

MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Justin Wyse, Director of Planning ^{SW}

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, December 7, 2023



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, December 7, 2023 in Conference Room 101.

In attendance were: **Chair Merrell Hansen** (Ward IV); **Councilmember Mary Monachella** (Ward I), **Councilmember Mary Ann Mastorakos** (Ward II), and **Councilmember Dan Hurt** (Ward III),

Also in attendance were: Justin Wyse, Director of Planning; Petree Powell, Assistant City Planner; Alyssa Ahner, Planner; Shilpi Bharti, Planner; Theresa Barnicle, Recording Secretary; George Stock, Engineer for Applicant and Kate Stock-Gitto, Engineer for Applicant.

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

I. APPROVAL OF MEETING SUMMARY

A. Approval of the November 9, 2023 Committee Meeting Summary

Councilmember Hansen made a motion to approve the Meeting Summary of November 9, 2023. The motion was seconded by Councilmember Monachella and passed by a voice vote of 4-0.

II. UNFINISHED BUSINESS

III. NEW BUSINESS

- A. **POWER OF REVIEW: Waterfront at Wildhorse Village ASDSP:** An Amended Site Development Section Plan for the addition of on-street parking for an 11.55-acre tract of land zoned "PC & R" Planned Commercial & Residential located south of Wild Horse Creek Road, west of Chesterfield Pkwy East, and north of Burkhardt Place. (Ward 4)

STAFF PRESENTATION

Ms. Alyssa Ahner, Planner explained that the request is for the addition of three (3) on-street parking spaces in a single-family residential neighborhood. She stated that it will not take away from the street width. Staff has reviewed the proposal and has no further comments.

Mr. Wyse explained that the developer, McKelvey Homes, wants to add parking for homes that don't have on-street parking in front of them.

This project qualifies for administrative approval; however, the site-specific zoning ordinance indicates that it is subject to automatic Power of Review.

Councilmember Mastorakos made a motion to forward POWER OF REVIEW: Waterfront at Wildhorse Village ASDSP 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 Waterfront at Wildhorse Village.]

- B. P.Z. 13-2023 17551, 17555 & 17599 Chesterfield Airport Rd. (Baldrige-Ryken, LLC): A request for an ordinance amendment to create a new “PC” Planned Commercial District for three parcels zoned “PC” Planned Commercial and “NU” Non-Urban and totaling 2.9 acres located on the north side of Chesterfield Airport Road, east of Long Road (17U140252, 17U140263, and 17U140203). (Ward 4)

STAFF PRESENTATION

Ms. Shilpi Bharti, Planner explained that a request for an ordinance amendment to modify the permitted use, building setbacks, and parking setbacks in the current “NU” Non-Urban and “PC” Planned Commercial District to a new “PC” District located north of Chesterfield Airport Road.

A Public Hearing was held on September 27, 2023 for this petition, there were two issues raised, the buffering space and number of drive-throughs.

PLANNING COMMISSION REPORT

On November 13, 2023 Planning Commission voted to approve this petition with an amendment to revise the Attachment A to include a language that the buffer between potential area 1 and potential area 2 shall comply with the Preliminary Development Plan. The amended motion passed by a vote of 8-0.

DISCUSSION

Councilmember Monachella expressed concern that the submitted plan would be too busy for an already busy corner. She was also concerned that the plan had a lack of a turn lane/throughfare so that drivers heading east could exit the lot more easily.

Councilmember Hurt was also concerned about the lack of a cross-access. He cited the current configuration at Enterprise Rent-A-Car was successful and questioned if that plan could be replicated here. He noted that it was doubtful that Arnage would ever go through the current Ford dealership. He would like the option to close the Chesterfield Airport Road access point to the site, if Arnage could be extended to the subject site. He raised the question if this issue could be held until the next meeting so that the language could be amended to include limits on the size of building, and no outdoor storage.

Councilmember Mastorakos worried about the intensity of use and packing so much in to this site, and that it is too aggressive for the size of the lot. She is worried that this would cause traffic to overflow onto Chesterfield Airport Rd. She recommends to stay with only one drive-thru allowed on the current plan.

Chair Hansen raised concern that having an auto repair facility on that corner would cause storage of vehicles, therefore defying the architectural standards because of its high-profile location at Long Road and I-64. She had a problem with the use, and prefers one drive-thru only. She was

also concerned that if approved, the businesses occupying the space could change in future years.

George Stock, engineer for the applicant, spoke to the board and explained that his client is just speculating at this juncture because the dispensary and car wash which was planned for the site moved to the TSG site east of the subject property because re-zoning was not required. He explained that the auto repair would be a quick lube type of business that would not require the storage of vehicles. He also explained that whatever drive-through business that would be on the lot would have to submit a traffic study to demonstrate flow of traffic so it could be ensured that overflow would not happen. With abundant stacking on the site, he does not think there will be a situation where traffic would overflow onto Chesterfield Airport Road. The situation with Chick-Fil-A is an anomaly. Mr. Stock was comfortable with adding a limitation of vehicle storage on the site to prevent it from being a traditional auto repair business versus a drive through oil and lube business. He explained that he would have to talk to his client about reducing the number of businesses and drive-thrus, however.

After some discussion, the Committee reached the consensus to hold on a vote at this time.

This topic will be placed on the next Planning & Public Works Committee agenda.

- C. **St. Louis County Boundary Commission-Map Plan Submission:** A Resolution to submit a Map Plan to the St. Louis County Boundary Commission to preserve the City's right to annex Clarkson Valley.

STAFF PRESENTATION

Petree Powell, Assistant City Planner explained that the boundary commission has a 5-year map cycle that begins on Jan 1, 2023. In order to preserve the City's ability to annex Clarkson Valley, a Map Plan must be filed with the St. Louis County Boundary Commission. This was last done in 2018. If this is not done in this new cycle, the City would have to wait until 2030 to take any action concerning Clarkson Valley.

DISCUSSION

Committee members discussed the likelihood of annexation of Clarkson Valley and the reasons it would benefit the City of Chesterfield and Clarkson Valley. The important point today is that we file the Map Plan to preserve the City's right to annex in this cycle.

Councilmember Hansen made a motion to forward St. Louis County Boundary Commission-Map Plan Submission 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 St. Louis County Boundary Commission-Map Plan Submission.]

IV. OTHER

V. ADJOURNMENT

The meeting adjourned at 6:20 p.m.