

MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Justin Wyse, Director of Planning

SUBJECT: Planning and Public Works Committee Meeting Summary
Thursday, April 3, 2025



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday April 3, 2025 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)
Justin Wyse, Director of Planning
Alyssa Ahner, Senior Planner
Shilpi Bharti, Planner
Theresa Barnicle, Executive Assistant
George Stock, Stock & Associates
Nick Dalba, Fisher Homes
Kyle Brown, Developer - BluOnx

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

I. APPROVAL OF MEETING SUMMARY

A. Approval of the March 6, 2025 Committee Meeting Summary

Councilmember Hansen made a motion to approve the Meeting Summary of March 6, 2025. The motion was seconded by Councilmember Monachella and **passed** by a voice vote of 3-0.

Councilmember Mastorakos was absent from the March 6, 2025 meeting and thus abstained from voting.

II. UNFINISHED BUSINESS

There was no unfinished business at this time.

III. NEW BUSINESS

- A. P.Z. 09-2024 14001 Olive Blvd. (BluOnx Development LLC):** A request for an ordinance amendment to the existing “PUD” Planned Unit District to new “PUD” Planned Unit District for a 29.4-acre parcel located on the north side of Olive Blvd (Ward 1).

DISCUSSION

This new business item was discussed second with consensus of the committee.

Planner Shilpi Bharti presented the request for an ordinance amendment for the parcel located at 14001 Olive Blvd., which is north of Olive Blvd. and east of Hog Hollow Road. The ordinance is amended to reduce the total number of residential units from 100 to 81, reduce the area for single-family attached homes from 7,500 sq. ft. to 6,000 sq. ft., and increase the setback for single-family detached homes. Detail request is provided in the packet. The Public Hearing on the petition was held on January 13, 2025, during which two issues were raised. One issue was regarding making a left turn on Olive, and the second was to provide a fence along the southwest corner to screen the view of the property at 14015 Olive Blvd. The Planning Commission approved the petition on March 24, 2025. The revised PDP includes more green space and eliminates multi-family units from the previously approved PDP which was approved with the ordinance 3143.

The committee raised concerns about parking, particularly since the home designs feature one-car garages and the community has limited street parking. Mr. George Stock of Stock & Associates addressed the issue, explaining that additional driveway parking and standard-width streets would be available for parking. Despite this, the committee expressed concerns about potential parking challenges during holidays and special events. The developer also highlighted the affordability challenges, noting the high cost of land and the need for efficient design.

Councilmember Monachella mentioned that in discussions with Ward I residents, particularly those from neighboring areas, there was a strong desire to see the land developed to replace the current vacant lots. However, traffic concerns remained a significant issue. The committee also expressed interest in exploring solutions to mitigate traffic issues at the development's entrance.

Councilmember Monachella made a motion to approve P.Z. 09-2024 14001 Olive Blvd. (BluOnx Development LLC) to City Council with a recommendation to approve. The motion was seconded by Councilmember Hansen and passed by a voice vote of 3-1 with Councilmember Mastorakos voting nay.

[Please see the attached report prepared by Shilpi Bharti, Planner, for additional information on P.Z. 09-2024 14001 Olive Blvd (BluOnx Development LLC).]

- B. Wildhorse Village, Lot 2B-2 (Audere II):** A Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 0.69-acre tract of land zoned “PC&R” – Planned Commercial and Residence District located southeast of the intersection of Parkview Terrace and Wildhorse Lake Blvd. (Ward 4)

DISCUSSION

This new business item was discussed first with consensus of the committee.

Senior Planner, Alyssa Ahner detailed a proposed new development in her presentation to the committee. This second phase of the development, called Audere II, will be a new 16-unit multi-family building within the Wildhorse Village development. The building will be approximately 62 feet tall and include a 32-space internal parking garage. It is positioned close to Wildhorse Lake Blvd, in line with site-specific regulations. The building materials will feature brick, wood siding, metal panels, and stained concrete. This design mirrors a similar 16-unit building approved in 2022 on Lot 2B-1, which is part of the adjacent development, The Audere, now nearing completion.

The committee expressed a generally positive response to the building's design but emphasized the importance of accurately representing the final landscaping and screening of the rooftop mechanical equipment in the proposed renderings. This can be accomplished by thoroughly reviewing the landscaping plan to ensure proper screening of the concrete base while preventing issues with deep roots and sidewalk damage. Additionally, the committee highlighted that this area is highly visible from both roadways and walking trails, so it is essential to maintain the visual integrity of the surroundings.

Councilmember Hansen asked for clarification on the sidewalk that leads down to the lake after the topic of who could use the path was brought up at Planning Commission. Staff communicated that the City is requiring a cross access easement between Lot 2B-1 and Lot 2B-2 in case they should ever not be owned by the same entity. However, the path is ultimately located on private property and would not share the same public access easement that the trail around the lake has.

Councilmember Hansen made a motion to forward Wildhorse Village, Lot 2B-2 (Audere II) to City Council with a recommendation to approve as submitted. The motion was seconded by Councilmember Monachella and passed by a voice vote of 4-0.

[Please see the attached report prepared by Alyssa Ahner, Senior Planner, for additional information on Wildhorse Village, Lot 2B-2 (Audere II).]

IV. OTHER

There was no other business at this time.

V. ADJOURNMENT

The meeting adjourned at 6:36 p.m.