



MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Mike Geisel, Director of Planning & Public Works

SUBJECT: Planning & Public Works Committee Meeting Summary
September 18, 2008

A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, September 18, 2008 in Conference Room 101.

In attendance were: **Chair Dan Hurt** (Ward III); **Councilmember Gene Schenberg** (Ward I); **Councilmember Bruce Geiger** (Ward II); and **Councilmember Bob Nation** (Ward IV).

Also in attendance were: Maurice L. Hirsch, Jr. Planning Commission Chair; Mike Geisel, Director of Planning & Public Works; Brian McGownd, Public Works Director/City Engineer; Rob Heggie, City Attorney; Aimee Nassif, Planning & Development Services Director; Charles Campo, Project Planner; and Kristine Kelley, Administrative Assistant.

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

I. APPROVAL OF MEETING SUMMARY

A. Approval of the September 4, 2008 Committee Meeting Summary

Councilmember Nation made a motion to approve the Meeting Summary of September 4, 2008. The motion was seconded by **Councilmember Schenberg** and **passed by a voice vote of 4 to 0.**

II. OLD BUSINESS

A. **Parking Restriction – Sunbridge Drive:** Recommendation to deny the parking restriction request submitted by the trustees of the River Bend West Subdivision.

Councilmember Schenberg met with the residents concerning the parking restriction and discussed his findings with the Committee. He concurred with Staff's previous recommendation to deny the requested parking restriction.

It was clarified that a vote was not necessary and the Chair received and filed the report.

III. NEW BUSINESS

- A. **P.Z. 19-2008 Spirit Trade Center Plat 2 Lot 15 (Joan Lee, LLC):** A request for a change of zoning from an “M3” Planned Industrial District to a “PI” Planned Industrial District for a 3.122 acre tract of land located southeast of the Chesterfield Airport Rd. and Trade Center Blvd. intersection (17V340143).

STAFF REPORT

Mr. Charles Campo, Project Planner, reported that the Petitioner requested a change in zoning from an “M3” Planned Industrial District to a “PI” Planned Industrial District to add one retail land use located on the southeast corner of the intersection of Chesterfield Airport Road and Trade Center Boulevard. A public hearing was held at the Planning Commission meeting held on August 25, 2008, at which time, the applicant agreed to remove the following uses from the Attachment A:

- (ss) Railroad switching yards and
- (III) Terminal for trucks, buses, railroads, and watercraft.

PLANNING COMMISSION REPORT

Planning Chair Hirsch reported that the only concern raised at the Planning Commission meeting was consistency of uses for future development.

Parking

Councilmember Geiger questioned parking requirements for retail use. Staff confirmed that parking will accommodate the existing uses.

Councilmember Schenberg made a motion to forward **P.Z. 19-2008 Spirit Trade Center Plat 2 Lot 15 (Joan Lee, LLC)** to City Council with a recommendation to approve. The motion was seconded by **Councilmember Geiger** and **passed** by a voice vote of 4 to 0.

**Note: One bill, as recommended by the Planning Commission, will be needed for the October 6, 2008 City Council Meeting.
See Bill #**

[Please see the attached report prepared by Mike Geisel, Director of Planning & Public Works, for additional information on P.Z. 19-2008 Spirit Trade Center Plat 2 Lot 15 (Joan Lee, LLC)].

- B. **P.Z. 20-2008 St. Louis Family Church (101 & 139 Valley Center Dr.-17501 Edison Ave.):** A request to amend City of Chesterfield Ordinance 2092 to amend the gross floor area and building height requirements for

St. Louis Family Church, a 16.17 acre tract of land zoned "PI" Planned Industrial District located at the southwest corner of Chesterfield Airport Rd. and Valley Center Dr. (17U230302, 17U230311, 17U210180)

STAFF REPORT

Mr. Charles Campo, Project Planner, stated that there was a request to amend the gross floor plan and building height requirements for St. Louis Family Church located on a 16.7 acre tract of land zoned "PI" Planned Industrial District along Chesterfield Airport Road.

The previous ordinance had a square footage limitation, which was petitioned to be removed and a height requirement of 22 feet, which was petitioned to be raised to 50 feet.

PLANNING COMMISSION REPORT

Planning Chair Hirsch, reported parking concerns that were raised at the September 8, 2008 Planning Commission meeting and confirmed that uses will dictate the parking requirements. It was also noted that there were no issues raised during the Public Hearing.

Future expansion

It was reported that future expansion of the site will be held to current setbacks along the property line unless the site plan is amended.

Councilmember Schenberg made a motion to forward **P.Z. 20-2008 St. Louis Family Church (101 & 139 Valley Center Dr.-17501 Edison Ave.)** to City Council with a recommendation to approve. The motion was seconded by **Councilmember Geiger** and **passed** by a voice vote of 4 to 0.

**Note: One bill, as recommended by the Planning Commission, will be needed for the October 6, 2008 City Council Meeting.
See Bill #**

[Please see the attached report prepared by Mike Geisel, Director of Planning & Public Works, for additional information on P.Z. 20-2008 St. Louis Family Church (101 & 139 Valley Center Dr.-17501 Edison Ave.)].

- C. P.Z. 21-2008 Walgreens Chesterfield (Chesterfield Parkway L.L.C.):** A request for an amendment to City of Chesterfield Ordinance 1863 to allow for an additional use for a 2.08 acre tract of land zoned "PC" Planned Commercial District located on Chesterfield Parkway East between Swingley Ridge Road and Olive Boulevard. (18S240476)

STAFF REPORT

Ms. Aimee Nassif, Planning & Development Services Director, stated that Walgreens petitioned the City to amend their current ordinance to add one use. To

summarize, they are adding Medical Clinics inside their stores to offer as a new service. These clinics will operate under the following terms:

- The hours of operation will be less than the pharmacy's hours.
- There will be no overnight care.
- It will operate on an outpatient basis only **excluding surgeries.**
- There will be no changes to the exterior elevations of the site.
- Parking requirements will be met.
- No additional signage proposed.

