



**CITY OF CHESTERFIELD
PLANNING AND PUBLIC WORKS COMMITTEE MEETING**

**THURSDAY, MAY 7, 2026
5:30 P.M.**

CONFERENCE ROOM 101

I. APPROVAL OF MEETING SUMMARY

- A. Approval of the April 23, 2026 Planning and Public Works Committee Meeting Summary**

II. UNFINISHED BUSINESS

- A. P.Z. 01-2026 City of Chesterfield (Unified Development Code - Article 4, Attachment 4):** An amendment to Article 4, Attachment 4 of the Unified Development Code to provide Site and Building Design criteria for Outdoor Storage and Display Areas.

III. NEW BUSINESS

- A. Data Centers:** Discussion related to updating the City of Chesterfield Unified Development Code to include regulations for data centers.

IV. OTHER

V. ADJOURNMENT

Note: The Planning and Public Works Committee will consider and act upon the matters listed above, and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE PLANNING & PUBLIC WORKS COMMITTEE MEETING SHOULD CONTACT CITY CLERK VICKIE MCGOWND (636)537-6716 AT LEAST TWO (2) WORKDAYS PRIOR TO THE MEETING.



RECORD OF PROCEEDING

MEETING OF THE PLANNING AND PUBLIC WORKS COMMITTEE CHESTERFIELD CITY HALL 690 CHESTERFIELD PARKWAY WEST CONFERENCE ROOM 101

April 23, 2026

Chairperson Koch called the meeting to order at 5:30 p.m.

PRESENT

Mayor Dan Hurt
Chairperson Lane Koch, Ward III
Council Committee Member A.J. Moll, Ward I
Council Committee Member Mary Ann Mastorakos, Ward II
Council Committee Member Merrell Hansen, Ward IV
Councilmember Pat Tocco, Ward II
Councilmember Michael Moore, Ward III
Councilmember Gary Budoor, Ward IV
James Eckrich, Director of Public Works/City Engineer
Justin Wyse, Director of Planning
Alyssa Ahner, Senior Planner
Isaak Simmers, Planner
John Nations, Attorney for Applicant
Matt Segal, Tri-Star
Tim Lowe, The Staenberg Group
Josh Foster, Developer for Westland Acres

ABSENT

APPROVAL OF MINUTES

Councilmember Hansen made a motion, seconded by Councilmember Mastorakos, to approve the March 19, 2026 Planning and Public Works Committee Meeting Minutes. A vote was taken with a unanimous affirmative result (4–0), and the motion was declared passed.

UNFINISHED BUSINESS

Chesterfield Regional TIF – RPA-3 Request for Agreement for Reimbursable Costs (TriStar – Lot 3B)

This matter was introduced by Director of Planning Justin Wyse. Mr. Wyse explained that the applicant is requesting approval for reimbursement up to \$750,000 for costs associated with construction of a roadway within the development. This matter is explained in detail in the April 23, 2026 memorandum from Mr. Wyse which was included in the packet.

There was extensive discussion regarding this matter from the committee. Councilmember Hansen expressed concerns that the connectivity of the site does not conform to the comprehensive plan. Councilmember Budoor asked about the timeline of the project and deadline. Councilmember Mastorakos stated that she has had a problem with the layout of this development since the beginning and also has concerns about the connectivity.

Councilmember Moll questioned what is necessary to move this forward to City Council. Mr. Wyse explained that this will only be forwarded to City Council with a majority vote. Councilmember Moll questioned whether the matter could be postponed, which Mr. Wyse answered in the affirmative. Councilmember Moll asked how long it would take for approval of another redesign to occur, to which Mr. Wyse answered 3-6 months.

There were a number of questions related to the layout of the original plan and the changes in the current plan. Mr. Wyse answered those questions to the best of his ability and explained that this project is in RPA-3.

Councilmember Tocco asked how many public parking spaces are being gained with the two-road design. Mr. Wyse explained that this is a difficult question to answer due to the configuration and layout of the streets in both plans. Later, there was a comment that 25 spaces were added, but there was no consensus among the committee that this figure was accepted by all members or staff.

Councilmember Budoor asked whether it is time to revisit the comprehensive plan. Mr. Wyse and Councilmember Hansen outlined the Planning Commission's annual actions related to the plan. Mr. Wyse stated that in his opinion, a revision is not necessary at this time.

Chair Koch asked about the road layout and its public benefit. There was significant discussion on this topic, including precedent and the total cost of projects within the TIF. Mayor Hurt referenced development in Chesterfield Valley as an example, noting Edison Avenue as a roadway with public benefit.

