

MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Mike Knight, Assistant City Planner *gmk*

SUBJECT: Planning & Public Works Committee **Virtual Meeting**
Summary Thursday, September 24, 2020



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held virtually via Zoom on Thursday, September 24, 2020.

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

Also in attendance were: Mayor Bob Nation; Councilmember Michael Moore (Ward III); Planning Commission Chair Merrell Hansen; Mike Knight, Assistant City Planner; Annisa Kumerow, Planner; and Kathy Juergens, Recording Secretary.

The meeting was called to order at 5:00 p.m.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the September 10, 2020 Committee Meeting Summary

Councilmember Mastorakos made a motion to approve the Meeting Summary of **September 10, 2020**. The motion was seconded by **Councilmember Monachella** and **passed by a voice vote of 3-0**(Councilmember Ohley abstained).

II. UNFINISHED BUSINESS – None.

III. NEW BUSINESS

- A. **Downtown Chesterfield (Category A and B) SDCP-Infrastructure Only**: A Site Development Concept Plan for infrastructure only on a 78.4 acre tract of land located south of Wild Horse Creek Road, west of Chesterfield Parkway West, and north and east of Burkhardt Place. (Ward 2)

STAFF PRESENTATION

Mike Knight, Assistant City Planner, stated that this is a Site Development Concept Plan (SDCP) for review. This is the first of a series of plans for the Wildhorse development and only depicts the general location of infrastructure, i.e., roadways and sewers. Following this plan, there will be a Site Development Concept Plan for the whole site that includes lots, lighting, landscaping, parking and amenities.

Review Components of this SDCP

- The roadway network conforms to the approved Preliminary Development Plan.

- The proposed plan incorporates all the recommended improvements that were provided in the traffic impact study.
- Outside agency approval has been received.
- The proposed plan depicts the same tree removals as the Preliminary Development Plan.

At the September 14, 2020 Planning Commission meeting, the Planning Commission recommended approval by a vote of 7-0 after some general discussion regarding tree removal and the view corridors.

Discussion

There was some discussion regarding the Committee's expectations regarding future plans. They included the following:

- Eliminate parking within view corridors
- Include a view of the lake within the view corridors
- Increase pedestrian connectivity to the lake
- Allow for more public access to the retail businesses

Councilmember Ohley made a motion to forward Downtown Chesterfield (Category A and B) SDCP-Infrastructure Only, with the expectation that the developer will address the Committee's areas of concern in future plans, to City Council with a recommendation to approve. The motion was seconded by Councilmember Monachella 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 Downtown Chesterfield (Category A and B) SDCP-Infrastructure Only).]

B. Discussion on Development Process Flowchart

STAFF PRESENTATION

Mike Knight, Assistant City Planner, stated that at the request of the Planning Commission, Staff has created a flowchart to assist in understanding the development process. The information depicted in the flowchart is intended to be a general overview of the development process within the City and provides a broad perspective of the major steps and phases within the process. No action is required by the Committee as this is for informational purposes only.

Discussion

The Committee agreed that the flowchart is a valuable asset and thanked Staff for creating the chart.

IV. OTHER

V. ADJOURNMENT

The meeting adjourned at 5:35 p.m.