


Planning Commission Public Hearing Report

- Meeting Date:** January 14, 2019
- From:** Cassie Harashe, Planner 
- Location:** A 2.84 acre tract of land located at the northwest corner of the intersection of Chesterfield Parkway East and Conway Road
- Petition:** **P.Z. 12-2018 Fairfield Suites (Chesterfield Village Lodging):** A zoning map amendment request from a “C-8” Planned Commercial District to a “PC” Planned Commercial District for a 2.84 acre tract of land located at the northwest corner of the intersection of Chesterfield Parkway East and Conway Road. (18S331381).

SUMMARY

Chesterfield Village Lodging is requesting a zoning map amendment from a “C-8” Planned Commercial District to a “PC” Planned Commercial District for a 2.84 acre tract of land located at the northwest corner of the intersection of Chesterfield Parkway East and Conway Road. The petitioner is seeking to define development criteria for the site that would allow two development paths, the first one being two conjoined hotels with a parking garage, the second being similar to what exists on the site currently, one hotel and one sit down restaurant. The request includes modifications to landscape buffers, open space, and the Floor Area Ratio requirements.



Figure 1: Subject site aerial image

HISTORY OF SUBJECT SITE

Prior to the City’s incorporation, the subject site was zoned “C-8” Planned Commercial from “R3” 10,000 sq. ft. Residence District by St. Louis County in November 1985, as a part of a larger development. In 1996, additional property zoned “R3” 10,000 sq. ft. Residence District was consolidated with a portion of the “C-8” property to create a new “C-8” Planned Commercial District over the 2.8 acre subject site by City of Chesterfield Governing Ordinance 1207. A Site Development Plan was approved in June 1997, followed by a Boundary Adjustment Plat to create the one lot that exists today in September 1997. On June 21, 1999, an ordinance amendment was approved regarding the signage for the site, which resulted in City of Chesterfield Ordinance 1525. This is the current governing ordinance over the site. Lastly, in June 2004, Amended Architectural Elevations were approved for updates to the siding material.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

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

Direction	Zoning	Land Use
North	“C-8” & “PC” Planned Commercial Districts	Office Uses & Stages
West	“C-8” Planned Commercial District	Hotel
South	“PC” Planned Commercial District	Undeveloped
East	“R3” Single Family Residential	Conway Cove Condominium Subdivision

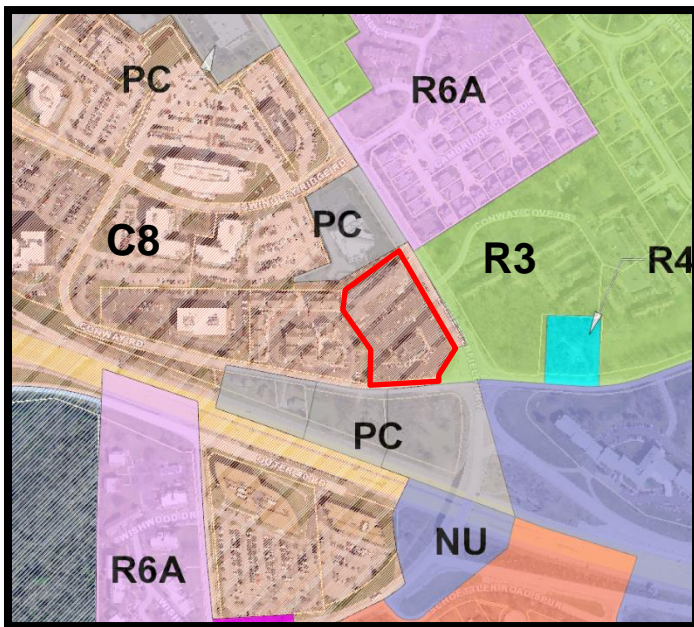


Figure 2: Zoning Map

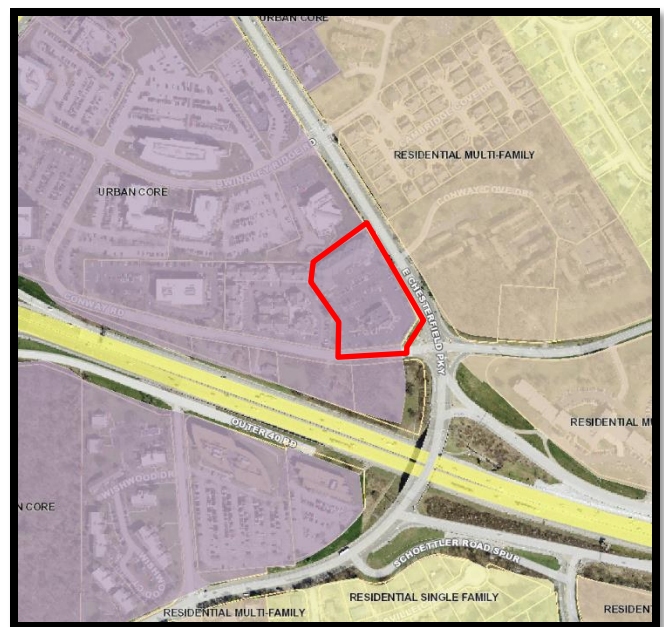


Figure 3: Future Land Use Map

REQUEST

A zoning map amendment to a planned zoning district, such as “PC” Planned Commercial District, requires a narrative statement and Preliminary Development Plan, which have been included in the Planning Commission’s packet. Some elements of the proposal include, but aren’t limited to:

- Two hotel uses in a conjoined “L” shaped building along the north and west sides of the property;
- A two level parking garage located on the east side of the site;
- Underground stormwater detention at the south side of the development;
- Retaining the water feature near the intersection of Chesterfield Parkway East and Conway Road; and
- No additional access points.