PLANNING COMMISSION REPORT

Planning Chair Hirsch confirmed that the additional use is for examination purposes only.

Disposal

Chair Hurt questioned biohazard disposal. The Petitioner confirmed that the hazardous material is locked up inside the clinic and the material; such as, needles are self contained, which is then picked up by an outside source and disposed of in an efficient and timely manner. It was noted there is no invasive care other than injections.

Councilmember Geiger made a motion to forward P.Z. 21-2008 Walgreens Chesterfield (Chesterfield Parkway L.L.C.) to City Council with a recommendation to approve. The motion was seconded by **Councilmember Schenberg** and **passed** by a voice vote of 4 to 0.

**Note: One bill, as recommended by the Planning Commission, will be needed for the October 6, 2008 City Council Meeting.
See Bill #**

[Please see the attached report prepared by Mike Geisel, Director of Planning & Public Works, for additional information on P.Z. 21-2008 Walgreens Chesterfield (Chesterfield Parkway L.L.C.)].

D. Proposed Contract for Professional Services, TIF

STAFF REPORT

Mr. Mike Geisel, Director of Planning & Public Works, discussed a letter submitted by Cole and Associates. It is Staff's recommendation to authorize and execute a contract with Cole and Associates not to exceed \$300,000 for work associated with infrastructure extensions north of Highway 40 and west of Long Road. The funds will come from prior reimbursements from TIF Special Allocation Funds.

Several years ago the City entered into a contract with Cole and Associates to investigate and conduct preliminary engineering on areas of Chesterfield Valley that were not served with water, sewerage, and drainage channels. The City subsequently

entered into a partnership with the Levee District to extend water and sewer to the west end of the Valley. The remaining area that does not have utilities is north of Highway 40, west of Long Road and east of the Chesterfield Athletic Complex. The result will be final engineering drawings and cost estimates that will determine whether or not to enter into Forward Funding Agreements and a project to extend water to sewer on the north side. It was noted that extending the infrastructure is based on projected Comprehensive Plan uses.

Chair Hurt made a motion recommending City Council execute a contract with Cole and Associates in an amount not to exceed \$300,000 for work associated with infrastructure extensions north of Highway 40 and west of Long Road. The motion was seconded by Councilmember Geiger and passed by a voice vote of 4 to 0.

[Please see the attached report prepared by Mr. Mike Geisel, Director of Planning & Public Works, for additional information on Proposed Contract for Professional Services, TIF].

E. Recommended updates to the City of Chesterfield Comprehensive Plan.

Chair Hurt excused himself and asked Vice-Chair Geiger to continue with the meeting.

STAFF REPORT

Ms. Aimee Nassif, Planning & Development Services Director, stated that Staff has been reviewing updates to the Comprehensive Plan and has determined that there are several changes that need to be made. Staff prepared a report with proposed “must-do” revisions and updates which include five key points:

- 1) Update to the Land Use Map.
- 2) Re-evaluation of the Urban Core.
- 3) Update of Chesterfield Valley Policies for Development.
- 4) Transportation Element Update. Staff is recommending codifying the Appendix with the rest of the chapters of the Comprehensive Plan.
- 5) Transportation Element Update. Staff recommends updating this entire chapter because it had not been updated for almost ten years.

Mr. Geisel stated that the plan this evening is to refer these recommendations to the Planning Commission.

Planning Chair Hirsch referred to the “Re-evaluation of the Urban Core” and questioned whether the *perimeter* will be evaluated. Staff responded in the affirmative.

Councilmember Schenberg asked whether the changes reflect places along Olive Street Road that might become “Neighborhood Office”, and the land around the

potential Highway 141/Olive Interchange. Staff confirmed that the changes will include both locations.

Councilmember Geiger noted that by making these revisions the Comprehensive Plan will be up-to-date.

Councilmember Schenberg made a motion to authorize Staff to work with the Planning Commission on the necessary revisions and updates to the Comprehensive Plan, which will then be brought back to the Committee for approval. The motion was seconded by Councilmember Geiger and **passed** by a voice vote of 3 – 0.

F. Improvements to the corner of Highway 141 and Olive Road

Councilmember Schenberg discussed clean-up of this site and recommended that Staff work with the owner to improve the appearance of the site.

Councilmember Schenberg made a motion directing Staff and the Parks Department to coordinate a beautification plan for the corner of Highway 141 and Olive Road. The motion was seconded by Councilmember Geiger

Councilmember Schenberg amended his previous motion requiring the Committee's approval of any expenditures that may be incurred from the beautification plan. Councilmember Geiger accepted this amendment and the motion **passed** by a voice vote of 3 – 0.

Chair Hurt returned to the meeting at this point.

G. Chesterfield Parkway East Bridge

Councilmember Schenberg informed the Committee that the current bridge does not provide adequate space for pedestrians to cross. He suggested that Staff send a letter to St. Louis County and MODOT asking for suggestions on what can be done. However, after further discussion, it was decided that submitting a letter will not be necessary.

H. Temporary Signs

Councilmember Nation expressed his suggestions regarding the Blue Sheet Amendment that was presented at the September 8, 2008 Planning Commission meeting.

IV. ADJOURNMENT

The meeting adjourned at 6:24 p.m.