

BILL NO. 2852

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A "C8" PLANNED COMMERCIAL DISTRICT TO A "PC" PLANNED COMMERCIAL DISTRICT OF A 225 SQUARE FOOT SECTION OF LAND LOCATED WITHIN 13559 OLIVE BOULEVARD ON THE NORTH SIDE OF OLIVE BOULEVARD WEST OF THE INTERSECTION OF WOODS MILL ROAD AND OLIVE BOULEVARD. (P.Z. 01B-2011 MCDONALD'S CORPORATION DELAWARE {13559 OLIVE BOULEVARD} [NEW CINGULAR WIRELESS PCS, LLC]).

WHEREAS, New Cingular Wireless PCS, LLC has requested a zoning map amendment from a "C8" Planned Commercial District to a "PC" Planned Commercial District of a 225 square foot section of land located within 13559 Olive Boulevard on the north side of Olive Boulevard west of the intersection of Woods Mill Road and Olive Boulevard; and,

WHEREAS, a Public Hearing was held before the Planning Commission on August 22, 2011; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the Zoning Map Amendment; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the Zoning Map Amendment; and,

WHEREAS, the City Council, having considered said request, voted to approve the Zoning Map Amendment request.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The City of Chesterfield Zoning Ordinance and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a "PC" Planned Commercial District for a 225 square foot section of land with a new ordinance the conditions of which are established in the Attachment A. The area for which this new ordinance applies is as follows:

Commencing at the northwesterly corner of a tract described in Book 7755 Page 1660; Thence, N62 22'32"E, 37.14 Feet; Thence, S27 37'28"E, 26.44 Feet, to the point of Beginning; Thence, S46 31'16"E, 15.00 Feet; Thence, S43 28'44"W, 15.00 Feet; Thence, N46 31'16"W, 15.00 Feet; Thence, N43 28'44"E, 15.00 Feet; to the point of beginning. Containing 225 square feet, more or less.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Zoning Ordinance is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendations to the City Council, which are set out in the Attachment "A", which is attached hereto and, made a part of.

Section 3. The City Council, pursuant to the petition filed by New Cingular Wireless PCS, LLC, in P.Z. 01B-2011, requesting the zoning map amendment embodied in this ordinance, and pursuant to the recommendations of the City of Chesterfield Planning Commission that said petition be granted and after public hearing, held by the Planning Commission on the 22nd day of August, 2011, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 1003.410 of the Zoning Ordinance of the City of Chesterfield.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2011.

MAYOR

ATTEST:

CITY CLERK

FIRST READING HELD: _____

ATTACHMENT A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this "PC" Planned Commercial District shall be:
 - a. Telecommunication Tower or Facility
2. Hours of Operation.
 - a. Hours of operation for this "PC" District shall not be restricted.
3. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City of Chesterfield Telecommunications Ordinance Number 2391.

B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

1. Floor Area
 - a. Total building floor area shall not exceed 128 square feet.
2. Height
 - a. The maximum height of the building, exclusive of roof screening, shall not exceed fifteen (15) feet.
3. Building Requirements
 - a. A minimum of thirty-five percent (35%) openspace is required for this development.
 - b. This development shall have a maximum F.A.R. of .55.

C. SETBACKS

1. Structure Setbacks

No building or structure, other than: a freestanding project identification sign, light standards, or flag poles will be located within the following setbacks:

- a. Zero (0) feet from the northern boundary of the "PC" Planned Commercial District.
- b. Zero (0) feet from the southern boundary of the "PC" Planned Commercial District.
- c. Zero (0) feet from the eastern boundary of the "PC" Planned Commercial District.
- d. Zero (0) feet from the western boundary of the "PC" Planned Commercial District.

D. LANDSCAPE AND TREE REQUIREMENTS

The developer shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.

E. POWER OF REVIEW

The Mayor or a Councilmember of the Ward in which a development is proposed may request that the Site Development Plan be reviewed and approved by the entire City Council. This request must be made no later than 24 hours before posting the agenda for the next City Council meeting after Planning Commission review and approval of the Site Development Plan. The City Council will then take appropriate action relative to the proposal.

F. MISCELLANEOUS

1. All utilities will be installed underground.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

- A.** The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B.** In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.

- C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

III. COMMENCEMENT OF CONSTRUCTION

- A. Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.
- B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan shall include, but not be limited to, the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.

9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.

23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

V. RECORDING

Within 60 days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

VI. ENFORCEMENT

- A.** The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B.** Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C.** Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D.** Waiver of Notice of Violation per the City of Chesterfield Code.
- E.** This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.



