

Memorandum
Department of Planning & Public Works



To: Planning and Public Works Committee
From: Shawn P. Seymour, Project Planner
Date: 01/07/2008
RE: **P.Z. 43-2007 Chesterfield Industrial Park Lot 8 (The Marten Building)**: A request for a change of zoning from "M3" Planned Industrial District to "PI" Planned Industrial District for 1.283 acre tract of land located at the southeast corner of Chesterfield Industrial Boulevard and Edison Avenue (17U110167).

Summary

On December 10, 2007, the City of Chesterfield Planning Commission, by a vote of 8-0, recommended approval of the above-referenced project.

A copy of staff's report is attached for your review

Respectfully submitted,

Shawn P. Seymour
Project Planner

Respectfully submitted,

Mara M. Perry, AICP
Senior Planner of Plan Review

Cc: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Planning and Public Works



VIIA

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Planning Commission Staff Report

Meeting Date: December 10, 2007

From: Shawn P. Seymour, Project Planner

Subject: Rezoning Vote Report

Location: 204 Chesterfield Industrial Boulevard

Petition: P.Z. 43-2007 Chesterfield Industrial Boulevard (The Marten Building)

Proposal Summary

Mr. and Mrs. Frederick Marten have submitted an application for a change of zoning from an "M-3" Planned Industrial District to a "PI" Planned Industrial District per the regulations of the City of Chesterfield Zoning Ordinance Section 1003.150. The Location of the site is the southeast corner of Chesterfield Industrial Boulevard and Edison Avenue.

Staff Recommendation

The Attachment A for this request meets all of the development requirements of the City of Chesterfield and therefore, Staff recommends approval of the rezoning request.

