

MEMORANDUM

TO: Michael G. Herring, City Administrator
FROM: Mike Geisel, Director of Public Services
SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, June 18, 2015



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, June 18, 2015 in Conference Room 101.

In attendance were: **Chair Connie Fults** (Ward IV), **Councilmember Nancy Greenwood** (Ward I), **Councilmember Bridget Nations** (Ward II) and **Councilmember Dan Hurt** (Ward III).

Also in attendance were: Mayor Bob Nation; Councilmember Mike Casey (Ward III); Harry O'Rourke, Interim City Attorney; Planning Commission Chair Stanley Proctor; Mike Geisel, Director of Public Services; Aimee Nassif, Planning & Development Services Director; John Boyer, Senior Planner; Jonathan Raiche, Senior Planner; Jessica Henry, Project Planner; and Kathy Juergens, Recording Secretary.

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

I. INTERVIEW – NOMINEE FOR PLANNING COMMISSION

Nominee Mr. Guy Tilman is from Ward 2 and Councilmember Nations stated because of his extensive experience, he would be an excellent candidate for the Planning Commission.

Mr. Tilman stated he retired from Monsanto after a 30 year career. He ran facilities and operations and at one time he managed both Chesterfield Village as well as the Creve Coeur campus. He is familiar with real estate, construction issues and the planning and zoning process. Upon his retirement, he wanted to join the Planning Commission; however, there was not an opening at the time. Now that there is an opening, he would like to be considered for becoming a member.

Councilmember Casey stated he has worked with Mr. Tilman on the Parks, Recreation, and Arts Committee where his input has been very beneficial and he felt that he would make an excellent candidate for the Planning Commission.

Councilmember Fults asked that Mr. Tilman be prepared for meetings and to participate in the discussions. Councilmember Fults also asked Mr. Tilman to comment on what Chesterfield developments, from a planning perspective, that he felt were successful and what developments could be improved upon. Mr. Tilman stated he did not have a least favorite but did commend the retail planning within Chesterfield Valley.

Due to Mr. Tilman's long history with Monsanto, Councilmember Greenwood asked if he would be willing to recuse himself from future Monsanto projects if there was a conflict of interest. Mr. Tilman stated he has been away from Monsanto for six years and is not associated with

anyone at the campus but in the event that something should arise, he would gladly provide input but still abstain as necessary.

Councilmember Green thanked Mr. Tilman for his willingness to serve.

Councilmember Nations made a motion to forward the nomination of Guy Tilman as a representative of Ward II on the Planning Commission to City Council with a recommendation to approve. The motion was seconded by Councilmember Greenwood and **passed by a voice vote of 4-0.**

Chair Fults stated City Council will vote on his nomination at the July 20, 2015 meeting.

II. APPROVAL OF MEETING SUMMARY

A. Approval of the May 21, 2015 Committee Meeting Summary.

Councilmember Greenwood made a motion to approve the Meeting Summary of May 21, 2015. The motion was seconded by Councilmember Nations and **passed by a voice vote of 4-0.**

III. OLD BUSINESS

A. POWER OF REVIEW: Chesterfield Commons Six, Lot 7B (Courtyard by Marriott): An Amended Site Development Section Plan, Amended Landscape Plan, Amended Lighting Plan, Amended Architectural Elevations and an Architect's Statement of Design for a 2.807 acre lot of land zoned "C-8" Planned Commercial District located south of Interstate 40 and west of the intersection of Boone's Crossing and Chesterfield Airport Road.

STAFF REPORT

Jessica Henry, Project Planner, presented the project request and stated the architect has submitted revised architectural elevations. The primary change consists of the removal of the green EIFS on the front elevation and replacing it with the typical "THF" brick used throughout the Commons. This change was also carried through on the north, south and east elevations as well. The elevations now contain more brick and the banding element at the top has been changed to provide more balance to the building. The primary building materials are brick, white EIFS, beige EIFS, and stone trim that will run along the bottom of the building. Material samples were presented as well as the building footprint to show the building's articulation.

Discussion

Councilmember Greenwood asked if the windows had been changed. Ms. Henry stated they had not been changed, however, throughout the review process, different window shading was added to show contrast, but the windows are not tinted. They are a standard clear glass window.

Chair Fults stated she called Power of Review on the project due to a "lukewarm feeling" from the Architectural Review Board and concerns from the Planning Commission with respect to color and materials. Chair Fults then outlined the specific concerns expressed by the Commission:

1. The original elevations were mostly EIFS, however, the majority of the adjacent buildings are brick.
2. Confirmation that the air-conditioning units were flush with the building. Ms. Henry confirmed this.
3. Concerns about the cornice.
4. The green band on the front façade was not cohesive with the surrounding area.

Mr. Stanley Proctor, Planning Commission Chair, confirmed the above concerns and stated the Planning Commission would be happy with the proposed changes.

Councilmember Greenwood asked if this was a new “façade” for Courtyard. Mr. Tim Meyer, Volz Engineering, stated he believed that it was even though he has not seen a similar style.

The type of brick was discussed and Ms. Henry stated the Petitioner had always proposed the use of “THF” brick; however, it was in modest proportions. With removal of the green EIFS portion on the front elevation, more brick has been added.