13075 MANCHESTER RD, SUITE 100
ST LOUIS, MO 63131



BLACK & VEATCH

10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

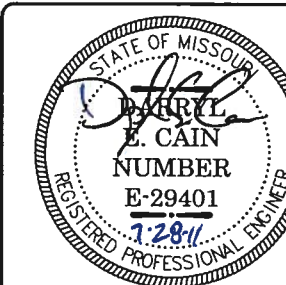
BLACK & VEATCH PROFESSIONAL ENGINEERING CORPORATION
MISSOURI STATE CERTIFICATE OF AUTHORITY # 001848

PROJECT NO: 163313

DRAWN BY: EMB

CHECKED BY: GPX

REV	DATE	DESCRIPTION
6	07/28/11	PER ZONING COMMENTS
5	07/21/11	LTE DESIGN
4	04/28/11	ISSUED FOR ZONING
3	04/20/11	PER ZONING COMMENTS
2	03/11/11	PER ZONING COMMENTS
1	12/22/10	PER ZONING COMMENTS
0	11/11/10	ISSUED FOR ZONING



DARRYL E. CAIN E-29401
PROFESSIONAL ENGINEER

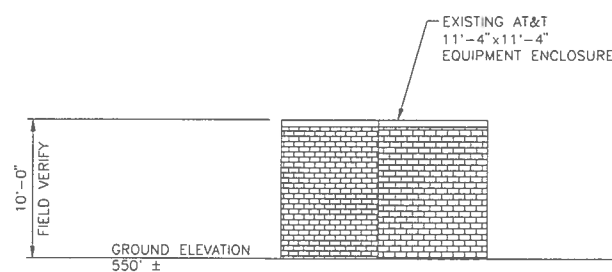
IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