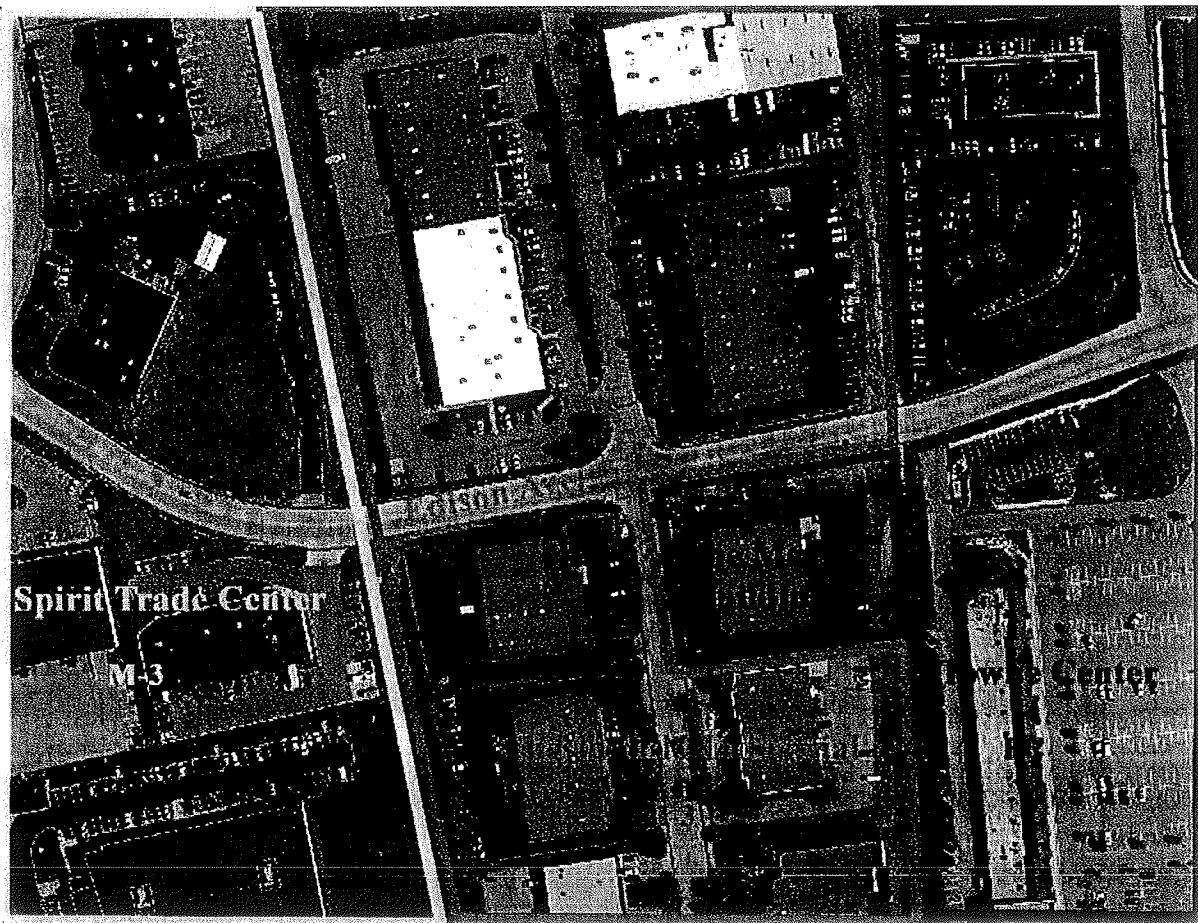
Zoning Analysis

The petitioner is requesting the rezoning to permit an office use on a developed site. The current site specific ordinance does not permit a stand alone office use. The rezoning from an "M-3" Planned Industrial District to a "PI" Planned Industrial District would not only amend to the zoning designation from a St. Louis County District to a City of Chesterfield District but it would also permit the stand alone office use.

Surrounding Land Use and Zoning

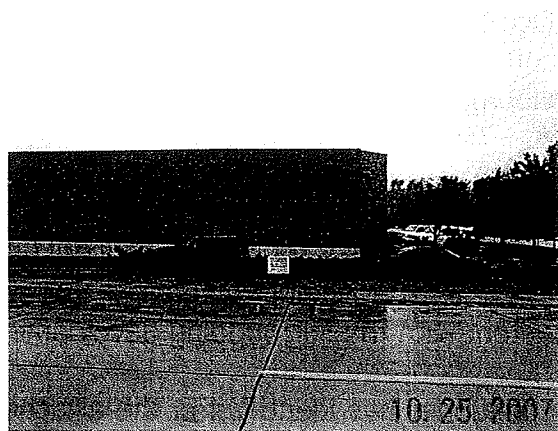
The land use and zoning for the properties surrounding this parcel are as follows:

- North: The property to the north is Lot 7 of Chesterfield Industrial Park and is zoned "M-3" Planned Industrial District.
- South: The property to the south is Lot 9 of Chesterfield Industrial Park and is zoned "M-3" Planned Industrial District.
- East: The property to the east is Towne Center and is zoned "PC" Planned Commercial District.
- West: The property to the west is Lot 17 of Chesterfield Industrial Park and is zoned "M-3" Planned Industrial District.

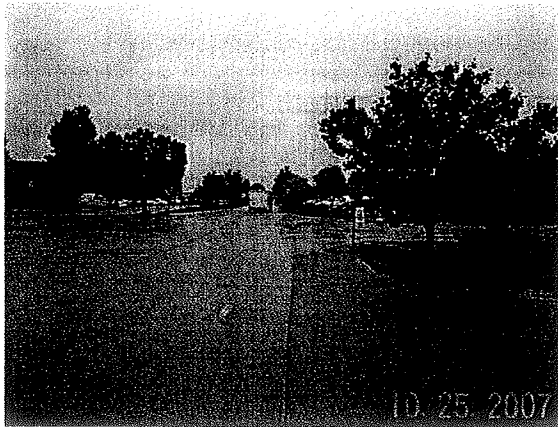




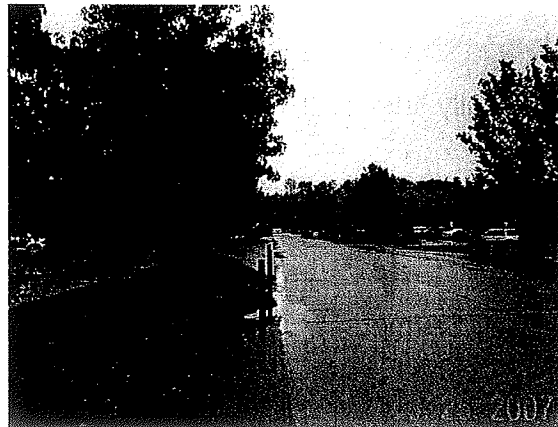
View looking east from Chesterfield Industrial Boulevard



