

MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Justin Wyse, Director of Planning & Development Services
James Eckrich, Director of Public Works/City Engineer

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, September 20, 2018

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JME



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, September 20, 2018 in Conference Room 101.

In attendance were: **Chair Michelle Ohley** (Ward IV), **Councilmember Barry Flachsbart** (Ward I), **Councilmember Mary Ann Mastorakos** (Ward II), and **Councilmember Dan Hurt** (Ward III) (*Councilmember Hurt arrived at 5:50 p.m.*)

Also in attendance were: Planning Commission Chair Merrell Hansen; Jim Eckrich, Director of Public Works/City Engineer; Justin Wyse, Director of Planning & Development Services; Mike Knight, Planner; Steve Merk, Civil Engineer; and Kathy Juergens, Recording Secretary.

The meeting was called to order at 5:45 p.m.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the August 23, 2018 Committee Meeting Summary

Councilmember Flachsbart made a motion to approve the Meeting Summary of August 23, 2018. The motion was seconded by Councilmember Mastorakos and **passed** by a voice vote of 3-0.

II. UNFINISHED BUSINESS - None

Chair Ohley made a motion to suspend the rules and move New Business Item A after Item D. The motion was seconded by Councilmember Flachsbart and **passed** by a voice vote of 3-0.

III. NEW BUSINESS

B. ADA Transition Plan

STAFF REPORT

Jim Eckrich, Director of Public Works/City Engineer, stated that the City has an ADA Transition Plan, as required. However, the information contained within the Plan is generic, generally corresponding to the federal requirements. Staff recently performed a detailed review of the Plan and recommends several updates to ensure the Plan meets all Title II requirements.

Steve Merk, Civil Engineer, provided a PowerPoint presentation on the Plan. Specific updates to the Plan include a detailed self-evaluation and prioritization program for pedestrian facilities. In addition, a program was created that the City will use to analyze, rate, and prioritize future sidewalk work. The proposed Plan has been reviewed by disability advocacy groups and was posted on the City's website for review and comment. Additionally, an open house was held at City Hall on July 31, 2018.

DISCUSSION

In response to questions, Mr. Merk stated that each different type of fault will have its own prioritization rating and the severity of each fault will have a weighted value. Mr. Merk also confirmed that Staff developed the rating system and that it can be adjusted as needed in the future. He further stated that Staff is not requesting additional funds to implement the Plan, but is seeking Council approval on the method that will be used to evaluate and prioritize faults.

In response to Chair Ohley's question, Mr. Eckrich stated that after the Plan has been approved, Staff will provide notification to the residents via the newsletter and City website.

Councilmember Flachsbart made a motion to forward a Resolution adopting the updated City of Chesterfield ADA Transition Plan to City Council with a recommendation to approve with the understanding that the weighting criteria of the Plan will be continuously reviewed. The motion was seconded by Councilmember Mastorakos and passed by a voice vote of 4-0.

[Please see the attached report prepared by Jim Eckrich, Director of Public Works/City Engineer, for additional information on the ADA Transition Plan.]

C Sidewalk within Driveway Limits

STAFF REPORT

Jim Eckrich, Director of Public Works/City Engineer, stated that residents are allowed to reconstruct the portion of their driveway within the public right of way via a Special Use Permit. As part of the Permit, the City requires that Portland Cement Concrete with limestone aggregate and a broom finish be used to reconstruct the sidewalk that runs through the driveway. Occasionally a resident or contractor requests to construct the sidewalk in a different material from the adjacent sidewalk which can be problematic for a number of reasons. Other than within the Special Use Permit provisions, there is currently no City policy that prohibits this. Therefore, Staff would prefer that the Portland Cement Concrete requirement be contained within a City Council Policy. Mr. Eckrich showed photos of driveways with standard sidewalk, exposed aggregate sidewalk, and other decorative materials.

Councilmember Hurt made a motion to create Public Works Policy No. 38, Sidewalk within Driveway Limits, and forward to City Council with a recommendation to approve. The motion was seconded by Councilmember Flachsbart and passed by a voice vote of 4-0.

[Please see the attached report prepared by Jim Eckrich, Director of Public Works/City Engineer, for additional information on Public Works Policy No. 38, Sidewalk within Driveway Limits.]

- A. **P.Z. 06-2018 Downtown Chesterfield (Stock & Associates Consulting Engineers Inc.):** A request to amend the legal description and development criteria for an existing “PC&R” Planned Commercial and Residence District and “NU” Non-Urban District to a “PC&R” Planned Commercial and Residence District for a 99.0 acre tract of land located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West (18S410206, 18S410240, 18S430259, 18S430248, 18T620185, 18T620174, 18T620206, 18T640271, 18T640095, 18T640204, 18T640215, 18T640260, 18T640303, 18T620064, 18T640314, 18T640259, 17T320158, 17T320169, 18T640248, 18T640237, 18T630195, 18T620053, 18T630272) (Ward 2).

STAFF REPORT

Mike Knight, Planner, stated that the request is to amend the legal description and development criteria for an existing “PC&R” Planned Commercial and Residence District and “NU” Non-Urban District to a new 99 acre “PC&R” District known as Downtown Chesterfield.

This Ordinance amendment has two requests. The first is to incorporate and re-zone 0.44 acres from NU to PC&R because it was under separate ownership at the time of the original PC&R zoning. The second request is to amend the development criteria of the governing ordinance to allow two separate Concept Plans instead of the current requirement of one Concept Plan for the entire 99 acre district.

There are three categories comprising the Downtown Chesterfield District: 1) Category A – Urban “Main Street” Development Pattern; 2) Category B – Urban Mixed Use Development Pattern; and 3) Category C – Highway Frontage Outlots (portions of the District north of relocated Wild Horse Creek Road).

