

MEMORANDUM



TO: Michael G. Herring, City Administrator

FROM: Mike Geisel, Director of Planning & Public Works

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, February 10, 2011

A meeting of the Planning & Public Works Committee of the Chesterfield City Council was held on Thursday, February 10, 2011 in Conference Room 101.

In attendance were: **Councilmember Bruce Geiger** (Ward II), **Councilmember Mike Casey** (Ward III), and **Councilmember Connie Fults** (Ward IV).

Also in attendance were: Acting-Mayor Barry Flachsbart; Councilmember Randy Logan (Ward III); G. Elliott Grissom, Planning Commission Chair; Libbey Malberg-Tucker, Assistant City Administrator for Community Services & Economic Development; Mike Geisel, Director of Planning & Public Works; Brian McGownd, Public Works Director/City Engineer; Aimee Nassif, Planning & Development Services Director; Shawn Seymour, Senior Planner; Kristian Corbin, Project Planner; and Kristine Kelley, Recording Secretary.

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

I. APPROVAL OF MEETING SUMMARY

A. Approval of the January 6, 2011 Committee Meeting Summary.

Councilmember Casey made a motion to approve the Meeting Summary of January 6, 2011. The motion was seconded by Councilmember Geiger and **passed by a voice vote of 3 – 0.**

II. OLD BUSINESS - None

III. NEW BUSINESS

A. Native Landscape Challenge

STAFF REPORT

Libbey Malberg-Tucker, Assistant City Administrator for Community Services & Economic Development stated that the Citizens Committee for the Environment recently hosted guests from a group called St. Louis Wild Ones. She then introduced Darcy Capstick from the Citizens Committee for the Environment and Ed Schmidt and Jeanne Cavlish from St. Louis Wild Ones who were in attendance.

Essentially, they promote the establishment of native plants around homes, schools and businesses, using ecological practices. They made a request to bring the 2011 Native Landscape Challenge to Chesterfield.

For the past six years, in partnership with Shaw Nature Reserve and the Missouri Department of Conservation, they have sponsored a \$1,000 Native Landscape Challenge in various communities in the area. Residents who would like a front-yard makeover using native plants would apply to Wild Ones directly or through our website for this process. Applicants describe their landscape dilemma, why they wish to use native plants, their gardening experience, drainage issues and how the space will be used. A committee comprised of members of each of the organizations reviews the applications to choose the winner. Ms. Malberg-Tucker suggested that Mindy Mohrman, City Arborist/Urban Forester, participate on the committee as well to make sure the plants are in conformance with the City's noxious weed ordinance. She then provided the Committee with before and after photos of the plantings.

Although the Beautification Committee was not aware of the project, Councilmember Casey and Acting-Mayor Flachsbart both recommended that they be involved.

Mr. Ed Schmidt of the St. Louis Wild Ones then explained to the Committee the selection and the award process involved with the program. He also noted that the Challenge is valued at \$1,500, which includes the plants and installation.

Councilmember Casey made a motion to approve the Native Landscape Challenge. The motion was seconded by Councilmember Geiger and passed by a voice vote of 3 to 0.

B. Chesterfield Historical Commission book marketing request – Discussion

STAFF REPORT

Aimee Nassif, Planning & Development Services Director stated that at the last Historical Commission meeting in January, there was discussion regarding their new book and how to market and sell the publication. The Commission is inquiring as to what assistance could be provided by the City in helping to promote the book. She then introduced Ms. Barb Whitman, Chair of the Chesterfield Historical Commission who was in attendance to answer any questions from the Committee.

Ms. Barb Whitman explained that the book has been in progress for approximately five years and is requesting the following;

1. The City fund and host an open house “Splash” to help advertise the book. A copy of the book is scheduled to be complete at the end of April and would then be presented by the editor and writers to the Acting-Mayor.
2. The book to be available for sale at the front desk of City Hall.
3. Permission to use the City logo in the chapter on the formation of the City and Council.

DISCUSSION

Councilmember Geiger suggested that the use of the City logo first be discussed with the City Attorney Heggie as to whether this would be allowed. Acting-Mayor Flachsbar recommended that approval be allowed pending the City Attorney approval. Councilmember Logan stated that trademark laws need to be taken into consideration.

