

I.A.

# MEMORANDUM



TO: Michael G. Herring, City Administrator

FROM: Mike Geisel, Director of Public Services

SUBJECT: Planning & Public Works Committee Meeting Summary  
Thursday, October 10, 2013

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A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, October 10, 2013 in Conference Room 101.

In attendance were: **Chair Connie Fults** (Ward IV); **Councilmember Derek Grier** (Ward II); and **Councilmember Dan Hurt** (Ward III).

Also in attendance were: Mayor Bob Nation; Planning Commission Chair Mike Watson; Mike Geisel, Director of Public Services; Jim Eckrich, Public Works Director/City Engineer; Aimee Nassif, Planning & Development Services Director; Ms. Purvi Patel, Project Planner; and Kristine Kelley, Recording Secretary.

The meeting was called to order at 5:40 pm

## I. APPROVAL OF MEETING SUMMARY

### A. Approval of the September 12, 2013 Committee Meeting Summary.

**Councilmember Grier** made a motion to approve the Meeting Summary of September 12, 2013. The motion was seconded by Councilmember Hurt and **passed by a voice vote of 3 - 0**.

## II. OLD BUSINESS - None

## III. NEW BUSINESS

### A. Bluestone Commons, Lot 3-4: Third Amended Site Development Section Plan, Amended Lighting Plan, and Amended Architectural Elevations for a 2.6 acre tract of land zoned "C8" Planned Commercial District located on the north side of Chesterfield Airport Road, east of First Community Drive.

## **STAFF REPORT**

Ms. Purvi Patel, Project Planner gave a PowerPoint presentation of the site and the surrounding area. Ms. Patel stated the following:

The subject site is located on the north side of Chesterfield Airport Road and east of First Community Drive. There are three (3) existing access points to the site off of First Community Drive.

The request is for a 28 foot extension to an existing gas pump canopy and the addition of two (2) new gas pumps. The addition is a total of 1,400 square feet.

There are no changes to the internal circulation of the site and the drive-aisle around the new pumps meets the City's Design Requirements. It was noted that parking will not be affected.

The proposal includes the addition of eight (8) canopy light fixtures under the canopy extension to match the existing fixtures. The proposed light fixtures meet the City of Chesterfield Lighting Ordinance requirements, which allow for a higher illuminance level under the canopy than what they are requesting.

The canopy extension will match the existing canopy, which is comprised of white steel columns with an overhead metal grid system with a "Mobil Blue" band along the top.

The site specific ordinance for this development requires Power of Review by City Council for all concept plans and section plans.

Councilmember Hurt indicated that the spacing between the columns seemed tighter between the pumps and questioned whether there is adequate drive-through area. Staff confirmed that all Code requirements are being met and that there is enough room for cars to freely maneuver and exit the site.

The Petitioner noted that this location has the widest span between pumps out of any other Mobil-on-the-Run located within the St. Louis area.

Ms. Patel added that the existing Mobil sign will be removed and the Petitioner will be submitting for a sign permit at a later date.

At their September 26<sup>th</sup> meeting, the Planning Commission recommended approval by a vote of 8 – 0.

## **PLANNING COMMISSION REPORT**

Planning Chair Watson stated that no issues were brought forth to the Planning Commission relative to the request.

## **DISCUSSION**

Chair Fults questioned how far the canopy will extend. Ms. Nassif replied that the proposed canopy will extend approximately 28 feet.

Chair Fults then asked for information about the proposed lighting as the residents had previously expressed concern about the overall light scape from this development.

Ms. Nassif stated that the foot candle levels are going to match exactly the lighting under the existing canopies and the direction of the lighting will cast downward. Ms. Nassif added that the lighting will not be shining off site towards Chesterfield Airport Road or providing any additional light in the parking area. Chair Fults stated that she has an issue with the proposed lighting.

Councilmember Grier asked for confirmation that there will be no additional underground storage tanks tapping into the existing storage tanks. Staff confirmed this. The Petitioner added that access to the under-ground tanks would be the same as the existing truck path.

In response to Chair Fults lighting levels concerns, Ms. Patel stated that the highest foot level under the canopy is 18.6, which meets the current City Code requirement. Their current ordinance allows a foot candle level of 30, but they are only proposing 18.6, which is shown on the Lighting Plan. The developer will be required to build and install lighting which adheres to the lighting plan approved by the City Council.

Councilmember Hurt asked as to whether the Committee will have the ability to review the signage. Ms. Nassif responded that the Petitioner will have to submit a sign permit to remove and replace with the exact same sign. If the Petitioner proposes any changes to the sign package, Planning Commission review will be required with the ability of Council to request Power of Review.

