

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Mike Geisel, Director of Planning & Public Works

SUBJECT: Planning & Public Works Committee Meeting Summary
June 5, 2008

A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on **Thursday, June 5, 2008** in Conference Room 101.

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

Also in attendance were: Maurice L. Hirsch, Jr. Planning Commission Chair; Mike Herring, City Administrator; Mike Geisel, Director of Planning & Public Works; City Attorney Rob Heggie; Project Planner; Shawn Seymour, Project Planner; Justin Wyse, Project Planner; and Kristine Kelley, Administrative Secretary.

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

I. APPROVAL OF MEETING SUMMARY

A. Approval of the May 22, 2008 Committee Meeting Summary

Councilmember Bob Nation made a motion to approve the Meeting Summary of May 22, 2008. The motion was seconded by Councilmember Bruce Geiger and passed by a voice vote of 3 to 0.

II. OLD BUSINESS

III. NEW BUSINESS

A. **T.S.P. 04-2008 Cricket Communications (Double Tree Hotel):**

A request to obtain approval for a Telecommunication Facility Siting Permit in a "C8" Planned Commercial District for a 23.54 acre tract of land located

on the north side of Swingley Ridge Drive, west of Chesterfield Parkway (17S110136).

STAFF REPORT & PRESENTATION:

Project Planner Shawn Seymour stated there was a public hearing held before Planning Commission on May 28, 2008 and two issues were raised at that meeting.

- o **Height of the telecommunications tower:** Project Planner Shawn Seymour specified it is not a new tower, but antenna collocation to be attached to the elevator penthouse on the top of the Doubletree Hotel. There are no towers being added to the site and there will be no tower on top of the building. The antenna will be flush mount to the side of the penthouse. They will be lower than the existing antennas. He assured **Chair Hurt** that the wires will not stick out higher than existing equipment.
- o **Approved Use:** Project Planner Shawn Seymour stated that City Council approved on May 19, 2008 an Ordinance Amendment to re-zone the Doubletree site from "C8" to "PC." They also added to the language of the existing ordinance in the "uses" section;

Broadcasting, transmitting, studios and associated facilities for radios, television and other communications. The only towers permitted on this site shall be those existing as of May 1, 2008. Ordinance 2458 Attachment A, Section I.A.1(g).

PLANNING COMMISSION REPORT

Planning Chair Hirsch stated that this is the first time that a TSP has been discussed since the new ordinance and the Planning Commission's role on this matter is merely to hold a public hearing and to make comments, they do not vote or make a recommendation.

Councilmember Geiger, referring to the coverage map provided, asked if green areas reflected good coverage and white areas are bad. **City Attorney Heggie** stated the darker the green, the better the coverage to be expected, as shown on coverage maps included in the packet.

Councilmember Bob Nation questioned whether the building is a tower. **Mr. Seymour** stated it is not considered a tower. **Mr. Geiger** confirmed that "a tower" by City of Chesterfield ordinance is a "support structure." In this case, the structure is the pent house. **Mr. Geisel** indicated that the antenna will resemble the lighting arrestors that are already on the existing structure.

Councilmember Nation asked whether this topic should be an ordinance review. **Mr. Nation** stated the maximum height shall be (110) feet **or** no higher than the minimum height necessary to meet reasonable service. He questioned

whether to include (110) feet in enabling ordinance language. Chair Hurt responded current ordinance language refers to the tower, which is not directly relevant to this specific petition. Mr. Seymour stated the ordinance explicitly states that the maximum height for a telecommunications tower shall be (110) feet, or the minimum necessary to provide adequate coverage.

City Attorney Heggie provided background information that there may be a possibility in the future that a tower could be higher than (110) feet or if the council felt that it would resolve some problems regarding the location. This is to provide reasonable service and gives flexibility of the following;

- o If we have to go higher we can.
- o If we need to go lower we can also do that.

