

MEMORANDUM

TO: Mike Geisel, City Administrator

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

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, February 6, 2020



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, February 6, 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), (*Councilmember DeCampi arrived at 5:32 p.m.*)

Also in attendance were: Mayor Bob Nation; Councilmember Michael Moore (Ward III); Councilmember Michelle Ohley (Ward IV); Planning Commission Chair Merrell Hansen; Jim Eckrich, Director of Public Works/City Engineer; Justin Wyse, Director of Planning; Zach Wolff, Assistant City Engineer; 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 23, 2020 Committee Meeting Summary

Councilmember Monachella made a motion to approve the Meeting Summary of January 23, 2020. The motion was seconded by Councilmember Hurt and passed by a voice vote of 3-0.

II. UNFINISHED BUSINESS – None.

III. NEW BUSINESS

- A. 150 N. Eatherton Road (P.Z. 12-2016 Time Extension Request): A request for an eighteen (18) month extension of time to submit a Site Development Concept Plan or Site Development Plan for a 10.786 acre tract of land zoned "PI" Planned Industrial District located on the east side of Eatherton Rd., south of the Landings at Spirit Dr. (18W140020). (Ward 4)

STAFF PRESENTATION

Justin Wyse, Director of Planning, stated that the request is for an 18-month time extension. The developer's original tenant for the building did not go forward. As a result, the developer continues to market the property and does not have a user for which to submit the Site Development Concept Plan or Site Development Plan. This is the second 18-month time extension.

DISCUSSION

In response to questions from the Committee, Mr. Wyse stated that if the Committee did not approve the request, Staff would then start a rezoning process on the property as it cannot automatically revert back to an “NU” district as that is an inactive zoning district. State statute and City Code require that rezoning be accomplished through a legislative process. Mr. Wyse further stated that there is no limit to the number of time extensions allowed.

Councilmember Hurt made a motion to forward 50 N. Eatherton Road (P.Z. 12-2016 Time Extension Request) to City Council with a recommendation to approve. The motion was seconded by Councilmember Monachella and **passed by a voice vote of 4-0.**

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on 150 N. Eatherton Road (P.Z. 12-2016 Time Extension Request).]

- B. 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 petition be postponed again for at least 45 days to allow the affected parties time to work out contractual matters. If this is acceptable, it will appear again on the April 23 meeting agenda.

Councilmember Hurt made a motion to postpone action on P.Z. 18-2019 Clarkson Centre (2264 Clarkson Rd) until the April 23, 2020 Planning & Public Works Committee meeting. The motion was seconded by Councilmember DeCampi.

DISCUSSION

There was some discussion on why the Petitioner is requesting an “R-4” District versus an “R-3” or the current “R-2” District. Mr. Wyse explained that the Petitioner is proposing a synagogue on the site, and the “R-4” District is the lowest zoning designation that allows for a house of worship that meets the minimum lot size.

There was further discussion on whether a Chabad house is considered a synagogue. Mr. Wyse indicated that the proposed use will be reviewed during the site development process. If something other than a synagogue is proposed and it does not comply with the “R-4” regulations, it will not be approved.

Discussion followed regarding whether a Chabad is a house of worship. Councilmember Ohley stated that the true definition of a Chabad house is a large house used for housing, educational purposes, meals, etc. Chabad houses are meant to be on college campuses where college students can come and spend time, to learn about their faith, and have meals on holidays. She asked if that would be permitted in an “R-4” zoning district. Mr. Wyse stated that he could not answer that question at this time as it would have to be discussed with the City Attorney.

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

C. Olive Boulevard – MoDOT Project Update

STAFF PRESENTATION

Jim Eckrich, Director of Public Works/City Engineer, reported MoDOT is resurfacing Olive Boulevard from I-270 to Lea Oak Drive. As part of this project, MoDOT plans on making extensive improvements to the sidewalk system, including ADA compliance. Staff is currently reviewing the preliminary set of plans and will relay any concerns to the MoDOT Area Engineer. The project is still in the design phase and is scheduled for construction in late summer of 2021.

DISCUSSION

In response to questions, Mr. Eckrich stated that he believed MoDOT would be willing to address any of our concerns as long as they are keeping within the scope of the project. There was some discussion on the traffic signals, including the backlighting of street signs. Councilmember Hurt requested more information on the incremental cost of backlit street signage and powder coating treatment of the new traffic signals. Mr. Eckrich stated that he will speak to MoDOT and provide the requested cost information. He also will provide additional updates on the project in the future.

