

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, January 4, 2018



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, January 4, 2018 in Conference Room 101.

In attendance were: **Chair Guy Tilman** (Ward II), **Councilmember Barry Flachsbart** (Ward I), and **Councilmember Michelle Ohley** (Ward IV).

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, Project Planner; and Kathy Juergens, Recording Secretary.

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

I. APPROVAL OF MEETING SUMMARY

A. Approval of the December 21, 2017 Committee Meeting Summary

Councilmember Ohley made a motion to approve the Meeting Summary of December 21, 2017. The motion was seconded by Councilmember Flachsbart and passed by a voice vote of 3-0.

II. UNFINISHED BUSINESS - None

III. NEW BUSINESS

- A. P.Z. 16-2017 Chesterfield Village Mall (Shelbourne Senior Living): A request for a zoning map amendment from a "C8" Planned Commercial District to a new "UC" Urban Core District for an 8.2 acre tract of land located southeast of the intersection of Chesterfield Parkway West and Chesterfield Center (18S110148). (Ward 2)

STAFF REPORT

Mike Knight, Project Planner, presented the project request for a zoning map amendment from a "C8" Planned Commercial District to a new "UC" Urban Core District for an 8.2 acre tract of land. The site is located adjacent to Chesterfield Village Mall and southeast of the intersection of Chesterfield Parkway West and Chesterfield Center. The "UC" district would allow for development of a 150-unit, 187,263-sq. ft. senior living facility. The facility will be four stories high and will contain a combination of studio apartments, and one and two bedroom units. The

facility will serve a variety of residents including those needing independent living, assisted living and memory care.

A public hearing was held November 13, 2017 at which time a few issues were raised regarding the status of the Certificate of Need, the appropriateness of the drive-thru activity and concern for a tunneling effect along Chesterfield Parkway West. These issues were addressed at the December 11, 2017 Planning Commission Meeting and the Planning Commission approved the rezoning by a vote of 8-0 with a modification to the parking setback and removal of the landscape buffer on the eastern side.

Mr. Knight then addressed the following issues:

Tunneling Effect along Chesterfield Parkway West

To address this concern, the Applicant provided a sky exposure plane depicting section profiles where the building is closest to Chesterfield Parkway West. As a result, the building does conform and will not create a tunneling effect along Chesterfield Parkway.

Parking Setback and Landscape Buffer

Due to an existing shared parking lot with the property located to the east, the applicant has requested a 5 foot minimum parking setback versus the 30 foot setback required within a "UC" District. The "UC District also requires a 30 foot landscape buffer, however, with a 5 foot parking setback, a 30 foot landscape buffer would not be feasible.

DISCUSSION

In response to Councilmember Flachsbart's questions, Justin Wyse, Director of Planning & Development Services stated that the parking lot will be shared with Bishop's Post and that a letter in opposition was received from the nearby Sheridan development. Mr. Wyse stated that Sheridan cited "smart growth" in that one business should be allowed time to establish itself before a new similar use was approved. They also expressed concern with the Certificate of Need.

Chair Tilman stated that Councilmember Hurt had expressed a concern regarding the tunneling effect, however, according to the exhibits that were submitted, the Applicant is fully compliant with the proposed development. Chair Tilman further stated that this issue is something that should be discussed when updating the City's Comprehensive Plan and asked that Staff keep this in mind for future consideration. Councilmember Flachsbart stated that the type of landscaping is also an important aspect when considering this matter.

In response to Chair Tilman's question regarding the impact to the community garden at this location, Mr. Wyse stated that the garden would need to be relocated. The Parks Director is working with Sachs Properties to find an alternative location and it is anticipated that a new location will be established within a couple of months. Councilmember Ohley commented that she was not aware that the garden would be removed before the development had been approved.

Councilmember Flachsbart made a motion to forward P.Z. 16-2017 Chesterfield Village Mall (Shelbourne Senior Living) to City Council with a recommendation to approve. The motion was seconded by Councilmember Ohley and passed by a voice vote of 3-0.

Note: One Bill, as recommended by the Planning Commission, will be needed for the January 17, 2018 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning and Development Services Director, for additional information on P.Z. 16-2017 Chesterfield Village Mall (Shelbourne Senior Living).]

- B. P.Z. 18-2017 Falling Leaves Estates II:** A request to change the zoning from an existing Planned Unit Development (PUD) to a Large Lot Residential District (LLR) for a 17.4 acre tract of land located west of Wilson Avenue and northwest of the intersection of Wilson Avenue and Clarkson Road (19T220214, 19T210161). (Ward 4)

STAFF REPORT

Mike Knight, Project Planner, presented the project request for a change in zoning from an existing "PUD" Planned Unit Development to an "LLR" Large Lot Residential District for a 17.4 acre tract of land located west of Wilson Avenue and northwest of the intersection of Wilson Avenue and Clarkson Road.

