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Planning and Development Services Division Public Hearing Summary and Vote Report

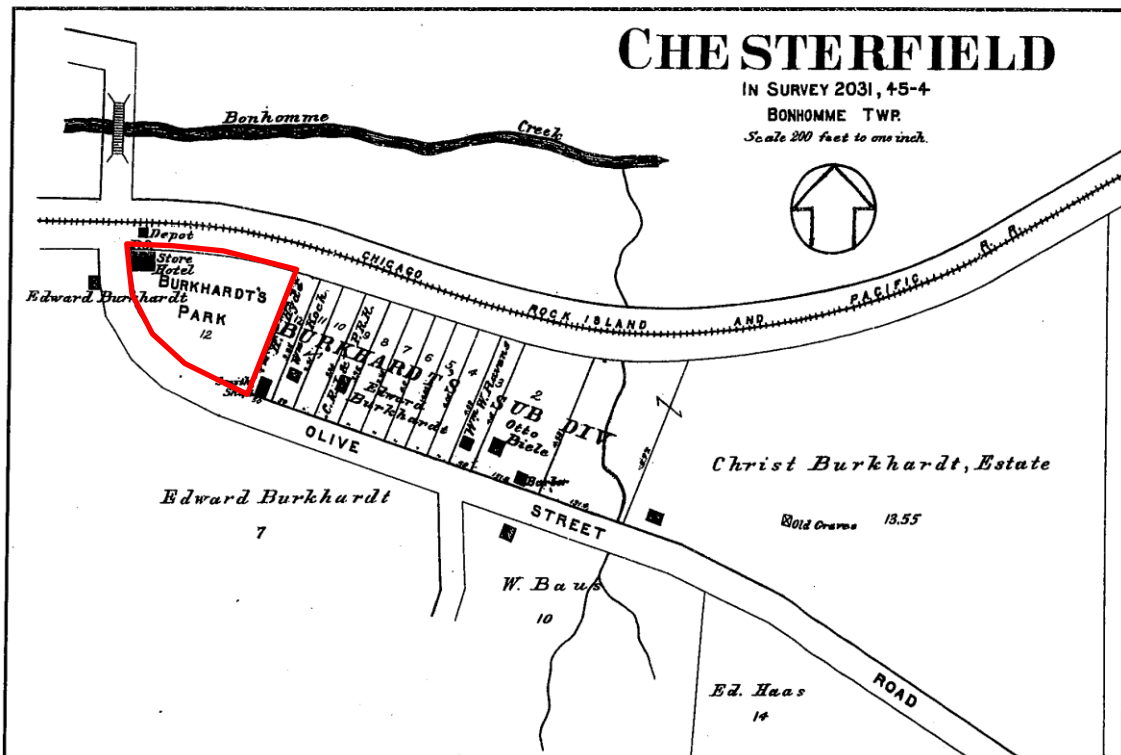
P.Z. 18-2014 City of Chesterfield (16659 Old Chesterfield Rd): A request for a zoning map amendment from “C-7” General Extensive Commercial District to “PS” Park and Scenic District for approximately 1.2 acres located northeast of the intersection of Baxter Road and Old Chesterfield Road (17T220498).

Summary

This is a City initiated project for a change of zoning only. There are currently no development plans or proposals for this parcel. The “PS” Park and Scenic District is a straight zoning district, therefore there is no preliminary development plan or planned district ordinance associated with this request.

Site History

The first 21 acres of land acquired by Christian Burkhardt were platted as “Burkhardt Subdivision” in 1877 and includes the Doorack Property as shown below. This plat shows that the corner parcel, today known as the Doorack Property, was originally “Burkhardt’s Park”.



Plat Book of St. Louis County, Missouri (1909)

The subject site was originally zoned "C-7" General Extensive Commercial District by St. Louis County in 1965 prior to the incorporation of the City of Chesterfield.

Surrounding Land Use and Zoning

The land use and zoning for the properties surrounding this parcel and shown in the aerial image below are as follows:

North: The property to the north contains the railroad and is zoned "C-7" General Extensive Commercial District.

South: The property to the south is the historic Burkhardt Place subdivision and is zoned "NU" Non-Urban District, "PC" Planned Commercial District, and "UC" Urban Core District. Several of these properties have a Landmark and Preservation Area (LPA) Overlay, as shown on the image on page four.

East: The property to the east is zoned "PI" Planned Industrial District.

West: The property to the west is primarily vacant and is zoned "NU" Non-Urban District.



Comprehensive Plan Analysis

The subject site is located within the Urban Core designation. The following two Comprehensive Plan Policies are relevant to this request:

1. Plan Policy 3.6 Urban Core

“The Urban Core should be developed to contain the highest density of mixed-use development in the City of Chesterfield. It should serve as the physical and visual focus for the City and include both residential and commercial developments with parks, municipal services, and preservation of historic structures and areas, with cultural, entertainment and pedestrian amenities for its residents.”

2. Plan Policy 3.6.8 Urban Core-Historic Structures

Historic structures, districts, and sites should be preserved and protected and the City’s historical heritage should be promoted where appropriate.



Map above is a section of the City’s Land Use Plan. Areas in blue are included in the Urban Core area. Areas in yellow and brown are residential while the area to the north, is mixed use commercial.

Site and Area Analysis

As stated in the City of Chesterfield Unified Development Code, the "PS" Park and Scenic District is intended to preserve “the community’s cultural values by preserving this land in an essentially natural or native condition.” This designation goes hand-in-hand with the surrounding area which contains several properties that have been designated as Landmark and Preservation Areas (LPA). A change of zoning to the “PS” Park and Scenic District for the large, vacant corner parcel would bring greater cohesiveness to this historically significant area in line with the Comprehensive Plan’s vision.

A public hearing further addressing the request will be held at the January 12, 2015, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice. As there are no outstanding issues and all agency comments have been received, the Planning Commission may vote on this item. Staff requests action on P.Z. 18-2014 City of Chesterfield (16659 Old Chesterfield Rd).

Respectfully submitted,



Jessica Henry
Project Planner

Attachments

1. Public Hearing Notice

cc: 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 January 12, 2015 at 7:00 p.m. in the City Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said Hearing will be as follows:

P.Z. 18-2014 City of Chesterfield (16659 Old Chesterfield Rd): A request for a zoning map amendment from “C-7” General Extensive Commercial District to “PS” Park and Scenic District for approximately 1.2 acres located northeast of the intersection of Baxter Road and Old Chesterfield Road (17T220498).

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 Public Services at 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 Ms. Jessica Henry, Project Planner, by telephone at 636-537-4741 or by email at jhenry@chesterfield.mo.us

CITY OF CHESTERFIELD
Mike Watson, Chair
Chesterfield Planning Commission

LEGAL DESCRIPTION

A tract of land being part of U.S. Survey 2031 in Township 45 North, Range 4 East in the City of Chesterfield, St. Louis County, Missouri.