At the Public Hearing on August 13, 2018, the Planning Commission discussed whether one Concept Plan covering both Categories A and B was being considered in the request or whether Categories A and B will have their own individual Concept Plan. On August 20, 2018, the applicant submitted a letter clarifying that one Concept Plan will be submitted for the portions of the District south of the relocated Wild Horse Creek Road (Categories A & B - 77 acres) and one Concept Plan for the portions of the District north of relocated Wild Horse Creek Road (Category C – 22 acres).

The Planning Commission recommended approval of the request on September 12, 2018 with an amendment to I.P.5 of the draft Attachment A to utilize the verb “shall” instead of the original verb selected “may” and approved by a vote of 6-0.

Within the governing ordinance, there is automatic Power of Review so the Planning & Public Works Committee and City Council will see all future section plans as they come through.

DISCUSSION

Chair Ohley inquired as to why the Planning Commission did not address any of the permitted uses. Planning Commission Chair Merrell Hansen stated that the Planning Commission did call out several of the uses in their discussion. However, they received guidance that many future developments within these areas would potentially require amendments to the planned district ordinance and the Planning Commission would be able to remove uses at that time. Chair Hansen stated the following Permitted and Ancillary Uses were discussed and that they appear throughout several of the uses:

- Rental and leasing of new and used automobiles and necessary outdoor storage of said vehicles.
- Broadcast studios for radio and television.
- Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications.
- Satellite dishes.

Chair Ohley expressed her concern that Category A is a large part of the Urban Core and she would not want to see these uses in that area. Due to recent similar incidences, she would like to address these uses at this stage of development.

Dan Manning, representative of Sachs Properties, stated that Sachs is currently opposed to removing any of the permitted uses at this time. With respect to Categories A and B, their goal is to develop the entire area with the same vision as Downtown Chesterfield was originally envisioned. Until a developer has been identified, they do not want to remove any uses.

Kate Stock-Gitto, Stock & Associates, stated that with respect to Category C, a Site Development Section Plan and Concept Plan have been submitted in which they are proposing a high-end luxury restaurant, retail, apartments, a hotel and conceptually an office building. Ms. Gitto stated she does not foresee any sort of automobile sales uses for the site as there is not enough room for such an operation, however, she would have to confirm this with the developer.

There was some discussion on amending the ordinance before closing takes place and Councilmember Hurt stated that he would be prepared to remove uses concurrently with the zoning ordinance and concept plan approval process but not at the site plan phase.

Councilmember Flachsbart made a motion to forward P.Z. 06-2018 Downtown Chesterfield (Stock & Associates Consulting Engineers Inc.) to City Council with a recommendation to approve with the following uses removed:

Permitted Uses

6. Rental and leasing of new and used automobiles and necessary outdoor storage of said vehicles.
7. Remove *film processors* use from the list.
9. Remove *indoor sale of motor vehicles* use from the list.

Office Commercial Uses

2. Broadcasting studios for radio and television.

Ancillary Uses

3. Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications.
4. Dry cleaning drop-off and pick-up stations.
5. Film drop-off and pick-up stations.
8. Satellite dishes.

The motion was seconded by Councilmember Ohley and **passed** by a voice vote of 4-0.

Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the October 15, 2018 City Council Meeting. See Bill #____)

[Please see the attached report prepared by Justin Wyse, Director of Planning and Development Services, for additional information on P.Z. 06-2018 Downtown Chesterfield.]

Chair Ohley made a motion to suspend the rules and move New Business Item E before Item D. The motion was seconded by Councilmember Hurt and **passed** by a voice vote of 4-0.

E. Proposed 2019 Meeting Schedule

Councilmember Flachsbart made a motion to approve the 2019 Planning and Public Works Committee meeting schedule. The motion was seconded by Councilmember Hurt and **passed** by a voice vote of 4-0.

(Chair Ohley left the meeting at 6:45 p.m.)

D. Schoettler Road Project Update

STAFF REPORT

Jim Eckrich, Director of Public Works/City Engineer, stated that last year there was a presentation and discussion on Schoettler Road improvements. During that presentation City Staff detailed prior grant submittals for improvements to Schoettler Road, all of which were not successful due to the overall good condition of Schoettler Road. At that time the Planning and Public Works Committee directed Staff to pursue the three highest priority issues within the Schoettler Road corridor: (1) the missing section of sidewalk on Schoettler Road; (2) the design and construction of a center turn lane from Georgetown Road to Clayton Road; and (3) a right turn lane onto Clayton Road. A project including 2 and 3 was included in the 2018 budget for both design and right-of-way acquisition with construction to begin in 2019. Mr. Eckrich notified the Committee that the design of this project has taken longer than expected due to impacts associated with modifying the cross slope of the road. The preliminary design was provided to the City on September 5 in accordance with the design schedule. However, due to Staff's concerns, the consultant is revising the design, with a revised due date of October 5. Due to the anticipated difficulty with right-of-way acquisition, construction of this project has been removed from the 2019 Budget, and will instead be included in the 2020 Budget.

Councilmember Hurt stated that he believes this project is very important for the residents along Schoettler Road, and wants to ensure that the project is constructed as soon as practical. Councilmember Hurt indicated that he would meet with Mr. Eckrich to review the plan, the reasons for the delay, the project schedule, and the future right of way acquisition.

Councilmember Flachsbart made a motion to receive and file the information. The motion was seconded by Councilmember Hurt and **passed** by a voice vote of 3-0.

IV. OTHER

V. ADJOURNMENT

The meeting adjourned at 6:52 p.m.