

MEMORANDUM

TO: Michael G. Herring, City Administrator
FROM: Mike Geisel, Director of Public Services
SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, November 6, 2014



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, November 6, 2014 in Conference Room 101.

In attendance were: **Chair Dan Hurt** (Ward III), **Councilmember Connie Fults** (Ward IV), **Councilmember Nancy Greenwood** (Ward I), and **Councilmember Elliot Grissom** (Ward II).

Also in attendance were: Councilmember Bruce DeGroot (Ward IV); Merrell Hansen, Planning Commission Member; Wendy Geckeler, Planning Commission Member; Mike Geisel, Director of Public Services; John Boyer, Senior Planner; 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 October 23, 2014 Committee Meeting Summary.

Councilmember Grissom made a motion to approve the Meeting Summary of October 23, 2014. The motion was seconded by Councilmember Fults and passed by a voice vote of 4-0.

II. OLD BUSINESS – None.

Chair Hurt informed the Committee that Power of Review had been called on both of the Monsanto projects. John Boyer, Senior Planner, stated the items would be presented separately.

III. NEW BUSINESS

- A. **POWER OF REVIEW - Monsanto 5th ASDCP:** An Amended Site Development Concept Plan, Tree Stand Delineation and Amended Tree Preservation Plan for a 200.51 acre tract of land zoned "C-8" Planned Commercial District located on the north side of Chesterfield Pkwy West, approximately 2,000 feet east of City Center Dr.

STAFF REPORT

Senior Planner John Boyer stated the Amended Site Development Concept Plan is a conceptual layout of what is being planned for the future and is required when a project is being completed in phases. The proposed project is for construction of three additional research buildings on the 200+ acre Monsanto campus. The current Ordinance allows for 2.66 million

square feet of research facility. The proposed additions are an extension of Monsanto's current square footage but will not exceed their 2.66 total allocation. Mr. Boyer pointed out the various existing buildings on site as well as the proposed structures.

In response to Chair Hurt's question, Mr. Boyer stated he would address screening of the lights in the following section plan discussion.

Councilmember Fults made a motion to forward Monsanto's 5th Amended Site Development Concept Plan to City Council with a recommendation to approve. The motion was seconded by Councilmember Grissom and **passed by a voice vote of 4-0.**

Note: This is a Site Development Concept Plan which requires a voice vote at the November 17, 2014 City Council Meeting.

[Please see the attached report prepared by Aimee Nassif, Planning and Development Services Director, for additional information on Monsanto's 5th ASDCP.]

- B. POWER OF REVIEW - Monsanto 9th ASDSP:** An Amended Site Development Section Plan, Amended Landscape Plan, Tree Stand Delineation, Amended Tree Preservation Plan, Amended Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 200.51 acre tract of land zoned "C-8" Planned Commercial District located on the north side of Chesterfield Pkwy West, approximately 2,000 feet east of City Center Dr.

STAFF REPORT

Senior Planner John Boyer stated the Section Plan depicts the details of the Concept Plan and stated the request is for the construction of three new structures; 1) a 402,600 sq. ft. technology building, 2) a greenhouse, which is to be located on top of the parking garage, and 3) a headhouse, which is a mechanical building. Mr. Boyer presented a PowerPoint illustrating the location of the three proposed structures along with their respective elevations, the proposed landscape plan, lighting plan, and pointed out the unique topography of the site. He noted that the site currently includes 112 acres of woodlands, which will be preserved. The lighting plan includes pole standards around the site with taller bollards in the plaza area near the research facility.

In response to Councilmember Greenwood's question, Mr. Boyer confirmed that the trees shown in front of the headhouse do not currently exist. There is planned landscaping associated with this construction as well as with construction of future phases.

Chair Hurt asked what the total build-out in the future will be. Mr. Boyer stated their zoning allows 2.66 million square feet. The current proposed construction will bring them to just over 2 million. When asked about where future development would occur, Mr. Brent Baber, representative for Monsanto, stated they have plans to build a conference center and since they cannot build toward the bluffs, any additional building will have to be toward the valley, which is not visible from Chesterfield Parkway.

In order to address concerns with the greenhouse lighting, Mr. Boyer stated Monsanto is proposing to use a shield that goes over the top of the canopy within the structure itself and blocks the light from escaping upward negating the glow emanating from a greenhouse. Mr. Baber handed out an exhibit depicting the proposed screening on a similar greenhouse along

with a sample of the screening. He stated the picture is of their greenhouse in Rhode Island and the dark section of the roof illustrates where the blackout screening is used. Chair Hurt asked for clarification on how the screen closes automatically at night and opens during the day. Mr. Barber stated it is controlled by an Argus timer system. The Argus system also controls the whole environment of the greenhouse from lights, to shade curtains that close during the day when there is too much sun, and at night trigger the blackout curtains.

Councilmember Greenwood noted the close proximity of the proposed technology building to the two residential lots on West Drive and asked what the distance is between them as she had concerns about light trespass. Mr. Boyer estimated it to be around 1,000 feet and confirmed there should be no light trespass due to the natural topography of the site and the amount of woodlands to the east of the planned structures.

