

MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Justin Wyse, Director of Planning

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, November 21, 2024



A meeting of the Planning and Public Works Committee of the Whole of the Chesterfield City Council was held on Thursday, November 21, 2024 in Conference Room 101.

In attendance:

Chair Dan Hurt (Ward III)
Councilmember Mary Monachella (Ward I)
Councilmember Mary Ann Mastorakos (Ward II)
Councilmember Merrell Hansen (Ward IV)
Councilmember Michael Moore (Ward III)
Councilmember Gary Budoor (Ward IV)
Mayor Bob Nation
Justin Wyse, Director of Planning
Alyssa Ahner, Senior Planner
Theresa Barnicle, Executive Assistant
George Stock, Stock and Associates
Tim Lowe, The Staenberg Group
Kelly Unnerstall, Citizens for Developing Downtown Chesterfield

Councilmembers Barbara McGuinness (Ward I) and **Aaron Wahl** (Ward II) were absent.

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

I. APPROVAL OF MEETING SUMMARY

A. Approval of the November 7, 2024 Committee Meeting Summary

Councilmember Monachella made a motion to approve the Meeting Summary of November 7, 2024. The motion was seconded by Councilmember Hansen and **passed** by a voice vote of 6-0.

II. UNFINISHED BUSINESS

A. Long Road Crossing: An Amended Site Development Concept Plan for Long Road Crossing subdivision located on a 22.99-acre tract of land located at northwest

intersection of Chesterfield Airport Road and westbound Long Road, zoned “PC”-Planned Commercial. (Ward 4)

The applicant requested prior to this meeting to postpone a presentation until the next Planning and Public Works Committee meeting on December 5.

Councilmember Hansen made a motion to postpone Unfinished Business items A, B, and C until the December 5, 2024 Planning and Public Works Committee meeting. The motion was seconded by Councilmember Mastorakos and passed by a voice vote of 6-0.

- B. Long Road Crossing, Lot B-2:** A Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for a vehicle repair facility located on a 4.6-acre tract of land located east side of Long Road Crossing Drive, zoned “PC”-Planned Commercial. (Ward 4)

The applicant requested prior to this meeting to postpone a presentation until the next Planning and Public Works Committee meeting on December 5.

- C. Long Road Crossing, Lot A-2:** A Site Development Section Plan, Landscape Plan, and Lighting Plan for a 1.93-acre tract of land zoned “PC” Planned Commercial District located south of Long Road Crossing Drive and east of North Chesterfield Industrial Boulevard. (Ward 4)

The applicant requested prior to this meeting to postpone a presentation until the next Planning and Public Works Committee meeting on December 5.

- D. Chesterfield Village Mall:** A Site Development Concept Plan, Landscape Plan, and Lighting Plan for a 96-acre tract of land zoned “PC&R” Planned Commercial and Residential District located on the south side of Interstate 64, east of Chesterfield Parkway. (Ward 2)

DISCUSSION

Senior Planner Alyssa Ahner presented to the committee the Chesterfield Village Mall’s site development concept plan. Key points included the rezoning of 112 total acres, to include a 40-foot-wide pedestrian ring road. Parking garage is now being proposed as above ground, accommodating 1,000 spaces, with on-street parking for approximately another 400 spaces. The previously proposed underground parking garage has been relocated northwest of the park area due to rock bed issues. The developer has proposed decorative pavers for roundabouts and raised intersections for pedestrian safety. The development will feature cohesive street lighting throughout and proposed street trees within tree grates for an urban feel. The 20-foot-wide grand staircase feature will be a main focal point, with an ADA accessible ramp around the side.

Ms. Ahner outlined the City’s development process, including automatic power of review for all development plans. She stated that the project had been reviewed by the Architectural Review Board and the Planning Commission, of which both recommended approval.

General comments from petitioners were solicited. Kelly Unnerstall of 14649 Summer Blossom Ln, representing Citizens for Developing Downtown Chesterfield, spoke of her concerns which include the loss of the pedestrian path, no pocket parks being shown on the concept plan, the removal of underground parking, and the lack of public-facing open space. She requested for a percentage of open space to be public facing, as it could have a positive impact such as drawing more people to the site and enhance the visitor experience.

Individual councilmembers weighed in with feedback and questions. Several of the main concerns raised included the revised pedestrian trail system, functionality of the revised design, and the overall design for the grand staircase. Commenting on the design for the grand staircase, several councilmembers expressed a desire for it to be a more prominent and accessible feature, with suggestions to potential improvements, such as redesigning it to soften the vertical aspect, as they thought it too linear. Planters and benches were also mentioned as possible additions. Mr. Tim Lowe of The Staenberg Group, explained that the staircase was designed to be more functional instead of architectural. Several council members commented that it could be designed such that it becomes more than just being functional, stating how it was a missed opportunity and could really be an architectural focal point for the development.

Other discussion was had on traffic control at intersections as well as placement of the parking garage location. Director of Planning Justin Wyse explained the developer's rationale for changes and the need to balance pedestrian movement with development functionality. The initial plan included parking under the park, which was costly to construct. The new proposed location is more accessible and visible for users. The point was raised of the importance of public parking for future infrastructure. Councilmembers suggested using Lot 3A for another garage space, to which the developer stated could be a possibility. The lot is currently designated as open space.

The committee wanted to have the developer bring back an alternative design for the grand staircase with the topics discussed prior to the first MZA being issued, and motioned to amend their recommendation to City Council. **Councilmember Monachella made a motion to forward Chesterfield Village Mall site development concept plan as amended to City Council with a recommendation to approve. This was seconded by Councilmember Hansen, and passed by a voice vote of 6-0.**

III. NEW BUSINESS

There was no new business.

IV. OTHER

There was no other business.

V. ADJOURNMENT

The meeting adjourned at 7:30 p.m.