After discussion, Councilmember Geiger made a motion to allow the following;

1. *Approve the use of the logo pending City Attorney Heggie’s approval.*
2. *The sale of the book at the front desk at City Hall.*
3. *The City would provide a table and tent for the sale of the book at the Grand Opening of the new Amphitheater scheduled on May 21st.*

The motion was seconded by Councilmember Casey and **passed** by a voice vote of **3 to 0.**

C. Monarch Chesterfield Levee Trail – Missouri Central Railroad Company (Ameren) Agreement

STAFF REPORT

Brian McGownd, Public Works Director/City Engineer gave a PowerPoint presentation showing an aerial of the site and surrounding area. Mr. McGownd then provided a background of the project. Phase 2A and Phase 3A have been completed which runs from the west side of the Athletic Complex, under the Daniel Boone Bridge at the river and down around to the Howell Island access. He mentioned that construction of Phase 3B will begin this spring, and will be completed in 2011.

Phase IV of the Monarch Chesterfield Levee Trail will be located within the existing Missouri Central Railroad Company’s railroad corridor which is controlled by Ameren. This phase, which is approximately four miles in length, will run from Long Road to Centaur Road, on the south side of the Valley, adjacent to the golf course and airport.

In order to place the trail within the railroad corridor, it will be necessary to enter into an agreement with Ameren. City Attorney Rob Heggie has reviewed the agreement, met with Ameren to discuss, and has made some minor changes to the agreement.

Mr. McGownd said that he had thought that Mr. Heggie was further along with his review and discussions with Ameren. However, he was made aware that there are still some minor revisions being made to the agreement, so the agreement that is before the Committee may change slightly.

There was additional discussion as to the location of the trail in relationship to the railroad track. Mr. McGownd noted that Ameren will be requiring a fence or landscaping to separate the trail from the track. Mr. Geisel stated that there won't be substantial changes to the agreement and noted that the agreement gives the City the authority to use the corridor and to co-exist with the railroad.

Councilmember Geiger felt that the barrier should be constructed of something that requires the least amount of maintenance. Councilmember Fults would prefer a fence with some kind of foliage to hinder access to the railroad tracks.

Acting-Mayor Flachsbart suggested approval pending the City Attorney's final revisions. However, Councilmember Casey would prefer that the agreement come back to Committee after City Attorney Heggie has had a chance to make any final revisions.

Councilmember Geiger made a motion to hold the Monarch Chesterfield Levee Trail – Missouri Central Railroad Company (Ameren) Agreement and bring it back to the Committee pending approval by the City Attorney. The motion was seconded by Councilmember Casey and **passed** by a voice vote of 3 to 0.

- D. **P.Z. 07-2010 16624 Old Chesterfield Road (Gene Mainini):** A request for a change of zoning from "M2" Industrial District to "UC" Urban Core District and a Landmark Preservation Area (LPA) Procedure for a .226 acre tract of land located on the south side of Old Chesterfield Road, at its intersection with Santa Maria Drive (17V310083).

STAFF REPORT

Kristian Corbin, Project Planner gave a PowerPoint presentation showing an aerial of the site and surrounding area. Mr. Corbin stated the following:

The Petitioner is requesting a change in zoning to allow for more office space to attract future tenants. The Petition was presented at the January 10, 2011 Planning Commission Meeting, at which time no issues were raised.

Two separate votes were required for this petition. The first vote recommended approval for the "UC" Urban Core District; the second vote recommended approval for the Landmark and Preservation Area Overlay (LPA). Both recommendations were approved by a vote of 6 – 0.

Ms. Nassif explained that the area is a historic area. When other properties in the area rezoned to commercial, they added the Landmark and Preservation Area Overlay. The City encourages the LPA, which allows for more flexibility in design and it also encourages adaptive re-use of existing structures.

She noted that due to the lot sizes in the area, parking and open space requirements cannot be met. The LPA designation helps keep the character of the area and prevents buildings from being torn down and rebuilt.

PLANNING COMMISSION REPORT

Planning Chair Grissom stated there were no outstanding issues brought forth to the Planning Commission and the petition passed unanimously.

DISCUSSION

Discussion was held regarding parking of the site. The Petitioner is requesting the LPA, which would allow the 10 existing parking spaces for the site. Staff has reviewed the site and the Attachment A has been written to match current conditions on the site.

Councilmember Casey made a motion to approve P.Z. 07-2010 16624 Old Chesterfield Road (Gene Mainini) and to forward to City Council with a recommendation to approve. The motion was seconded by Councilmember Geiger and **passed** by a voice vote of 3 to 0.

**Note: One Bill, as recommended by the Planning Commission, will be needed for the February 23, 2011 City Council Meeting.
See Bill #**

[Please see the attached report prepared by Mike Geisel, Director of Planning & Public Works, for additional information on P.Z. 07-2010 16624 Old Chesterfield Road (Gene Mainini)].