Chair Fults expressed concern with the north elevation that faces Highway 40. Ms. Henry stated more brick was added to that side and there will be a 30 foot landscape buffer. The landscape buffer will screen most of the building; however, the top portion will be visible from the highway.

Councilmember Greenwood asked where the courtyard would be located. Mr. Meyer stated it would be in the back.

In response to Councilmember Hurt’s question regarding cross access, Ms. Aimee Nassif, Planning and Development Services Director, stated currently the only cross access is from the west. The current property owner to the east is not interested in allowing cross access at this time. If future development to the east is proposed, cross access will be required at that time.

Councilmember Casey commented on the drive-thru at Chick-fil-A and the potential stacking that might impact the hotel’s parking lot. Ms. Nassif stated they meet the City’s parking requirements and they are aware of the traffic generated by Chick-fil-A.

In response to Councilmember Hurt’s question, Chair Fults stated the amended elevations are a big improvement but she is disappointed with the east elevation, however, that side will not be as visible as the other sides.

There was continued discussion on the colors of the building and how green related to Courtyard’s signature color.

Councilmember Greenwood expressed her general dislike of the design of the building which does not stay with the color palette in the area and noted her dislike of the proposed white color. She also has concerns about the courtyard, which she feels does not look like a typical courtyard because of its location at the back of the building instead of being in the center surrounded by the building.

Councilmember Nations stated she has no objections to the proposed design and colors.

Councilmember Nations made a motion to forward Chesterfield Commons Six, Lot 7B (Courtyard by Marriott) to City Council with a recommendation to approve. The motion was seconded by Chair Fults

Discussion on the Motion

Chair Fults stated her desire to move the project forward; however, there is still time before the Council meeting to allow the petitioner to make further revisions if necessary.

In response to Councilmember Greenwood's question regarding the white EFIS, Ms. Nassif stated City Code requires that a variety of colors be used along with architectural articulation. Mr. Meyer suggested using just two colors, the brick and the beige EFIS. Ms. Nassif pointed out that the rendering is just a computer generated image and not the actual elevation. The color samples were reviewed and it was determined that the "white" EFIS was not stark white but an off-white color.

The above motion to approve was passed by a voice vote of 3-1 with Councilmember Greenwood voting nay.

Note: This is an Amended Site Development Section Plan which requires a voice vote at the July 20, 2015 City Council Meeting.

[Please see the attached report prepared by Aimee Nassif, Planning and Development Services Director, for additional information on Chesterfield Commons Six, Lot 7B (Courtyard by Marriott.)

IV. NEW BUSINESS

- A. T.S.P. 50-2015 Sprint (16090 Swingley Ridge Rd):** A request to obtain approval for a Telecommunications Siting Permit to accommodate six (6) new antennas and additional related equipment for an existing building-mounted telecommunication site within the "C8" Planned Commercial District of land located at the southeast corner of the intersection of Swingley Ridge Road and Olive Boulevard.

STAFF REPORT

Jonathan Raiche, Senior Planner, presented the request to accommodate six additional antennas to an existing telecommunications site located on 16090 Swingley Ridge Road. The building currently has three groupings of antennas with one antenna located in each of three groupings. The petitioner is requesting that two additional antennas be added to each of the three groupings.

Discussion

Councilmember Hurt asked if the structure height would be changed and Mr. Raiche stated it would not.

Councilmember Hurt and Mr. Russell Bean, of Collective Solutions, discussed the current trend of cellular companies wanting to better utilize their existing sites rather than building additional sites.

Councilmember Greenwood made a motion to forward T.S.P. 50-2015 Sprint (16090 Swingley Ridge Rd) 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 Telecommunications Siting Permit which requires a voice vote at the July 20, 2015 City Council Meeting.

[Please see the attached report prepared by Aimee Nassif, Planning and Development Services Director, for additional information on T.S. P. 50-2015 Sprint (16090 Swingley Ridge Rd.)]

- B. P.Z. 03-2015 Sachs Properties (The Grove in Chesterfield):** A request for a zoning map amendment from “C8” Planned Commercial District to “UC” Urban Core District for a 3.6 acre property located southeast of the intersection of Chesterfield Parkway West and Justus Post Road (19S431691 & 19S430579).

STAFF REPORT

Senior Planner John Boyer stated the Applicant is requesting a rezoning to the Urban Core District to allow for an assisted living facility. Additionally, the Applicant is requesting to maintain some of the existing uses currently permitted under the “C8” zoning. Due to concerns raised by Staff, Planning Commission, and the public, the Applicant has removed a number of uses.

One of the uses previously removed was *Brewpub*, and at the request of the Petitioner, the Planning Commission voted 5-4 to add this use back into the Attachment A. The Planning Commission recommended approval of the petition, as amended, by a vote of 8-1.

Mr. Boyer stated the Preliminary Plan shows a three-story assisted living care facility with 96 beds. Access to the site would be through the existing access off Justus Post.

Planning Commission Report

Chair Fults announced that Stanley Proctor has been newly-elected as Chair of the Planning Commission.

