

MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Justin Wyse, Director of Planning *JW*
James Eckrich, Director of Public Works/City Engineer *JE*

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, August 10, 2023



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, August 10, 2023 in the Chesterfield Council Chambers.

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: Mayor Bob Nation; Councilmember Aaron Wahl (Ward II); Councilmember Michael Moore (Ward III); Councilmember Gary Budoor (Ward IV); James Eckrich, Director of Public Works/City Engineer; Justin Wyse, Director of Planning; and Petree Powell, Assistant City Planner. James Eckrich served as the Recording Secretary at the meeting.

The meeting was called to order at 5:30 pm by Chair Hansen. Chair Hansen thanked everyone for their attendance and stated that microphones have been added to this meeting to ensure everyone can hear. She briefly ran through the topics on the agenda and explained that Director of Planning Justin Wyse would systematically be walking through the "green sheet" amendments. Chair Hansen added that the Committee will vote tonight with a recommendation but the final decision will be made by the full City Council at a later date.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the July 10, 2023 Committee Meeting Summary

Councilmember Mastorakos made a motion to approve the Meeting Summary of July 10, 2023. The motion was seconded by Councilmember Monachella and **passed by a voice vote of 4-0.**

Chair Hansen made a motion to move New Business before Unfinished Business. That motion was seconded by Councilmember Hurt and approved 4-0.

II. NEW BUSINESS

A. Chesterfield Parkway Temporary Slope and Construction License

Director of Public Works / City Engineer James Eckrich gave a brief presentation on an upcoming St. Louis County project to improve the southwest quadrant of Chesterfield Parkway. Mr. Eckrich stated that as part of that project St. Louis County will be ensuring ADA compliance at all intersections. In order to ensure ADA compliance at the intersection of Chesterfield Parkway and Park Circle Drive St. Louis County needs a very small amount of temporary slope and construction license (TSCL). This will allow the County the working room they need to complete the project.

Once the project is finished the property reverts back to the City. The staff recommendation is to donate the requested 54 square feet of TSCL to St. Louis County.

Please see the attached report prepared by James Eckrich, Director of Public Works/City Engineer, for additional information on the Chesterfield Parkway TSCL.

Discussion

Councilmember Monachella asked if St. Louis County would be responsible for removing any trash associated with the project. Director Eckrich confirmed that they would. There was no further discussion on this matter.

Councilmember Monachella made a motion to forward the donation of 54 square feet of temporary slope and construction license to City Council with a recommendation to approve. The motion was seconded by Councilmember Hurt and **passed by a voice vote of 4-0.**

III. UNFINISHED BUSINESS

A. P.Z. 06-2023 Chesterfield Village Mall (TSG Downtown Chesterfield Redevelopment, LLC): A request to rezone an existing C-8 Planned Commercial District to “PC&R” – Planned Commercial and Residential District for 96.017 acres located west of Clarkson Road / MO 340, south of S Outer 40 Road, east and north of Chesterfield Parkway.

Staff Presentation – Justin Wyse and Petree Powell

Director Wyse gave a brief presentation of the status of this rezoning request, which is detailed in the attached report from Assistant City Planner Petree Powell dated August 10, 2023. Director Wyse indicated that he would address each of the items delineated in the Green Sheet Amendment matrix. Additionally, he distributed a three-sheet document to the committee and audience which provided additional details on item IB2a, IB1b, and O. That three sheet document is attached to this meeting summary. His comments are summarized as follows:

IB1a – Floor Area Ration (FAR) has been reduced from 1.0 to 0.75.

IB1b – The maximum number of residential units allowed shall not exceed 2363 on Parcels A1-10, B1, B2, B8, B9, R1-R5 and H1. The maximum number of units shall not exceed 175 units on Parcels 3A and 3B.

IB2 – Maximum height has been limited to 200 feet or fifteen stories whichever is higher.

IB2a - See three sheet supplement. The language requires ground floor commercial/retail on portions of parcels A1-A6, R1 and B9 as depicted on the map.

IB4 - The term “substantially conform” was discussed. Director Wyse indicated that Staff is comfortable with that phrase. The depiction of public art and open space were discussed. It was determined that public art “may” be depicted on the plan. Director Wyse addressed questions regarding open space.

IC3 – The terminology was edited make more clear that service areas be located at the rear of buildings and/or off the alleys.

ID – Director Wyse walked through the parking requirements. Councilmember Monachella stated that she remains concerned above parking during large events. The requirement for valet parking was discussed. Director Wyse indicated that type of decision is typically made by the tenant, which was confirmed by Tim Lowe, representative of the Applicant.

H5 – Director Wyse clarified that the developer must adhere to the City's access management requirements.

H6 – Construction parking requirements were clarified.

H9 and H10 – It was clarified that gated streets are not allowed.

I – Director Wyse indicated that cross access requirements will be added.

I2 – Director Wyse stated that there is no need to reference NACTO as all necessary requirements are contained with the UDC. Councilmember Hurt questioned Director Wyse and Director Eckrich on this statement, and they answered his questions to his satisfaction.