Councilmember Grier asked if an LED retro-fit for the sign would be allowed. Ms. Nassif responded that the City of Chesterfield Lighting Code requires Planning Commission review for any use of LED for building accent or if the LED strips and bands are visible.

**Councilmember Grier made a motion to forward the Third Amended Site Development Section Plan, Amended Lighting Plan, and Amended Architectural Elevations for Bluestone Commons, Lot 3 - 4 to City Council with a recommendation to approve. The motion was seconded by Councilmember Hurt and passed by a voice vote of 3 - 0.**

**Note: A voice vote will be required at the October 21, 2013 City Council Meeting. See Bill #**

**[Please see the attached report prepared by Aimee Nassif, Planning and Development Services Director, for additional information on the Third Amended**

**Site Development Section Plan, Amended Lighting Plan, and Amended Architectural Elevations for Bluestone Commons, Lot 3 - 4].**

**B. Chesterfield Parkway West Bridge MoDOT Maintenance Agreement**

**STAFF REPORT**

Jim Eckrich, Public Works Director/City Engineer stated that as part of the RGA (AKA Reinsurance Group of America or Gateway Ridge, LLC.) development, the bridge on Chesterfield Parkway West over I-64 is to be replaced.

The enhancements consist of ornamental wrought-iron style fencing, staining and form liners on retaining walls. Mr. Eckrich noted that RGA is funding the cost of the original enhancements and there will be no cost to the City except for the future maintenance.

Mr. Geisel confirmed to Councilmember Hurt that the fencing would be *wrought-iron style*, but that the materials would consist of aluminum.

Chair Fults asked if the bridge would add width to the road. Mr. Geisel explained that additional lanes will be added to the bridge along with a dedicated right-turn south bound lane. Mr. Geisel also clarified that the City currently maintains the fence on the bridge as part of Pathway on the Parkway.

**Councilmember Grier made a motion to authorize the City Administrator to execute a Maintenance Agreement providing for the maintenance of aesthetic enhancements in conjunction with the construction of a new Chesterfield Parkway West Bridge over Interstate 64.** The motion was seconded by Chair Fults.

**Discussion on the Motion**

Councilmember Hurt noted that the City has accepted road maintenance responsibilities for Schoettler and Ladue Roads and questioned why St. Louis County and the Missouri Department of Transportation have not taken on that responsibility.

Regarding Schoettler Road, Mr. Geisel explained that County was going to take Schoettler Road off its arterial list because it is not a regional roadway. Ladue was also going to be taken off the arterial list since it dead-ends at Olive Boulevard with nominal traffic. In negotiations with County, it was agreed that the City would take over Ladue Road and the County would become responsible for maintaining Woods Mill Road from Olive to the City's southern limits at Highway 40. He pointed out that the City will not be responsible for maintaining the bridge being constructed by RGA – the City will only be responsible for maintaining the enhancements to the bridge, which will be nominal.

Chair Fults indicated that she would like to see the road improvements extend south to Wild Horse Creek Road.

Mr. Geisel stated that improvements will be made and added that AT&T is currently relocating underground utility lines in anticipation of the road improvements. He added that Staff will provide geometrics to City Council after the meeting.

The motion then **passed** by a voice vote of 3 - 0.

**Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the October 21, 2013 City Council Meeting. See Bill #**

**[Please see the attached report prepared by Jim Eckrich, Public Works Director/City Engineer, for additional information on Chesterfield Parkway West Bridge MoDOT Maintenance Agreement].**

**C. Private Street Snow Removal Reimbursement Program – Designation of Severe Season**

### **STAFF REPORT**

Jim Eckrich, Public Works Director/City Engineer stated that back in March of this year, City Council approved a revision to the City's policy on reimbursing un-gated, private streets for snow removal costs (Policy). The revised Policy allows for the recoupment of costs up to \$4,500 per centerline mile, or \$40 per residential unit per year, whichever is greater. Further, the Policy provides that during a "severe season", defined as a season which results in at least fifty percent of the participating subdivision reimbursement requests exceeding the allowable amount, City Council will consider supplemental funding to allow reimbursement at the 80<sup>th</sup> percentile. During Committee discussion, Staff was asked to better define a "severe season".

After reviewing the matter at some length, Staff recommends that a "severe season" be defined as a season during which the City of Chesterfield receives thirty or more inches of snow, as measured by the National Oceanic and Atmospheric Administration (NOAA). Thirty inches of snow represents the ninetieth percentile of measurable snowfall for the local region.

