MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Mike Geisel, Director of Public Services

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, January 8, 2015

A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, January 8, 2015 in Conference Room 101.

In attendance were: **Chair Dan Hurt** (Ward III), **Councilmember Connie Fults** (Ward IV), **Councilmember Nancy Greenwood** (Ward I), and **Councilmember Elliot Grissom** (Ward II).

Also in attendance were: Councilmember Bruce DeGroot (Ward IV); Merrell Hansen, Planning Commission Member; Mike Geisel, Director of Public Services; Jim Eckrich, Public Works Director/City Engineer; Aimee Nassif, Planning & Development Services Director; Jonathan Raiche, Senior Planner; and Kathy Juergens, Recording Secretary.

The meeting was called to order at 6:30 p.m.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the December 4, 2014 Committee Meeting Summary.

Councilmember Greenwood made a motion to approve the Meeting Summary of December 4, 2014. The motion was seconded by Councilmember Grissom and **passed by a voice vote of 4-0.**

II. OLD BUSINESS

A. P.Z. 09-2014 Bur Oaks (17751 Wild Horse Creek Road): A request for a zoning map amendment from an "NU" Non-Urban District to an "E-1/2AC" Estate District with a Wild Horse Creek Road Overlay District designation for 21.876 acres located on the north side of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Savonne Court (18V510105).

STAFF REPORT

Senior Planner Jonathan Raiche presented the project request for a zoning map amendment from an "NU" Non-Urban District to an "E-1/2 AC" Estate District with a Wild Horse Creek Road "WH" Overlay District designation. The proposal is for a 35-lot residential single family development on approximately 22 acres located on the north side of Wild Horse Creek Road directly across from Greystone Subdivision. A Public Hearing was held on October 27, 2014 with an issues meeting being held on November 24, 2014. The Planning Commission unanimously approved the plan at their December 8, 2014 meeting.

The proposal is for a new residential subdivision with 35 single family homes with one access point off Wild Horse Creek Road and a secondary access point to the east. The entry aligns

with the Greystone Subdivision entry. The plan complies with the common ground requirement, landscape buffer and Wild Horse Creek Road setback requirements as prescribed by the Wildhorse Overlay District. On the eastern, northern and western sides there is a 30 foot landscape buffer and a 50 foot buffer on the southern side along Wild Horse Creek Road. Mr. Raiche pointed out the various common ground areas within the development and noted that fitness equipment, bluff overlooks, and other community amenities are dispersed throughout the common ground.

The Planning Commission had expressed concern regarding landscape buffers within private property throughout the development. All landscape buffers have now been located outside of private lots. The development proposal has also been improved such that the lots along Wild Horse Creek Road are now situated so they are 50 feet from Wild Horse Creek Road. There were questions regarding historic preservation and the applicant has now included historic markers and signage, as well as the donation of the smokehouse to Faust Park. The Planning Commission's other concern was structure setbacks. The petitioner confirmed that the historic markers would include a visual representation of the farm in addition to narrative text.

The request for modification is for an 8 foot side yard setback, which accommodates the side entry garages proposed for the proposed residences. The side entry garages force the houses to be shifted to the extreme opposite side of each lot. The E-1/2 district requires a 15 foot side yard setback and 30 feet between structures. With the modification request, they will still be able to meet the 30 foot separation between structures requirement by shifting houses to one side or the other. The 8 foot side yard setback is not required on all lot configurations.

This development proposal requires two separate votes by City Council. The modification request will require a separate two-thirds vote for approval and the plan itself requires a simple majority vote for approval. Mr. Raiche confirmed that the Planning Commission only voted on the zoning request and not the modification because the modification is voted on solely by City Council. After review, Staff has no further comments or outstanding issues.

DISCUSSION

Chair Hurt explained that he had asked the Planning Commission to provide comments on the requested modification but none were given. He also stated he does not have a problem with side entry garages but thought it was an unusual product for that area. Councilmember Greenwood stated her preference for that configuration over front entry garages. Councilmember Fults stated that a side entry garage on a 100 foot lot is not unusual. Mr. George Stock, Stock and Associates, pointed out that Greystone has all side entry garages and noted that a 100-foot lot would be unusual for a front entry. Every house footprint shows a standard 3-car-garage. Even when adding an optional 4-car garage, all lots still have more than a 30 foot separation.