MO3147
CFPD4
13559 OLIVE BLVD
CHESTERFIELD, MO 63017
CHANGE OF ZONING - EQUIPMENT PARCEL

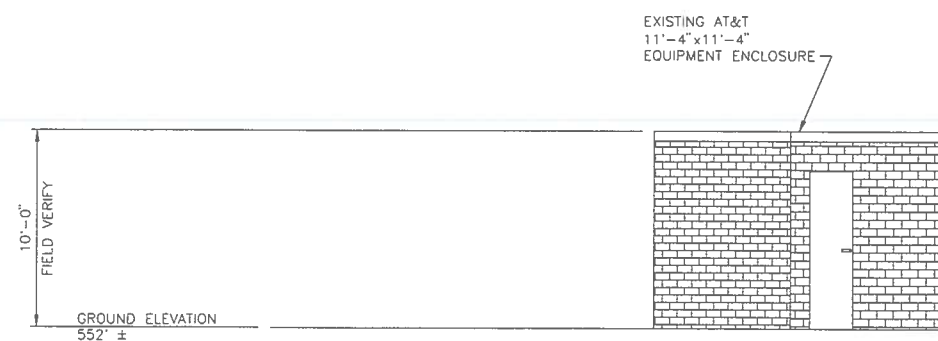
SHEET TITLE
SITE PRELIMINARY

SHEET NUMBER

Z-2

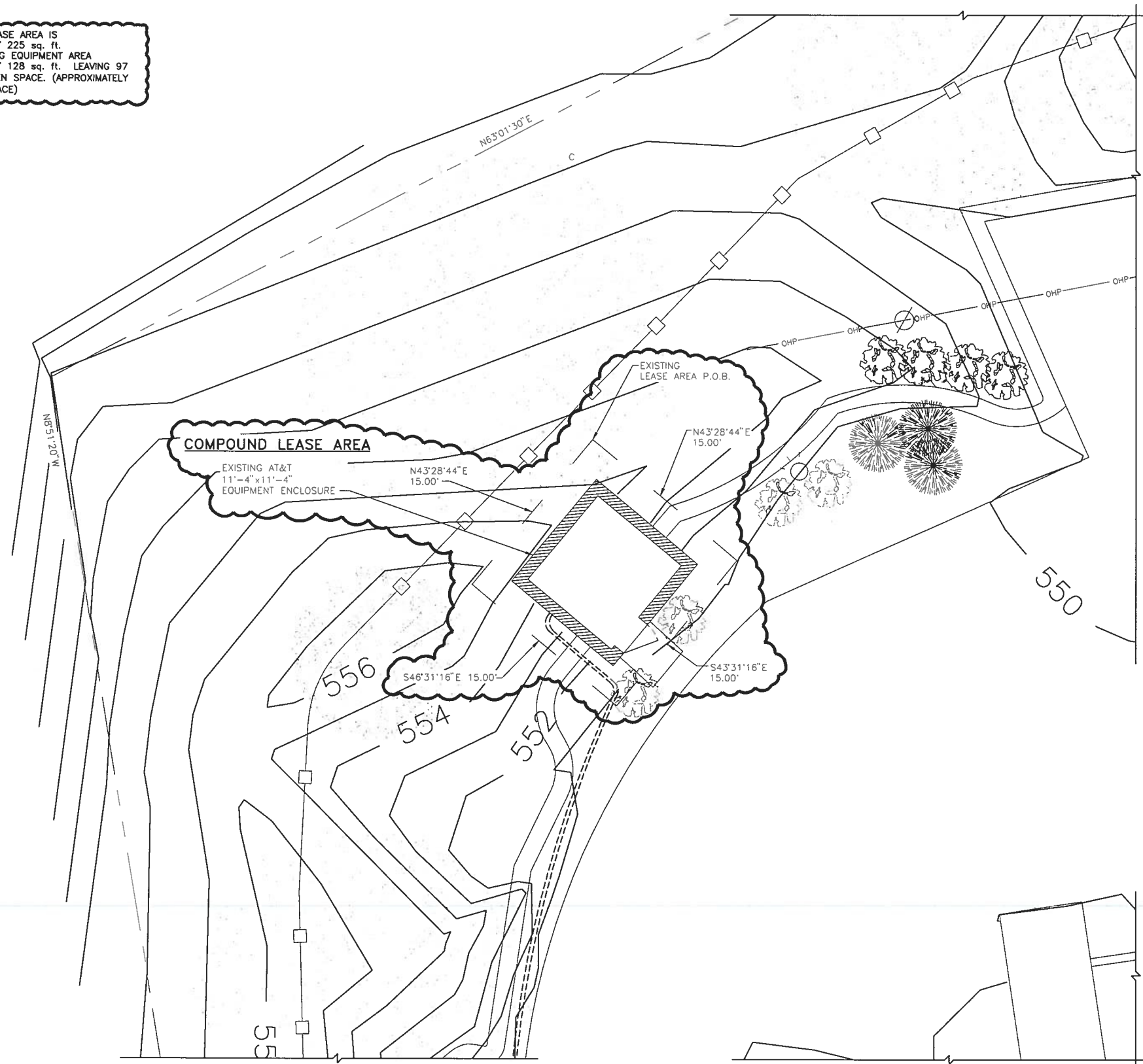


**PROPOSED EQUIPMENT ELEVATION
LOOKING EAST**
SCALE: NONE



**PROPOSED EQUIPMENT ELEVATION
LOOKING NORTH**
SCALE: NONE

COMPOUND LEASE AREA IS APPROXIMATELY 225 sq. ft.
 ENTIRE EXISTING EQUIPMENT AREA APPROXIMATELY 128 sq. ft. LEAVING 97 sq. ft. OF OPEN SPACE. (APPROXIMATELY 43% OPEN SPACE)



PRELIMINARY PLAN
 SCALE: 1" = 10'

NOTES

1. PROPOSED TOWER IS NOT INTENDED FOR ANY COLOCATION.
2. THE EXISTING LOT IS 0.856061 ACRES.
3. AREA OF TOWER AND COMPOUND IS 0.002782 ACRES
4. PERCENTAGE OF AREA SITE OCCUPIES ON PARCEL IS .27%.
5. EXISTING TREES (A,B,C,D,E, AND F) HAVE A TRUNK DIAMETER OF AT LEAST 6".
6. PROPOSED CHANGE IN ZONING ONLY WITH RESPECT TO AT&T LEASE AREA.
7. INGRESS AND EGRESS ARE EXISTING WITH NO CHANGES PROPOSED.
8. THERE ARE NO PROPOSED CHANGES TO ANY EXISTING SANITATION OR DRAINAGE FACILITIES.

LEGAL DESCRIPTION

COMPOUND LEASE AREA DESCRIPTION

A TRACT OF LAND LOCATED IN LOT 1 SHARE 1 OF PARTITION ON MISSOURI STEVEN'S ESTATES IN US SURVEY 207, TOWNSHIP 46 NORTH, RANGE 5 EAST, ST LOUIS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF A TRACT DESCRIBED IN BOOK 7755 PAGE 1660;
 THENCE, N62°22'32"E, 37.14 FEET;
 THENCE, S27°37'28"E, 26.44 FEET, TO THE POINT OF BEGINNING;
 THENCE, S46°31'16"E, 15.00 FEET;
 THENCE, S43°31'16"W, 15.00 FEET;
 THENCE, N46°31'16"W, 15.00 FEET;
 THENCE, N43°28'44"E, 15.00 FEET; TO THE POINT OF BEGINNING.

CONTAINING 225 SQUARE FEET, MORE OR LESS.



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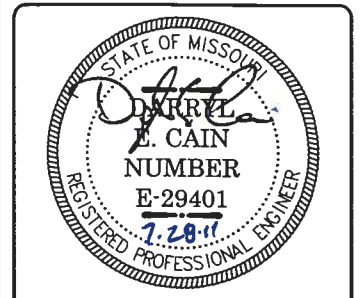


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 ENLARGED TOWER AREA

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