

MEMORANDUM

TO: Mike Geisel, City Administrator
FROM: Justin Wyse, Planning Director *JW*
SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, January 4, 2024



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, January 4, 2024 in Conference Room 101.

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: Justin Wyse, Director of Planning; Shilpi Bharti, Planner; Theresa Barnicle, Recording Secretary; and George Stock, Engineer for Applicant.

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

I. APPROVAL OF MEETING SUMMARY

A. Approval of the December 7, 2023 Committee Meeting Summary

Councilmember Hansen made a motion to approve the Meeting Summary of December 7, 2023. The motion was seconded by Councilmember Mastorakos and **passed by a voice vote of 4-0.**

II. UNFINISHED BUSINESS

- A. P.Z. 13-2023 17551, 17555 & 17599 Chesterfield Airport Rd. (Baldrige-Ryken, LLC): A request for an ordinance amendment to create a new "PC" Planned Commercial District for three parcels zoned "PC" Planned Commercial and "NU" Non-Urban and totaling 2.9 acres located on the north side of Chesterfield Airport Road, east of Long Road (17U140252, 17U140263, and 17U140203). (Ward 4)

STAFF PRESENTATION

Ms. Shilpi Bharti, Planner explained that Stock & Associates on behalf of Baldrige – Ryken, LLC has submitted a request for an ordinance amendment for a 2.9 acre tract of land located on the north side of Chesterfield Airport Road, east of Long Road. The site consists of three parcels zoned "NU" Non Urban and "PC" Planned Commercial. This amendment would modify the development standards, revise the legal description to include the NU parcel, include the additional use of a vehicle repair and service facility, and change the language in the Attachment A to allow two additional drive-thrus.

A Public Hearing was held on September 27, 2023 for this petition and there were two issues raised.

On November 13, 2023 Planning Commission voted to approve this petition with an amendment to revise the Attachment A to include a language that the buffer between potential area 1 and potential area 2 shall comply with the Preliminary Development Plan. The amended motion passed by a vote of 8-0.

The Planning & Public Works Committee reviewed this request on December 7, 2023. There were concerns raised about the number of drive-thrus, and no vote was taken on that day. The petition was pushed to the next meeting for discussion.

Since then, applicant has provided a letter that details the intent for the proposed requests. The letter offers the following clarifications:

1. The “Vehicle Repair and Service Facility” is intended to be similar to a business like Meineke or Dobbs. There is no intention to allow “collision services, including body, frame or fender repair and overall body” or storage of vehicles other than daily use.
2. The “Two Additional Drive-Thru Uses” is clarified as 1 full drive-thru as allowed plus 1 pickup window that would only function as a pickup window on pre orders.
3. Closure of the access drive to Chesterfield Airport Road upon cross access to the East being granted is not acceptable, as the development is dependent on retaining its access to Chesterfield Airport Road as granted in Ordinance No. 2742.

DISCUSSION

Councilmember Hurt questioned if the land owner was in-town or out-of-town, to which Mr. Stock assured that the owner was local in-town. Councilmember Hurt agreed with the committee that the plan was too intense for the lot and something should be removed from the proposal, but whatever was done, the motion did need to move forward one way or another. He was most adamant on adding an option for cross access to/from the east, instead of having the one entrance off of Chesterfield Airport Road.

Councilmember Hurt made a motion to amend section I-3 in the attachment A, to require cross access within the development and to adjacent parcels. The motion was seconded by Councilmember Monachella and **passed by a voice vote of 4-0.**

Councilmember Monachella believed that allowing only two businesses on the site would be more user friendly. She was in favor of removing the vehicle repair and service facility. Her belief was that with two drive-thrus and a vehicle facility of some sort, there are too many moving things, which contributes to the overall feeling of it being too intense. She would be most comfortable with stand-alone businesses without drive-thrus, but with having to compromise, agrees the plan could work if the vehicle repair and service facility usage was removed.

Councilmember Monachella made a motion to remove the vehicle repair and service facility. The motion was seconded by Councilmember Mastorakos and **passed by a voice vote of 3-1** with Chair Hansen voting nay.

Councilmember Mastorakos believes the proposed plan is too dense for the size of the lot. She stated that the Committee has a responsibility to make it the best they can so the Valley is not so jam packed. She is opposed to a vehicle repair and service facility similar to a Dobbs, because she cites the Dobbs location she frequents is always busy and it is difficult to get out of the parking lot. She would like to keep the access from Chesterfield Airport Road, even if additional access from the east was added.

George Stock, Engineer for the Applicant, spoke to the board to provide further clarification on his memo. Mr. Stock was comfortable with adding a limitation of vehicle storage on the site to prevent it from being a traditional auto repair business versus a drive through oil and lube business. He reiterated that there is a demand for business models offering quick lube vehicle service. Regarding the two drive-thrus, his client would be ok with having one full drive-thru with a menu board and one pre-order pickup window only. With that provision, as well as abundant stacking space for cars on the site, he does not think there will be a situation where traffic would overflow onto Chesterfield Airport Road, and does not want to eliminate the main access point, but would be open to adding the additional cross access from the east.

Motion

Councilmember Monachella made a motion to forward P.Z. 13-2023 17551, 17555 & 17599 Chesterfield Airport Rd. (Baldrige-Ryken, LLC to City Council, as amended. The motion was seconded by Councilmember Mastorakos and passed by a voice vote of 3-1, with Chair Hansen being the one nay vote.

Chair Hansen raised the question of future development in the area and how it relates to the intensity of the proposed development in regards to practicality. She questioned if the plan was more intense with two drive-thrus or a vehicle service facility. Her final viewpoint was that there will be greater flexibility in the plan with two drive-thrus and one car wash instead of a vehicle repair facility. She did cast her final vote as a no on the overall motion, with the reasoning behind her decision being that she would want more restrictions on the proposed development. She envisions a maximum number of two buildings on the lot with no more than one drive-thru. She believes that the motion as it stands is not the best thing for the community.

III. NEW BUSINESS

IV. OTHER

V. ADJOURNMENT

The meeting adjourned at 6:33 p.m.