Councilmember Fults reminded the Committee that she wanted to give the overriding vote to the Planning Commission; however, they did not want it. She further stated the Planning Commission has made tremendous progress on this particular project and if we would have dealt with side entry garages in the past, this would not even be an exception on this project. Without the exception, this project would be voted down, even though it is an excellent proposal for the Bow Tie area.

In response to Chair Hurt's comments, Ms. Aimee Nassif, Planning and Development Services Director, stated the garage is a side entry but the front elevation will not protrude out more than the main living quarters.

In response to Councilmember Greenwood's question, Councilmember Fults stated the Planning Commission did not want to allow any exceptions in the Wild Horse Creek Overlay District. However, due to the unique characteristics of the Bow Tie area, Councilmember Fults stated it would be unusual for a project to come in without any exceptions.

Merrell Hansen, Planning Commission member, stated historically there always seemed to be exceptions to any proposed project. After considerable discussion and review, the Planning Commission felt they "needed to draw a line in the sand" and not allow any exceptions globally for the Wild Horse Creek area, not specifically for this particular project. With regard to this project, the developer has addressed all the Planning Commission's concerns. Mr. Mike Geisel, Director of Public Services, pointed out that the Planning Commission was instructed not to comment on the requested modification.

In response to Chair Hurt's question about the side yard modification request, Councilmember Fults explained that the Planning Commission worked through a lot of other true exceptions to the Overlay District. If no exceptions were allowed, this project would not be approved. The development could be built with all front entry garages, but it would not be as aesthetically pleasing.

In response to Councilmember Grissom's question regarding the number of lots affected by the exception, Mr. Stock explained that even with a 4-car garage configuration, there would be over 30 feet between the houses. With a side entry garage, the house is shifted over to one of the property lines so some of the lots will end up with an 8 foot side yard setback. With a maxed out scenario of constructing the largest house with a 4-car garage, about half of the lots would require the 8-foot side yard setback; however, not every homeowner will choose that configuration.

In response to Councilmember Fults' request, Mr. Stock discussed the unique amenities to the area which include overlook areas, walking trails, common open space, landscape buffers and community amenities including fitness equipment along the trails. In addition, preservation efforts have been achieved by the inclusion of historic markers and signage as well as the donation of the smokehouse to Faust Park. Every lot backs up to common ground with trails that ultimately connect into the common area.

Councilmember Greenwood suggested adding photos to some of the historic markers along with the verbiage. Ms. Nassif stated the plan will be brought before the Planning Commission during site plan review and will detail the historic markers.

Councilmember Fults made a motion to forward P.Z. 09-2014 Burr Oaks to City Council with a recommendation to approve. The motion was seconded by Councilmember Grissom.

At Councilmember Fults' request, a member from the Wild Horse Creek Road Association Committee spoke and stated this is the type of project they had envisioned and they are so pleased. She thanked Councilmember Fults' for her tireless dedication to the project.

The above motion **passed by a voice vote of 4-0.**

Councilmember Fults made a motion to approve the 8 foot minimum side yard setback modification to allow for a side entry garage. The motion was seconded by Councilmember Grissom and **passed by a voice vote of 4-0.**

Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the January 21, 2015 City Council Meeting. See Bill #

[Please see the attached report prepared by Aimee Nassif, Planning and Development Services Director, for additional information on P.Z. 09-2014.]

Ms. Nassif requested to present her Project Update at this time as she had to attend another meeting. The Committee concurred.