Planning Commissioner Hirsch stated there will be an additional hearing for a second collocation at Parkway Central High School, this coming Wednesday, June 11, 2008 at the scheduled Planning Commission meeting.

DISCUSSION

Councilmember Bruce Geiger made a motion to forward T.S.P. 04-2008 Cricket Communications (Double Tree Hotel) to City Council with a recommendation to approve. The motion was seconded by Councilmember Bob Nation and passed by a voice vote of 3 to 0.

Note: One bill, as recommended by the Planning Commission, will be needed for the June 16, 2008 City Council Meeting.
See Bill # _____

[Please see the attached report prepared by Mike Geisel, Director of Planning & Public Works, for additional information on T.S.P. 04-2008 Cricket Communications (Double Tree Hotel)].

- B. P.Z. 13-2008 River Crossings (Bentley Holdings, LLC):** A request for an ordinance amendment to amend the landscape criteria for Lots 6, 7 and 8 of River Crossings a 5.412 acre tract of land, zoned "PC" Planned Commercial District, located at 17 Arnage Rd., 9 Arnage Rd., and 1 Arnage Rd., (UC7520049, 17U520049, 17U520050).

STAFF REPORT & PRESENTATION:

Project Planner Justin Wyse

Discussed the request of an ordinance amendment which would amend the landscape requirements on lots (6), (7) and (8) of River Crossings subdivision. The petitioner has submitted a proposed conceptual landscape plan for informational purposes only.

A public hearing was held on this petition at the May 28, 2008 Planning Commission meeting. At that time two issues were presented;

- o **Reason for making a change.** Mr. Wyse stated that previously there was a four-story hotel originally proposed for the site. Since that time, there has been a minor subdivision plat and an amended concept plan. They are now showing a car dealership and a retail unit where the hotel was previously located. The original ordinance requirements preceded the development of the tree manual and associated landscaping standards.
- o **Consistency of the landscape buffer along lots (6), (7) and (8) of River Crossings.** Planning Commission made a recommendation to forward to the Planning & Public Works committee by vote 8 – 1 with the addition of language that the landscape buffer along lots (6) and (7) to be consistent in material and density to lot (8) eight. Lot (8) was approved which is reflected in Attachment A as provided by Mr. Wyse.

Council Chair Hurt questioned whether council members understood where lots (6), (7) and (8) are located. **Mr. Wyse** directed council members to the power point presentation for location clarification of the existing lot lines. **Chair Hurt** stated petitioner is planning to install a waterfall in the middle of the plaza. **Mr. Hurt** thought the water feature will be a beneficial architectural element.

Planning & Public Works Director Mike Geisel indicated that, unlike typical rezoning conditions, this ordinance is very specific in identifying the landscape requirements as it pre-dated the tree manual. He further stated that with the drainage channel and building construction approved on the site, you simply can't physically comply with the ordinance as currently written. The water feature is under construction and is visible from the highway; however, that site is not part of this petition.

PLANNING COMMISSION REPORT

Planning Chair Hirsch stated that the landscaping that is currently in front of the Bentley Dealership is actually greater than what is required in the tree manual. The Planning Commission wanted to replicate that landscaping in front of lot (6) and (7). **Mr. Hirsch** agrees the plaza should be visible to highlight the water feature. **Mr. Hurt** responded that there might be problems with the required landscaping obstructing the business name on the building.

Chair Hurt requests the committee express a consensus to the staff, planning commission and petitioner that the landscaping approved should provide visibility for the water feature. The Committee unanimously concurred.

DISCUSSION

Councilmember Bob Nation made a motion to forward P.Z. 13-2008 River Crossing (Bentley Holding, LLC): to City Council with a recommendation to approve. The motion was seconded by Councilmember Bruce Geiger and passed by a voice vote of 3 to 0.

Note: One bill, as recommended by the Planning Commission, will be needed for the June 16, 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. 13-2008 River Crossing (Bentley Holding, LLC)].

IV. ADJOURNMENT

The meeting adjourned at 5:50 p.m.