MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Mike Geisel, Director of Public Services

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, November 8, 2012

A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, November 8, 2012 in Conference Room 101.

In attendance were: **Chair Randy Logan** (Ward III); **Councilmember G. Elliott Grissom** (Ward II); and **Councilmember Connie Fults** (Ward IV).

Also in attendance were: Planning Commission Chair Mike Watson; Mike Geisel, Director of Public Services; Aimee Nassif, Planning & Development Services Director; Kevin Neill, Project Planner; and Kristine Kelley, Recording Secretary.

The meeting was called to order at 5:30 pm.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the October 18, 2012 Committee Meeting Summary.

Councilmember Grissom made a motion to approve the Meeting Summary of October 18, 2012**.** The motion was seconded by Councilmember Fults and **passed by a voice vote of 3 - 0.**

II. OLD BUSINESS

III. NEW BUSINESS

A. P.Z. 11-2012 Stages - St. Louis (1023 E Chesterfield Parkway): A request for a change of zoning from a "C-8" Planned Commercial District to a "PC" Planned Commercial District for a 2.174 acre parcel of land located on the southwest corner of E Chesterfield Parkway and Swingley Ridge Road.

STAFF REPORT

Kevin Neill, Project Planner gave a PowerPoint presentation showing an aerial of the site and the surrounding area. Mr. Neill stated the following:

Site Location
The "C-8" Planned Commercial District located to the north and west is the Hermann Stemme Office Park. East of the site is the Cambridge Cove Subdivision and Conway Cove Subdivision is to the southeast. The "PC" Planned Commercial Districts located to the south are the Fairfield Suites and Residence Inn.

Stages St. Louis will be moving from their current location at 444 Chesterfield Center Drive to the site recently vacated by Congregation Kol Am.

The change of zoning to "PC" Planned Commercial District will allow for the requested uses of general office, administrative office for educational or religious facility, indoor theater, and educational facility – specialized private schools. No changes to the development requirements currently governing the site or to the existing structure have been proposed. The Comprehensive Land Use Map identifies the area as located within the Urban Core, which encourages high density residential retail, office uses and cultural amenities.

A Public Hearing was held on October 08, 2012. No issues were raised at that time; however, Staff was still awaiting comments from outside agencies. On October 22, 2012 Staff presented this project for a vote and the Planning Commission recommended approval by a vote of 8-0. It was noted that St. Louis County Department of Highways and Traffic has provided comments regarding traffic generation, which have been included in the Attachment A.

PLANNING COMMISSION REPORT
Planning Commission Chair Watson stated that there were no issues brought forth to the Planning Commission relative to the project.

DISCUSSION

Councilmember Grissom asked for clarification of the differences between the current "PC" Districts vs. the old "C8" District besides the permitted land uses. Ms. Nassif explained that the old "C8" District category was established by St. Louis County back in 1965 which contained a lot of differences in development, design, and procedure requirements.

Councilmember Fults asked if there is adequate parking on the site. Mr. Neill responded that the parking on the site meets the current parking code requirements. If additional parking is necessary, Chair Logan noted that there is a parking interchange agreement with Sachs Properties for the Herman Stemme Complex. Planning Chair Watson confirmed that the use is for "educational" purposes only, and no large entertainment productions will be held on the site.

Councilmember Grissom made a motion to forward P.Z. 11-2012 Stages-St. Louis (1023 E Chesterfield Parkway) to City Council with a recommendation to approve.

The motion was seconded by Councilmember Fults and **passed by a voice vote of 3 - 0.**

Note: One Bill, as recommended by the Planning Commission, will be needed for the November 19, 2012 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. 11-2012 Stages-St. Louis (1023 E Chesterfield Parkway)].

B. Home Builders Association Open House Directional Signs

STAFF REPORT

Aimee Nassif, Planning and Development Services Director explained that the original ordinance establishing regulations pertaining to open house directional signs was approved by the City of Chesterfield City Council and codified into the City Code (section 2.5-4) on July 7, 2007 via Ordinance Number 2370. In 2009, Council approved a sunset provision to the ordinance which would temporarily allow the placement of open house directional signs on Saturdays, this provision expires on December 31, 2012.