Mr. Mike Geisel, Director of Public Services, asked Mr. Boyer to elaborate on the proposed landscaping. Mr. Boyer stated per Code, it is a mixture of deciduous, coniferous, bushes, shrubs and native grasses which will be distributed around the construction site and directly adjacent to the structures themselves. Mr. Geisel asked if the tree mass shown in the aerial between the headhouse and Chesterfield Parkway is just a schematic depiction. Mr. Boyer stated the landscaping associated with this project is not exactly as shown in the aerial. In response to Councilmember Greenwood's question, trees are required by Code and will be located around the site itself.

Councilmember Grissom made a motion to forward the Monsanto 9th Amended Side Development Section Plan to City Council with a recommendation to approve. The motion was seconded by Councilmember Fults and **passed by a voice vote of 4-0.**

Note: This is a Site Development Section Plan which requires a voice vote at the November 17, 2014 City Council Meeting.

[Please see the attached report prepared by Aimee Nassif, Planning and Development Services Director, for additional information on Monsanto's 9th ASDSP.]

- C. T.S.P. 44-2014 Sprint (455 N. Woods Mill Rd):** A request to obtain approval to amend a Telecommunications Siting Permit to accommodate six (6) new panel antennas, nine (9) Remote Radio Units, two (2) new cabinets and extend existing fence within the lease area for an existing monopole tower within the "NU" Non-Urban District of land located interior to the Parkway Central School District lot west of N. Woods Mill Road north of the intersection of Ladue Road.

STAFF REPORT

John Boyer, Senior Planner, stated the proposed TSP is an amendment to an existing cell tower located directly to the west of Parkway Central High School off Hwy 141. Sprint will be adding and removing some antennas, adding two new cabinets, and expanding the ground equipment area. Since a TSP has been issued and the proposed modification is considered minor, no public hearing is required.

Councilmember Grissom made a motion to forward T.S.P. 44-2014 to City Council with a recommendation to approve. The motion was seconded by Councilmember Fults and **passed by a voice vote of 4-0.**

Note: This is a Telecommunications Siting Permit which requires a voice vote at the November 17, 2014 City Council Meeting.

[Please see the attached report prepared by Aimee Nassif, Planning and Development Services Director, for additional information on T.S.P. 44-2014.]

IV. PROJECT UPDATE

Mr. John Boyer, Senior Planner, provided updates on the following projects:

Ward 1: Project Update

- Four Seasons

Ward 2: Project Update

- Beckmann Properties
- Mitek, Herman Stemme Office Park
- The Reserve at Chesterfield – tree restoration

Ward 4: Project Update

- THF Chesterfield Commons Development Ordinance – Lowe's
- Taubam Premium Outlets – new tenant H&M
- Bur Oaks development

Other Projects Under Review

- Chesterfield Blue Valley Outlet addition
- Chesterfield Blue Valley ASDCP
- Mercy Health Systems
- Arbors at Kehrs Mill
- The Wedge zoning map amendment
- Spirit Valley Business Park, Lot 7, The Place
- New Covenant Group (Kemp Auto Museum Subdivision)
- Property Maintenance Code research/update
- Chesterfield Blue Valley – Gas Mart
- Wild Horse Bluffs
- St. Luke's Hospital
- Schoettler Grove
- RGA
- Wilson Creek
- Friendship Village

There was considerable discussion regarding the different zoning restrictions on hours of operation between Home Depot and Lowe's, along with discussion regarding the number of violations that Lowe's has received for outdoor storage and sales. There was also discussion regarding restriction of hours for deliveries and trash pickup. Councilmember Fults pointed out the current restrictions were based directly on what the neighboring residents wanted. She is not in favor of allowing any amendments to the ordinance as it would set a precedent for other retailers who fall under the same ordinance.

It was also brought out that Walmart will be submitting a separate ordinance amendment to allow seasonal storage containers within their yard.

Councilmember Fults requested Staff prepare a report depicting the various violations that Lowe's and Walmart have received, as well as the current delivery and trash pickup hours, before the amendment goes to Council.

V. OTHER

Councilmember Fults stated whenever a developer proposes a side entry garage, a variance is required to the sideyard setback. She pointed out that while a smaller sideyard setback is required for side entry garages, there is actually more space between the houses because the sideyard setback is counted at the end of the pavement, and not from house to house. The Ordinance is based on the principal that all garages are front entry even though side entry garages are more aesthetically pleasing, but they automatically dictate a variance every time they are used. She suggested an amendment to the Ordinance calling out specific sideyard setbacks for different garage configurations such as side entry, rear entry, and front entry, which would eliminate the need for a variance. Mr. Geisel stated Staff can review the issue and report on it.

With the Committee's concurrence, **Councilmember Fults made a motion for Staff to prepare a report on the impact of sideyard access on structure setbacks and bring back a recommendation to the Committee.** The motion was seconded by Councilmember Greenwood and **passed by a voice vote of 4-0.**

VI. ADJOURNMENT

The meeting adjourned at 6:15 p.m.