### **DISCUSSION**

Councilmember Hurt indicated that there was a Policy decrease a number of years ago, and asked as to whether the City is back up to the original reimbursement amount. Mr. Geisel responded that because there has been an increase in subdivision participation, the formula has been reduced per unit, but the eligible amount has increased back to the prior amount.

**Councilmember Hurt made a motion to modify the Street Snow Removal Recoupment Program Policy to redefine a "severe season" as one during which the seasonal snowfall, as measured by the National Oceanic and Atmospheric**

**Administration, meets or exceeds thirty inches and forward to City Council with a recommendation to approve.** The motion was seconded by Councilmember Grier and **passed by a voice vote of 3 - 0.**

**Note: A voice vote will be required at the October 21, 2013 City Council Meeting.**

**[Please see the attached report prepared by Jim Eckrich, Public Works Director/City Engineer, for additional information on Private Street Snow Removal Reimbursement Program].**

#### **D. Proposed 2014 Meeting Schedule**

**Councilmember Grier made a motion to approve the 2014 Meeting Schedule.** The motion was seconded by Councilmember Hurt and **passed by a voice vote of 3 - 0.**

### **IV. PROJECT UPDATES**

Aimee Nassif provided a thorough project update. (Next update October 24, 2013)

#### Ward 1: Project Update

- Monsanto Campus - parking structure was approved by the Planning Commission on September 30, 2013. No plans have been submitted for the campus expansion. The parking structure will flow with the topography of the land with the three (3) access points at grade level. The addition of a “greenhouse” as part of the parking structure is being proposed as part of the final design. It was noted that the parking structure will not be visible from Chesterfield Parkway.
- St. Luke’s Hospital Campus – addition of parking areas and medical office buildings on parcels B, C, and D. Will request zoning map amendment to “MU” Medical Use District. A portion of the area is currently zoned “MU” but the remaining areas are zoned “NU” Non-Urban District. The Public Hearing will be held on November 13<sup>th</sup>. Councilmember Hurt noted the public resistance to the campus in the past.

#### Ward 2: Project Update

- Mercy Health Systems – Amended Site Development Concept Plan to incorporate two (2) additional properties into the development. Ms. Nassif noted that the Concept Plan must be approved by the Planning Commission prior to the Section Plan. Ground breaking of the site has yet to be determined.

#### Ward 3: Project Update

- Schoettler Grove – a proposed Planned Unit Development with 31 single-family detached lots. Issues Meeting to be held at the October 14th Planning Commission Meeting. Staff is currently waiting on outside agency comments, so the vote meeting has yet to be determined.

#### Ward 4: Project Update

- Monarch Center - the Site Development Concept Plan and Site Development Section Plan for “Edison Express” are in for review by Staff.
- Pre-Application Meetings were held with the Falling Leaves Estates property owners to discuss a Planned Unit Development for approximately 17 acres of land in the near future.
- Chesterfield Blue Valley - 79,000 square foot retail addition to existing outlet center. ARB review was held on September 5, 2013.

#### **Other projects in various stages of the development process include but not limited to:**

- Telecommunications Siting Permit Ordinance (House Bill 331)
- Renewable Energy - for non-residential properties
- Four Seasons Plaza
- 346 Eatherton Road
- Pacific Dental
- Justus Pointe
- Larry Enterprises/Lynch Hummer (Scott Enterprises)
- Spirit Valley Business Park, Lot 1A (Pets & Company)
- Bow Tree Court
- U-Gas Station/Convenience Store
- The Wedge
- Clarkson Square

#### **Pre-Application Meetings held for:**

- Westland Acres – The property owners had general development questions with Staff – nothing is being proposed at this time.
- Haybarn Lane
- 233 Hi Pointe Drive
- 116 South Greentrails Drive
- 17298 N Outer 40 Road (at Boone’s Crossing)
- Wellesley Terrace
- 936 Chesterfield Parkway East
- 14905 Clayton Road (Mobil Station) - Staff has informed the applicants of the obstacles associated with this property.
- Chesterfield Village
- 17401 and 17481 North Outer 40 Road
- 18357 Chesterfield Airport Road
- Four Seasons Plaza

- Chesterfield Manor - Briarcliffe Villas

**Permits reviewed and construction sites under inspection by the Department in the last 30 days.**

- 105 total Municipal Zoning Applications (building permits)
- 123 total Occupancy Permits
- 27 total Business Licenses
- 20 active construction sites

**V. OTHER**

**VI. ADJOURNMENT**

The meeting adjourned at 6:17 p.m.