At the request of Chair Koch, Mr. John Nations – attorney for the applicant, presented the project and argued in favor of reimbursement. He explained the history of the street design layout and the reasons for transitioning from a one-road design to a two-road design. Mr. Nations emphasized that his client is seeking reimbursement for only 50 percent of the additional costs associated

with the two-road design. He requested that the proposal be forwarded to the full City Council with a recommendation for reimbursement.

Councilmember Mastorakos asked additional questions about the layout, which were addressed by Mr. Matt Segal from Tri-Star. Councilmember Tocco asked why this property is in RPA-3 instead of RPA-1. This was addressed by Mr. Wyse and Mr. Tim Lowe, Vice President of Development for the Staenberg Group. There was significant discussion on RPA-1 and RPA-3.

Councilmember Hansen made a motion to forward TriStar – Lot 3B to City Council with no recommendation to approve. The motion was seconded by Councilmember Moll and passed by a vote of 3–1, with Councilmember Mastorakos voting nay. The matter will be forwarded to the full City Council.

NEW BUSINESS

Selection of Officers and Committee Assignments

- Vice Chair of the Planning & Public Works Committee -

Councilmember Mastorakos made a motion to appoint Councilmember Hansen as the Vice Chair of the Planning and Public Works Committee. The motion was seconded by Councilmember Moll and passed by a voice vote of 4-0.

- Board of Adjustment -

Councilmember Hansen made a motion to appoint Councilmember Mastorakos as the liaison to the Board of Adjustment. The motion was seconded by Councilmember Moll and passed by a voice vote of 4-0.

The Committee determined that Chair Koch would serve as the Planning Commission liaison and that this action did not require a vote. All members indicated their willingness to assist or serve in her place if needed.

Board of Adjustment – Alternate Member Interview

This matter was moved to last on the Agenda.

Councilmember Mastorakos introduced Mary Kane, who has lived in the City for 53 years. Ms. Kane indicated her desire to get involved in the City and her interest in serving as a Board of Adjustment alternate. She stated she would be willing to serve as a full member if an opening developed. The mayor and all committee members expressed their support of Ms. Kane and thanked her for her willingness to serve.

Councilmember Mastorakos made a motion, seconded by Councilmember Hansen, to recommend approval of the nomination of Mary Kane to the Board of Adjustment as an alternate member. A vote was taken with a unanimous affirmative result (4,0), and the motion was declared passed. This matter will be forwarded to the full City Council.

Power of Review – Carshield

Senior Planner Alyssa Ahner introduced this matter, and presented the details of the April 23, 2026 memorandum contained in the packet. Councilmember Hansen stated that she called for Power of Review due to concerns associated with Eatherton Road. Councilmember Mastorakos indicated that she originally had concerns about the size and height of the displays, which she now finds acceptable. She still has a concern about advertising and wants to make sure that is never allowed on these displays.

The frequency of changing displays on the sign was discussed. It was the consensus of the committee that these are not comparable to other displays within the City, because they are not advertising and will change frequently as scores and game times change.

Chair Koch stated that advertisement/marketing is not allowed on these signs and that she believes they are critical for the success of the site and the patrons who attend.

Councilmember Hansen stated that she is now comfortable with the amended Site Development Plan and made a motion, seconded by Councilmember Mastorakos, to recommend approval of the amended Site Development Plan, as recommended by Planning Commission. A vote was taken with a unanimous affirmative result (4-0), and the motion was declared passed. This matter will be forwarded to the full City Council.

Power of Review – Westland Acres 2026 Site Development Plan

City Planner Isaak Simmers introduced the matter and presented the details of the April 23, 2026, memorandum included in the meeting packet. Councilmember Hansen asked a question regarding a property encroachment, which Mr. Simmers addressed. Councilmember Hansen also raised additional questions about the landscape plan, including details on screening. Mr. Simmers responded to these comments with assistance from Mr. Josh Foster, representing the developer.

Councilmember Budoor asked questions about inspections, which were addressed by Mr. Simmers. Stormwater Pollution Prevention Plans (SWPPP) were discussed, along with the reporting requirements.

Representatives of the developer spoke about concerns regarding residents entering private property. An area resident expressed concerns about potential impacts from the development. Councilmember Hansen recommended that the resident meet with the developer, along with Mr. Wyse or a member of the planning department.

