

# MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Justin Wyse, Director of Planning *JW*  
James Eckrich, Director of Public Works/City Engineer *Jim*

SUBJECT: Planning & Public Works Committee Meeting Summary  
Thursday, October 20, 2022



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, October 20, 2022 in Conference Room 101.

In attendance were: **Chair Dan Hurt** (Ward III), **Councilmember Mary Monachella** (Ward I), **Councilmember Mary Ann Mastorakos** (Ward II), and **Councilmember Merrell Hansen** (Ward IV).

Also in attendance were: Justin Wyse, Director of Planning; Jim Eckrich, Director of Public Works/City Engineer; Planning Commissioner Jane Staniforth; Shilpi Bharti, Planner; Alyssa Ahner, Planner; and Kathy Juergens, Recording Secretary.

The meeting was called to order at 5:00 p.m.

## I. APPROVAL OF MEETING SUMMARY

### A. Approval of the September 22, 2022 Committee Meeting Summary

Councilmember Monachella made a correction to the motion on page 7 stating that she made the motion and Councilmember Mastorakos seconded it.

Councilmember Hansen made a motion to approve the Meeting Summary of September 22, 2022 as corrected. The motion was seconded by Councilmember Monachella and **passed by a voice vote of 4-0**.

## II. UNFINISHED BUSINESS – None.

## III. NEW BUSINESS

- A. **P.Z. 07-2022 300 N. Eatherton (Follmer Real Estate, LLC.)**: A request for a zoning map amendment to incorporate 3 acres of land zoned “NU” Non-Urban District and 2 acres of land zoned “PI” Planned Industrial District into a new “PI” Planned Industrial District. (Ward 4)

## **STAFF PRESENTATION**

Alyssa Ahner, Planner, presented the request for a zoning map amendment to combine three acres of land zoned “NU” Non-Urban District and two acres of land zoned “PI” Planned Industrial District into a new “PI” Planned Industrial District. The new “PI” district will share the same development criteria as Ordinance 3081, however, the legislation will change to include the following:

Proposed Permitted Uses (same as Ordinance 3081)

- Cultivation and sale of plant crops, commercial vegetable and flower gardening as well as plant nurseries and greenhouses.
- Yard for storage of contractors' equipment, materials, and supplies.

Building Requirements

- All building requirements including openspace, floor area ratio, structure setbacks and parking setbacks are to be the same as Ordinance 3081.

The three acres of land zoned "NU" Non-Urban are currently being used for storage of contractors' equipment, materials and supplies. This use is not permitted in the "NU" zoning district, however, it is permitted in the requested new "PI" zoning district.

A Public Hearing was held on September 28, 2022 at which time no issues were raised. At the October 12, 2022 Planning Commission meeting, the Commission unanimously approved the request.

**DISCUSSION**

Chair Hurt stated that he is in favor of the "PI" zoning district, however, he expressed concern with the access management that was permitted in Ordinance 3081 compared to the current day practice of requiring 500 feet between access points. He also noted that since Ordinance 3081 was approved in 2019, the City may not have the ability to change it.

It was explained that the existing curb cut is in the middle of the property and does not align with the residential driveway across the street, which is in the city of Wildwood. That portion of Wildwood is zoned industrial and as N. Eatherton develops, there may be different access points in the future.

**Councilmember Hansen made a motion to forward P.Z. 07-2022 300 N. Eatherton (Follmer Real Estate, LLC.) to City Council with a recommendation to approve.** The motion was seconded by Councilmember Monachella and **passed by a voice vote of 4-0.**

**Note: One Bill, as recommended by the Planning Commission, will be needed for the November 7, 2022 City Council Meeting. See Bill #**

**[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on P.Z. 07-2022 300 N. Eatherton (Follmer Real Estate, LLC).]**

**B. P.Z. 09-2022 Valley Village (Stock & Associates):** A request for a zoning map amendment from the "C8" Planned Commercial District to a "PC" Planned Commercial District for 10.9 acres located on the northwest corner of Chesterfield Airport Road & Wings of Hope Blvd (17W620312, 17W620334, 17W640091). (Ward 4)

**STAFF PRESENTATION**

Shilpi Bharti, Planner, presented the project request for a zoning map amendment from the "C8" Planned Commercial District to a "PC" Planned Commercial District to allow for additional uses.

