

# MEMORANDUM

TO: Michael G. Herring, City Administrator  
FROM: Mike Geisel, Director of Public Services  
SUBJECT: Planning & Public Works Committee Meeting Summary  
Thursday, May 7, 2015



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, May 7, 2015 in Conference Room 101.

In attendance were: **Chair Connie Fults** (Ward IV), **Councilmember Bridget Nations** (Ward II) and **Councilmember Dan Hurt** (Ward III). **Councilmember Nancy Greenwood** (Ward I) was absent.

Also in attendance were: Councilmember Bruce DeGroot (Ward IV); Harry O'Rourke, Interim City Attorney; Mike Geisel, Director of Public Services; Aimee Nassif, Planning & Development Services Director; and Kathy Juergens, Recording Secretary.

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

## I. APPROVAL OF MEETING SUMMARY

### A. Approval of the April 23, 2015 Committee Meeting Summary.

Councilmember Hurt made a motion to approve the Meeting Summary of April 23, 2015. The motion was seconded by Councilmember Nations and passed by a voice vote of 3-0.

## II. OLD BUSINESS - None

## III. NEW BUSINESS

- A. P.Z. 02-2015 Falling Leaves Estates II (1925 & 1921 Wilson Ave): A request for a zoning map amendment from a "R-1" Residential District to a "PUD" Planned Unit Development for 17.37 acres located on the west side of Wilson Avenue south of its intersection with Chamfers Farm Road and north of its intersection with Wilson Farm Drive (19T220214 & 19T210161).

## STAFF REPORT

Ms. Aimee Nassif, Planning and Development Services Director, presented the request for a zoning map amendment to change the zoning from the "R-1" District to a "PUD" Planned Unit Development District for 17.37 acres of land located on the west side of Wilson Avenue. A Public Hearing for this petition was held on March 9, 2015. Issues identified at that time are summarized below:

- Density of the development. The Applicant has submitted an updated Preliminary Plan which reduced the number of lots from 17 to 16.
- The fence separating this development and Wilson Farm.
- Traffic impact. A traffic study will not be performed due to the small size of the development and because no improvements will be made to Wilson Avenue.
- Storm water. Staff determined the standing water concern is not related to this proposal.

All items were addressed by the Applicant and at the Planning Commission Vote Meeting on April 27, the project was unanimously approved.

Ms. Nassif further discussed the preliminary plan citing there are 16 lots that range in size from 22,000 sq. ft. to 27,205 sq. ft. with a 1-acre density. A private, gated street will run through the property with 30 foot landscape buffers around the perimeter. At the request of the Planning Commission, additional landscape buffers were added at the entrance to the development to provide more privacy for Lot 16 because of its proximity to the entrance gate. Ms. Nassif also pointed out that the existing lake on the site will be used as an amenity for the residents. In addition, the natural ground water pond on Lot 16 will be filled in when the site is developed.

With all issues having been addressed, Staff recommends approval of the petition.

### Discussion

In response to Councilmember Hurt's questions, Mr. Mike Geisel, Public Services Director, confirmed there is a storm water culvert under Wilson Avenue. Further discussion took place regarding standing water on the sidewalk in this area and Mr. Geisel stated the problem can be alleviated by elevating the sidewalk.

Councilmember Hurt asked if this development would necessitate any further improvements to Wilson Avenue. Mr. Geisel stated no additional improvements are necessary or anticipated, and pointed out this section of Wilson Avenue is already fully improved to three lanes. However, he has concerns about other sections of Wilson Avenue that will be discussed in the future.

Chair Fults stated the residents along Chamfers Farm had concerns with the lot that had direct access off of Wilson Avenue, however, since that lot has been eliminated, most of their concerns have been alleviated.

**Councilmember Hurt made a motion to forward P.Z. 02-2015 Falling Leaves Estates II (1925 and 1921 Wilson Avenue) to City Council with a recommendation to approve. The motion was seconded by Councilmember Nations and **passed by a voice vote of 3-0.****

**Note: One Bill, as recommended by the Planning Commission, will be needed for the May 18, 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. 02-2015 Falling Leaves Estates II.]**

#### **IV. OTHER**

The Committee briefly discussed Sweet Gum trees within the right-of-way. Mr. Geisel explained that the City removes hazardous trees and if Sweet Gum trees are declared a “hazard” versus a “nuisance”, there will be a substantial financial component associated with that determination. At the May 21 Committee meeting, Staff will provide a global update on street tree maintenance and will discuss the recent concern of Pin Oak gall.

#### **V. ADJOURNMENT**

The meeting adjourned at 5:48 p.m.