

MEMORANDUM

TO: Mike Geisel, 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, August 18, 2016



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, August 18, 2016 in Conference Room 101.

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

Also in attendance were: Mayor Bob Nation; Planning Commission Chair Stanley Proctor; Aimee Nassif, Planning & Development Services Director; Jessica Henry, Project Planner; and Kathy Juergens, Recording Secretary.

The meeting was called to order at 5:31 p.m.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the August 4, 2016 Committee Meeting Summary

Councilmember DeGroot made a motion to approve the Meeting Summary of August 4, 2016. The motion was seconded by **Councilmember McGuinness** and **passed by a voice vote of 3-0**. (*Councilmember Nations was not present for the vote.*)

II. UNFINISHED BUSINESS - None

In anticipation of Councilmember Nations' arrival, Item IV Project Updates was presented next.

IV. PROJECT UPDATES

Ms. Aimee Nassif, Planning and Development Services provided the following Project Updates:

Ward 1:

- Brooking Park Village - seeking an amendment to their Conditional Use Permit to increase their dining room service. Public hearing is scheduled for September 12 at Planning Commission Meeting.

Ward 2:

- 40 West Luxury Living-KU Development w/Mills Properties. New public hearing on September 12 to request zoning to a PUD.

- PZ 06-2016 Chesterfield Ridge Center. Text Amendment from existing ordinance for Chesterfield Village. Under review by Staff, issues meeting not yet set.

Ward 4:

- Boone's Crossing NE, Lot 1B (Midwest Regional Bank) – plans approved by Planning Commission on August 8.
- Bur Oaks - zoning and plans approved in 2015. Construction underway for the 35 lot subdivision from Pulte Homes.
- Beyond Self Storage –self storage facility. ARB recommended approval and will be on Planning Commission agenda Monday, August 22.

Other development projects under review at various stages (including construction inspection) include, but are not limited to:

- Arbors at Kehrs Mill
- Arbors at Wilmas Farm
- Rock and Brews
- Holiday Inn Express
- Bur Oaks
- Edison Express
- Bonhomme Church
- Friendship Village
- 116 S Greentrails
- Four Seasons-Panera
- Kraus Farm Center
- Schoettler Grove
- Warwick on White Road
- Raising Cane's restaurant
- Delmar Gardens III-Rabo Agrifinance
- Monsanto
- 318 N Eatherton
- AutoZone, 17505 Chesterfield Airport Rd
- Courtyard by Marriott
- Chesterfield Airport Service
- Chesterfield Blue Valley
- Verizon Wireless-17258 Chesterfield Airport Rd
- Harmony Seven
- Junior Achievement
- Monarch Center-sign package
- The Grove in Chesterfield

Councilmember Nations arrived at 5:36 p.m.

III. NEW BUSINESS

- A. **P.Z. 04-2016 US Ice Sports Complex & Valley Gates (Topgolf USA Chesterfield LLC)**: A request for a zoning map amendment from an existing “PC” Planned Commercial District to a new “PC” Planned Commercial District for 22.22 acres located north of North Outer 40 Road and east of Boone’s Crossing (17T510041, 17T520062, 17T520095, 17T520084).

STAFF REPORT

Jessica Henry, Project Planner, presented Topgolf USA’s project request for a zoning map amendment from two separate existing “PC” Planned Commercial Districts to one new consolidated “PC” Planned Commercial District for a 22 acre site. This is the current site of the Hardee’s Iceplex.

The Petitioner intends to develop the site into an entertainment complex including a golf driving range, restaurant, bar, meeting space and game area.

The Public Hearing for this request was held on June 27, 2016 and the Planning Commission Vote Meeting was held on August 8, 2016 where a recommendation for approval was passed by a vote of 8-1.

Preliminary Plan

The proposed plan features a three story building with a maximum of 60 feet in height. There is a large “outfield” area along the eastern portion of the site for the driving range. The driving range will be enclosed by poles and netting. The poles range in height from 90 to 170 feet. Parking will be on the western side of the site.

Access

The existing access into the development off of North Outer 40 Road will remain. Staff has included a requirement in Attachment A that cross access shall be provided to the properties to the east and west per City Code. The existing access to the Levee Trail will be relocated.

PLANNING COMMISSION REPORT

Stanley Proctor, Planning Commission Chair, reported that the only objection raised pertained to the 2 a.m. closing. However, it was pointed out that there are no restrictions on hours of operation for bars and restaurants located in Chesterfield Valley. Initially there was a concern about the height of the netting around the driving range, but after seeing photos of other facilities, there were no longer any objections.

Discussion

Due to a concern for live music being played until 2 a.m., Councilmember DeGroot inquired as to where the closest neighbor would be. Ms. Henry stated there is still one home east of Chesterfield Valley Nursery, but new residential developments are not permitted in Chesterfield Valley. The only other residential area would be across Chesterfield Airport Road behind Chesterfield Commons. Ms. Henry stated Topgolf would be subject to the noise requirements in the City Code. Ms. Aimee Nassif, Planning and Development Services Director, stated that hours of operation and hours for music for bars and restaurants in the Valley are not restricted. Hours of operation are only restricted to retail in the Valley.

With regard to the height of the netting around the driving range, Ms. Nassif stated restrictions for the height of the netting have been incorporated in Attachment A so that any future buildings for the site could not be as tall as the netting.

Councilmember DeGroot made a motion to forward P.Z. 04-2016 US Ice Sports Complex & Valley Gates (Topgolf USA Chesterfield LLC) to City Council with a recommendation to approve. The motion was seconded by Councilmember Nations and **passed** by a voice vote of 4-0.

Note: One Bill, as recommended by the Planning Commission, will be needed for the September 8, 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. 04-2016 US Ice Sports Complex & Valley Gates (Topgolf USA Chesterfield LLC).]

IV. OTHER

V. ADJOURNMENT

The meeting adjourned at 5:45 p.m.