Uses

The request is for two uses – “Hotel and motel” and “Restaurant, sit down.” These are the same uses allowed under the current governing ordinance. The Petitioner is requesting two development options that they have outlined in their project narrative:

- Option One – Hotel with a maximum of 92 rooms and a sit down restaurant, with a maximum square footage of 5,400 square feet (currently permitted and exists on the site today).
- Option Two – Hotel with up to 200 rooms (shown on Preliminary Development Plan).

The current planned district ordinance for the site permits both uses requested by the Petitioner; however, they are requesting to allow an additional 108 rooms of the hotel use, if the sit-down restaurant is not operated on the site.

Setbacks

The current governing ordinance was approved in 1996 and established the following parking and building setbacks:

EXISTING	Building Setbacks	Parking Setbacks
Chesterfield Parkway East	15’	15’
Southern Property Line (along Conway)	25’	10’
Northern Property Line	10’	No parking allowed
Western Property Line	10’	5’

The Petitioner is requesting to change to the Building Setbacks and Parking Setback along Chesterfield Parkway East to 12’ (3’ reduction from currently approved planned district ordinance), as depicted on the Preliminary Development Plan. The Plan shows the northeastern corner of the parking garage and supporting retaining wall for the entrance ramp are unable to meet the existing 15’ setback, as it will exceed 6’ in height at its highest. It will then taper along the ramp. Retaining walls under 6’ in height are permitted within minimum building setbacks, per the Unified Development Code (UDC); therefore, as the wall tapers along the ramp, it would not be in conflict with the setback requirements.

Landscape Buffer

The UDC requires a 30' landscape buffer along Chesterfield Parkway East and Conway Road, as they are classified as Major Arterial and Collector, respectively. Both the existing and requested setbacks produce smaller landscape buffers than those required along these roadway frontages. Therefore, the Petitioner is seeking a modification to the landscape requirements as a part of this request. The Petitioner has stated in their narrative statement they plan on keeping and supplementing the landscaping currently installed.

Further, sidewalks were previously installed in the right-of-way along both roadways, so they are outside of the property lines of the subject site. As a result, the landscape buffers can have additional plantings because they will not have to accommodate a sidewalk.

Open Space

The UDC requires a minimum of 35% open space for "PC" Planned Commercial Districts; the current governing ordinance does not have a minimum open space requirement. The Petitioner is requesting a reduction from the UDC requirement to 26.6% open space in order to accommodate the parking garage and second hotel building. The site currently has 23.4% open space. The increase in open space comes from the removal of parking areas in the southeast corner and along the western property line and the inclusion of a new sidewalk along the front of new proposed hotel.

This modification will require a separate motion and 2/3 affirmative vote by the Planning Commission.

Floor Area Ratio (F.A.R.)

The UDC allows for a maximum F.A.R. of 0.55 for the "PC" Planned Commercial District. Floor Area Ratio is defined as "The gross floor area of all buildings on a lot divided by the total lot area. This square footage does not include any structured or surface parking. The Planning Commission may request two (2) calculations: one calculation for those areas above grade and another that includes building area below grade. For uses other than residential, the floor area shall be measured from the exterior faces of the exterior walls and shall include all floors, lofts, balconies, mezzanines, cellars, basements and similar areas devoted to such uses."

The Petitioner is requesting an increase to 0.86 F.A.R. in order to accommodate both hotel buildings. The current governing ordinance does not provide a maximum F.A.R., instead regulating the site by establishing a maximum height and room numbers for the hotel, and limiting the square footage for the restaurant to 5,400 square feet.

This modification will require a separate motion and 2/3 affirmative vote by the Planning Commission.

Building Height

City of Chesterfield Ordinance 1525 permits a maximum height not to exceed three (3) stories in height. The existing hotel on the site is a 3-story structure and the sit-down restaurant is a 1-story structure. The Petitioner is requesting to allow a second hotel to not exceed four (4) stories in height.

The included cross sections and Preliminary Development Plan show the new 4-story structure having a roofline at 52' excluding any design elements to hide mechanical units. The Preliminary Development

Plan shows the Petitioner proposing rooftop mechanical equipment. They are requesting an additional 10' of building height to accommodate the screening of the equipment, which brings the requested the maximum height to 62'. The new hotel is proposed to have a lower finished floor elevation than the existing hotel in order to offset some of the difference in height between the two buildings.

