

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 23, 2020



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, January 23, 2020 in Conference Room 101.

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

Also in attendance were: Mayor Bob Nation; Councilmember Michael Moore (Ward III); Jim Eckrich, Director of Public Works/City Engineer; Justin Wyse, Director of Planning; Mike Knight, Assistant City Planner; Chris Dietz, 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 January 9, 2020 Committee Meeting Summary

Councilmember Monachella made a motion to approve the Meeting Summary of January 9, 2020. The motion was seconded by **Councilmember DeCampi** and **passed by a voice vote of 4-0**.

II. UNFINISHED BUSINESS

A. Public Hearing Signs

STAFF PRESENTATION

Mike Knight, Assistant City Planner, stated that based on feedback from the December 2019 Planning & Public Works Committee meeting regarding public hearing signs, Staff is recommending the revised public hearing sign (shown below) and the establishment of City Policy P-03.

Mr. Knight summarized proposed policy P-03 as follows:

- The Planner will place one (20" x 26") sign on each property/area having roadway frontage.
- The Planner will post the sign within five business days from when the zoning petition application meets sufficiency.
- Contents of the sign:
 1. "Public Notice"
 2. Logo
 3. Language that the property is subject to Public Hearing

4. Language to contact the Planner of the Day for more information
5. Planner of the Day phone number



DISCUSSION

There was some discussion on whether the website or the phone number should be posted. Based on informal polling, Councilmember Monachella was of the opinion that the City’s website address should be listed in lieu of the phone number as it would be easier to remember. In response to questions regarding where to find these notices on the website, Mr. Justin Wyse, Director of Planning, indicated that public hearings are listed on the home page under “Public Notice” which is listed in the column on the left side of the page.

Councilmember DeCampi made a motion to forward City Policy P-03 to City Council with a recommendation to approve. The motion was seconded by Councilmember Hurt.

Discussion after the Motion

After further discussion regarding where to place the website address, **Chair Mastorakos made a motion to amend the motion to replace “This property is subject to Public Hearing” with the City’s website address.** The motion was seconded by Councilmember DeCampi and **passed by a voice vote of 4-0.**

The vote on the motion to forward City Policy P-03 to City Council with a recommendation to approve, as amended, passed by a voice vote of 4-0.

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on Public Hearing Signs-City Policy P-03.]

III. NEW BUSINESS

- A. POWER OF REVIEW: Downtown Chesterfield Category C, Lot B (AC Hotel)**
SDSP: A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for a 3.5 acre tract of land located northeast of the intersection of Wild Horse Creek Road and Old Chesterfield Road. (Ward 2)

STAFF PRESENTATION

Mike Knight, Assistant City Planner, stated that this is a request to allow for a 128-room hotel and conference center. The building will be located in what is known as Lot B of “Category C” in Downtown Chesterfield. This project shares a primary access point with Lot A of Category C, which is currently under construction.

The Planning Commission unanimously approved the project at their January 13, 2020 meeting.

This project is being presented to the Planning & Public Works Committee as City Council has automatic Power of Review for all site plans for Downtown Chesterfield.

Councilmember DeCampi made a motion to forward Downtown Chesterfield Category C, Lot B (AC Hotel) SDSP to City Council with a recommendation to approve. The motion was seconded by Councilmember Hurt and **passed by a voice vote of 4-0.**

Note: This is a Site Development Section Plan which requires a voice vote at the February 3, 2020 City Council Meeting.

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on Downtown Chesterfield Category C, Lot B (AC Hotel) SDSP.]

B. P.Z. 09-2019 18301 & 18357 Chesterfield Airport Rd. (Nasrallah Global RE Services): A request for a zoning map amendment from a “M3” Planned Industrial District to a “PC” Planned Commercial District for a 15.9-acre area of land comprised of two (2) parcels at 18301 and 18357 Chesterfield Airport Road, located northwest of the intersection of Chesterfield Airport Road and Spirit of St. Louis Boulevard. (17V430035 and 17W620301). (Ward 4)

STAFF PRESENTATION

Chris Dietz, Planner, presented the project request for a zoning map amendment from a “M3” Planned Industrial District to a “PC” Planned Commercial District. Based on the Preliminary Development Plan, there are a total of 10 lots, however, one lot will remain undeveloped. The Petitioner intends for the project to be developed in phases. A historic barn is also located on the property which is to remain.

Access to the development includes a north-south connector road spanning the development with proposed curb cuts on Chesterfield Airport Road on the south end of the site, as well as to the future Olive Street Road extension to the north. There are also cross-access easements to adjacent properties east and west of the development.

A Public Hearing was held on November 13, 2019 and the following issues were raised:

1. Access to the site.
2. Future use of the historic barn on the property.
3. Parking along Chesterfield Airport Road.

Following a discussion regarding the future use of the historic brick barn, the Planning Commission recommended approval of the change in zoning by a vote of 7-0 at their January 13, 2020 meeting.

