

# I.A. MEMORANDUM



TO: Michael G. Herring, City Administrator

FROM: Mike Geisel, Director of Planning & Public Works

SUBJECT: Planning & Public Works Committee Meeting Summary  
March 5, 2009

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A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, March 5, 2009 in Conference Room 101.

In attendance were: **Chair Dan Hurt** (Ward III); **Councilmember Gene Schenberg** (Ward I); **Councilmember Bob Nation** (Ward IV); **Councilmember Bruce Geiger** arrived immediately after approval of the meeting minutes, Item I.A. as noted below.

Also in attendance were: Councilmember Mike Casey (Ward III); Maurice L. Hirsch, Jr. Planning Commission Chair; Mike Geisel, Director of Planning & Public Works; Brian McGownd, Public Works Director/City Engineer; City Attorney Rob Heggie; Mara Perry, Senior Planner; and Kristine Kelley, Administrative Assistant.

The meeting was called to order at 5:33 p.m.

## I. APPROVAL OF MEETING SUMMARY

- A. Approval of the February 19, 2009 Committee Meeting Summary.

**Councilmember Nation made a motion to approve the Meeting Summary of February 19, 2009.** The motion was seconded by Councilmember Schenberg and **passed by a voice vote of 3 to 0.**

*Councilmember Geiger arrived at this point.*

## II. OLD BUSINESS - None

## III. NEW BUSINESS

- A. **Towne Centre, Lots 4 & 5:** Parking Reduction for a 9.07 and a 1.99 acre tract of land, zoned "PC" Planned Commercial District located on the west side of Long Road, south of Edison Road.

**Mara Perry, Senior Planner**, stated that the request is for a 20% reduction in parking for Lots 4 & 5 of the Towne Centre Development. Lots 1, 2, 3 and Outparcel 4 are no longer owned by the development and function as individual lots for parking purposes. These lots are not included in the requested parking reduction.

### **Parking Study**

The Petitioner performed a parking study prior to the holiday season and on various days during the noon hour. The study shows that of 475 parking spaces, there were 277 vacant parking spaces during peak time. The current vacancy rate of the development is 15% with 85% of the development being occupied.

Staff performed its own parking study in February, 2009 during the same peak times and the results show an additional 120 vacant parking spaces above the 277 vacant spaces the Petitioner found during their study.

The current parking calculations in the Zoning Ordinance do not take into account shared uses and shared trips via a single vehicular trip. In addition the center has a variety of mix of uses; the upper stories are office use and the lower stories are a combination of restaurants and retail facilities, so peak times will vary throughout the day.

At the February 23, 2009 meeting of the City of Chesterfield Planning Commission, a recommendation for approval of the above-referenced matter was passed by a vote of 7-2 with Commissioner Banks and Commissioner Perantoni voting no. Parking reductions are required to go to City Council for a voice vote.

### **PLANNING COMMISSION**

**Planning Commission Chair Hirsch** stated that the issues from the February 23, 2009 Planning Commission meeting were not related to this particular Petition but pertained to the current Parking Ordinance, which is based on “discreet uses” – as if parking for all of the uses would occur simultaneously. It was noted that even if the development was fully occupied, there would still be vacant parking spaces.

The Commissioners who voted against the request were “more against the principle of the thing and the fact that the City needs to bring its parking regulations up to date.” The Ordinance Review Committee will be reviewing this matter, along with the idea of shared parking, in the near future.

### **DISCUSSION**

**Chair Hurt** questioned why the Petitioner is requesting the reduction. Staff explained that with the current numbers the developer cannot lease the rest of the spaces because of the number of parking spaces required for the current uses in the development. **Chair Hurt** stated that he will be voting in opposition to the reduction.

**Ms. Perry** noted that every application that is submitted to the City; whether an interior finish, sign or re-occupancy must provide a complete account of uses. Once Staff has reviewed and verified the information the application is released. If the subject development is granted the 20% parking reduction, Staff would review any new use that is requested to determine if parking is adequate.

City Attorney Heggie pointed out that should the Ordinance Review Committee amend the parking ratios, additional open space and landscaping could conceivably be gained.

**Councilmember Nation** made a motion to forward **Towne Centre, Lots 4 & 5** to City Council with a recommendation to approve. The motion was seconded by **Councilmember Geiger** and **passed** by a voice vote of 3 to 1 with Chair Hurt voting No.