Councilmember Hansen made a motion, seconded by Councilmember Mastorakos, to recommend approval of the Site Development and Landscape Plan as recommended by the Planning Commission, with the condition that the developer work with the City and area residents to amend the landscape plan.

A vote was taken, resulting in a unanimous affirmative vote (4–0), and the motion was declared passed. This matter will be forwarded to the full City Council.

P.Z. 01-2026 City of Chesterfield (Unified Development Code - Article 4, Attachment 4)

Councilmember Hansen made a motion, seconded by Councilmember Mastorakos, to postpone this matter to the next meeting of the Planning and Public Works Committee. A vote was taken with a unanimous affirmative result (4–0), and the motion was declared passed. This matter will be placed on the agenda for the next available Planning and Public Works Committee meeting.

ADJOURNMENT

The meeting was adjourned at 7:53 p.m.

Respectfully submitted:

Justin Wyse
Director of Planning

James Eckrich
Director of Public Works/City Engineer

Date Approved: _____



Memorandum

Department of Planning

To: Planning and Public Works Committee

From: Isaak Simmers, Planner ILS

Date: May 07, 2026

RE: **P.Z. 01-2026 City of Chesterfield (Unified Development Code - Article 4, Attachment 4)**: An amendment to Article 4, Attachment 4 of the Unified Development Code to provide Site and Building Design criteria for Outdoor Storage and Display Areas.

Summary

The Planning and Public Works Committee directed staff to review the Unified Development Code (UDC) in response to concerns regarding the visual impact, organization, and operational safety of outdoor storage and display areas, particularly at automobile dealerships and vehicle repair facilities. The proposed amendment to the Attachment 4 table establishes clear and enforceable standards for access, screening, landscaping, scale, and overall site design. The proposed amendment provides a clearly defined approach to regulating visual buffering and screening. It considers the intended function of buffers and screens as currently implemented throughout the City of Chesterfield, as well as the City's broader buffering and screening goals.

A Public Hearing was held on March 9, 2026, to solicit input from the public and the Planning Commission. Following the hearing, staff revised the attachment to address key issues raised. The Planning Commission reviewed the revised amendment at its April 13, 2026 meeting and voted to recommend approval, as presented, by a vote of 9-0. Staff welcomes additional input as the amendment is finalized for City Council consideration.

The petition was on the agenda for the April 23, 2026 Planning & Public Works Committee meeting; however, at that time, the Committee made a motion to postpone amendments to the Unified Development Code until the next Planning & Public Works Committee meeting. The motion passed by a vote of 4-0.

Attachments

1. PC Staff Report
2. Article 4 Attachment 4 (Table)



VIIIA

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Planning Commission Report

Meeting Date: April 13, 2026

From: Isaak Simmers, Planner

Location: City of Chesterfield Unified Development Code (UDC)

Description: **P.Z. 01-2026 City of Chesterfield (Unified Development Code - Article 4, Attachment 4):** An amendment to Article 4, Attachment 4 of the Unified Development Code to provide Site and Building Design criteria for Outdoor Storage and Display Areas.

PROPOSAL SUMMARY

The Planning and Public Works Committee directed staff to review the Unified Development Code (UDC) in response to concerns about the visual impact, organization, and operational safety of outdoor storage and display areas, particularly at automobile dealerships and vehicle repair facilities. The proposed amendment establishes clear, enforceable standards for access, screening, landscaping, scale, and overall site design. A Public Hearing was held on March 9, 2026, to allow the public and the Planning Commission to provide feedback. Staff identified four (4) key issues from the discussion:




- How does the City of Chesterfield allow design flexibility while maintaining outcomes?;
- How does the City ensure screening is intentional and high-quality?;
- How can the City regulate visibility when sites are seen from multiple elevations and angles?;
- Regulations that target specific types of uses vs. impact and conditions.

Following the Public Hearing, staff has revised the Attachment to address the key issues raised. These updates provide a mix of prescriptive and performance-based criteria to clarify standards, improve enforceability, and ensure the regulations reflect the feedback of the Planning Commission.

Levels of Visual Screening in Site Design

Staff has identified three main categories to assist the Planning Commission in its discussion and evaluation of the proposed revisions to the attachment: Landscape Buffer, Landscape Buffer &

Screening, and Fully Screened. The table below outlines the function of each buffer type and includes language written to express the desired outcomes. The table also provides a few pros and cons to consider along with photos illustrating examples of each buffer and screening type.

