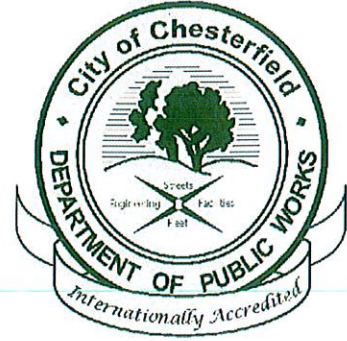


MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Justin Wyse, Director of Planning & Development Services
James Eckrich, Director of Public Works/City Engineer

SUBJECT: Planning & Public Works Committee
Special Meeting Summary Thursday, December 21, 2017



A Special Meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, December 21, 2017 in the Council Chambers.

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

Also in attendance were: Mayor Bob Nation; Councilmember Randy Logan (Ward III); Planning Commission Chair Merrell Hansen; Justin Wyse, Director of Planning & Development Services; Jim Eckrich, Director of Public Works/City Engineer; Jessica Henry, Senior Planner; and Mary Ann Madden, Recording Secretary.

The meeting was called to order at 5:45 p.m.

A. APPROVAL OF MEETING SUMMARY

Approval of the December 7, 2017 Committee Meeting Summary

Councilmember Ohley made a motion to approve the Meeting Summary of December 7, 2017. The motion was seconded by Councilmember Flachsbart and **passed by a voice vote of 4 - 0.**

B UNFINISHED BUSINESS

P.Z. 08-2017 Brite Worx Carwash (Wallis Companies): A request for a zoning map amendment from a "PC" Planned Commercial District to a new "PC" Planned Commercial District for 1.8 acres located on the western corner of the intersection of Baxter Road and Clayton Road. (21R410960). (Ward 3)

STAFF REPORT

Senior Planner Jessica Henry stated that this petition was reviewed at the December 7, 2017 Planning & Public Works Committee meeting. At that time, the Committee voted to hold the project and directed Staff to work with the applicant in addressing the three outstanding concerns relative to traffic, site lighting, and noise. Ms. Henry then provided the following information regarding each issue:

Traffic

In order to address U-turn movements at the two adjacent residential subdivisions, the applicant has agreed to install *No U-Turn* signage within those developments. Since these signs will be located on private streets, a private agreement between the applicant and the Homeowners Associations will be necessary, which does not require any changes to the Attachment A. This practice is consistent with other City projects where collaboration between private individuals was needed for off-site improvements.

Lighting

Staff proposes that language be incorporated into the Attachment A specifying that non-security lighting will not be on for more than 30 minutes prior to opening or past closing. The Attachment A also includes the stricter lighting requirements from the original ordinance.

Noise

The Unified Development Code has Performance Standards that include the adoption of St. Louis County's noise ordinance. Staff proposes language be added to the Attachment A specifying that in instances where the County ordinance is enforced, the Residential Noise Standard Table will be utilized in evaluating any concern about noise. It was noted that the Residential Noise Standard Table is stricter than the standard noise level used for commercial properties.

To further address the issue of noise, the applicant will be required to install a second six-foot masonry wall along the north property line of the site. The ordinance allows the petitioner the flexibility to work with the adjacent residents in order to place this wall on a berm in the common ground of the subdivision where it would be optimal for the residents and have the most impact. Proposed language regarding this wall and its location has been provided in the Staff Report.

If the additional restrictions proposed by Staff are desired, Green Sheet Amendments will be prepared as the project moves forward to Council.

DISCUSSION

During discussion, the following items were reviewed and clarified, as necessary:

Walls/Fences

Ms. Henry explained that two walls are required for the site. A six-foot-tall masonry fence will travel along the western property line, curve around the drive aisle, and extend across most of the northern property line. This wall is outlined on the Preliminary Development Plan, and will replace the existing wooden fence along the western property line.

The Attachment A also requires a second wall on or near the north property line, which is not shown on the Preliminary Development Plan but will be shown on a subsequent Site Development Plan. The specific location for this fence has not yet been determined – it could be located along the northern property line where the existing wooden fence is situated; or it could be placed on the existing berm in collaboration with the HOA. Councilmember Hurt pointed out that this second wall is important to the residents from both a sound standpoint and a visual standpoint.

It was also noted that the Preliminary Development Plan shows a temporary tree protection fence, which will only be up during the construction period in an effort to protect trees from damage.

Berm/Stormwater

Councilmember Hurt advised the residents that a berm will surround the site. This berm will collect the stormwater runoff and send it into a basin, providing a 25% reduction before going downstream.

Hours of Operation

The hours of operation for the site are from 7:00 a.m. to 8:00 p.m.

Vacuum Stations

The Preliminary Development Plan proposes 12 vacuum stations.

PETITIONERS

Mr. Kevin Kamp, Civil Environmental Consultants, 484 Park 370 Blvd., Hazelwood, MO.