Since that time, the HBA has come before the City Council each year and requested either a 12 month extension or removal of this sunset provision due to the slow housing market. Ms. Nassif added that Staff has not received any complaints or issues regarding the Saturday open house directional signs.

Councilmember Grissom commented that he is not a proponent of the signs, but due to the market conditions he recommends the extension to December 31, 2013.

Councilmember Grissom made a motion to extend the sunset provision of Ordinance 2688 pertaining to Open House Directional Signs one year from December 31, 2012 to December 31, 2013 and to forward to City Council with a recommendation to approve. The motion was seconded by Councilmember Fults 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 November 19, 2012 City Council Meeting. See Bill #

[Please see the attached report prepared by Aimee Nassif, Planning and Development Services Director, for additional information on Open House Directional Signs].

C. Parking Restrictions on Amiot Court

STAFF REPORT

Mike Geisel, Director of Public Services stated that Staff and the Police Department have been contacted by multiple residents within Mill Ridge Villas Subdivision with concerns about cars parking at the intersection of Amiot Court and Creve Coeur Mill Road causing visibility issues for residents exiting the subdivision. He added that there is an existing prohibition within the traffic ordinance which prevents an individual from parking within 30 feet of an intersection. The Police Department has been working to enforce this more aggressively. In addition, Staff has advised the Trustees and residents about the City's program allowing them to petition for a voluntary parking restriction.

Mr. Geisel stated that Staff has reviewed a petition from the Mill Ridge Villas Subdivision requesting restricted parking on Amiot Court near Creve Coeur Mill Road. The petition signatures are in compliance with City Policy meeting 90% concurrence of residents immediately adjacent to the restricted area and 75% concurrence of residents in the immediate area, which is defined as within a 500 foot radius of the restricted area. Staff has also determined that the restriction is compatible with applicable City ordinance and policies, the Manual for Uniform Traffic Control Devices and accepted traffic engineering practices.

It was noted that the adjacent property owners are in favor of the parking restriction. Mr. Geisel identified that most of the parking is allegedly due to individuals utilizing the trail system located at Creve Coeur Park. The streets are publicly dedicated streets that the City has not yet accepted for maintenance, but the City does snow plow the streets currently.

Councilmember Fults asked the number of no parking signs that will be displayed. Mr. Geisel replied that there will likely be two (2) signs on each side of the street.

Councilmember Fults made a motion to forward Parking Restrictions on Amiot Court to City Council with a recommendation to approve. The motion was seconded by Councilmember Grissom 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 November 19, 2012 City Council Meeting. See Bill #

[Please see the attached report prepared by Susan Mueller, Principal Engineer, for additional information on Parking Restrictions on Amiot Court].

IV. PROJECT UPDATES

Aimee Nassif provided a brief project update.

Ward 1 – Project update:

- RGA – renderings are currently under review by Staff and will go back to Planning Commission on November 26, 2012.

Ward 2 – Project updates:

- Sterling Bank – architectural updates and amendments to the building located on Swingley Ridge Road.
- EdgeWild Restaurant & Winery – request for a patio addition at the rear of the property.
- Mercy Medical – Staff is currently reviewing the Site Development Concept Plan which will be at the November 26, 2012 Planning Commission meeting.
- Thousand Oaks Church – inquiries related to the allowed uses for a potential senior living facility, which is currently not allowed.

Ward 4 – Project updates:

- Boundary Adjustment Plat on Wilson Road – plans are to construct a larger house on the site.
- Tuscany Reserve – Staff has had a Pre-Application Meeting with McBride & Sons to discuss development of the site and the proposed increased density. A change of zoning will be required.
- Simply Storage site located at Chesterfield Airport Road and Long Road – proposed U-Gas service station and convenience store/coffee shop. Public Hearing will be held on November 26, 2012 for an ordinance amendment to add new uses. Staff will be proposing limited access off Chesterfield Airport Road.

There was additional discussion relative to each project.

<u>Other development projects but not limited to:</u>

- Surdex, Lot A – parking lot expansion
- Babies R Us – amended architectural elevations
- Friendship Village – Improvement plans are currently under review.
- Hyatt Place Hotel – construction is underway
- Stages St. Louis – moving into the old Congregation Kol Am site
- Buffalo Wild Wings – permits have been issued.

V. OTHER

VI. ADJOURNMENT

The meeting adjourned at <u>6:00 p.m</u>.