I6 – Director Wyse clarified the language regarding public streets and private streets.

I7 – Director Wyse clarified the sidewalk requirements and that revised Preliminary Development Plan added sidewalks where missing in the original version. The revised Preliminary Development Plan will be submitted as Attachment B to the Ordinance.

L3, L4, and L8 – Director Wyse addressed stormwater and the MSD requirements. Councilmember Hurt stated that there are existing stormwater problems upstream of this area and he wanted it on the record that he was concerned about these and wants to maintain our ability to consider and address these, if possible, during design.

N – Director Wyse indicated that Council will have automatic power of review regarding this development and detailed the specific language. Based upon comments from the Committee it was determined that a fifth bullet will be added which requires that that the project is consistent with the project narrative provided by the developer.

O – Director Wyse stated that language will be added similar to that within the Wildhorse Village development.

P – Director Wyse clarified that kiosks are allowed. Councilmember Wahl asked a question about kiosks which was addressed by Director Wyse. Chair Hansen asked how food trucks would be handled and provided her expectation. Director Wyse indicated that food trucks should be handled in a similar manner to our Special Activity Permit and those will be removed from this section.

P4 – Director Wyse stated that the loading dock language was contained in IC3..

P9 – Chair Hansen stated that public art in this section should be treated in a similar manner to our discussion in IB4. Director Wyse agreed.

IIA10 – Director Wyse stated that the Site Development Concept Plan would be reviewed by ARB for design standards in public spaces and street character.

Five New Notes – Director Wyse indicated that the Preliminary Development Plan has been revised to include all five of these items. Councilmember Budoor asked if public bike parking was included in the development. Director Wyse responded that it is not included but may be added by tenants. Chair Hansen asked if bike parking should be required. Director Wyse responded that he felt that should not be included as a requirement but encouraged.

Chair Hansen thanked Director Wyse and Assistant City Planner Petree Powell for their presentation. She stated that each of these items would be added to the Green Sheet Amendment, and that the committee is comfortable with these items in the matrix. Councilmember Mastorakos stated that she has concerns about the large parking garage next to Macys and requests art / architecture / vegetation be implemented to make that look aesthetically pleasing. Chair Hansen stated that the Committee agrees with Councilmember Mastorakos. The developer acknowledged hearing these concerns by nodding.

Councilmember Hurt recommended that the green sheet amendments be voted on as discussed. Chair Hansen agreed and asked for a **motion to approve the compilation of a green sheet amendment as discussed, delineated in the matrix provided in the packet, and supplemented with the three-sheet document provided, including the addition of conformance to the project narrative. Such a motion was made by Councilmember Mastorakos and seconded by Councilmember Monachella. The motion passed by a vote of 4-0.**

Councilmember Hurt moved to amend the Green Sheet Amendment. Specifically, he moved to amend item IB to include the following statement “total residential building footprint area shall not exceed 1.35 million square feet.” Director Wyse asked if that applied to the total square area, to which Councilmember Hurt responded affirmatively. **Councilmember Monachella seconded the motion.**

There was substantial discussion and debate about the proposed amendment. Chair Hansen stated that she was concerned that placing such a requirement would harmfully restrict the future development. Mayor Nation stated that the requirement is too restrictive, leading to a back and forth between Mayor Nation, Councilmember Hurt, Councilmember Monachella, and Chair Hansen. Councilmember Monachella stated that she discussed this amendment in detail with Councilmember Hurt and believes it is the best way to ensure the whole project is not residential. The intent of the amendment is not to be restrictive but to provide flexibility for the developer instead of specifying the type of development allowed in specific areas.

Chair Hansen and Councilmember Wahl asked detailed questions about the footprint restriction, which were answered by Councilmember Hurt.

Chair Hansen invited Tim Lowe, representative of the Applicant, to speak. Mr. Lowe stated that the development will not support this restriction as there is no office market today. Mr. Lowe stated that such a restriction would lead to big box retail which is not the idea behind this development. Further discussion was held regarding the sixty percent threshold, office development, and retail development. Mr. Lowe stated that implementation of this restriction will delay and impact the development of this property. He stated that if the amendment passed the Applicant may not move forward on the project until the office market returns.

Chair Hansen called for a vote on the amendment. **The amendment passed 3-1 with Chair Hansen voting no.** Councilmember Mastorakos indicated that she was conflicted about this vote and may change her vote at the Council meeting.

Councilmember Hurt made a motion to recommend to City Council approval of the rezoning with the approved Green Sheet Amendments and the approved amendment restricting residential development. That vote passed 4-0. Chair Hansen stated that she was voting yes in order to move this forward to City Council. Mayor Nation reiterated that he was not in favor of the amendment added.

The attorney for the Developer, Mike Doster, stated that due to the amendment that was added they will be requesting that this matter be postponed prior to consideration by City Council. He stated that he would send a formal request in writing.

IV. OTHER - none

V. ADJOURNMENT

The meeting adjourned at 6:59 p.m.

Respectfully submitted,



James A. Eckrich, P.E.
Director of Public Works / City Engineer