Councilmember DeCampi made a motion to forward P.Z. 09-2019 18301 & 18357 Chesterfield Airport Rd. (Nasrallah Global RE Services) to City Council with a recommendation to approve. The motion was seconded by Councilmember Monachella.

Discussion after the Motion

Councilmember Hurt stated that he is not in favor of retaining both the north and south access points. When asked about the private road to the west of this development, Justin Wyse, Director

of Planning, clarified that when Olive Street Road Extension has been completed, the private road on the development to the west of this site will have either its access to Chesterfield Airport Road to the south, or its access to Olive Street Road to the north eliminated. A traffic study will be required at the time a Site Development Concept Plan is received, and the proposed access points will be subject to the findings of the study. Mr. Wyse confirmed that this requirement is included in the Attachment A in section K. Traffic Study.

The above motion passed by a voice vote of 4-0.

Note: One Bill, as recommended by the Planning Commission, will be needed for the February 3, 2020 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on P.Z. 09-2019 18301 & 18357 Chesterfield Airport Rd. (Nasrallah Global RE Services).]

C. P.Z. 17-2019 Koester Acres: A change in zoning from “FPNU” Floodplain Non-Urban District to “AG” Agricultural District for two parcels of land totaling 82.71 acres in size at 17485A and 17509 N. Outer 40 Road (17U540036 & 16U210024). (Ward 4)

STAFF PRESENTATION

Chris Dietz, Planner, presented the project request for a zoning map amendment from the “FPNU” Flood Plain Non-Urban District to the “AG” Agricultural District for two parcels totaling 82.71 acres. The property is located within the regulatory floodway.

A Public Hearing was held on January 13, 2020 at which time the Planning Commission recommended approval by a vote of 7-0. As this is a conventional zoning, there is no Attachment A.

Councilmember DeCampi made a motion to forward P.Z. 17-2019 Koester Acres to City Council with a recommendation to approve. The motion was seconded by Councilmember Monachella and **passed by a voice vote of 4-0.**

Note: One Bill, as recommended by the Planning Commission, will be needed for the February 3, 2020 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on P.Z. 17-2019 Koester Acres.]

D. P.Z. 18-2019 Clarkson Centre (2264 Clarkson Rd): A change in zoning from “C-8” Planned Commercial District and “R-2” Residence District to a “R-4” Residence District for a 0.99 acre tract of land at 2264 Clarkson Road (20T610716). (Ward 4)

STAFF PRESENTATION

Justin Wyse, Director of Planning, stated that the Applicant has requested that this be postponed until the next Committee meeting.

Councilmember Hurt made a motion to postpone P.Z. 18-2019 Clarkson Centre (2264 Clarkson Rd) to the February 6, 2020 Planning & Public Works Committee meeting. The motion was seconded by Councilmember DeCampi and **passed by a voice vote of 4-0.**

E. Parking Restriction Removal on Deerhorn Drive (Ward 2)

STAFF PRESENTATION

Jim Eckrich, Director of Public Works/City Engineer, stated that the Greenleaf Estates Home Owners Association is requesting the removal of a parking restriction on Deerhorn Drive. The City's Model Traffic Ordinance currently restricts parking on both sides of Deerhorn Drive from Greenleaf Valley Drive to its terminus, including the cul-de-sac. This parking restriction pre-dates the City's incorporation and the residents do not know why it was originally implemented. Twenty of the twenty-one property owners are in favor of removing the parking restriction.

City Staff has no objection to removing the parking restriction. This request requires a recommendation from PPW and then passage of an ordinance by the full City Council.

Councilmember Hurt made a motion to forward the proposed ordinance to remove the parking restriction on Deerhorn Drive to City Council with a recommendation to approve. The motion was seconded by Councilmember DeCampi and **passed by a voice vote of 4-0.**

Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the February 3, 2020 City Council Meeting. See Bill #

[Please see the attached report prepared by Jim Eckrich, Director of Public Works/City Engineer, for additional information on Parking Restriction Removal on Deerhorn Drive.]

IV. OTHER

Councilmember Hurt stated that it was brought to his attention that MoDOT held a "public hearing" last December regarding future improvements to Olive Street Road from I-270 to Lea Oak Drive. Jim Eckrich, Director of Public Works, stated that earlier this week, he became aware that a meeting had taken place. When the Area Engineer from MoDOT was contacted, he said they notified local municipalities and electronic message boards were placed on both sides of the project at I-270 and Lea Oak. Mr. Eckrich did not recall seeing a message board or having received such notification as he would have forwarded the notice to City Council and Staff. It would have been posted on the City's website and distributed via social media feeds. Additionally, a member of the Engineering Department would have attended the meeting to represent the City. Mr. Eckrich stated that he was aware of an upcoming project to improve Olive Boulevard, including sidewalk enhancements, and knew that there was going to be a public meeting; however, he has no record of receiving such notice. He further stated that some individual subdivisions have been working with MoDOT regarding the project.. He will follow up with MoDOT and request a set of plans for review and will report back to the Committee at the next meeting.

V. ADJOURNMENT

The meeting adjourned at 6:12 p.m.