Ms. Bharti presented the Preliminary Development Plan and stated that the hotel at 18375 Chesterfield Airport Road will remain in place, additional parking and potential buildings are proposed for 18363 Chesterfield Airport Road and 18369 Chesterfield Airport Road. New access is provided north of the subject site. The additional parking proposed on the western portion of

the site is intended to allow for shared use between this development and the Chesterfield Hockey Association to the north.

A Public Hearing was held on September 12, 2022 at which time no issues were raised. However, the Planning Commission requested Staff to review the permitted uses allowed in the surrounding "PC" districts. Upon review, Staff found that most of the permitted uses requested by the Applicant are also permitted uses in the neighboring "PC" districts. Since there are some restrictions to the hours of operation for some of the retail uses, Staff has included similar hours of operation restrictions to the Attachment A of the proposed "PC" District.

The petition was reviewed by the Planning Commission on October 12, 2022 and the Commission unanimously approved the request.

## DISCUSSION

### Permitted Uses

Warehouse - There was some discussion on whether the Warehouse use would be compatible with the surrounding area. Justin Wyse, Director of Planning, stated that warehousing is permitted in a Planned Commercial District west of Long Road. He believes that there is no major conflict with the use itself, but the design would have to fit in.

Drive-thru Restaurant – there was some general discussion on this use and concern for access to the restaurant.

### Access

Chair Hurt expressed concern about the proposed access onto future Olive Street Road. It is his understanding that when Highway 109 is extended on the north, the access on the north or south side would be closed, but now another access to the north is being proposed. Justin Wyse, Director of Planning, explained that the Chesterfield Hockey Association Ordinance states that when the Olive Street Road extension is made, there will be access restrictions on the north/south internal road, either at the north side or the south side. This same restriction has been carried forward into this ordinance verbatim. Mr. Wyse also noted that this access is immediately across from the entrance into the ice rink. One of the primary reasons for this petition is that the Applicant is interested in expanding the ice rink. In order to expand, they have to add additional parking. The area on the northwest side of the site will become shared use parking but it is basically overflow parking for the ice rink, which is why an access is needed there. If that access was not there, and the main lot was full, one would have to drive around the hotel to gain access to that parking area.

Councilmember Mastorakos stated she is concerned with pedestrian safety when walking from the proposed overflow parking lot to the ice rink. She would be in favor of a stoplight or crosswalk. Mr. Wyse stated that Staff has that same concern and has spoken with the Applicant and St. Louis County, because ultimately, this will be a County road. When a section plan is submitted for the additional parking, pedestrian accommodations will be considered.

To summarize, Chair Hurt stated that there are three options:

1. Vote without the new proposed access point
2. Vote as presented with the proposed new access point
3. Vote to include the proposed new access point with a right-in, right-out restriction

George Stock, Stock & Associates, stated that Chesterfield Hockey Association is fully aware of the possible future access restriction when the Olive Street Road is extended. The overflow

parking lot needs to be able to flow north to south for both vehicular and pedestrian traffic and there would be a pedestrian crosswalk. Restricting that access would make it difficult for visitors coming to the rink. If the primary lot is full, a right-in/right-out median does not allow them to flow north and south between the two parking lots. They would have to drive around the hotel to get to the overflow parking. It is important for the traffic to be able to flow both north and south between the two parking lots. He noted that this is only a preliminary development plan and that the section plan will provide more details.

**Councilmember Hansen** made a motion to forward **P.Z. 09-2022 Valley Village (Stock & Associates)** to City Council with a recommendation to approve. The motion was seconded by **Councilmember Hurt** and **resulted in a voice vote of 2-2** with Chair Hurt and Councilmember Mastorakos voting nay.

**Note: One Bill, as recommended by the Planning Commission, will be needed for the November 7, 2022 City Council Meeting. See Bill #**

**[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on P.Z. 09-2022 Valley Village (Stock & Associates).]**

**IV. OTHER** – None.

**V. ADJOURNMENT**

The meeting adjourned at 6:00 p.m.