

# MEMORANDUM

TO: Mike Geisel, City Administrator  
FROM: James Eckrich, Director of Public Works/City Engineer  
SUBJECT: Planning & Public Works Committee Meeting Summary  
Wednesday, September 20, 2017



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Wednesday, September 20, 2017 in Conference Room 101.

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

Also in attendance were: Planning Commission Chair Merrell Hansen; Jim Eckrich, Director of Public Works/City Engineer; Jessica Henry, Senior Planner; and Kathy Juergens, Recording Secretary.

The meeting was called to order at 5:47 p.m.

## I. APPROVAL OF MEETING SUMMARY

### A. Approval of the September 7, 2017 Committee Meeting Summary

Councilmember Ohley made a motion to approve the Meeting Summary of September 7, 2017. The motion was seconded by Councilmember Hurt and **passed** by a voice vote of 3-0.

## II. UNFINISHED BUSINESS

### A. P.Z. 05-2016 Wildhorse Baxter Center, C148B (Shelbourne Senior Living): A request to postpone the Public Hearing for 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). (Ward 2)

Chair Tilman stated that the Petitioner has submitted a request to again postpone the public hearing for an appeal of the Planning Commission's decision to deny the rezoning of parcel C148B.

Mr. Mike Doster, Doster Ullom & Boyle, stated that since the previous postponement of the Public Hearing, the Petitioner has had ongoing negotiations with Sachs Properties and an alternative site has been identified and a Letter of Intent has been signed. The site is parcel C109-C208, which is located on Chesterfield Parkway West directly across the street from the Watermark Apartments development. The Petitioner is requesting another postponement

because the Certificate of Need (CON) Board must approve the transfer of the CON from parcel C148B to C109-C208 and that hearing will occur sometime in November. They are confident that the transfer will be approved because the need still exists. They have received positive feedback from City officials as well as surrounding neighborhoods including residents in The Reserve who were opposed to the original location. Once the CON transfer is approved, the Petitioner will withdraw the rezoning appeal of C148B. If the CON Board chooses not to approve the transfer, then Shelbourne will make a decision on whether to move forward with the appeal process on parcel C148B.

Because the CON hearing date is unknown at the present time, Chair Tilman suggested that the public hearing be postponed until January in order to allow adequate time to meet the City's meeting notification requirements.

**Councilmember Tilman made a motion to postpone the public hearing for P.Z. 05-2016 Wildhorse Baxter Center, C148B (Shelbourne Senior Living) until January 4, 2018. The motion was seconded by Councilmember Ohley and passed by a voice vote of 3-0.**

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

In response to Councilmember Hurt's questions, Mr. Doster stated that he has not seen the final preliminary development plan for parcel C109-C208, however, this parcel is 8.2 acres, whereas C148B is 5.21 acres. In an attempt to appease the considerable opposition to the building size and height on parcel C148B, Shelbourne had reduced the height and size of the building. However, due to the increased size of parcel C109-C208, Shelbourne is designing a building of the same size as what was originally proposed for parcel C148B.

Mr. Doster also stated that the Petitioner is attempting to integrate the existing community garden which is located on the southern portion of the site.

**III. NEW BUSINESS** – None.

**IV. OTHER** – None.

**V. ADJOURNMENT**

The meeting adjourned at 6:03 p.m.