



# IV. B

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

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## Department of Planning & Public Works Public Hearing Summary Report

**P.Z. 14-2010 Chesterfield Oaks (Capitol Land):** A request for an amendment to City of Chesterfield Ordinance 2161 more specifically a request to permit the land use of Office, dental, in a "PC" Planned Commercial District of 6.494 acres in size and located on the east side of Clarkson Road south of its intersection of Chesterfield Parkway and north of its intersection with Baxter Road (19S420415).

### **Summary**

Capitol Land is requesting an ordinance amendment from City of Chesterfield Ordinance 2161, to add an additional land use to the list of permitted land uses. The additional permitted land use being requested is Office, dental. Chesterfield Oaks obtained "PC" Planned Commercial Zoning in 2004 with the passage of Ordinance 2132. In 2005 the City of Chesterfield approved Ordinance 2161, amending this "PC" Planned Commercial District for the purpose of modifying the hours of operation for this development. No modifications are being proposed to the development standards for this property and the petitioner at this time is not requesting to make any exterior improvements to the already developed site.

The City of Chesterfield Comprehensive Plan Land Use Map delineates this property as Urban Core, which permits high-density residential, retail, and office land uses.

A public hearing further addressing the request will be held at the January 10, 2011 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice and the Preliminary Plan.

Respectfully submitted,

Shawn Seymour, AICP  
Senior Planner

Cc: Michael Herring, City Administrator  
Rob Heggie, City Attorney  
Michael Geisel, Director of Planning and Public Works  
Aimee Nassif, Planning and Development Services Director

**NOTICE OF PUBLIC HEARING  
CITY OF CHESTERFIELD  
PLANNING COMMISSION**

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Chesterfield will hold a Public Hearing on Monday, January 10, 2011, at 7:00 PM, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearing will be as follows:

**P.Z. 14-2010 Chesterfield Oaks (Capitol Land)**: A request for an amendment to City of Chesterfield Ordinance 2161 more specifically a request to permit the land use of Office, dental, in a "PC" Planned Commercial District of 6.494 acres in size and located on the east side of Clarkson Road south of its intersection of Chesterfield Parkway and north of its intersection with Baxter Road (19S420415).



Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Planning and Public Works at the Chesterfield City Hall, 690 Chesterfield Parkway West during weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Mr. Shawn Seymour, Senior Planner, by telephone at 636-537-4741 or by email at [sseymour@chesterfield.mo.us](mailto:sseymour@chesterfield.mo.us)

CITY OF CHESTERFIELD  
G. Elliot Grissom, Chair  
Chesterfield Planning Commission