III. PROJECT UPDATES

Ms. Aimee Nassif presented updates on the following projects:

Ward 1: Project Update

- St Luke's

Ward 2: Project Update

- Mercy Health Campus
- Herman Stemme Office Park - Mitek USA.
- The Reserve at Chesterfield Village - Landscape Replacement

Ward 4: Project Update

- THF Chesterfield Commons - Ordinance Amendment
- Steve W. Wallace Subdivision – Ordinance Amendment
- Chesterfield Blue Valley – Burlington

Other Projects under Review

- Chesterfield Blue Valley – Outlet addition
- Chesterfield Blue Valley - Record Plat
- Arbors at Kehrs Mill
- Four Seasons Plaza West – AAE
- New Covenant Group – Kemp Auto Museum Subdivision
- Property Maintenance Code Research/Update
- Chesterfield Blue Valley – Gas Mart
- Schoettler Grove
- RGA
- Wilson Creek
- Friendship Village
- Forum Apartments
- Chesterfield Outlets – H&M AAE Request
- Four Seasons - Ordinance Amendment Request
- Scott Properties

IV. NEW BUSINESS

A. Compressed Natural Gas Fuel Strategy Initiation

Mike Geisel, Director of Public Services, stated City Council appropriated $125,000 from the 2014 General Fund to provide the upgrade cost for five CNG vehicles and to fund use of the Parkway School District CNG fueling station subject to approval of the strategy and a final negotiation with Parkway. The original recommendation to fund this project was $200,000 but it has been reduced to $125,000. Staff is recommending the conversion of two 2.5-ton dump trucks, one 1.5-ton truck and two ½-ton pickup trucks during 2015. Parkway's request for a five-year contract has been reduced to $12,500.

Staff is requesting approval for the strategy as outlined in Staff's report and to execute the agreement with Parkway.

DISCUSSION

Chair Hurt stated that since the price of gas has recently dropped, it may not justify the conversion at this time. He also suggested further negotiation with Parkway School District to eliminate the $12,500 fee in light of the fact that they may be receiving the services of two additional SRO Officers. Mr. Geisel stated that the agreement proposed was negotiated between representatives of the City and Parkway. He suggested that if the Committee desired additional negotiation it should make a motion to that effect.

Councilmember Greenwood asked if the $12,500 was factored into the calculations illustrated in the packet. Mr. Geisel stated it was not because the $12,500 was a sunk cost related to the cost of constructing the facility and modifying it so that our trucks could use it; it is not for recovery on the vehicles.

Mr. Geisel clarified that the proposal to move forward with a CNG pilot program is not being recommended based on a current financial analysis. There are several reasons to pursue CNG, but the most important one is that it is part of a long-term fuel strategy. Utilizing Parkway's fueling station allows the City to initiate a pilot program for CNG without having to first develop our own fueling station. We will pursue a fueling station in the future, but it is prudent to first experience the use of CNG at a smaller level.

Councilmember Greenwood pointed out that the City does a lot of other things for the Parkway School District such as providing security at ball games and asked if Parkway received a grant for the fueling station. Mr. Geisel replied that Parkway did receive a grant for the CNG buses, but not the station.

In response to Chair Hurt's question, Mr. Geisel stated the 1.5-ton truck and the two ½-ton trucks will be bi-fuel. The 2.5 ton trucks will be dedicated to CNG only.

In response to Councilmember Greenwood's question, Jim Eckrich, Public Works Director/City Engineer, confirmed the 2.5 ton trucks are not available through the State Bid at this time and would have to be purchased through the open market.

Mr. Eckrich explained that the proposal cannot be justified solely on a financial basis at this time. The conversion to CNG can only effectively occur through a multi-year conversion process, at which some point the conversion will be economically justifiable. While gas prices

are currently low, CNG is a more stable fuel source and over the long term will cost less than gasoline and diesel. Mr. Geisel pointed out that while gasoline has dropped in price considerably, diesel fuel has not.

Councilmember Greenwood commended the Staff for their work and on being proactive on this issue.

Chair Hurt made a motion to direct Staff to work with the Parkway School District to eliminate the $2,500 annual fee in exchange for the two additional SRO Officers being provided to the school district. The motion was seconded by Councilmember Greenwood and **passed by voice vote of 3 to 1 (Grissom opposed).**

Chair Hurt made a motion to approve the Compressed Natural Gas Fuel Strategy Initiation with, or without, the $2,500 annual fee. The motion was seconded by Councilmember Greenwood and **passed by a voice vote of 3 to 1 (Greenwood opposed).**

V. OTHER

VI. ADJOURNMENT

The meeting adjourned at 6:30 p.m.