D. Hog Hollow Road Vacation Analysis

STAFF PRESENTATION

Jim Eckrich, Director of Public Works/City Engineer, stated that Hog Hollow Road is a minor arterial roadway that leads from Olive Boulevard to the City of Maryland Heights. It is approximately 1,800 feet long and contains numerous deficiencies.

Hog Hollow is primarily used by motorists traveling to Maryland Heights from Olive Boulevard and vice versa. Since the construction of Missouri Route 141, approximately 1,800 vehicles per day travel on Hog Hollow Road versus 4,200 vehicles per day prior to the 141 reconstruction.

Hog Hollow fronts a creek and one residential parcel to the west and a vacant parcel to the east (Briarcliffe). After crossing the railroad tracks to the south and entering Maryland Heights, Hog Hollow leads directly to Missouri American Water Company's Central Plant. There are three large transmission water mains located under Hog Hollow, two of which are nearly 100 years old. These water mains provide the water for most of the western portion of St. Louis County.

Mr. Eckrich provided a detailed presentation, with photos, on the current condition of Hog Hollow Road, its unique topography and the difficulties in maintaining the road.

In the mid-2000s, the adjacent property owner initiated efforts to develop the property immediately east of Hog Hollow Road, known as Briarcliffe. In order to develop Briarcliffe, the property owner would need to remove a large amount of dirt from the site, which the City could utilize in reconstructing Hog Hollow. In 2008, the cost to reconstruct the road was estimated at \$4,200,000, excluding utility relocations. However, that cost could have been reduced to \$1,500,000, excluding utility relocations, using the fill dirt from Briarcliffe. Unfortunately, the Briarcliffe development never came to fruition and the reconstruction of Hog Hollow did not occur.

Mr. Eckrich stated that the reason for bringing this matter to the Committee now is that the City has received a grading permit application from the Briarcliffe property. The owner is proposing to regrade the property to accommodate a development and sell the dirt to an area contractor. If the grading permit is issued, the City's ability to utilize the dirt will be eliminated. Staff believes the cost to reconstruct Hog Hollow today, without the use of the dirt, would be close to \$7 million. The reconstruction of Hog Hollow would certainly improve the road; however, it would still not meet all of today's standards due to the topography.

Options to Consider

1. Reconstruct the roadway which would be very costly, and still not meet City standards.
2. Maintain the roadway in its current configuration while recognizing the following:
 - Difficult/impossible to maintain
 - Roadway will eventually fail
 - Dangerous existing conditions
3. Vacate as a public road.

Challenges to Vacation

- Three transmission water mains, two of which are nearly 100 years old.
- Access to Missouri American Water Central Plant and the St. Louis City Plant.
- Access to residential property.
- Opposition from the Fire District and area motorists.

It is the City Staff's recommendation that we pursue the potential vacation of Hog Hollow Road. Vacation of the Hollow right of way will require substantial discussion and negotiation with the affected parties. If this option is approved, the City will issue the grading permit to Briarcliffe for the removal of dirt, subject to engineering review and all City requirements being met.

DISCUSSION

Various topics were discussed on the vacation of the roadway including the following:

- Statistics on traffic incidents along Hog Hollow Road.
- Access to the residential property.
- Objections from the Water Company and motorists.
- Briarcliffe grading permit.

Councilmember Monachella made a motion to direct Staff to further study the vacation of Hog Hollow Road, including contacting and negotiating with affected parties. The motion was seconded by Councilmember Hurt and **passed by a voice vote of 4-0.**

IV. OTHER

Councilmember DeCampi commented on the lack of street lights along August Hill Road between the Aquatic Center and Baxter Road. It is a heavily traveled road and is especially busy during the concert season. He believes it is a public safety concern. Jim Eckrich stated that he has received calls in the past regarding lighting on Lydia Hill / August Hill, but such lighting has never been pursued in accordance with City Policy. A lighting proposal was requested by PPW at the Baxter Road / August Hill intersection several years ago, but that project was never recommended for approval by PPW. A brief discussion was held on street lighting, and it was the consensus of the committee that street lighting should be studied, with the primary purpose of lighting the road for those walking to / from Central Park. Mr. Eckrich stated that he would pursue the requested street lighting, including cost estimates, and submit that information to PPW. Councilmember DeCampi asked when the Committee could expect to see that report. Mr. Eckrich stated that he could not give a timeframe at this time, primarily because he did not know how long it would take to get the necessary information from Ameren and solar lighting vendors.

V. ADJOURNMENT

The meeting adjourned at 6:25 p.m.