View Looking south from Edison Avenue



View looking north along Chesterfield Industrial Boulevard



View looking south along Chesterfield Industrial Boulevard

Comprehensive Plan Analysis

The subject site is located within Ward 4 of the City of Chesterfield. The Comprehensive Plan calls for the property to be Mixed Use (Retail, Office, Warehouse). This subject site is not located in any sub-area identified by the Comprehensive Plan; therefore there are no additional development guidelines for this site.

Site Area History

In 1965, the property today known as Chesterfield Industrial Park was zoned "M-3" Planned Industrial District with the adoption of the St. Louis County Zoning Ordinance.

On February 23, 1979 St. Louis County approved Ordinance 9,142 which gave approval for the development of Chesterfield Industrial Park. This ordinance was subsequently amended three (3) times by St. Louis County Ordinance Numbers 10,149, 10,220, and 13,781.

On October 21, 1997 The City of Chesterfield adopted Ordinance 1333 which amended St. Louis County Ordinance 13,781 to permit gymnasiums and recreational uses in this development.

Issues

A Public Hearing was held on November 15, 2007, at that time one issue was identified. The issue was that if the petitioner would consider removing some of the proposed uses as listed in the rezoning petition that would not be practical nor would they be consistent with the surrounding developments.

The petitioner has identified in the attached letter, the uses that they are withdrawing from their request.

Request

Staff requests action on the rezoning with the Attachment A as written.

Respectfully submitted,



Shawn P. Seymour
Project Planner

Respectfully submitted,



Mara M. Perry, AICP
Senior Planner of Site Plan Review

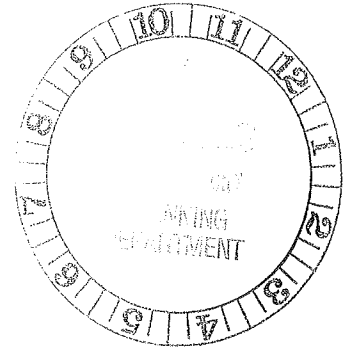
Attachments

1. Letter from Petitioner
2. Attachment A
3. Preliminary Plan



MARCO

Marco Screw Products, Inc.
204 Chesterfield Ind. Blvd.
Chesterfield, MO 63005
(636) 537-1425
Fax (636) 536-1736



November 30, 2007

Shawn P. Seymour
City of Chesterfield
690 CHESTERFIELD PKWY W
CHESTERFIELD MO 63017

REFERENCE: P.Z.43-2007 CHESTERFIELD INDUSTRIAL PARK LOT 8
(THE MARTEN BUILDING)

Attn: Shawn

This is my response to the issue stated in your letter of
November 26, 2007.

We totally agree with the Planning Commission to exclude the
following :

- (rr) Radio, television and communication studios, transmitting or relay towers, antennae or other such facilities greater in height than two hundred (200) feet above the average finished ground elevation at the perimeter of such structure.
- (ss) Railroad switching yards
- (lll) Terminals for trucks, buses, railroads and watercraft.
- (MMM) Towed vehicle storage yards, wherein no individual vehicle may be stored for a period exceeding (90) days, and involving no auto repair and no salvage or sale of automobile parts. A ten (10) foot high sight proof fence shall be provided along all limits of the property.

We do not intend to ever do anything that would be determinatal to our property value or to the City of Chesterfield.