**Call Before you DIG**  
TOLL FREE  
1-800-344-7483  
MISSOURI ONE-CALL SYSTEM INC.

BOOK 53 PAGE 547  
FILED FOR RECORD  
11 15 2006  
AT 2:47 O'CLOCK P.M.  
RECORDED AT  
ST. LOUIS COUNTY, MO

447

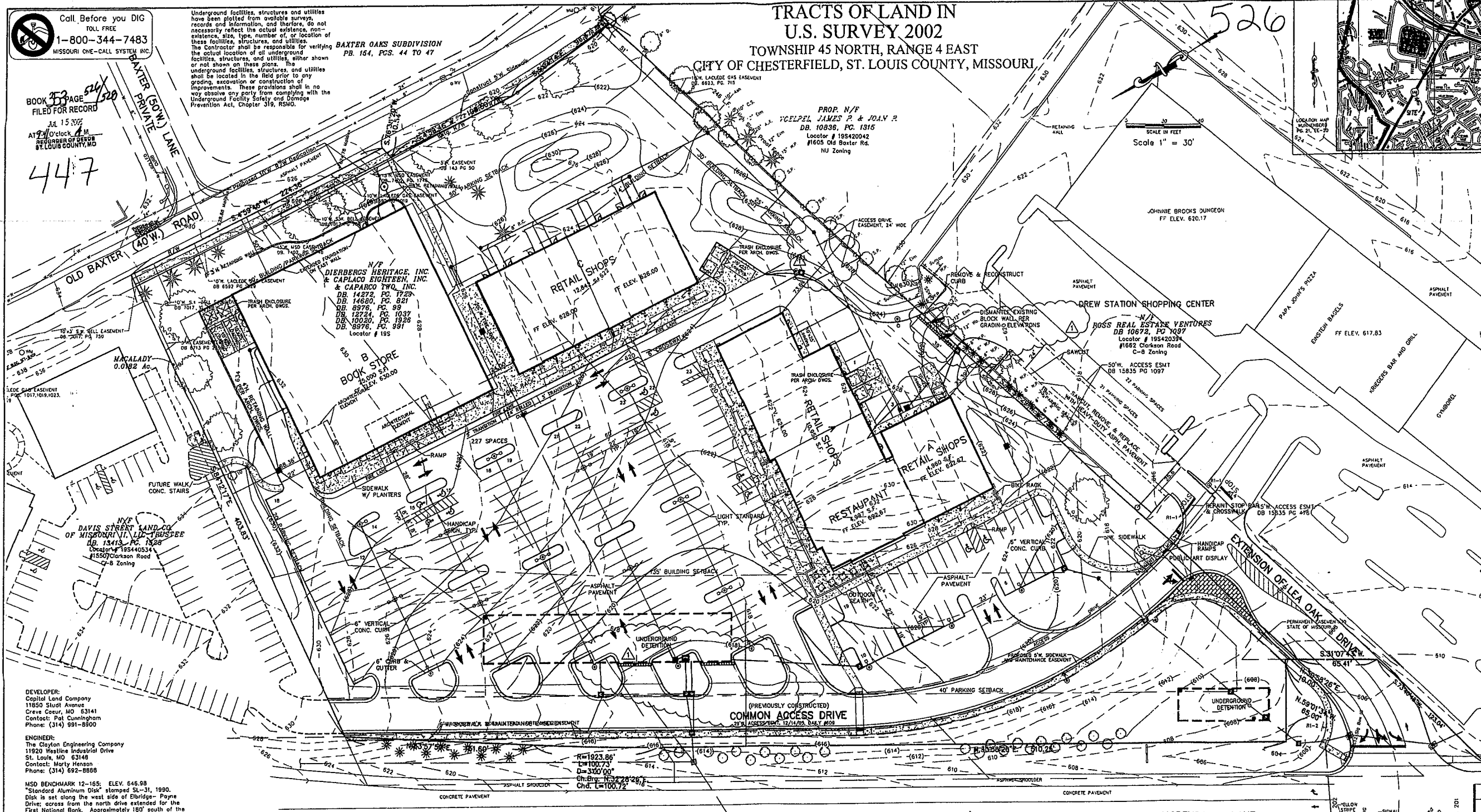
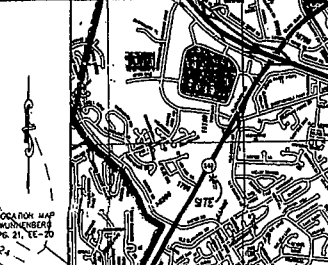
Underground facilities, structures and utilities have been plotted from available surveys, records and information, and therefore, do not necessarily reflect the actual existence, non-existence, size, type, number or location of these facilities, structures, and utilities. The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, and utilities, either shown or not shown on these plans. The underground facilities, structures, and utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.

**BAXTER OAKS SUBDIVISION**  
PB. 164, PCS. 44 TO 47

**TRACTS OF LAND IN  
U.S. SURVEY 2002**  
TOWNSHIP 45 NORTH, RANGE 4 EAST  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

PROP. N/F  
**YCELPEL JAMES P. & JOAN R.**  
DB. 10836, PG. 1316  
Locator # 195420042  
#1608 Old Baxter Rd.  
NU Zoning

Scale 1" = 30'



**DEVELOPER:**  
Capitol Land Company  
11850 Studt Avenue  
Cree Coeur, MO 63141  
Contact: Pat Cunningham  
Phone: (314) 991-8500

**ENGINEER:**  
The Clayton Engineering Company  
11920 Westline Industrial Drive  
St. Louis, MO 63148  
Contact: Marty Henson  
Phone: (314) 692-8888

MSD BENCHMARK 12-165; ELEV. 646.98  
Standard Aluminum Disk stamped SL-31, 1990.  
Disk is set along the west side of Eldridge-Payne Drive, across from the north drive extended for the First National Bank. Approximately 180' south of the intersection of Hwy. I-64 South Outer Road and Eldridge-Payne Drive.

**LEGEND**

- Wall Mounted Light
- Proposed Light Standard
- Connection (Proposed)
- Existing Contour
- Proposed Contour
- Existing Elevation
- Proposed Elevation
- Fire Hydrant
- Concrete
- Entrance
- Drainage Flow
- Swale
- Direction Of Traffic
- Water Meter Or Valve
- Gas Meter Or Valve
- Electric Service
- Gas Service
- East. Combination Sewer
- Telephone Service
- Water Service
- East. Sanitary Sewer
- Ext. Storm Sewer
- Proposed Sanitary Sewer
- Proposed Storm Sewer
- Utility Pole w/ Guy Wires
- Right Angle
- Proposed Gate Valve
- MSD Gate Inlet
- MSD Manhole
- MSD Curb Inlet
- Cleanout and Sampling Tee
- Double Curb Inlet
- Trench Drain
- Electric Transformer

