

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Mike Geisel, Director of Planning & Public Works

SUBJECT: Planning & Public Works Committee Meeting Summary
May 22, 2008

A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, May 22, 2008 in Conference Room 101.

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

Also in attendance were Councilmember Mike Casey (Ward III); City Attorney Rob Heggie; Maurice L. Hirsch, Jr. Planning Commission Chair; Lu Perantoni, Planning Commissioner; Mike Herring, City Administrator; Annissa McCaskill-Clay, Senior Planner; Aimee Nassif, Senior Planner; Mara Perry, Senior Planner, and Kristine Kelley, Administrative Assistant.

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

It was agreed to change the agenda order.

II. APPROVAL OF MEETING SUMMARY

- A. Approval of the April 24, 2008 Planning & Public Works Committee Meeting Summary.

Councilmember Geiger made a motion to approve the Meeting Summary of April 24, 2008. The motion was seconded by Councilmember Durrell and passed by a voice vote of 4 to 0.

III. OLD BUSINESS:

- A. **P.Z. 47-2007 Conway Point Office Building:** A request for an ordinance amendment to amend the legal description, permitted uses, and development criteria for the 1.063 acre parcel of land, zoned "PC" Planned Commercial District, located at 15310 Conway

Road, at the southeast corner of the intersection of Chesterfield Parkway and Conway Road.

Staff Report:

Ms. Aimee Nassif, Senior Planner stated the project was referred back from City Council to address specific issues. She added that the Petitioner was present to address the Committee regarding the use “financial institution”. The Petitioner had submitted to Council a reduced Preliminary Plan, which Staff had only recently received. The Preliminary Plan was to be discussed before going back to Council. Ms. Nassif requested that the plans not be included as an attachment to the legislation or to the Attachment A, because they have not been completely reviewed by the Planning and Engineering Department Staff.

DISCUSSION

Mr. Hurt asked if there should be a vote. Ms. Nassif stated the plan is for informational purposes only.

Councilmember Geiger stated there was to be no vote tonight and only discussion of the outstanding issues and that the project will have to go back to Council.

City Attorney Heggie stated the only concerns were in regard to language. First, Council requested that a Blue Sheet Amendment be ready for their next meeting, which would cover the Petitioner’s obligation to maintain the right-of-way if they want it included in their open-space calculations. Secondly, Mr. Heggie advised that Ms. Nassif drafted language regarding the meaning of the use, “financial institution.” Mr. Heggie further advised that Ms. Nassif had provided the language to the petitioner’s representative, Jeremy Brummond and to Councilmember Geiger. Mr. Brummond was reviewing the language and was to discuss it further with staff.

Councilmember Durrell questioned whether language could be constructed that would allow what the petitioners want in the financial institution, which is office space, and not bank to be so specific that nothing beyond what this description would ever be allowed.

Chair Hurt stated that there will not be a vote on this petition – that the documents are for information purposes only. He pointed out that what has been reviewed by Council does not include any financial institution.

Councilmember Geiger questioned the open space reduction from 45% to 38% and the “financial institution” use. He advised that the main concern is retail banking use with respect to the intersection and no left turn on Conway. If it can be limited to a commercial bank, which is permissible use primarily by

appointments only, and not a retail banking operation, he would be willing to consider the proposition.

Councilmember Geiger referred to the earlier submittal of this project that was approved last May for “general office” use and 45% open space. Elimination of a drive-thru would increase open space by three percent. Mr. Geiger advised that he spoke with Ms. Nassif who stated, after reviewing the preliminary plan, that the petitioners have over-parked the plan by seven spaces. Mr. Geiger further advised that he spoke to the Petitioner regarding deferred parking. Ms. Nassif advised that the ordinance states they can have up to 20% parking reduction. Property would be landscaped and maintained as greenspace until such time that the petitioner would request to pave this area for parking. Councilmember Geiger is unwilling to permit a retail banking operation on this corner.

Councilmember Nation had a question about what changes and additions were made that reduced the open space from 45% to 35%.

Councilmember Geiger explained that the project that was previously approved had about 19,500 square foot office space. After the public hearing, the petitioners requested the “financial institution” use. When this was done, they added four to five thousand square feet, which increased parking requirements and the project showed two drive-thru spaces. These changes took the open space from 45% to 35%.