In 2015, the Applicant went through the process to rezone the property from "R1" Residence District, which had a one acre minimum, to the current "PUD" District to develop 17 lots ranging in size from 22,000 to 27,000 sq. ft. Since that time, the applicant has been contacted by someone who would like to develop two single family lots over the 17 acres. This zoning petition removes the "PUD" requirement and would allow for two lots to be developed under the "LLR" designation, which has a three acre minimum.

Legislation for this request does not include a preliminary plan nor an Attachment A as this is a conventional (versus planned) zoning district. A public hearing was held for this petition on December 11, 2017 and the Planning Commission unanimously recommended approval of the request at that time.

DISCUSSION

There was some discussion as to whether the two lots could be subdivided in the future. The developer indicated that this probably would not happen as the purchasers only intend to build two homes. However, during the Record Plat process they will probably come in with four lots.

Merrell Hansen, Planning Commission Chair, stated that residents from the adjacent subdivision, Wilson Farms, are very happy with the rezoning. They did have a concern regarding the continuation of the sidewalk along Wilson Avenue, and they were told that the City will require that the sidewalk be continued when the property along Wilson Avenue is developed.

Councilmember Ohley made a motion to forward P.Z. 18-2017 Falling Leaves Estates II to City Council with a recommendation to approve. The motion was seconded by Councilmember Flachsbart and **passed by a voice vote of 3-0.**

Note: One Bill, as recommended by the Planning Commission, will be needed for the January 17, 2018 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning and Development Services Director, for additional information on P.Z. 18-2017 Falling Leaves Estates II.]

C. Emerald Ash Borer Preparedness Plan 2018 Funding Authorization

Jim Eckrich, Director of Public Works/City Engineer, stated that in 2016 the City implemented the Emerald Ash Borer (EAB) Preparedness Plan due to the imminent infestation of the EAB. When this plan was originally adopted, it was intended that the plan would be funded annually through the General Fund - Fund Reserves and that each year Staff would submit a recommendation to the PPW Committee for funding. Therefore, Staff is requesting funding authorization for the EAB program for 2018.

Upon analysis of the program after two years, Staff recommends a total allocation of \$538,000 for 2018 which includes the following:

- \$300,000 for contractual sidewalk replacement
- \$75,000 for contractual stump removal
- \$120,000 for reforestation
- \$43,000 for personnel

The City began with 6,700 Ash trees and to date, there are approximately 4,500 remaining Ash trees.

DISCUSSION

In response to Councilmember Flachsbart's question, Mr. Eckrich stated that tree removals are slightly ahead of schedule and removals will continue at the current pace.

After some further discussion, Mr. Eckrich confirmed that residents are paying a \$100 application fee for every new tree planted, while the City pays approximately \$200 per tree. The \$120,000 for reforestation is only the City's portion. Mr. Eckrich further explained that as outlined in the EAB Plan, Ash trees are being removed by a street maintenance crew which was previously assigned to sidewalk replacement. Sidewalk replacements are now being contracted.

Councilmember Flachsbart made a motion to forward to City Council a recommendation to approve a \$538,000 allocation from the General Fund-Fund Reserves for costs associated with the 2018 Emerald Ash Borer Preparedness Plan. The motion was seconded by Councilmember Tilman and passed by a voice vote of 3-0.

[Please see the attached report prepared by Jim Eckrich, Director of Public Works/City Engineer, for additional information on Emerald Ash Borer Preparedness Plan 2018 Funding Authorization.]

D. Public Works Policy #23 - Pavement Specifications

STAFF REPORT

Jim Eckrich, Director of Public Works/City Engineer, stated that the Public Works Department recently completed a comprehensive review of all Public Works City Council policies. During that process, it was determined that Policy #23 Pavement Specifications required further review. This policy references other agency specifications (State and County) as well as a number of ASTM and ACI standards that have changed. Staff has performed a detailed analysis of this

policy and is recommending changes to Policy #23 to make sure it references current standards and specifications.

Mr. Eckrich stated that there are two major changes to the proposed Policy #23. First, the existing Policy #23 contained two separate specifications, one for new development and one for work contracted by the City. In the past, when one section was updated and not the other, inconsistencies were created. The revised Policy now contains one policy that covers all pavement within the City. The second change is that Staff recommends deleting Policy #8 – Winter Paving as the specifications for cold weather concrete have been incorporated into Policy #23.

While answering questions from the Committee, Mr. Eckrich confirmed that the proposed policy modifications will not weaken the City's specifications.

Councilmember Flachsbart made a motion to: (1) forward Public Works Policy #23 – Pavement Specifications to City Council with a recommendation to approve; and (2) recommend to City Council that Public Works Policy #8 be eliminated. The motion was seconded by Councilmember Tilman and **passed** by a voice vote of 3-0.

[Please see the attached report prepared by Jim Eckrich, Director of Public Works/City Engineer, for additional information on Public Works Policy #23 – Pavement Specifications.]

IV. OTHER - None.

V. ADJOURNMENT

The meeting adjourned at 6:11 p.m.