

# MEMORANDUM

TO: Mike Geisel, Acting Co-City Administrator

FROM: Aimee Nassif, Planning and Development Services Director  
James Eckrich, Public Works Director/City Engineer

SUBJECT: Planning & Public Works Committee Meeting Summary  
Thursday, June 9, 2016



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, June 9, 2016 in Conference Room 101.

In attendance were: **Chair Dan Hurt** (Ward III), **Councilmember Bridget Nations** (Ward II) and **Councilmember Bruce DeGroot** (Ward IV).

Also in attendance were: Councilmember Guy Tilman, (Ward II); Planning Commission Chair Stanley Proctor; Jim Eckrich, Public Works Director/City Engineer; Aimee Nassif, Planning & Development Services Director; Jonathan Raiche, Senior Planner; Justin Wyse, Senior Planner, Simon Nogin, Planning Intern; 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 May 19, 2016 Committee Meeting Summary

**Councilmember DeGroot** made a motion to approve the Meeting Summary of May 19, 2016. 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. 01-2016 18600 Olive Street Road (Ezra Partners LLC)**: A request for a zoning map amendment from an "M-3" Planned Industrial District to a "PI" Planned Industrial District for 5.00 acres located southwest of the intersection of Olive Street Road and Spirit Airpark West Drive (17W520014).

## **STAFF REPORT**

Senior Planner **Jonathan Raiche** presented the project request for a zoning map amendment from the existing "M-3" Planned Industrial District to a "PI" Planned Industrial District for a vacant five acre site located southwest of the intersection of Olive Street Road and Spirit Airpark West. The Applicant is requesting the change in zoning in anticipation of marketing the property for sale. Out of approximately 100 possible permitted uses in the "PI" Planned Industrial District designation, the Applicant has chosen 61 uses as depicted in Attachment A.

The Preliminary Plan depicts five single-story buildings placed perpendicular to Olive Street Road oriented toward Spirit Airpark West Drive with two access points off of Spirit Airpark West. There is no direct access to Olive Street Road. All of the surrounding property is currently owned by St. Louis County. Parking is proposed along the eastern and northern portions of the site.

Issues raised at the Public Hearing included legal access to Spirit Airpark Drive West and hours of operation. The Applicant subsequently addressed these issues and the Planning Commission voted 5-1 to approve the request with the amendment that the maximum building height be restricted to 40'.

Mr. Raiche pointed out that the Section I. A. 2 Hours of Operation in Attachment A should have also included language permitting expanded hours for Thanksgiving Day and the day after. Mr. Raiche requested that the committee consider an amendment to the proposed Attachment A to accommodate the ability for expanded hours for Thanksgiving Day and the day after.

### **PLANNING COMMISSION REPORT**

Planning Commission Chair Stanley Proctor stated the main issue discussed at the Planning Commission was the request to increase the maximum building height from 35' to 45'. Ultimately the Planning Commission approved the request 5-1 with an amendment restricting the maximum building height to 40'. Commissioner Lueking was not in favor of raising the building height.

### **DISCUSSION**

In response to Chair Hurt's question regarding cross access, Mr. Raiche stated that cross access is currently written to be required to the west of the site, but not along the southern portion. Chair Hurt stated he would like to require cross access to the south in addition to the access required to the west.

**Councilmember DeGroot made a motion to include language permitting expanded hours of operation during the Thanksgiving holiday to Attachment A.** The motion was seconded by Councilmember Nations and **passed by a voice vote of 3-0.**

**Chair Hurt made a motion to require cross access along the southern portion of the site.** The motion was seconded by Councilmember DeGroot and **passed by a voice vote of 3-0.**

**Councilmember Nations made a motion to forward P.Z. 01-2016 18600 Olive Street Road (Ezra Partners LLC) to City Council with a recommendation to approve as amended.** The motion was seconded by Councilmember DeGroot and **passed by a voice vote of 3-0.**

**Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the June 20, 2016 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. 01-2016 18600 Olive Street Road (Ezra Partners, LLC).]**

### **B. Yield Control – Bent Tree Drive and Windfall Ridge**

James Eckrich, Public Works Director/City Engineer, stated the City received a request from the Trustees of Bent Tree Subdivision for a "yield" sign on Windfall Ridge Drive at Bent Tree Drive. Since these streets intersect in a skew, it is unclear to some drivers on Windfall Ridge Drive that Bent Tree Drive is the primary street and they should yield to traffic on Bent Tree Drive. Staff

feels that a sign is warranted and is therefore recommending placement of a yield sign on Windfall Ridge Drive.

Councilmember DeGroot concurred that it is an awkward intersection and is in favor of placing a Yield sign on Windfall Ridge Drive.

**Councilmember Nations made a motion to recommend to City Council that a “Yield” sign be placed on Windfall Ridge Drive at its intersection with Bent Tree Drive.** The motion was seconded by Councilmember DeGroot and **passed by a voice vote of 3-0.**

**Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the June 20, 2016 City Council Meeting. See Bill #**

**[Please see the attached report prepared by James Eckrich, Public Works Director/City Engineer, for additional information on Yield Control – Bent Tree Drive and Windfall Ridge.]**

**IV. OTHER**

**V. ADJOURNMENT**

The meeting adjourned at 5:40 p.m.