Mr. Jim Holtrop, AcoustiControl, 2464 Taylor Road, Wildwood, MO.

Walls

Mr. Kamp clarified that the existing wooden fence along the western property line will be removed when the masonry wall is installed. He also stated that the strip between the wall and adjacent residences will be re-vegetated and landscaped appropriately.

Power of Review

Councilmember Hurt advised that both he and Councilmember Logan want Power of Review to be included in the Attachment A, which will allow Council to review the subsequent Site Development Plan.

Trees/Landscaping

Councilmember Hurt pointed out that there are mature evergreen trees along the western property line outside of the existing wooden wall and the residents want those trees to remain. Mr. Kamp stated that they are trying to preserve those trees, along with as much of the existing buffer as possible.

Councilmember Hurt stated that at the site development stage there may be some discussion as to where the residents want trees to be located – they may want some outside of the wall to provide screening of the wall. Mr. Kamp replied that the landscape package includes landscaping along the exterior of the wall to break up the linear mass of this feature.

Elevation

Councilmember Hurt referred to the elevation presented at the December 7th Committee meeting which showed the utilization of grey stone. He noted that Power of Review will allow Council the opportunity to ensure that this type of look is used for the site.

Noise Concerns

Councilmember Logan stated that Waverly Place residents have expressed concern about the effect of the sound from the exit tunnel coming out onto the intersection and into their neighborhood. He asked if adding tall grasses at the south and east ends of the site would buffer any of the noise projecting across Clayton Road.

Mr. Holtrop replied that such landscaping would be totally ineffective as a noise buffer. He explained that an adequate barrier for vegetation requires a depth of 100 feet of dense trees. He also pointed out that the noise is coming from the traffic – not the exit from the tunnel.

Councilmember Logan asked how much the second wall will contribute to lessening the noise for the Woodfield subdivision. Mr. Holtrop indicated that it will be barely measurable because the major noise source will still be coming from the traffic.

Councilmember Flachsbart asked if the sound wall would impact the sound from the blowers at the tunnel exit in a hypothetical situation where there was no traffic in the area. Mr. Holtrop replied that if the only sound was coming from the Brite Worx operation, there would only be a marginal improvement (0-3 decibels) because the area already has "standard suburban noise" of 40-45 decibels. About half of the population would notice an improvement of 3 decibels; 5 decibels is considered a significant change.

Councilmember Hurt advised the Wallis Company that the City will be using both the County ordinance and the Residential Noise Standard Table to enforce the noise levels of the site. If a complaint is received, Staff will monitor the situation within 1-2 business days and if it is determined there are issues, it will be brought before the City's court.

Mr. Holtrop pointed out that the site has been designed to meet the resident noise codes vs. commercial noise codes because the residential codes require a lower level of noise.

No blockage Signage

Councilmember Hurt stated that the residents of Woodfield are worried about traffic back-up on snow days and requested signs stating *Do Not Block Intersection*. Mr. Kamp noted their willingness to install such signage, but explained that County permission is needed because the signage will have to be installed in public right-of-way. He pointed out that the signage cannot be installed on private property because of an existing fence running along Baxter Road.

RESIDENT REPRESENTATIVE

Mr. Dean Berger, Trustee of Woodfield Subdivision, 2457 Baxton Way, Chesterfield, MO.

Mr. Berger stated that their primary concern is the noise issue and noted that the Chesterfield website has information regarding noise disturbances, which refers to "reasonableness". He noted that what may be acceptable on a Wednesday afternoon may not be acceptable on a weekend afternoon when residents may be outside relaxing or entertaining. He indicated that the concerns of traffic, lighting, drainage, and appearance seem to have been addressed. They are just trying to protect the tranquility of the neighborhood.

Councilmember Hurt advised the Petitioners that they will have to come to an agreement with the subdivision trustees of Woodfield and Waverly Place regarding the *No U-turn* signage prior to the final vote at Council.

Councilmember Hurt made a motion to forward P.Z. 08-2017 Brite Worx Carwash (Wallis Companies) to City Council with a recommendation to approve with: (1) the three amendments outlined in the Staff Report on the condition that the private agreements regarding signage are completed; and (2) Power of Review for the Site Development Plan is included in the Attachment A. The motion was seconded by Councilmember Ohley and **passed by a voice vote of 4 - 0.**

Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the January 3, 2018 City Council Meeting. See Bill #3168

[Please see the attached report prepared by Justin Wyse, Director of Planning & Development Services, for additional information on P.Z. 08-2017 Brite Worx Carwash (Wallis Companies).]

Mr. Kamp then thanked the residents for their constructive feedback and Councilmember Hurt acknowledged Wallis Companies' efforts in responding to the residents' input.

C. ADJOURNMENT

The meeting adjourned at 6:22 p.m.