

MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Mike Knight, Assistant City Planner JMK

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, July 7, 2022



A special meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, July 7, 2022 in Conference Room 101.

In attendance were: **Chair Dan Hurt** (Ward III), **Councilmember Mary Monachella** (Ward I), **Councilmember Mary Ann Mastorakos** (Ward II), and **Councilmember Merrell Hansen** (Ward IV).

Also in attendance were: Councilmember Gary Budoor (Ward IV); Mike Knight, Assistant City Planner; and Kathy Juergens, Recording Secretary.

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

I. NEW BUSINESS

- A. **POWER OF REVIEW: Wildhorse Village, Lot 2A-2 (Terraces at Wildhorse Village)**
SDSP: A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 3.6-acre tract of land zoned "PC&R" – Planned Commercial and Residence District located southwest of the intersection of Wildhorse Creek Road and Lakeview Terrace. (Ward 4)

STAFF PRESENTATION

Mike Knight, Assistant City Planner, stated that the project was postponed from the June 23, 2022 Committee meeting to allow the applicant to meet with Councilmembers Mastorakos and Monachella to discuss possible revisions.

Mr. Knight then displayed a PowerPoint depicting revisions to the rear corridor facades as follows:

- Darkest brick up to the 2nd floor
- Balcony overhangs
- Darker brick under the windows
- Fiber cement under the HVAC screening units
- Expressed windows
- Updated lighter garage doors with darker frames
- Updated parapet cap with cornice
- Expressed window sills
- Greenery was added between the driveways along with planters

Regarding the greenery addition, Mr. Knight had asked the applicant whether the greenery was part of the plan or was it shown only for aesthetic reasons as it was referenced in the previous

Committee meeting that the greenery could present a maintenance issue and the planters could be hit while backing out of the garage. The applicant relayed back to Mr. Knight that If the Committee wishes to keep the greenery additions, the applicant will do so, however, they are open to suggestions and wanted to receive the input of the Committee in the direction moving forward.

DISCUSSION

The Committee discussed the following items:

- Color of the metal railings, balconies, canopies, window trim and parapet cornice
- Drainage system for canopies
- Balcony and garage lighting
- Size of the canopy
- Greenery between the driveways and maintenance issues
- Planters between the driveways vs wall mounted planters vs lighting
- Additional landscaping along end unit buildings
- Public parking

Councilmember Hansen made a motion to forward to City Council a recommendation to approve Wildhorse Village, Lot 2A-2 (Terraces at Wildhorse Village) SDSP as amended with the following conditions:

1. Move darkest brick up to the 2nd floor of the buildings.
2. Add a balcony overhang to the rear façade of the buildings.
3. Provide a darker brick under the windows on the rear façade.
4. Include a fiber cement material under the HVAC screening units.
5. Provide expressed windows and window sills on the rear façade of the buildings.
6. Incorporate lighter colored garage doors with darker frame on the rear façade.
7. Add a darker parapet cap with cornice to the buildings.
8. Add an artificial turf feature near the garage doors.
9. Add decorative features on the rear elevation of the units near the garage doors.
10. Add additional landscaping on the southwest corner of the site near the entrance on Lakefront Drive and, to the extent possible, any other landscaped areas neighboring the end units of buildings.

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

Note: This is a Site Development Plan Section Plan which requires a voice vote at the July 18, 2022 City Council Meeting.

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on Wildhorse village, Lot 2A-2 (Terraces at Wildhorse Village) SDSP.]

II. ADJOURNMENT

The meeting adjourned at 6:15 p.m.