Sincerely,

Florence B. Marten
Florence B. Marten

cc: Susan Mueller, Principal Engineer
Kimberly McMahan, Civil Engineer
Reading File

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 "PI" Planned Industrial District shall be:
 - a. Business, professional, and technical training schools.
 - b. Manufacturing, fabrication, assembly, processing, or packaging of any commodity except:
 - (i) Facilities producing or processing explosives or flammable gasses or liquids;
 - (ii) Facilities for animal slaughtering, meat packing, and rendering;
 - (iii) Sulphur plants, rubber reclamation plants, or cement plants, and
 - (iv) Steel mills, foundries, or smelters.
 - c. Offices or office buildings.
 - d. Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.
 - e. Police, fire, and postal stations.
 - f. Public utility facilities.
 - g. Research facilities, professional, and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
 - h. Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles.
 - i. Warehousing, storage, or wholesaling of manufactured commodities excluding:
 - (i) Live animals;
 - (ii) Explosives, and
 - (iii) Flammable gasses and liquids.

- j. Welding, sheet metal, and black smith shops.
- k. Yards for storage of contractors' equipment, materials, and supplies, excluding junk yards and salvage yards.

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

1. HEIGHT

- a. The maximum height for all buildings and structures (including towers and antennas) shall be sixty (60) feet.

2. BUILDING REQUIREMENTS

- a. Outdoor storage shall be limited to sixty percent (60%) of each lot and shall be screened from adjoining properties with landscaping and/or sight proof fences as approved by the Planning Commission.

C. SETBACKS

1. STRUCTURE SETBACKS

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

- a. Twenty (20) feet from the Chesterfield Industrial Boulevard right of way.
- b. Thirty (30) feet from the Edison Avenue right of way.
- c. Ten (10) feet from all other property lines.

2. PARKING SETBACKS

No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:

- a. Fifteen (15) feet from all roadway rights-of-way.
- b. Five (5) feet from all other property lines.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. Wheel stops shall be provided where necessary to insure that parked vehicles will not encroach on landscaped areas or sidewalks.
3. No parking shall be permitted on Edison Avenue.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Tree Manual of the City of Chesterfield Code.
2. A minimum of thirty percent (30%) of land area of the entire development shall remain as open space, devoid of buildings and paving.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.

G. LIGHT REQUIREMENTS

Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

H. ARCHITECTURAL

1. The developer shall submit architectural elevations, including but not limited to, colored renderings and building materials. Architectural information is to be reviewed by the Architectural Review Board and the Planning Commission.
2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.
3. Trash enclosures: The location, material, and elevation of any trash enclosures will be as approved by the Planning Commission on the

Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high sight-proof enclosure complimented by adequate landscaping approved by the Planning Commission on the Site Development Plan.

4. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.

I. ACCESS/ACCESS MANAGEMENT

1. Access to this development shall be restricted to the existing entrances until such time as a substantial improvement is made to the building or the site layout. At that time the access to Chesterfield Industrial Park Boulevard shall be restricted to one commercial entrance which should be located as close to the southern lot line as possible as directed by the City of Chesterfield.
2. No direct access to Edison Avenue will be permitted.
3. Provide cross access easements as needed for future access between the subject site and the property to the south as directed by the City of Chesterfield.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Provide any additional right-of-way and construct any improvements to Chesterfield Industrial Boulevard and Edison Avenue, as directed by the City of Chesterfield.
2. Provide cross access easements as needed for future access between the subject site and the property to the south as directed by the City of Chesterfield.

M. POWER OF REVIEW

The Mayor or a Councilmember of the Ward in which a development is proposed may request that the site 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 plan. The City Council will then take appropriate action relative to the proposal.

N. STORMWATER

1. The Chesterfield Valley Master Storm Water Plan has a ten (10) foot flat bottom ditch with 3:1 side slopes which is currently constructed along the eastern side of the site from Edison Avenue to the south property line. This channel is required to remain as constructed and the property owner is responsible for the maintenance of the required storm water improvements and coordination with the owners of the properties affected by maintenance of the required improvements.
2. All Chesterfield Valley Master Storm Water Plan improvements shall be operational prior to the paving of any driveways or parking areas.

O. GEOTECHNICAL REPORT

Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as depicted by the City of Chesterfield. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and improvement plans.

P. 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 SECTION PLAN SUBMITTAL REQUIREMENTS

The Site Development Section Plan shall adhere to the above criteria and 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. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
3. Provide open space percentage for overall development including separate percentage for each lot on the plan.
4. Provide Floor Area Ratio (F.A.R.).
5. A note indicating all utilities will be installed underground.
6. A note indicating signage approval is separate process.

7. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
8. Specific structure and parking setbacks along all roadways and property lines.
9. Indicate location of all existing and proposed freestanding monument signs
10. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
11. Floodplain boundaries.
12. 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, and significant natural features, such as wooded areas and rock formations, that are to remain or be removed.
13. 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.
14. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
15. 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.
16. Address trees and landscaping in accordance with the City of Chesterfield Code.
17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
18. 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.
19. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, Monarch Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.

20. Compliance with Sky Exposure Plane.

VII. 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.

VIII. ENFORCEMENT

- A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Site Development Section 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.

County Rec. 100
 State User Fee 0
 Total 100

FINAL DEVELOPMENT PLAN
FREDERICK H. & FLORENCE B. MARTEN

FINAL DEVELOPMENT PLAN

GENERAL NOTES

A tract of land being Lot 6 of the "Amended Plat of Lots 9 through 17 of the subdivision of Lot 1 of Chesterfield Industrial Park," a subdivision according to the plat thereon recorded as Daily No. 71 on April 9, 1981 in the St. Louis County Records, in D.S. No. 200, Township 45 North, Range 1 East and 4 East, St. Louis County, Missouri.

Fredrick H. & Florence B. Marten, the owners of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter 100, of the City of Chesterfield, Missouri, do hereby certify that the persons described in, and who executed the foregoing instrument, and acknowledge that they executed the same in their free and clear mind.

Fredrick H. Marten
 Fredrick H. Marten
Florence B. Marten
 Florence B. Marten

BOOK 299 PAGE 12
 FILED FOR RECORD

JUL 10 1990
 3:23 O'clock P.M.
 RECORDER OF DEEDS
 ST. LOUIS COUNTY, MO.

531

1. SITE: LOT 8 CHESTERFIELD INDUSTRIAL PARK, ST. LOUIS COUNTY MO.
2. LOT AREA - 1.283 AC. (55,887 S.F.)
3. NET BUILDING AREA - 12,000 S.F. EST. 30% OFFICE = 3,600 SF
4. ZONING - M-3 EST. W.H.S.E. = 8,400 SF
5. USE GROUP - S-1 CONSTRUCTION TYPE - 2-B
6. STORM WATER TO SURFACE DRAIN TO DRAINAGE ESMT. AT REAR OF LOT PER APPD SUBDIVISION.
7. NO FREE STANDING SIGNS PROPOSED.
8. BUILDING SEWER TO CONNECT TO SANITARY MAIN IN FRONT OF BLDG.
9. ALL UTILITIES AVAILABLE AT SITE.
10. LOT AREA EXCLUSIVE OF BLDG. OR PAVMT = 17,481 SF.
11. PARKING & LOADING - LOADING ZONE - 1 REQD - 3 PROPOSED

PARKING REQD. - 3.33 SP/1000 SF OF OFFICE
 2 SP/EA 3 EMPLOYEES IN W.H.S.E. AREA

PARKING PROPOSED -
 OFFICE - 30% OF 12,000 = 3,600
 1000 x 3.33 = 12 SP
 W.H.S.E. - 9 EMPLOYEES = 6 SP
 TOTAL REQD. = 18 SP
 TOTAL PROPOSED = 20 SP

12. BENCHMARK - M.S.D. #454-23; ABOUT 1/2 MILE SOUTH ALONG THE CHICAGO, ROCK ISLAND & PACIFIC R.R. FROM GUMBO, ST. LOUIS COUNTY, 45 YARDS S.W. OF THE SIGN "BOU HOMME" AT POLE 28.31, 76 YARDS S. OF A ROAD CROSSING 70' N.W. OF THE S. HEADWALL OF A CULVERT PARALLEL TO THE PAVEMENT, 60' W. OF THE E. OF THE PAVEMENT ON WENERS MILL RD. AND IN THE N.E. CORNER OF A CEMETERY. A COPPER BOLT LEADING TO THE TOP OF A STONE 18" SQUARE AND SET ABOUT 3' UNDER GROUND, ACCESS TO WHICH IS HAD THROUGH AN IRON PIPE PROTECTING ABOUT 15" ABOVE GROUND AND BEARING A MISSOURI RIVER COMMISSION STD. CAP. ELEVATION 467.745.
13. SITE BENCHMARK - OLD CROSS ON PAVMT IN E. OF CHESTERFIELD IND. DR. OPPOSITE NE CORNER OF LOT 16 ELEV. 458.88
14. LEGEND: - (457) EXISTING CONTOUR
 - (458) PROPOSED CONTOUR
 - 454 ORIGINAL ELEVATION
 - 455 PROPOSED ELEVATION
 SURFACE STORM RUNOFF

