet southward into the subject site from the proposed 3/4 access to Chesterfield Airport Road. The motion was seconded by Councilmember Monachella and **passed** by a voice vote of 4-0.

Councilmember Mastorakos made a motion to forward 18122 Chesterfield Airport Road (Scott Properties) ASDP, as amended, to City Council with a recommendation to approve. The motion was seconded by Councilmember Hansen and **passed** by a voice vote of 4-0.

Note: This is a Site Development Plan which requires a voice vote at the January 17, 2023 City Council Meeting.

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on 18122 Chesterfield Airport Road (Scott Properties) ASDP.]

IV. OTHER

Councilmember Hansen recalled that in May of 2022, Mr. Eckrich sent a letter to St. Louis County requesting that accommodations be considered for Baxter Road to help pedestrians safely cross Baxter Road at the August Hill Drive/Benton Taylor Drive intersection. This area continues to be of concern and she asked if there had been any response from the County.

Jim Eckrich, Director of Public Works/City Engineer, stated that the County never formally responded to his letter. However, they did respond to a resident via email in which he was copied. The County indicated that the pedestrian and vehicle counts did not meet the warrants for any kind of signalization at that intersection. He indicated that there was nothing further that he could do unless Council directs him to pursue this further.

Councilmember Hansen indicated that without a formal response from the County, she is unable to adequately respond to residents' questions. Councilmember Hansen asked if County Councilmember Harder should be contacted regarding this matter. Discussion was held during which the Commission determined that a letter should be sent to County Councilmember Harder. Mr. Eckrich stated that he would be comfortable sending a letter to County staff, but if a letter is going to be sent or "cc'd" to Councilmember Harder, it would be preferable that someone else send that letter.

It was decided that Chair Hurt would ask the Mayor to send a letter to the County requesting the consideration of pedestrian accommodations for that intersection.

V. ADJOURNMENT

The meeting adjourned at 6:07 p.m.