

# MEMORANDUM

TO: Mike Geisel, City Administrator  
FROM: Justin Wyse, Director of Planning and Development Services  
SUBJECT: Planning & Public Works Committee Meeting Summary  
Thursday, June 22, 2017



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, June 22, 2017 in the Council Chambers.

In attendance were: **Chair Guy Tilman** (Ward II), **Councilmember Barry Flachsbert** (Ward I), **Councilmember Dan Hurt** (Ward III), and **Councilmember Michelle Ohley** (Ward IV).

Also in attendance were: Mayor Bob Nation; Chris Graville, City Attorney; Planning Commission Chair Merrell Hansen; Justin Wyse, Director of Planning & Development Services; Jessica Henry, Senior Planner; Mary Ann Madden, Office Manager; and Kathy Juergens, Recording Secretary. Other Planning Commission members present: Wendy Geckeler, Laura Lueking, Debbie Midgley and Steve Wuennenberg.

The meeting was called to order at 6:00 p.m.

## I. PUBLIC HEARING

- A. P.Z. 05-2016 Wildhorse Baxter Center, C148B (Shelbourne Senior Living):** An appeal by the Petitioner of the Planning Commission's decision of denial for a request for a zoning map amendment from a "C-8" Planned Commercial District to a "UC" Urban Core District for 5.21 acres located south of Wild Horse Creek Road and east of its intersection with Baxter Road (18T630283).

Chair Tilman announced that Staff received a request to postpone the Public Hearing. The Petitioner was then allowed to make a brief statement regarding the request.

### PETITIONER'S STATEMENT

Representing the Petitioner, Mr. Mike Doster, Doster, Ullom & Boyle LLC, stated that he submitted a request to postpone the Public Hearing based on the following two reasons:

1. The Petitioner's development team is re-evaluating the business model of the proposed development to address the open issue of density, which could result in a significant reduction in the size of the building.
2. The Petitioner is also evaluating alternative sites within the Chesterfield Village area to determine if any of the available sites are suitable for the Petitioner's business model.

Mr. Doster stated he expects that within the next 30 days a decision will be made as to whether either of these alternatives is feasible. If neither is feasible, the Petitioner will move forward with the Public Hearing for the current rezoning application. Mr. Doster also clarified that if they feel

one of the alternatives is workable, the Petitioner may not immediately withdraw the current petition.

### **DISCUSSION**

It was then agreed that the Public Hearing would be scheduled for the August 10, 2017 PPW Committee meeting unless the Petitioner requests otherwise.

**Chair Tilman made a motion to postpone the Public Hearing for P.Z. 05-2016 Wildhorse Baxter Center, C148B (Shelbourne Senior Living) until the August 10, 2017 Planning and Public Works Committee Meeting.** The motion was seconded by Councilmember Flachsbart.

#### **Discussion after the Motion**

Mr. Chris Graville, City Attorney, confirmed that the speaker cards received at the June 22<sup>nd</sup> meeting would be retained, in the order received, and if there is a Public Hearing on August 10, those individuals would be allowed to speak first. Mr. Graville further stated that all emails, letters and documented minutes from residents' prior public statements will also be considered by the Committee if there is a Public Hearing.

After further discussion, Councilmember Flachsbart provided the following scenarios of how the Petitioner could move forward with the current petition:

1. The Petitioner can proceed with the current proposal and a Public Hearing will be held at the August 10 PPW Committee meeting.
2. The Petitioner can proceed with the current proposal with a completely different density. At which time, the Committee will have the option to proceed with the request or send it back to the Planning Commission for further review.
3. The Petitioner may locate a new site, which may or may not require rezoning, withdraw the current application and then submit a new application.

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

## **II. APPROVAL OF MEETING SUMMARY**

### **A. Approval of the June 8, 2017 Committee Meeting Summary**

**Councilmember Flachsbart made a motion to approve the Meeting Summary of June 8, 2017.** The motion was seconded by Councilmember Ohley and **passed** by a voice vote of 4-0.

## **III. UNFINISHED BUSINESS – None.**

## **IV. NEW BUSINESS**

- A. P.Z. 18-2016 17511 Chesterfield Airport Road (Palio Partners):** A request for a zoning map amendment from an "NU" Non-Urban District to a "PC" Planned Commercial District for a 13.01 acre tract of land located north of Chesterfield Airport Road, east of Long Road, west of Arnage Blvd, and south of Interstate 64/US 40 (17U510084).



## **STAFF REPORT**

Ms. Jessica Henry, Senior Project Planner, presented the request for a zoning map amendment from the "NU" Non-Urban District to the "PC" Planned Commercial District for a 13.01 acre tract of land located on the north side of Chesterfield Airport Road in order to allow for development of the site into a mixed-use commercial development comprised of five lots.

Following the Public Hearing for this request on February 27, 2017, Staff worked with the Petitioner to address concerns regarding the number and type of requested uses, hours of operation and specific development criteria including height, building square footage, and percentage of open space for the proposed development. Subsequently, the Planning Commission unanimously approved the change of zoning at their June 12, 2017 meeting.

As depicted on the Preliminary Plan, the Petitioner will be expanding the access road that AutoZone recently constructed off of Chesterfield Airport Road opposite Valley Center Drive. That access point will be expanded to one shared access point that will serve the proposed development. Arnage Road will also be expanded westward to their property line terminating at the 84 Lumber access road.

Ms. Henry also stated that the Petitioner is requesting to provide 35% open space for the entire development instead of on a lot-by-lot basis. Staff is agreeable to this and when the Site Development Concept Plan is submitted, Staff will make sure that each lot does contain some open space and that the 35% is met.

## **DISCUSSION**

Further discussion ensued regarding future access surrounding the development.

There was discussion regarding a gas station as a permitted use. Although no gas station is currently planned, it would be an allowable use in the future. Councilmember Flachsbart expressed his opposition to such usage and stated he would vote against the request if a gas station is a permitted use.

There was also discussion regarding allowing a 24-hour business in that area. Councilmember Hurt expressed his concern that unrestricted hours could possibly lead to a 24-hour truck stop/restaurant.

**Councilmember Flachsbart made a motion to forward P.Z. 18-2016 17511 Chesterfield Airport Road (Palio Partners), with a Green Sheet amendment prohibiting the permitted use of a gas station, to City Council with a recommendation to approve.** The motion was seconded by Councilmember Tilman.

### **Discussion after the Motion**

There was further discussion regarding concern for a truck stop/restaurant. A representative of the Petitioner stated that Palio Partners has no intention of developing a truck stop. Their use for a gas station would be a smaller convenience type gas station. He agreed to discuss the use with Palio Partners prior to the City Council meeting.

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

**Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the July 17, 2017 City Council Meeting. See Bill #**

**[Please see the attached report prepared by Justin Wyse, Director Planning and Development Services Director, for additional information on P.Z. 18-2016 17511 Chesterfield Airport Road (Palio Partners).]**

**V. OTHER** – None.

**VI. ADJOURNMENT**

The meeting adjourned at 6:18 p.m.