Landscape Buffer	Landscape Buffer & Screening	Fully Screened
<p>Function: Separates different land uses, is visually appealing, and helps reduce environmental impact.</p> <p>Pros(+): Visual appeal Cons(-): Seasonal / grow time</p>	<p>Function: A combination of fencing and planting designed to visually soften and enhance an area without completely blocking views.</p> <p>Pros(+): Design flexible Cons(-): Not full screening</p>	<p>Function: Completely hidden or blocked from view by a physical barrier.</p> <p>Pros(+): Screen undesired views Cons(-): Rigid design outcomes</p>
<ul style="list-style-type: none"> ▪ “Display areas shall be <i>landscaped</i>.” ▪ “Parking stalls used for dealership inventory shall comply with Section 405.04.020 <i>Landscape Requirements</i>.” 	<ul style="list-style-type: none"> ▪ “...by ensuring effective <i>visual buffering</i> through all seasons.” ▪ “... be designed to <i>minimize visual impact</i>...” ▪ “...arranged to <i>soften visual impact</i> on major roadways.” 	<ul style="list-style-type: none"> ▪ “Outdoor storage of wrecked vehicles may be considered if <i>fully screened</i> from public view.”
		

Ultimately, the proposed amendment provides a clarified approach to regulating visual buffering and screening that considers the intended purpose of buffers and screens already seen throughout the City of Chesterfield, and the City’s desired buffer and screening goals. Staff welcomes further input as the amendment is finalized for City Council consideration.

Attachment(s)

1. Article 4, Attachment 4 (Table)

UNIFIED DEVELOPMENT CODE

405 Attachment 4

City of Chesterfield

Site and Building Design

[CC 1990 Ch. 31, Attach. 4; Ord. No. 2801, § 3 (Exh. A), 6-16-2014; Ord. No. 2954 § 2, 6-5-2017; Ord. No. XXXX, XX-XX-2026]

	Access	Exterior Elements	Landscaping and Screening	Scale	Site Design
Residential Architecture	See "General Requirements for Building Design" Section 405.04.010(D) of this Article.	Use architectural elements and materials matching the front facade on the sides and rear of the structure where the facade is visible from streets external to the subdivision. Avoid long uninterrupted building surfaces, materials or designs that cause glare. Primary building material shall be extended and installed so that no more than twelve (12) inches of concrete foundation wall is exposed.	See "General Requirements for Building Design" Section 405.04.010(D) of this Article.	Design to fit appropriately with the natural landscape. Design infill development to reinforce functional relationships and patterns of development within the existing neighborhood.	Utilize setbacks, screening, building massing, or driveway parking locations to provide transitions when adjacent to a different land use or residential density.

CHESTERFIELD CITY CODE

	Access	Exterior Elements	Landscaping and Screening	Scale	Site Design
Multi-Family Architecture	Provide an on-site pedestrian system with access to common ground areas.	Express the individual dwelling units within the building architecturally. Utilize color, material and, plane changes to articulate facades. Avoid monotonous or institutional designs. Primary building material shall be extended and installed so that no more than twelve (12) inches of concrete foundation wall is exposed.	See "General Requirements for Building Design" Section 405.04.010(D) of this Article.	Respect the scale, proportion, and character of the adjacent or predominant neighborhood.	Provide functional recreation areas. Provide private outdoor space for each dwelling. Provide visual transitions between the street and the dwelling units.
Commercial and Industrial Architecture	Locate service and loading areas away from public streets and out of the main circulation system and parking areas. Provide access for service vehicles, trash collection, and storage areas from alleys when possible. If not possible, utilize the street with the least traffic volume and visual impact.	See "General Requirements for Building Design" Section 405.04.010(D) of this Article.	Screen utility meters and surface transformer switching pads.	See "General Requirements for Building Design" Section 405.04.010(D) of this Article.	Design and locate building equipment and utilities to minimize visibility from public streets, surface parking lots and neighboring properties.

UNIFIED DEVELOPMENT CODE

	Access	Exterior Elements	Landscaping and Screening	Scale	Site Design
Fast Food Restaurants	Create a circulation system that provides adequate space for drive-thru queuing lines. Direct drive-thru queuing lines to not conflict with pedestrian circulation or on-site parking.	Adapt franchise or corporate style architecture to complement the style of adjacent developments. Apply color schemes that coordinate with adjacent developments' color schemes. Utilize similar architectural designs and palettes as the commercial development in which the building will be located. Integrate drive-thru elements, outdoor seating areas, and play equipment into the building design architecturally.	Utilize perimeter fencing that is attractive and compatible with the building design.	Adapt franchise or corporate style architecture to fit with the scale and proportion of adjacent development.	Locate drive-thru elements away from the primary street frontage.

