

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
AUGUST 24, 2020**

The meeting was called to order at 7:00 p.m.

I. ROLL CALL

PRESENT

ABSENT

Commissioner Allison Harris
Commissioner John Marino
Commissioner Debbie Midgley
Commissioner Gene Schenberg
Commissioner Jane Staniforth
Commissioner Guy Tilman
Commissioner Steven Wuennenberg
Chair Merrell Hansen

Mayor Bob Nation
Councilmember Dan Hurt, Council Liaison
Mr. Michael Lindgren, representing City Attorney Christopher Graville
Mr. Justin Wyse, Director of Planning
Mr. Mike Knight, Assistant City Planner
Ms. Mary Ann Madden, Recording Secretary

Chair Hansen acknowledged the attendance of Mayor Bob Nation; Councilmember Dan Hurt, Council Liaison; and Councilmember Mary Ann Mastorakos, Ward II.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS – None

V. APPROVAL OF MEETING SUMMARY

Commissioner Midgley made a motion to approve the **Meeting Summary of the July 27, 2020 Planning Commission Meeting**. The motion was seconded by Commissioner Harris and **passed** by a voice vote of **8 to 0**.

VI. PUBLIC COMMENT - None

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS - None

VIII. UNFINISHED BUSINESS - None

IX. NEW BUSINESS

A. Discussion on Public Draft of Comprehensive Plan

STAFF REPORT

Mr. Justin Wyse, Director of Planning, reported that several months ago the first draft of the Comprehensive Plan was made available to the public, followed by several meetings of the Comprehensive Land Use Plan Committee who reviewed the Plan in detail. Staff has since incorporated the recommendations made by the Committee and has restructured it to specifically reflect the City of Chesterfield and how it would be utilized as a tool moving forward.

Mr. Mike Knight, Assistant City Planner, gave a PowerPoint presentation summarizing the information provided in the seven chapters of the Draft Comprehensive Plan, along with the updates made.

The **first four chapters** of the Comprehensive Plan provide information about the City of Chesterfield, explain the planning process that was utilized to establish the vision represented in the Plan, and the process utilized to create the city-wide goals to assist in implementing the vision.

Chapter 1, Introduction

The Plan was updated to include information about Chesterfield receiving recognition as being a *Tree City*.

Chapter 2, The Planning Process

This chapter provides a timeline from the Community Kick-Off in January of 2019 to the Community Open House in February of 2020, which shows the collaborative nature of the planning process.

Chapter 3, About Chesterfield

Chapter 3 gives a historical timeline of significant events from 1820-2020; includes discussion about population change over time; a snapshot of development activity; outlines the City's school districts and elements of public safety through police and fire protection; and identifies key components of the City's fabric including sanitary sewer, potable water, and the ability of rainwater to infiltrate the ground.

The chapter has been visually altered to stay on point and to be specific to Chesterfield.

Chapter 4, A New Way Forward

This section highlights emerging trends being seen across the nation, which provide insight into the future needs of Chesterfield. It also outlines questions that should be answered within proposed development criteria to evolve into a place with a clear identity.

Visually this section has changed with the removal of stock photos, and now includes items that are specific and on point to Chesterfield.

Chapter 5, Chesterfield's Vision

Chapter 5 provides guidance to determine which zoning districts are suitable for specific locations and brings public and private decision-making processes closer together. It is also a resource to maximize public and private investment dollars. It implement a city-wide strategy for identifying and securing protected open space, and ties in the City's Vision as guidance on future development decisions.

There are four key elements to this chapter:

1. **Guiding Principles** - These are key attributes that exist in successful cities and towns around the world.
2. **Land Use Plan** – This is one of the most utilized components of the document. This section describes the City's Land Use Plan, which should guide decisions regarding development approvals, infrastructure investments, redevelopment initiatives, open space protection, and new or amended City policies. The Land Use Plan is broken out into 12 character areas, and also shows **common ground areas** within residential developments designated as *Conservation*.
3. **Character Areas** – These areas convey development policies that promote the development pattern envisioned by Chesterfield, and provide sufficient guidance to help city officials and staff determine which zoning districts are suitable for specific locations. Each of the 12 *character areas* includes a description, primary land uses, and specific development policies based on the designated area. The Land Use Plan will be utilized through an interactive GIS map with layers of information and allowing the user to zoom into particular parcels.
4. **Concept Areas** – This section illustrates in more detail three conceptual ideas that emerged during the public engagement process. Their primary purpose is to help the community visualize possibilities and create a platform for dialogue about the ideas contained in the images. They depict conceptual development in defined geographies as a way of demonstrating the application of the guiding principles and development-related policies.

Chapter 6, Defining Goals & Implementing Strategies

This chapter outlines goals for the City moving forward with the goals separated into five different categories - *Development, Residential, Open Space, Transportation, and Resiliency*. Within each category are more actionable strategies, and in some cases objectives to achieve those strategies. They are presented to enable those involved in implementation to effectively evaluate and determine priorities, and identify short-, mid-, and long-term tasks.

Chapter 7, Next Steps

Chapter 7 describes how to use the plan as a resource when considering new policies, planning and programming new infrastructure, evaluating new development applications, and coordinating with outside agencies.

Conclusion

Mr. Knight explained that once all revisions are finalized, Staff will complete the statutory requirements pertaining to holding a Public Hearing before the Planning Commission. The public hearing will be followed by the Commission's consideration of a Resolution adopting the Comprehensive Plan, which will then be recorded with the St. Louis County Recorder of Deeds.