On this 30th day of JULY, 1990, before me personally appeared Frederick H. Marten and Florence B. Marten, known to me to be the persons described in, and who executed the foregoing instrument, and acknowledge that they executed the same in their free and clear mind.

Sharon A. La Rosa
 Sharon A. La Rosa
 Notary Public

The Site Plan was approved by the City of Chesterfield Planning Commission and duly verified on the 11th day of JULY, 1990, by the Chairperson of said Commission, authorizing the recording of this Site Plan pursuant to Chesterfield Ordinance No. 200, as amended, to be the Director of Planning and Economic Development.

James J. Harty
 James J. Harty
 City Clerk

On this 25th day of JULY, 1990, before me personally appeared Frederick H. & Florence B. Marten, known to me to be the persons described in, and who executed the foregoing instrument, and acknowledge that they executed the same in their free and clear mind.

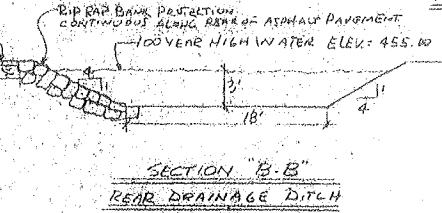
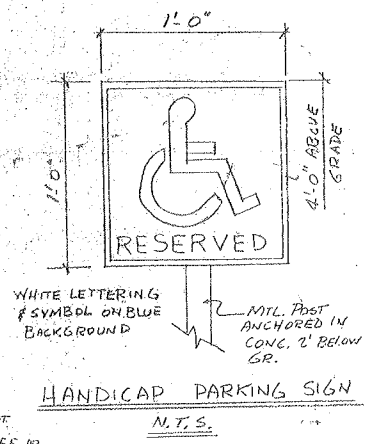
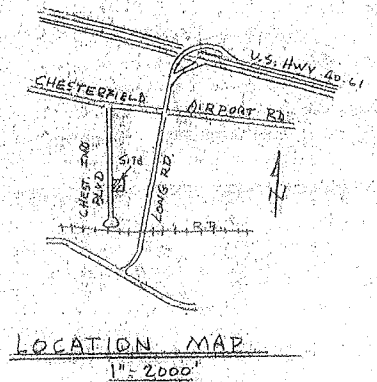
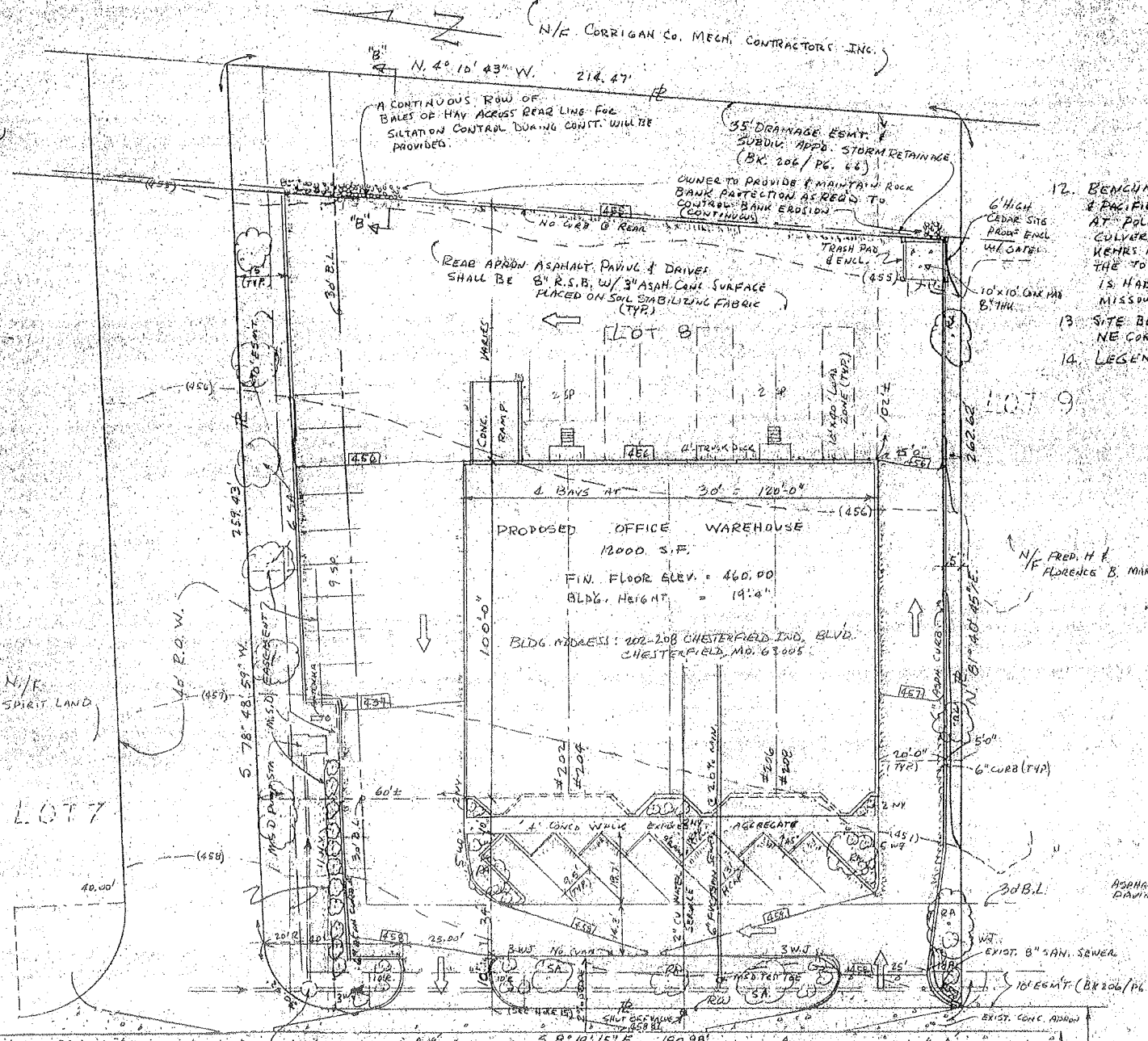
This is to certify that this plan was prepared from surveys and plans of record.