CHESTERFIELD CITY CODE

	Access	Exterior Elements	Landscaping and Screening	Scale	Site Design
Car Wash and Fuel Stations	See "General Requirements for Building Design" Section 405.04.010(D) of this Article.	Provide a structural or strong design elements to anchor corner stores. Create building(s) designs compatible with surrounding developments. Use of pre-fabricated or pre-designed buildings is discouraged. If used, adapt the design to be compatible with adjacent development.	Provide landscaping and/or pathways in an alternate paving material to break up expanses of pavement and/or asphalt. Screen or architecturally incorporate tank vents into the design.	Design pre-fabricated or pre-designed buildings, if used, to have a scale and proportion compatible with adjacent development.	Avoid multiple structures on the site. Situates car wash openings away from the street.
Shopping Center and Office Complex	Create separate circulation routes for truck deliveries and customers. Access for deliveries shall be from the least traveled or impacted street. Avoid, when possible, large parking areas adjacent to the street.	Provide consistent design styles, details and palettes throughout the development including outlot buildings. Design outdoor retail sales areas, if allowed, to be complementary and integrated into the overall building design.	Screen or incorporate outdoor shopping cart storage into the design architecturally.	See "General Requirements for Building Design" Section 405.04.010(D) of this Article.	Provide outdoor gathering areas. Outdoor retail sales space must be shown and approved on the site plan, if allowed.

CHESTERFIELD CITY CODE

	Access	Exterior Elements	Landscaping and Screening	Scale	Site Design
Outdoor Storage and Display Areas	Outdoor storage and display areas shall be designed to provide safe, efficient vehicular and pedestrian access without interfering with building entrances or site circulation. Access points shall be clearly defined and limited to minimize conflicts with vehicles, pedestrians and loading activities.	Outdoor storage and displays shall comply with Section 405.04.010(E) specific requirements for Chesterfield Valley. Outdoor display areas may be located in visible locations, while areas of outdoor storage shall be sited to the side or rear of buildings, where feasible. Outdoor storage areas shall be designed and arranged to minimize visual impacts on public streets, adjacent properties and primary building façades.	Landscaping and screening shall include a combination of plant materials and/or structural elements. Screening shall be proposed as an integrated design and building element, not as an afterthought. Visual buffering should reflect the site's use and provide an attractive, year-round appearance.	Outdoor storage areas shall be sized to avoid expansive inventories or unused space. Overflow storage that goes beyond a set limit, capacity or designated area is prohibited.	Outdoor storage and display areas shall be clearly defined and organized, with identifiable boundaries. The layout shall prevent the spread of materials or display items into parking areas, access drives or required setbacks. Additional consideration shall be given to the site design and screening for areas visible from a public right-of-way or adjacent property at any elevation or angle. Outdoor storage areas shall not function as residual or leftover spaces.
Automobile Dealership and Vehicle Repair and Service Facilities	See "General Requirements for Building Design" Section 405.04.010(D) of this Article, and Access for Outdoor Storage and Display Areas of this attachment.	Display areas and dealership inventory may be located in more visible areas, while vehicles awaiting service shall be located and arranged to lessen visual impact from major and arterial roadways. Storage of wrecked, damaged or immobilized vehicles shall be stored in an enclosed building. Outdoor storage of wrecked vehicles may be considered if fully screened from public view.	Landscaping and screening shall be used to minimize large inventories and enhance site appearance. Parking stalls used for dealership inventory shall comply with Section 405.04.020 Landscape Requirements. Display areas shall be landscaped and arranged in an orderly, customer-facing manner.	Outdoor storage areas shall be designed to avoid excessive inventories or overcrowded parking areas. Dealership inventory that goes beyond the approved limit, capacity or designated area is prohibited.	Areas for dealership inventory and vehicles awaiting service shall be clearly defined and organized, with identifiable boundaries. The layout shall prevent the spread of dealership inventory or vehicles awaiting service into parking areas and access drives. Tandem parking of dealership inventory is prohibited. Dealerships and service facilities shall comply with Section 405.04.010(E) specific requirements for Chesterfield Valley.

Memorandum

Department of Planning



To: Planning and Public Works

From: Shilpi Bharti, Planner

Date: May 07, 2026

RE: **Data Centers:** Discussion related to updating the City of Chesterfield Unified Development Code to include regulations for data centers.