- E. P.Z. 10-2010 Schoettler Village PEU (Mlake 5, LLC):** A request for an amendment to St. Louis County Ordinance 6059 more specifically a modification to the density requirements of a Planned Environmental Unit in a “R1A” Residence District, “R2” Residence District, “R3” Residence District, “R6” Residence District, and a “R6A” Residence District of 158.2 acres in size and located along Schoettler Valley Drive at the north from US Highway 40/Interstate 64 southward to Squires Way Drive, including the subdivisions of Schoettler Valley Apartments, West Ridge Estates, Schoettler Valley Estates, Highcroft Ridge School, and Bridle Creek and all those lots within.

STAFF REPORT

Shawn Seymour, Senior Planner gave a PowerPoint presentation showing an aerial of the site and surrounding area. Mr. Seymour stated the following:

The request is to modify the density standards. St. Louis County approved a total density of 560 residential units, with a stipulation that no more than 300 be dedicated to a multi-family land use within the Schoettler Village PEU. The petitioner is requesting to increase the number of residential units from 300 to 303.

As the PEU developed, the Schoettler Village apartments built out to the full density of 300 units. As built, the subdivisions within the PEU only contain 253 single-family dwellings, 300 multi-family dwellings and a total as built of 253 residential density units. Thusly, the PEU currently has seven unutilized density units. The Petitioner is requesting to add three additional multi-family units to be added to the maximum of the multi-family land use.

Public Hearing was held on November 8, 2010 and there were two outstanding issues which are listed below;

1. Outstanding Outside Agency Comment Letters. *Since that time, Staff has obtained all Outside Agency Comment Letters.*
2. Petition for requested PEU Ordinance Amendment did not include 100% stakeholder sign off. *When the petition was first submitted only 59% of all stakeholders signed off on the submittal of the petition for amendment. Since that time the petitioner has obtained the signatures of additional stakeholders with 77% support for this request.*

At the January 10, 2011, The Planning Commission recommended approval by a vote of 6 – 0. The additional three units will not be in a new building – there is space in the clubhouse building where the units will be constructed.

PLANNING COMMISSION REPORT

Planning Chair Grissom stated there were no additional issues brought forth to the Planning Commission other than the ones related above and the Commission did not have any concerns with the 77% support.

Councilmember Geiger made a motion to approve P.Z. 10-2010 Schoettler Village PEU (Mlake 5, LLC) and to forward to City Council with a recommendation to approve. The motion was seconded by Councilmember Casey and **passed** by a voice vote of 3 to 0.

**Note: One Bill, as recommended by the Planning Commission, will be needed for the February 23, 2011 City Council Meeting.
See Bill #**

[Please see the attached report prepared by Mike Geisel, Director of Planning & Public Works, for additional information on P.Z. 10-2010 Schoettler Village PEU (Mlake 5, LLC)].

- F. **P.Z. 14-2010 Chesterfield Oaks (Capitol Land)**: A request for an amendment to City of Chesterfield Ordinance 2161 more specifically a request to permit the land use of Office, dental, in a "PC" Planned Commercial District of 6.494 acres in size and located on the east side of Clarkson Road south of its intersection of Chesterfield Parkway and north of its intersection with Baxter Road.

STAFF REPORT

Shawn Seymour, Senior Planner gave a PowerPoint presentation showing an aerial of the site and surrounding area. Mr. Seymour stated the following:

The purpose of the request is to permit a dental office land use to the development to complement the existing retail, restaurant, and office land uses. The site was originally zoned "PC" Planned Commercial in 2004 and was amended in 2005 to add hours-of-operation standard and the development was completed in 2006.

At the Public Hearing held on January 10, 2011, there were no outstanding issues and the Planning Commission recommended approval by a vote of 6 – 0.

PLANNING COMMISSION REPORT

Planning Chair Grissom stated there were no outstanding issues brought forth to the Planning Commission.

Councilmember Geiger made a motion to approve **P.Z. 14-2010 Chesterfield Oaks (Capitol Land)** and to forward to City Council with a recommendation to approve.

There was additional discussion as to why the use was not considered in the original development and which unit the dental office will occupy. It was noted that there were no parking related issues.

The motion was seconded by Councilmember Casey and **passed** by a voice vote of 3 to 0.

**Note: One Bill, as recommended by the Planning Commission, will be needed for the February 23, 2011 City Council Meeting.
See Bill #**

[Please see the attached report prepared by Mike Geisel, Director of Planning & Public Works, for additional information on P.Z. 14-2010 Chesterfield Oaks (Capitol Land)].

IV. ADJOURNMENT

The meeting adjourned at 6:14 p.m.