Councilmember Nation asked what were the maximum parking requirements. Ms. Nassif stated that there is no maximum number of required parking spaces, but there is just a minimum required parking standard in the Zoning Ordinance and they are required a minimum of 93 spaces. Councilmember Nation asked if over parking was perhaps a positive thing opposed to negative. Ms. Nassif responded that it depended on what the ultimate goal is. If they are deficient in open space and green space calculations, then being over parked would not be beneficial. Councilmember Nation directed a question to Mr. Heggie requesting suggested wording that would accommodate the financial institution use without the traffic for retail operations.

City Attorney Heggie stated that he has been working with Ms. Nassif to correct some language that would meet the needs, but still under review by all parties.

IV. NEW BUSINESS

- C. P.Z. 01-2008 Kraus Farm Office Center (Opus Northwest):** A request for change of zoning from “NU” Non-Urban District to “PC” Planned Commercial District for a 14.414-acre tract of land located at 14730 Conway Road, near the northwest corner of Highway 40/Interstate 64 and Timberlake Manor Drive. (19R530232).

Staff Report:

Ms. Annissa McCaskill-Clay, Lead Senior Planner, stated the proposed project was recommended for approval at the May 12, 2008 Planning Commission meeting subject to changes. First, to place restrictive language upon the financial institutions, not allow for a separate exterior entrance or drive-thru use. The remainder of changes recommended for approval by Planning Commission were in reference to allow space for the Fire Protection District to have an emergency access lane within the structure and parking setbacks, as well as, adding "and/or the City of Chesterfield" regarding the provision of a sidewalk along Conway Road. She stated that there had been questions regarding setbacks and possible conveyance of the property along Conway Road and to the City of Chesterfield. Mr. Geisel has provided language for review for possible discussion.

Councilmember Geiger questioned Section Six (6) of Attachment A which stated to improve one half of a 70 foot right-of-way and a 24 foot pavement. Councilmember Geiger does not wish to see any changes to Conway Road. One of the things that they did in working with the petitioner was to add in the City of Chesterfield so that they would have an active participation in the discussion whether or not those improvements would or should be done. Mr. Geiger questioned Items J.6 and J.7 which stated J.7 improvements to Conway Road have to be done before a certain percentage of the buildings are completed.

Developer stated they are willing to deed the required buffer area, which is 120 feet off Conway Road to the City. The Committee discussed the possibility of using the acreage near the property for purposes of a dog park. Chair Hurt replied that he is in favor of deeding property now as they did with Timberlake and improvements should be on Conway, but excluding additional lanes. Requested improvements are made to stabilize shoulder.

Planning Commission Report:

Planning Chair Hirsch said that if they decide to have property deeded, the Petitioner stated at the Planning Commission meeting that the fire road that is within the buffer would be maintained by the Petitioner and should be included in proposed deed. Mr. Hirsch advised of several issues presented by Doster Guin in their correspondence, which responded to the various issues that the Planning Commission rose at the Public Hearing meeting. Those issues were put into Attachment A such as height of building and traffic.

DISCUSSION

Water Feature

Chair Hurt discussed adding the requirement for a water feature to the retention basin into the Attachment A.

Councilmember Geiger made a motion to add the requirement for a water feature to Attachment A. The motion was seconded by Chair Hurt and passed by a voice vote of 4 to 0.

Lighting Along North Outer 40 Road

Chair Hurt stated that years ago when the intersection was being addressed at Timberlake East. The developers put lighting on the north and south side of Highway 40/Interstate 64. The idea behind that decision was that around that intersection any development contributes to the safety of the traffic. Ms. McCaskill-Clay stated, that according to the site plan, there are presently four lights which wrap around the Timberlake site. Chair Hurt requested including in the Attachment A the requirement that there be lighting standards on the front of the property and that said standards be tied to electric meters and anything new would be required by MODOT to make sure it is to their standards.

Councilmember Geiger questioned lights shining north. Chair Hurt replied being concerned about entrance ramps and cars themselves. Ms. Nassif stated that the Lighting Ordinance addresses this concern and does not allow spill over.

Chair Hurt made a motion to include lighting along frontage of property and MODOT right-of-way. The motion was seconded by Councilmember Geiger and passed by a voice vote of 4 to 0.

