

MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Justin Wyse, Director of Planning & Development Services
James Eckrich, Director of Public Works/City Engineer

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, February 7, 2019

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A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, February 7, 2019 in Conference Room 101.

In attendance were: **Chair Michelle Ohley** (Ward IV), **Councilmember Barry Flachsbart** (Ward I), **Councilmember Mary Ann Mastorakos** (Ward II), and **Councilmember Dan Hurt** (Ward III).

Also in attendance were: Mayor Bob Nation; Planning Commission Chair Merrell Hansen; Jim Eckrich, Director of Public Works/City Engineer; Justin Wyse, Director of Planning & Development Services; Mike Knight, Planner; and Kathy Juergens, Recording Secretary.

The meeting was called to order at 5:45 p.m.

I. BOARD OF ADJUSTMENT NOMINEE INTERVIEW

Chair Ohley introduced Stuart Lindley. Mayor Nation stated that Mr. Lindley has been a resident of Clarkson Woods subdivision for many years and has served as a trustee. He is an engineer by trade, and even though his resume is brief, his background and expertise qualify him for the position. Mr. Lindley stated he owns property in Crestwood and he has served on a few committees for the City of Crestwood. In the past, he has also been very active in the City of Taylorville, Illinois, and has served on their planning and zoning committee. In response to questions regarding Mr. Lindley's background, Mr. Lindley explained how his background would complement the responsibilities of the Board of Adjustment committee and he stated that he would always have Chesterfield's best interest at heart.

Councilmember Hurt made a motion to forward the Board of Adjustment nomination of **Stuart Lindley to City Council with a recommendation to approve**. The motion was seconded by Chair Ohley and **passed by a voice vote of 4-0**.

II. APPROVAL OF MEETING SUMMARY

A. Approval of the January 10, 2019 Committee Meeting Summary

Councilmember Flachsbart made a motion to approve the Meeting Summary of **January 10, 2019**. The motion was seconded by Councilmember Mastorakos and **passed by a voice vote of 4-0**.

III. UNFINISHED BUSINESS - None

IV. NEW BUSINESS

- A. **P.Z. 13-2018 Summit-Topgolf (SkyGroup Investments, LLC)**: An ordinance repealing City of Chesterfield Ordinance 3012 to establish a new "PC" Planned Commercial District for a 22.22 acre tract of land located north of North Outer 40 Road and east of Boone's Crossing. (17T510063, 17T520105, 17T520116) (Ward 4)

STAFF REPORT

Mike Knight, Planner, presented the request for a zoning map amendment to repeal Ordinance 3012 and establish a new "PC" Planned Commercial District. The 22 acre tract of land is currently made up of three Lots; A, B and C. Lot A has an approved Site Development Section Plan for a 128-room hotel, Lot B is TopGolf, and Lot C is currently undeveloped.

There are two purposes for this request:

- 1) Subdivide Lot C into two lots referenced as C1 and C2.
- 2) Increase the maximum building height of Lot C2 from 60 to 65 feet. The maximum height would remain at 60 feet for Lots A, B, and C1.

A public hearing was held on January 14 and no issues were raised by the Planning Commission regarding the zoning. However, there was considerable discussion regarding pedestrian circulation. At the January 28 Planning Commission meeting, the applicant stated that they would work with TopGolf (Lot B) to accomplish the desired pedestrian circulation internally and between the sites and that a solution would be presented on a future Site Development Section Plan. The Planning Commission unanimously approved the request.

DISCUSSION

There was discussion regarding access points along North Outer 40 Road and possible future cross access to the property located east of Lot C2. It was determined that the spacing between access points meets or exceeds City standards. The access points did not change from the current Preliminary Development Plan.

In response to questions regarding pedestrian circulation, Mr. Knight stated that the Planning Commission discussed three options to connect Lots A, B, and C: 1) straight north with a connection to the Levee Trail; 2) directly south of Topgolf; or 3) along North Outer 40. They also discussed utilizing multiple options rather than just one option to provide connectivity.

Councilmember Mastorakos inquired about the future development of Lot C1. Mr. George Stock, Stock & Associates, stated that it would likely be a destination entertainment venue or a restaurant and would complement the immediate surrounding area.

Councilmember Hurt indicated he is in favor of the request, however, he expressed concern with the piecemeal effect of the development and stated he will be very critical at the Site Plan level.

Councilmember Hurt made a motion to forward P.Z. 13-2018 Summit-Topgolf (SkyGroup Investments, LLC) to City Council with a recommendation to approve. The motion was seconded by Councilmember Ohley and **passed** by a voice vote of 3-1 with Councilmember Mastorakos voting nay.

Note: One Bill, as recommended by the Planning Commission, will be needed for the February 20, 2019 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning and Development Services, for additional information on P.Z. 13-2018 Summit-Topgolf (SkyGroup Investments, LLC).]

Justin Wyse, Director of Planning and Development Services, stated that Items B and C are related and recommended that the items be discussed concurrently; however, two separate motions are required.