Discussion

The Planning Commission did a thorough review of each chapter of the Draft Comprehensive Plan. During discussion, a number of items were reviewed and changes were recommended to be included in the Plan.

CHAPTER 3, ABOUT CHESTERFIELD

The People (page 29)

- Potential updates or revisions could be made to the population projection graph to take into account recent development approval trends.
- Rework the wording to reflect that the City is expecting a population spike.
- Remove the last sentence which states: *Residential growth will increase at a decreasing rate, as there are limited areas for new residential development remaining in Chesterfield.*

Retail (page 32)

After discussion about whether or not to include information about the sales tax pool, it was agreed not to include it.

Office (page 33)

Discussion noted that the City is home to a number of major corporate headquarters and global companies such as Bayer, Pfizer, and Bunge. Question was raised as to whether a section on 'science and technology' should be included in the Plan, but it was agreed not to include such a specific category.

Updates:

- Modify this section to include comments about the global nature of businesses located in Chesterfield.
- Update the text with respect to the amount of office.

Education (page 34)

- Include information about private schools and colleges located in, or serving, Chesterfield.

CHAPTER 4, A NEW WAY FORWARD

Emerging Trends (page 42)

- Consider removing references to '*millennials*' and changing it to:
 - '*people of all ages*' or
 - '*people of all ages, especially millennials*'

CHAPTER 5, CHESTERFIELD'S VISION

Land Use Plan (pages 52-53)

While acknowledging that the Land Use Plan is to be used interactively on the City's website, Chair Hansen expressed concern that labels are not included on the printed version of the Land Use Plan to help people identify areas of the city. As an example, Mr. Wyse explained that the Land Use graphic for *open space* depicts how open space is geographically spread out across the city with spines of inter-connectivity. The Land Use graphic for *suburban character* depicts the different categories of neighborhoods and gives a context of scale, size, and dispersion across the community.

Updates:

- Show more differential in the colors used to designate the *City Center* (currently shown in four different shades of blue).
- Make the *legend* slightly larger so it's easier for people working on small monitors to see the differences between the various categories.
- Look into different ways of directing the reader to the interactive Land Use Plan.

'Open Space' Land Use Graphic (pages 54-55)

Question was raised as to why there is no open space shown in the City Center. Mr. Wyse explained that the City Center area is currently platted with no residential common ground, which is what was used to distinguish the conservation areas on the graphic. He noted that there are policies within the plan that promote and recognize either structured or natural open spaces within an area.

'Suburban Character' Land Use Graphic (pages 60-61)

Question was raised as to why the City Center area does not show a *Mixed Residential* designation. It was explained that this area is designated as *Downtown*, which is contradictory to *suburban*.

Downtown (page 78)

Discussion centered around building heights and the use of retail on the first floor of buildings.

Updates:

- Remove: *Buildings typically stand two or more stories tall with residential units above storefronts.*
- Add additional language to discuss the desired form, but not limiting the development to specific sizes.

Downtown Mall (pages 96-97)

Question was raised as to whether the conceptual illustration should be updated to better reflect what was approved to be built around the lake. It was agreed to leave the illustration as-is noting that there are many similarities to the approved plan.

Historic Chesterfield – Rear Alley for Parking (page 101)

Question was raised as to whether there is room for rear alley parking. It was noted that there would be significant hurdles to incorporate such parking, but it was agreed to keep this section in the plan as it may be possible.

CHAPTER 6, DEFINING GOALS & IMPLEMENTING STRATEGIES

Schematic (page 121)

- Add inset of 'Existing Conditions' to the schematic in order to be consistent with the other schematics shown in the Plan.

Strategy: Improve Development Design (page 122)

Attention was directed to the final bullet point referencing clarity as being paramount with respect to defining options for meeting standards and establishing objectives, measures, and review procedures. Mr. Wyse explained that Staff plans on presenting a graphic overview of the City's development review process to the Commission in the near future.

Strategy: Create Chesterfield Destination Brand Identity (page 126)

While the City needs a brand identity, it was noted that it is not the Planning Commission's role to develop the brand identity.

Travel Demand Model - Future Recommended Improvements (page 144)

Mr. Wyse explained that the *Travel Demand Model* looked at the City from a system-wide perspective, and not at isolated intersections or corridors. The list of recommended improvements includes 29 areas. Discussion revolved around whether the list should include other areas, such as Clarkson Road. Mr. Wyse pointed out that the consultant has cautioned that adding capacity to reduce congestion could have unintended consequences of adding more traffic volume from motorists who previously avoided the area.

Updates

- Add introductory remarks laying out the context that this is a system-wide approach, and noting that the City is cognizant of the fact that there are other areas needing improvements from a regional perspective.
- Clarify that some of the recommended improvements require participation from the County or State.
- The plan could note that operational issues exist on some corridors (i.e. Clarkson Road), but that the modeling showed isolated improvements would have unintended consequences.

Commissioner Schenberg made a motion to incorporate the recommended updates to the Draft Comprehensive Plan and to schedule a public hearing on the draft plan. The motion was seconded by Commissioner Tilman.

Upon roll call, the vote was as follows:

**Aye: Commissioner Tilman, Commissioner Wuennenberg,
Commissioner Harris, Commissioner Marino,
Commissioner Midgley, Commissioner Schenberg,
Commissioner Staniforth, Chair Hansen**

Nay: None

The motion passed by a vote of 8 to 0.

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 9:26 p.m.

Gene Schenberg, Secretary