

MEMORANDUM

TO: Mike Geisel, City Administrator
FROM: Jessica Henry, Senior Planner
SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, August 24, 2017



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, August 24, 2017 in Conference Room 101.

In attendance were: **Chair Guy Tilman** (Ward II), **Councilmember Barry Flachsbart** (Ward I), **Councilmember Dan Hurt** (Ward III), and **Councilmember Michelle Ohley** (Ward IV).

Also in attendance were: Mayor Bob Nation; Planning Commission Chair Merrell Hansen; Jessica Henry, Senior Planner; Cecilia Dvorak, Project Planner; 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 July 20, 2017 Committee Meeting Summary

Councilmember Hurt made a motion to approve the Meeting Summary of July 20, 2017. The motion was seconded by Councilmember Ohley and **passed by a voice vote of 4-0.**

II. UNFINISHED BUSINESS - None

Councilmember Hurt made a motion to discuss New Business Item C first. Motion was seconded by Councilmember Ohley and **passed by a voice vote of 4-0.**

III. NEW BUSINESS

C. Chesterfield Village and Chesterfield Mall Discussion (Ward 2) – Councilmember Ohley

Councilmember Ohley requested that Staff prepare a report to identify issues and concerns the City should consider in anticipation of, and prior to the submission of, any petition for re-development of the Chesterfield Mall property, including the impact on the surrounding Chesterfield Village.

DISCUSSION

Councilmember Hurt felt that this information would be advantageous to several members of the Council. He requested information on the history of Chesterfield Village including deed

restrictions, past and present owners of the mall, the current status of the mall, as well as future uses for the mall. He encouraged the formation of public committees to provide input into the future redevelopment of the mall.

Noting that a review of the Comprehensive Plan is upcoming, Councilmember Flachsbart recommended that Staff research the history of Chesterfield Village and Chesterfield Mall prior to any updates. He stated that Louis Sachs had a very specific vision for the area and it would be helpful to understand that vision. He also would like to see a complete history of the mall from its inception to its current status.

Councilmember Flachsbart made a motion directing Staff to prepare a complete historical analysis, from the creation to present day conditions, of the Chesterfield Village area with particular emphasis on Chesterfield Mall prior to reviewing the Comprehensive Plan. The motion was seconded by Councilmember Hurt and **passed** by a voice vote or 4-0.

Discussion after the motion

Planning Commission Chair Merrell Hansen spoke about Mr. Sachs' vision of the area and stated that Kathy Higgins, past-president of Sachs Properties, understood what he was trying to accomplish. Ms. Hansen felt that she may be willing to share this information with the Council. The Committee agreed and Ms. Hansen stated that she would try to contact Ms. Higgins.

Councilmember Hurt made a motion recommending that the Planning Commission and Staff consider forming public committees, with a committee specifically dedicated to Chesterfield Mall/Chesterfield Village, during the process of studying the Comprehensive Plan. The motion was seconded by Councilmember Flachsbart and **passed** by a voice vote of 4-0.

A. P.Z. 09-2017 18385 Chesterfield Airport Rd. (Chesterfield Hockey Association):

A request for a zoning map amendment from a "M3" Planned Industrial District to a "PC" Planned Commercial District for 17.85 acres located on the north side of Chesterfield Airport Road approximately 290 feet northeast of its intersection with Olive Street Road and 860 feet northwest of its intersection with Wings of Hope Boulevard (17W640080). (Ward 4)

STAFF REPORT

Cecilia Dvorak, Project Planner, presented the project request for a zoning map amendment from a "M3" Planned Industrial District to a "PC" Planned Commercial District. The 17.85 acre parcel is located north of Chesterfield Airport Road, northeast of its intersection with Olive Street Road and northwest of its intersection with Wings of Hope Boulevard.

A public hearing was held on July 10, 2017 at which time the following issues were raised:

1. Consistency of permitted uses with adjacent developments;
2. Hours of operation;
3. Need for a traffic study;
4. Cross access to adjacent developments; and
5. Potential impact on adjacent properties.