Mr. Proctor then reported that the major issue was the *brewpub* use but it was approved as a permitted use by a vote of 5-4.

Ms. Nassif added that residents did speak in favor of the petition during the Public Hearing.

Discussion

Councilmember Hurt stated that the site only has one access coming off of Justus Post which he feels is beneficial for the area. He then asked Mr. Boyer to explain why the Petitioner chose the Urban Core zoning vs. Residential zoning, which would have also allowed an assisted living facility. Mr. Boyer replied that the Petitioner wants to retain the uses currently permitted on the site, which would not be allowed under residential zoning.

Mr. George Stock, representing the Petitioner, stated that they had met with the neighboring residents and Trustees. The only request from the residents whose properties abut the site was that the existing landscape berm be enhanced. He stated that the residents were pleased with the low traffic volume that would be associated with an assisted living facility vs. other possible uses.

Councilmember Casey asked for confirmation that there is adequate parking for the site so that overflow parking would not end up on the residential streets. Mr. Stock replied that because the residents at the assisted living facility would not have vehicles and because there will be limited

staff, he believes the parking is sufficient. The only times parking may be a problem are on holidays, but oftentimes the facility will arrange to have off-site parking with a shuttle service.

Councilmember Greenwood asked for the parking requirements. Ms. Nassif replied that the requirements call for one space per unit with no maximum.

Councilmember Nations made a motion to forward P.Z. 03-2015 Sachs Properties (The Grove in Chesterfield) 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: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the July 20, 2015 City Council Meeting.
See Bill #**

[Please see the attached report prepared by Aimee Nassif, Planning and Development Services Director, for additional information on P.Z. 03-2015 Sachs Properties (The Grove in Chesterfield).]

C. Discussion on Performance Bonds

Because of issues the City has had in dealing with a particular bonding agency over the years, the question was raised as to whether the City could disqualify utilizing that company in the future. Mr. Geisel recommended that a legal opinion be obtained outlining the parameters under which the City could disqualify a bonding company.

Councilmember Hurt then made a motion directing Staff to: (1) research the City's ability to disqualify a bonding agency; (2) determine the criteria to qualify bonding companies; and (3) bring the information back to the Committee.

Councilmember Greenwood made a motion amending the motion to require legal research prior to Staff's research. Councilmember Hurt accepted the amendment to the motion. The motion, as amended, was seconded by Councilmember Greenwood.

Discussion on the Motion

Councilmember Casey expressed his concern noting that developers, rather than the City, contract directly with the bonding agency.

Mayor Nation noted his agreement with having the research conducted as he hopes the City can legally disqualify specific bonding agencies from doing business with the City.

Chair Fults then suggested that the City develop its own rating system of bonding agencies which could be used by developers. As an example, if the rating scale is 1-10 and a developer chooses to utilize a bonding agency with a low rating, the City could require a cash escrow. The other Committee members indicated their agreement with a possible rating system.

Chair Fults then called for a vote on the above motion, which passed by a voice vote of 4-0.

V. PROJECT UPDATE

Ms. Aimee Nassif, Planning and Development Services Director, presented updates on the following projects:

WARD I: PROJECT UPDATE

- Zoning map amendment for Monsanto Chesterfield Campus to “UC” District.
- Trails West Villages at Green Trails - amended site development plan for retail and restaurant use.

WARD II: PROJECT UPDATE

- Pre-application meeting for 1 and 15 Haybarn Lane-multi-family proposal
- Highland on Conway – site development plan for new general office building - extension of Delmar Gardens.
- Total Wine and More moving to Clarkson Square development – Toys R Us site.

WARD IV: PROJECT UPDATE

- Arbors at Wilmas Farms – seeking PUD zoning district.
- Development within Chesterfield Blue Valley development
 - Cavender’s Boot City – Lot 1C
 - Gander Mountain – Lot 1H
 - Gas Mart – Lot 1A
 - Burlington – Lot 5D-2
 - Premium Outlet addition – Lot 2
 - Amended sign package request for entire development
- Pre-application meeting – Blue Ocean development.
- Autozone – rezoning to PC district
- St. Luke’s Urgent Care - former Villa Farotto location.

OTHER PROJECTS UNDER REVIEW:

- Wildhorse Bluffs improvement plans
- **New Covenant Group (Kemp Auto Museum Subdivision)*
- Four Seasons ordinance amendment request
- **Schoettler Grove*
- **Arbors at Kehrs Mill*
- Barat Academy site plan
- Mercy Health Systems amended landscape plans
- **Four Seasons Plaza West – amended architectural elevations*
- Bur Oaks improvement plans
- Edison Express improvement plans
- St. Luke’s improvement plans
- **Burlington*
- Brattle Hill
- Telecommunication citing permits
- Gander Mountain improvement plans
- Cavender’s improvement plans
- Gas Mart
- **Friendship Village*

- Highcroft Elementary
- Forum Apartments
- **Herman Stemme-Mitek building*
- The Grove at Chesterfield Village

* *Projects currently under construction.*

VI. OTHER - none.

VII. ADJOURNMENT

The meeting adjourned at 6:45 p.m.