**Note:** This is a Parking Reduction which requires approval by City Council. A voice vote will be needed at the **March 16, 2009** City Council Meeting.

**[Please see the attached report prepared by Mike Geisel, Director of Planning & Public Works, for additional information on Towne Centre, Lots 4 & 5].**

- B. **P.Z. 23-2008 Boyde Estates (JDL Homes, Inc.):** A request for a change of zoning from “NU” Non-Urban District to “R2” Residential District for a 1.01 acre tract of land located 1/10 mile southwest of the intersection of Schoettler Road and Highcroft Drive (19S631132).

## **STAFF REPORT**

**Mara Perry, Senior Planner,** gave a PowerPoint presentation showing an aerial photograph of the site and surrounding zoning.

### **Zoning Analysis**

The surrounding residential subdivisions are zoned R1A and the adjacent school is zoned R2. R1A requires a 22,000 square foot minimum lot and a side yard of 12 feet. The R2 requires a minimum lot of 15,000 square feet and a side yard of 10 feet. Staff has verified that the average lot size in Schoettler Estates is around 15,000 square feet, but requires a minimum of 22,000 square feet.

The Petitioner is requesting a “straight zoning.” That is, the subject site will be developed directly from the requirements of the Residential District section of the City of Chesterfield Zoning Ordinance without exemption. They are requesting the rezoning in order to split the lot into two lots for two single-family residences. There is currently one house located on the lot. This request meets all of the development requirements of the City of Chesterfield. Staff has no outstanding issues on this rezoning.

## **PLANNING COMMISSION**

**Planning Commission Chair Hirsch** stated that there were no issues raised at the February 23, 2009 Planning Commission meeting.

**Councilmember Geiger** recommends the request and found it to be a good use of the lot.

**Councilmember Geiger** made a motion to forward **P.Z. 23-2008 Boyde Estates (JDL Homes, Inc.)** to City Council with a recommendation to approve. The motion was seconded by **Councilmember Schenberg** and **passed** by a voice vote of 4 to 0.

**Note: One bill, as recommended by the Planning Commission, will be needed for the March 16, 2009 City Council Meeting. See Bill #**

**[Please see the attached report prepared by Mike Geisel, Director of Planning & Public Works, for additional information on P.Z. 23-2008 Boyde Estates (JDL Homes, Inc.)].**

### **C. Mosquito Control Services – Contract renewal**

#### **STAFF REPORT**

**Brian McGownd, Public Works Director/City Engineer**, notified the Committee that the current Mosquito Control Service Contract will expire on June 7, 2009. Therefore, the City needs to consider renewing its contract with the St. Louis County Department of Health. The current budget includes funds for this service.

The Committee has no issues with this contract renewal.

**Councilmember Geiger** made a motion to forward **Mosquito Control Services Contract renewal – St. Louis County Department of Health** to City Council with a recommendation to approve. The motion was seconded by **Councilmember Nation** and **passed** by a voice vote of 3 to 0. (Councilmember Nation was not available for the vote).

**Note: One bill, as recommended by the Planning & Public Works Committee, will be needed for the March 16, 2009 City Council Meeting. See Bill #**

**[Please see the attached report prepared by Brian McGownd, Public Works Director/City Engineer, for additional information on Mosquito Control Services Contract – St. Louis County Department of Health]**

#### **D. Federal Funding Opportunity – Appalachian Trail**

##### **STAFF REPORT**

**Brian McGownd, Public Works Director/City Engineer**, stated Staff is in the process of putting together an application for federal funds to reconstruct the pavement and install handicap ramps on Appalachian Trail from Olive Boulevard to Beaver Creek Drive.

Total project cost is estimated at \$1,585,000. If approved, the grant would cover 70% of the total project cost and the City's share would then pay the final 30% which would be funded by the ½ cent capital improvement sales tax.

The Committee has no issues with this project.

**Councilmember Geiger** made a motion to direct Staff to submit an application, along with the required application fee, to the East-West Gateway Council of Governments seeking funding for the reconstruction of Appalachian Trail from Olive Boulevard to Beaver Creek Drive. The motion was seconded by **Chair Hurt** and **passed** by a voice vote of 3 to 0.

**[Please see the attached report prepared by Brian McGownd, Public Works Director/City Engineer, for additional information on Federal Funding Opportunity – Appalachian Trail].**

#### **IV. ADJOURNMENT**

The meeting adjourned at 6:00 p.m.