

MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Justin Wyse, Planning Director **JW**

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, September 21, 2023



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, September 21, 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, Planning Director, Petree Powell, Assistant City Planner served as Recording Secretary at the meeting; Alyssa Ahner, Planner; Shilpi Bharti, Planner.

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

I. APPROVAL OF MEETING SUMMARY

A. Approval of the September 7, 2023 Committee Meeting Summary

Councilmember Mastorakos made a motion to approve the Meeting Summary. The motion was seconded by **Councilmember Monachella** and **passed** by a voice vote of 4-0.

II. UNFINISHED BUSINESS

- A. **Chesterfield Commons Six, Lot 3 (ASDSP):** A Third Amended Site Development Section Plan, Amended Landscape Plan, Lighting Plan and Amended Architectural Elevations for a 1.28-acre tract of land zoned "C 8" Planned Commercial District located on the north side of Chesterfield Airport Road and west of Boone's Crossing.

STAFF PRESENTATION

Shilpi Bharti, Planner explained that the project was previously reviewed by Planning and Public Works on August 24, 2023. At that time, the Committee postponed the vote on the project and the applicant was asked to work on the Site Plan to increase the parking spaces on site.

Since then, the applicant has revised the Site Plan. The updated site plan now removes 11 parking spaces instead of 14. Additionally, the applicant is now requesting parking reduction request for 40.84%, previously the request was for 45%. The addition of the landscape berm along the west side of the parking lot allowed for the increase in the number of parking spaces and maintain the open space requirement. The open space requirement is set forth in the site specific ordinance.

DISCUSSION

The initial discussion centered on the Committee's request from the previous meeting that the open space requirement be relaxed to allow more parking. Justin Wyse explained that the open space requirement (30%+) is in the governing ordinance of the entire subdivision. To reduce that requirement an entire ordinance amendment would be needed and that includes the notice and consent of the other parcel owners (54 Street Grill, the Bank, Culvers, Aminis), not just Chick-fi-la. Because of the age of the ordinance, it could open up the Ordinance to other changes that may not be acceptable to one or more of the parcel owners. This would also add considerably to the time frame. Moreover, the owner of Chick-fi-la stated that he did not think the Levee District would consent to less open space even if the City did. There was further discussion about the amount of open space per parking spot they would gain if they cut back on the landscaped berm. The Owner stated that you would have to sacrifice 180 feet of open space for one parking space. Members agreed that it was probably not worth sacrificing open space for one additional parking space.

The members were not entirely sure the addition of the extra drive-thru queue would solve the problem of patrons lining up onto Arnage Road and even Chesterfield Airport Road but this was as good as possible for now.

The members also learned that Chick-fi-la and Aminis have come to an agreement. Employees at Chick-fi-la will go over to Aminis parking lot three times a day to pick up trash. Members expressed gratitude that the parties are able to work together.

Motion

Councilmember Monachella made a motion to forward Chesterfield Commons Six, Lot 3 to City Council with a recommendation to approve. The motion was seconded by **Councilmember Mastorakos** and **passed by a voice vote of 4-0.**

III. NEW BUSINESS

- A. **P.Z. 01-2023 Long Road Lipton Parcel (Cronin Valley Real Estate, LLC):** A request to amend an existing "PI" Planned Industrial District for 8.83 acres of land located north of Chesterfield Airport Rd and south of Interstate 64 (17U410115, 17U410160, 17U410126, 17U410159, 17U410137, 17U410148).

STAFF PRESENTATION

Alyssa Ahner, Planner explained that the request is for an ordinance amendment to allow for the outdoor sale of automobiles. The applicant is adding the use to the 1999 ordinance that will apply only to the northern parcel. The owner of the property wants "retail use" to remain permitted so the ordinance was not completely updated.

A public hearing was held on July 10, 2023 at which time the Planning Commission discussed the proposed amendments.

The Planning Commission on September 11, 2023 recommended approval with one amendment. The amendment included restricting the hours of operation for use "u" from 6 a.m. to 11 p.m. for the property located north of Long Road Crossing.

DISCUSSION

Chair Hansen remarked that Kia dealership next door is a mess with cars parked on the road and in haphazard fashion. She hoped that the applicant (for a Genesis dealership) would have better control of their site. Director Wyse indicated that KIA is undergoing dealership renovation and that they are looking to develop the parcel to the south for vehicle storage and a service facility and that should help with the over abundance of cars. Chair Hansen remarked that since this road is a City road, the City could add “no parking” signs to prevent the overflow of cars along the road. Members discussed dealerships and also what people think as they are driving into Chesterfield. John Nation, counsel for the applicant, stated that Chesterfield has sought to avoid looking like I-70 in O’Fallon with nothing but car dealerships lining the highway.

Council Member Hurt stated that there is consensus that landscaping between the interstate and the Genesis building. Members do not want inventory in that space except for a few display cars. Inventory is to be on the sides of the building and in front. Director Wyse stated that there is requirement for a landscape buffer as well. Member Hurt stated that it will be the sign with the dealership name that will draw people from the highway, not the display.

The members agreed and proposed the following amendment:

“U. Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises:

- i. Outdoor sales of motor vehicles are permitted north of Long Road Crossing. ***Areas for outdoor sales, storage, and display must be shown and approved on the Site Development Section Plan and shall be screened from I-64. Screening shall include, but not be limited to, landscaping.***
- ii. Hours of operation for use “u” shall be restricted from 6:00 a.m. to 11:00 p.m. for the property located north of Long Road Crossing.

Motion

Councilmember Hurt made a motion to amend P.Z. 01-2023 Long Road Lipton Parcel (Cronin Valley Real Estate, LLC) Attachment A that was approved by the Planning Commission. The motion was seconded by Councilmember Monachella. and passed by a **voice vote of 4-0 approved.**

Then the members took up the motion to forward the entire rezone:

Motion

Councilmember Mastorakos made a motion to forward P.Z. 01-2023 Long Road Lipton Parcel (Cronin Valley Real Estate, LLC), as amended, to City Council with a recommendation to approve. The motion was seconded by Councilmember Monachella and passed by a **voice vote of 4-0 approved.**

IV. OTHER

V. ADJOURNMENT

The meeting adjourned at 6:40 p.m.