Road Improvements

Chair Hurt stated that there are improvements to Plan as stated in section J, but mostly concerned about improved shoulder.

Councilmember Geiger stated he would like to make a motion to delete Items (6) and (7) of improvement plan. Chair Hurt questioned eliminating eight (8) foot shoulders.

Councilmember Durrell definitely agrees with improved or stabilized shoulder.

Planning Commissioner Chair Hirsch stated concerns with eliminating section six (6) and that if the road needed to be expanded, then the City would have the right to ask the Petitioner to improve section six (6) without cost to the City and cost to the Petitioner.

Councilmember Geiger made a motion to amend section J of Attachment A regarding “Public/Private Road Improvements, including Pedestrian Circulation” (Changes shown in green)

6. Improve Conway Road ~~to one half of a 70 foot right of way and 24 foot pavement~~ with eight (8) foot shoulder **on the south side**, and including all storm drainage facilities as directed by the St. Louis County Department of Highways and Traffic and the City of Chesterfield.

Chair Hurt then made a motion to amend the motion to have Section J of Attachment A regarding “Public/Private Road Improvements, including Pedestrian Circulation” read: (Changes shown in green):

6. Improve Conway Road **to a 24 foot pavement** with eight (8) foot shoulder **on the south side**, and including all storm drainage facilities as directed by the St. Louis County Department of Highways and Traffic and the City of Chesterfield.

The motion was seconded by Councilmember Durrell.

Ms. McCaskill-Clay stated the language references just pavement which would include a stabilized shoulder and also bring Conway into current standards. Right now Conway does not meet that standard. Ms. McCaskill-Clay expressed the importance for the City to have some input and direction into whether the improvement would or would not be made. Ms. Nassif stated there may be safety concerns by only having the shoulder on one side of the road. Ms. Nassif requested keeping “as directed”, which gives opportunity for flexibility. Ms. McCaskill-Clay stated the sole purpose of this language and leaving it the way it is currently written is so the City would have some input and be able to have direction into whether or not the improvement would or would not be made.

After further discussion, Chair Hurt withdrew above amendment to motion.

Chair Hurt made a motion that items (6) and (7) under Road Improvements in the Attachment A be removed. **The motion was 2 to 2.**

Dedication Issue

Chair Hurt asked the Petitioner to clarify the height issue on buildings and traffic issue. Rick Clawson of ACI Boland provided the height Information only, no changes at this time. Mr. Geiger discussed Conveyance Language, provided by staff, Section P., and Item 3. Mr. Heggie stated he had reviewed the language and had no concerns regarding it. Mr. Heggie suggested the addition of the

“or less” in case the petitioner does not need entire 120 feet. Chair Hurt stated the Petitioner should review the language before going to council. Chair Hurt stated he saw no issue with making the language.

Councilmember Geiger made a motion directing Staff to come up with Conveyance Language to present to Council so issue can be voted on at next City Council meeting as an amendment to the ordinance. The motion was seconded by Councilmember Durrell and passed by a voice vote of 4 – 0.

No further discussion, Mr. Hurt moved to proceed and passed by a voice of 4 – 0.

Julie Nolfo of Crawford Bunte, Braimmeier, on behalf of the Petitioner, made a final statement regarding a thorough traffic study made in 1999.

Chair Hurt recognized Mr. Kraus and his dedication to the farming community and wished him well.

Councilmember Nation made a motion to approve project with recommended amendments. The motion was seconded by Councilmember Durrell and passed by a voice vote of 4 – 0.

**Note: One bill, as recommended by the Planning Commission, will be needed for the June 2, 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. 01-2008 Kraus Farm Office Center (Opus Northwest)].

I. INTERVIEW NOMINEE FOR PLANNING COMMISSION

A. Mr. Robert Puyear

Chair Hurt welcomed Mr. Puyear to the meeting and opened up questioning from Councilmembers.

Councilmember Geiger asked Mr. Puyear if he has any personal conflicts with developers or financial interests that might sway his decisions. Mr. Puyear responded by stating he has no personal issues.

Councilmember Nation questioned whether he understands the role of Planning Commission and how it interfaces with City Council.