Richard J. Beck
 Richard J. Beck
 Surveyor

STATE OF MISSOURI
 County of St. Louis

I, the undersigned hereby certify that this plan was prepared from surveys and plans of record.

Richard J. Beck
 Richard J. Beck
 Surveyor



LANDSCAPE SCHEDULE				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
NY	TAXUS X NIGRA	NIGRA YEW	24" x 30"	18
WJ	JUNIPERUS WELCHII	WELCHII JUNIPER	4" x 5"	22
RA	FRAXINUS PENNSYLVANICA	RED ASH	2"	6
SA	"	SUMMIT ASH	2"	8

SITE PLAN 1" = 20'

STATE OF MISSOURI
 COUNTY OF ST. LOUIS
 CHARLES A. WEITZEL
 PROFESSIONAL LAND SURVEYOR
 No. 10771

M.S.D. NO. P-17371
 THE MARTEN BUILDING
 LOT 8 CHESTERFIELD INDUSTRIAL PARK
 202-208 CHESTERFIELD INDUSTRIAL BLVD. 63017
 DATE: 12-1-90 DRAWN BY: C.A. WEITZEL
 SCALE: 1" = 20'
 OWNER: FREDERICK H. & FLORENCE B. MARTEN
 FINAL DEVELOPMENT PLAN FDP-1

REVISED 6-21-90 PER CITY OF CHEST.
 REVISED 6-25-90 PER CITY OF SPIRIT CRT.
 REVISED 5-18-90 PER M.S.D. & CITY OF CHESTERFIELD