Summary

Given current trends and examples from other municipalities that have encountered challenges in permitting data centers within their jurisdictions, staff believes it is important to update the City Code to address this use. The current UDC code does not identify data centers as a permitted use, nor does it include regulatory provisions designed to address potential environmental and operational impacts associated with such facilities.

Updating the code would likely require revisions across multiple sections to establish clear standards related to design requirements, appropriate zoning districts, and specific regulations governing data center development.

Background

Data centers are critical infrastructure that support the modern digital economy. They house servers, storage systems, and networking equipment that enable cloud computing, telecommunications, financial transactions, healthcare systems, public safety operations, and everyday internet use. As demand for digital services continues to grow, including streaming, remote work, artificial intelligence applications, and smart infrastructure, so does the need for secure, reliable, and geographically distributed data storage and processing facilities.

For local communities, data centers can provide economic development benefits such as capital investment, job creation, and increased demand for utility infrastructure improvements. They are often sought by regions with reliable power access, fiber connectivity, and available land.

At the same time, data centers present unique land use considerations, including significant electricity demand, water use for cooling, heat generation, potential air quality impacts, and noise or visual effects associated with mechanical equipment and backup power systems.

This background provides the foundation for further analysis of whether existing City codes adequately address data center development or if targeted amendments are warranted.

Missouri Regulatory framework for Data Centers

At the state level, Missouri has taken steps to encourage data center investment through targeted legislation and economic development incentives. The Missouri Data Center Sales Tax Exemption (RSMo Sections 144.810 and 144.812) provides tax exemptions on the purchase of equipment, machinery, and utilities for qualifying data center projects that meet minimum investment and job creation thresholds. These incentives are designed to position Missouri as a competitive location for large-scale data center development.

In addition, recent legislative efforts, such as House Bill 2239 (2026) reflect a growing focus on establishing clearer statewide oversight for large-scale and AI-driven data centers. HB 2239 proposes enhanced environmental accountability measures, including expanded reporting requirements related to electricity consumption, water usage, emissions, and other environmental impacts. It also contemplates increased state-level monitoring and transparency for large facilities, signaling an evolving regulatory framework that emphasizes both economic development and environmental stewardship.

Data centers in Missouri are also subject to existing statewide regulations related to environmental protection, water use, and energy infrastructure. Agencies such as the Missouri Department of Natural Resources (DNR) oversee permits related to water withdrawal and discharge, air quality, and environmental compliance. Electrical infrastructure and utility coordination are regulated in part through the Missouri Public Service Commission (PSC), which oversees investor-owned utilities and ensures reliability of service.

While the state framework addresses certain operational, financial, and environmental aspects, land use authority including zoning, site design, and compatibility with surrounding uses remains primarily under local jurisdiction. This places municipalities in a key position to shape how and where data centers are developed within their communities.

Unified Development Code

The City of Chesterfield Unified Development Code currently includes regulations for planned districts, special procedures, and overlay districts. Planned districts also establish a range of permitted uses across various zoning districts. However, should a data center proposal be submitted in the near future, the City may face challenges in determining how best to regulate this use and identify suitable locations within Chesterfield under the current provisions of the UDC.

Given the increasing demand for data centers in today's AI-driven economy, staff believes it is necessary to revisit the existing code to establish clear provisions governing this use. City staff is actively engaged in discussions with Planning Commission members and elected officials regarding the potential inclusion of data centers within the Unified Development Code. One of the Commissioner has also shared preliminary thoughts and perspectives on how data centers could be addressed within the regulatory framework, including the suggestion of treating data centers as an overlay district. This approach could provide flexibility in regulating both new developments and existing sites that may transition toward data center operations over

time, such as Bayer or Pfizer. This input has provided useful initial direction for staff and will be further evaluated through additional code analysis.

Staff believes that establishing clear definitions, evaluating infrastructure impacts, and aligning our regulations with state frameworks and industry best practices will help ensure the City can effectively manage both the opportunities and challenges associated with this land use.

Recommendation

The City's standard process is that staff brings any large efforts to the Planning and Public Works Committee (P&PW) for high-level discussion and to ensure the Committee is supportive of using staff resources on the project. Requests are presented to P&PW seeking consensus to move forward by the Committee. Staff then initiates the process to schedule a Public Hearing and works with the Planning Commission to develop a proposed set of changes. A formal recommendation is provided by the Planning Commission, which is then presented to P&PW and City Council.