City Administrator Michael Herring stated that Staff will conduct an extensive orientation with Mr. Puyear as a new member of Planning Commission.

Councilmember Durrell made a motion recommending to City Council the appointment of Mr. Robert Puyear to the Planning Commission. The motion was seconded by **Councilmember Geiger** and **passed** by a voice vote of 4 to 0.

IV. NEW BUSINESS

- D. **P.Z. 12-2008 Landmarks Preservation Commission (Kroeger Slaughterhouse/Wiegand Studio):** Two (2) parcels located at One Wiegand Drive and 16905 Baxter Road have been nominated for "H" Historic Designation in accordance with the process established by the City of Chesterfield Ordinance Number 2412 governing the Landmarks Preservation Commission. (17T220942 & 17T310335).

Staff Report:

Ms. Aimee Nassif, Senior Planner, gave a presentation. She advised that the Landmark Preservation Committee did an excellent report & research on the subject and have nominated it for historic designation. Mr. Wiegand's property will now be recognized with a plaque that is long overdue. Mr. Wiegand is supportive of the request, but could not be present for the meeting. The legislation does not restrict Mr. Wiegand's use of his property in any way.

DISCUSSION

Councilmember Durrell made a motion to forward **P.Z. 12-2008 Landmarks Preservation Commission (Kroeger Slaughterhouse/Wiegand Studio)** 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 June 2, 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. 12-2008 Landmarks Preservation Commission (Kroeger Slaughterhouse /Wiegand Studio)]

- B. **St. Luke's Hospital Parcel A (Campus Parking Lot Addition) Site Development Section Plan:** A Site Development Section Plan, Tree Stand Delineation Plan, Tree Preservation Plan, Landscape

Plan and Lighting Plan for a section of a 55 acre lot of land zoned "MU" Medical Use District located at the southeast corner of Highway 141 (Woods Mill) at the intersection with St. Luke's Drive.

Staff Report:

Ms. Mara Perry, Senior Planner, stated the Ordinance has Automatic Power of Review. The request is for 88 new parking spaces which are adjacent to an existing parking lot as well as a detention basin. The Lighting Plan is in accordance with current requirements. The Overall Tree Stand Delineation was provided to ensure that they are meeting all preservation requirements.

DISCUSSION

Councilmember Durrell stated her recommendation to proceed, but suggested the addition of flowering bushes.

Councilmember Durrell made a motion to forward **St. Luke's Hospital Parcel A (Campus Parking Lot Addition) Site Development Section Plan** 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: This is a Site Development Section Plan, Tree Stand Delineation Plan, Tree Preservation Plan, Landscape Plan and Lighting Plan which require approval by City Council. A voice vote will be needed at the June 2, 2008 City Council Meeting.

[Please see the attached report prepared by Mike Geisel, Director of Planning & Public Works, for additional information on St. Luke's Hospital Parcel A (Campus Parking Lot Addition) Site Development Section Plan].

- A. **Chesterfield Blue Valley:** A Site Development Concept Plan for location of roadway system for 130.9 acres zoned "PC" Planned Commercial District located on the north side of Olive Street Road, west of its intersection with Chesterfield Airport Road.

Staff Report:

Ms. Annissa McCaskill-Clay, Lead Senior Planner, stated this plan is solely for the roadway systems. It is not to provide the layout where buildings will go, or where the lots may be, but is strictly informational. This plan matches Exhibit 10 of the traffic study that was provided during zoning of the site.

DISCUSSION

Chair Hurt stated his concerns were curb cuts and flexibility in the Plan. He stated that he reserves the right to change his mind on this issue after further discussion with Planning and Public Works Director Mike Geisel.

Councilmember Geiger made a motion to forward **Chesterfield Blue Valley** to City Council with a recommendation to approve. The motion was seconded by **Councilmember Nation** and **passed** by a voice vote of 4 to 0.

Chair Hurt stated that when it comes to the site development plans, the curb cuts will play a major role in decision making for travel.

Note: This is a Site Development Concept Plan which requires approval by City Council. A voice vote will be needed at the June 2, 2008 City Council Meeting.

[Please see the attached report prepared by Mike Geisel, Director of Planning & Public Works, for additional information on Chesterfield Blue Valley].

V. ADJOURNMENT

The meeting adjourned at 7:15 p.m.