**GENERAL DEVELOPMENT NOTES**

1. See address # 11998 Item # 1600 Clarkson Road, Chesterfield, Missouri 63017
2. Change zoning to PC-1000 Commercial District per Ordinance #3172
3. Site to be served by the following utility companies:
  - a. Metropolitan St. Louis Sewer District
  - b. Ameren UE
  - c. Lincoln Gas Company
  - d. Southern Bell Telephone
  - e. Missouri American Water Company
4. Fire Protection as provided by the Missouri Fire Protection District
5. Site lighting will consist of "shop-box" type fixtures on fourteen (14) foot high poles, exclusive of the concrete base. Type A fixtures are CIP HBC-1261A by Specialty Stone Lighting. Type B fixtures are CIP 058-312-1008-AT-18-PB2 by Cooper Lighting. Type C fixtures are CIP 481P-T-100-AT by Cooper Lighting. Type D fixtures are CIP VES-100-8-10-11-17-BZ by Cooper Lighting. Type E fixtures are CIP 307-10-100-L1 by Cooper Lighting - Poleless and Type F fixtures are CIP 081-AB-100-1254-11-11-22-27 by Cooper Lighting. Type B and F are job ordered, standard fixtures with the dealer.
6. All rooftop mechanical equipment on the building will be screened as approved by the Planning Commission.
7. Building B shall be no higher than 40' feet on the east and 24' on the west. Buildings A and C will be no higher than 24', except that architectural elements may be up to 32'. Buildings A and C will be constructed of aluminum and glass with a maximum height of 24 feet with canopy elements and a standing seam metal roof canopy.
8. Retaining walls will be constructed of reinforced concrete or masonry and shall be constructed with a 3% slope.
9. Retaining walls will be constructed in accordance with the City of Chesterfield and Metropolitan St. Louis Sewer District requirements.
10. All curb radii are 3' unless otherwise noted.
11. Exterior building walls within 15' of proposed trade enclosure shall be constructed with a 3/4 inch fire rating.
12. Trash enclosure will be six foot high and constructed of masonry compatible with building or retaining wall.
13. All newly installed utilities shall be installed underground.

**CLARKSON ROAD (MISSOURI STATE HIGHWAY 340)**  
(WIDTH VARIES)(PUBLIC)

**NORTHBOUND LANE**

**PARKING TABLE**

BUILDING	USE	EXTERIOR AREA	GROSS* AREA	REQUIRED PARKING SPACES
A	RETAIL/REST.	20,807 S.F.	20,339 S.F.	4.5/1000 91
B	BOOKSTORE	25,000 S.F.	24,416 S.F.	4.5/1000 110
C	RETAIL	12,842 S.F.	12,374 S.F.	4.5/1000 56
TOTAL		58,749 S.F.	57,129 S.F.	258 SPACES

REGULAR HANDICAP SPACES: 249 SPACES  
TOTAL PARKING PROVIDED: 261 SPACES

FLOOR AREA RATIO = 1.34 Ac./6.49 Ac. = 0.21  
GREENSPACE PERCENTAGE = 37.5%  
\* GROSS BUILDING AREA AS DEFINED BY CITY ZONING CODE

STATE OF MISSOURI  
County of St. Louis  
I, James M. Henson, Recorder of Deeds for said County and State, do hereby certify that the foregoing and appended instrument of writing was filed for record in my office on the 15th day of July, 2006, at St. Louis, Missouri, and is a true and correct copy as the same is actually recorded in Plat Book 353, Page 546-548.

James M. Henson  
Recorder

This is to certify that this Site Development Plan represents all existing and proposed land divisions.

The Clayton Engineering Company,  
By: Ashley M. Hoover  
Ms. LS 2188

The signed and sealed original of this drawing is on file at the offices of The Clayton Engineering Company, Inc. This signed and sealed original is the official document and shall take precedence over any digital version.



**SITE DEVELOPMENT PLAN  
CHESTERFIELD OAKS**

Prepared for:  
**CAPITOL LAND**  
11850 Studt Avenue  
St. Louis, Missouri 63141  
(314) 991-8900

the clayton engineering company, inc.  
ENGINEERS • SURVEYORS • PLANNERS  
11920 WESTLINE INDUSTRIAL DRIVE  
ST. LOUIS, MISSOURI 63148  
(314) 692-8888 FAX: (314) 991-8888  
clayton-engr.com

Project Number: **89193**  
Sheet Number: **1 of 3**

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DEPT. OF PLANNING & PUBLIC WORKS