B. POWER OF REVIEW - Downtown Chesterfield, (Category C), SDCP: A Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan for the 22 acre tract of land located north of Wild Horse Creek road, east of its intersection with Old Chesterfield Road and west of its intersection with Chesterfield Parkway. (Ward 2)

C. POWER OF REVIEW - Downtown Chesterfield Category C, Lot A (Wildhorse) SDSP: A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 7.3 acre tract of land located northeast of the intersection of Wild Horse Creek Road and Old Chesterfield

STAFF REPORT

Mike Knight, Planner, stated that both of these petitions are being forwarded to this Committee as the governing ordinance states that City Council has automatic power of review of site plans for the development of Downtown Chesterfield.

Downtown Chesterfield (Category C), SDCP

Mr. Knight presented the petition for a phased development consisting of five lots totaling 22 acres. The subject site is located in what is known as "Category C" of Downtown Chesterfield. He presented a PowerPoint depicting the Site Development Concept Plan. He noted the five lots, A through E, along with the three access points; two off Wild Horse Creek Road and one off of Old Chesterfield Road. He also presented the landscape concept plan, lighting concept plan, and signage concept plan that will be utilized throughout the development and provide a consistent appearance throughout Category C of Downtown Chesterfield.

Downtown Chesterfield Category C, Lot A (Wildhorse) SDSP

Mr. Knight then presented the Section Plan for Lot A, the Wildhorse development. Lot A consists of 7 acres between Wild Horse Creek Road and I-64. The request is to allow for the development of 1 mixed-use building containing 173 residential units, 12,500 square feet of retail and 14,550 square feet of restaurant. The building is 4 to 5 stories high depending on the elevation. There is a parking garage underneath the building and there is a 2-story restaurant. Primary access is off of Wild Horse Creek Road with a secondary extension to Old Chesterfield Road.

Mr. Knight explained the components of the Site Development Section Plan including vehicular access, pedestrian circulation, landscaping, lighting, signage and elevations. Mr. Knight stated that a Traffic Study was also completed which identified two turning movements that cause considerable delay primarily because Old Chesterfield Road is being used as a cut-through to Baxter Road.

The project was reviewed by the Architectural Review Board on November 8, 2018. At that time, the Architectural Review Board made a recommendation for approval with conditions. Those conditions have been fulfilled.

The Project was reviewed by the Planning Commission on January 28 and they recommended approval by a vote of 8-1.

DISCUSSION

In response to questions regarding the railing on the balconies, the Architect, Rich Obertino, stated that all the railings were on private balconies. He stated they used a coated, black metal wire mesh railing instead of the traditional railing to add more context to the building.

Access points were discussed. Mr. Knight stated that there are three points of access to Category C, two off of Wild Horse Creek Road and one off of Old Chesterfield Road. There is one access point for Lot C off of Wild Horse Creek Road with an existing curb cut. There will be two access points for the remaining four lots with one off of Wild Horse Creek Road and one off of Old Chesterfield Road. Additionally, there will be cross access between Lots A, B, D, and E. It was discussed that at some point in the future with development of Lot C, the access to Wild Horse Creek Road may be restricted to right-in and right-out. There was also discussion regarding access to Lot E when it is developed.

Chair Ohley asked if it was possible to add some color to break up the earth tones. The Architect stated they did not feel that bright colors would fit in. They are trying to develop a stately residential development using brick and stone. Further discussion was held on the pros and cons of earth tones and brighter colors.

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

Note: One Bill, as recommended by the Planning Commission, will be needed for the February 20, 2019 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning and Development Services, for additional information on Downtown Chesterfield, (Category C), SDCP.]

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

Note: One Bill, as recommended by the Planning Commission, will be needed for the February 20, 2019 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning and Development Services, for additional information on Downtown Chesterfield, (Category C), Lot A (Wildhorse) SDSP.]

D. Public Street Acceptance-Chesterfield Ridge Center Drive

STAFF REPORT

Jim Eckrich, Director of Public Works/City Engineer, stated that the City of Chesterfield has recently entered into an Agreement with Chesterfield Village Incorporated (CVI) regarding the donation of land for an extension of the Riparian Trail. As part of that Agreement, the City agreed to convert a portion of Chesterfield Ridge Center Drive, including the bridge, from a private street to a public street. Prior to accepting the street and bridge as public, the City required that CVI make certain improvements to the bridge. Those improvements have been made to City standards. Therefore, City Staff is now requesting that Council approve the acceptance of a portion of Chesterfield Ridge Center Drive as a public road, via ordinance.

Councilmember Flachsbart made a motion to forward the Public Street Acceptance of Chesterfield Ridge Center Drive 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 February 20, 2019 City Council Meeting. See Bill #

[Please see the attached report prepared by Jim Eckrich, Director of Public Works/City Engineer, for additional information on Public Street Acceptance-Chesterfield Ridge Center Drive.]

E. Comprehensive Plan Update

Justin Wyse, Director of Planning and Development Services, briefly explained the “on the table” phase of the Comprehensive Plan project and provided instructional packets. He encouraged the Committee to hand out the packets to friends and neighbors and to host their own conversation. The timeframe for this phase is February 6 through March 6.

V. OTHER

VI. ADJOURNMENT

The meeting adjourned at 6:56 p.m.