A subsequent vote meeting was held on August 14, 2017 during which substantial discussion took place regarding access from the site to the south and how it might be restricted once the Olive Street Road extension is complete. A motion was made to recommend approval of the petition subject to a restriction on access to the private road upon granting signalized access at Olive Street Road. The motion passed by a vote of 6-0 and Staff conferred with the City Attorney on the following language which has been incorporated into Section 1.7 of the Attachment A requirements:

Upon connection of the Olive Street Road extension to Chesterfield Airport Road, the interim access point connecting to the development to the south shall be converted to right-in right-out access only.

DISCUSSION

Access

Councilmember Hurt expressed concern about the proposed language regarding the interim access point because such language does not alleviate traffic concerns along Chesterfield Airport Road. Once the Olive Street Road extension is complete, he would like to see the cut-thru traffic eliminated along the private drive, which currently accesses the site. He clarified that the existing developments along the private road would still have access to this road.

During discussion, it was confirmed that: (1) the current property owner has agreed to allow the extension through their property; (2) the Petitioner would cover the cost of construction for their portion of the extension; and (3) the City has the ability to mandate abandonment of the temporary access.

Chair Tilman asked whether the road improvement would entail additional taxes to the property owner and asked Staff to research this issue.

After additional discussion, Councilmember Hurt made a motion that the following language be incorporated into the Attachment A requirements:

Upon connection of the Olive Street Road extension to Chesterfield Airport Road, the interim access point connecting to the development to the south shall be terminated at either its northern intersection with Olive Street Road, or restricted with no more than a right-in/right-out at its southern intersection with Chesterfield Airport Road.

The motion was seconded by Councilmember Flachsbart.

Discussion then ensued regarding the existing hotel and access to its site. It was noted that the hotel's access will have to be reconfigured in the future and be initiated by the hotel owner.

The vote on the above motion passed by a voice vote of 4 to 0.

Councilmember Ohley made a motion to forward P.Z. 09-2017 18385 Chesterfield Airport Rd. (Chesterfield Hockey Association), as amended, to City Council with a recommendation to approve. The motion was seconded by Councilmember Hurt and passed by a voice vote of 4 to 0.

Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the September 6, 2017 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. 09-2017 18385 Chesterfield Airport Rd. (Chesterfield Hockey Association).]

B. UDC Updates to Articles 4, 6, and 10

STAFF REPORT

Jessica Henry, Senior Planner, stated that Staff is in the process of working on changes to the UDC to address architectural lighting, as directed by the PPW Committee. Staff has identified two other areas of the UDC that have fallen out of compliance with state and federal regulations. These two areas are as follows:

Article 06 Telecommunications Facilities Siting (TSP)

Ms. Henry stated that the state has passed legislation that drastically impacts the ability of municipalities to regulate TSPs - specifically with respect to fees, permits, the length of the permitting process, as well as what can be regulated. In response to Councilmember Hurt's question, Ms. Henry stated that the state legislation could impact the regulation of tower height and the process for reviewing changes to tower height. The specific impacts will be flushed out as part of the UDC revisions.

Article 04-05 Sign Requirements

Ms. Henry stated that the Supreme Court issued a decision which impacted municipal regulation of signage. Many municipalities throughout the St. Louis area have already adopted code updates and it is recommended that Chesterfield consider updating its Code. These regulations would impose drastic changes in the City's current regulations, however, the tangible effect would not be dramatically different. The changes deal with the way the City's Code frames things such as the way the City classifies signs and the type of things the City regulates.

In addition, Ms. Henry stated that Article 10 Definitions will also need to be updated to reflect the new terminology in other areas of the UDC.

Ms. Henry stated Staff is seeking formal direction from the Committee to review these areas of the Code and to bring them into compliance with state and federal law. Ms. Henry stated that Staff will be working with the City Attorney noting that the City only wishes to change what is necessary to comply with state and federal regulations, and that all changes would go through the formal process and would be brought back to the Committee for review and approval after receiving a recommendation from the Planning Commission.

Councilmember Hurt made a motion to direct Staff to update Article 06 Telecommunications Facilities Siting, Article 04-05 Sign Requirements and Article 10 Definitions of the UDC to comply with state and federal law. The motion was seconded by Councilmember Ohley and **passed by a voice vote of 4-0.**

IV. OTHER

V. ADJOURNMENT

The meeting adjourned at 6:37 p.m.