The proposed maximum height of the parking garage is 28' to accommodate a covered staircase on the west side of the garage that allows pedestrians to exit the garage without utilizing the vehicular ramp. The first level of the garage will be partially below ground; approximately 7 feet of the garage will be below grade at the north end. The second level will have a finished floor elevation approximately 12 feet above grade at the south end. This is the portion that will be most visible from Chesterfield Parkway East.

Summary of Request

In summary, the Petitioner is requesting a zoning map amendment to establish a new "PC" Planned Commercial District with the uses of "Hotel/motel" and "Restaurant, sit down." They are requesting three modifications:

- 1) Reduce the open space requirement from 35% to 26.6% (*requires a separate motion and 2/3 affirmative vote by the Planning Commission*)
- 2) Increase the maximum F.A.R. from 0.55 to 0.86 (*requires a separate motion and 2/3 affirmative vote by the Planning Commission*)
- 3) Reduce the required landscape buffers along Chesterfield Parkway East and Conway Road to the following:

REQUESTED	Building Setbacks	Parking Setbacks
Chesterfield Parkway East	12'	12'
Southern Property Line (along Conway)	25'	10'
Northern Property Line	10'	No parking allowed
Western Property Line	10'	5'

COMPREHENSIVE PLAN ANALYSIS

The subject site is located within Ward 2 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates this parcel is within the "Urban Core" land use designation with appropriate land uses being residential and commercial with parks, municipal services, and preservation of historic structures, and cultural, entertainment, and pedestrian amenities for its residents.

The proposed uses in this request comply with the Land Use Plan and would permit the applicant to build a commercial development in accordance with requirements established in the UDC and a site specific ordinance.

Additionally, a number of Plan Policies are applicable to this request. The following items identify the applicable plan policy and the staff analysis follows in italics:

1.8 Urban Core – The Urban Core should be developed to contain the highest density of mixed-use development in 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.

The proposal is for an expansion of an existing commercial use on the site and includes maintaining existing pedestrian and multi-modal transportation options.

3.1 Quality Commercial Development – Commercial developments should positively affect the image of the City, provide employment opportunities, and offer retail and service options to residents.

The uses proposed as part of this request provide service options to residents and businesses of Chesterfield.

3.1.1 Quality of Design – Overall design standards should provide for smaller-scale, mixed-use, project-oriented developments. Developments should emphasize architectural design, pedestrian circulation, landscaping, open space, innovative parking solutions and landscape buffering between any adjacent residential uses.

The existing ordinance contains specific architectural standards that require at least 70% of the building materials shall be brick, with rooflines that are similar to the adjacent land uses. The petitioner is not requesting any changes to these requirements. They are also proposing to connect to the existing pedestrian infrastructure in place along Chesterfield Parkway East and Conway Road. The Petitioner is proposing to keep the existing landscape buffer along Conway Road, and, as discussed earlier, reduce the buffer along Chesterfield Parkway East by three feet. Further they are seeking to increase the amount of open space on the site and accommodate parking needs by adding a parking structure. Additionally, the new building will be located on the western side of the development, furthest from the existing residential development opposite Chesterfield Parkway East.

3.6.1 High-Density Development - High-density development should be developed as part of the Urban Core. High-density development encourages clustering of buildings with diverse building form through minimum restrictions for building height, open space and setback requirements.

This request includes clustering the hotel buildings near the northwest corner of the site, and leaving the remaining portion open for parking, including structured parking. The request includes a three story building (the existing building) and a new four story building. The additional building is resulting in a request to increase the F.A.R. to 0.86 in lieu of the Unified Development Code maximum of 0.55.

3.6.7 Parking Structures - The use of parking structures in the Urban Core is encouraged.

Parking structures are encouraged within the Urban Core, consideration should still be given to their design impact and the site as a whole. The proposed parking structure will include both below and above ground elements that will be visible from Chesterfield Parkway East.

7.2 Multi-Modal Transportation Design - Sites should be designed for all types of transportation choices including pedestrian, bicycle, mass transit, and vehicular. Sites should be designed to provide for pedestrian, bicycle, mass transit, and vehicular inter- connectivity to adjacent sites.

Sidewalks are currently installed along Chesterfield Parkway East (Pathway on the Parkway) and Conway Road, the Petitioner is proposing to maintain these and add connections to the internal pedestrian pathways on the site. There is also an existing bus stop shelter located on Chesterfield Parkway East that is proposed to remain. Lastly, decorative street lighting is already installed adjacent to the sidewalk along Chesterfield Parkway East.

7.3 Multi-Modal Transportation System - The transportation system within the City of Chesterfield is essential to the proper function of the City. Maintenance of an efficient and safe multi-modal transportation system is a high priority.

The Petitioner is not proposing to remove any of the previously installed features.

A Public Hearing further addressing the request will be held at the January 14, 2019 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice, Project Narrative, and the Preliminary Development Plan.

Attachments

1. Public Hearing Notice
2. Project Narrative
3. Preliminary Development Plan



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 14, 2019 at 7:00 p.m. in the Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield Missouri 63017.

P.Z. 12-2018 Fairfield Suites (Chesterfield Village Lodging): A zoning map amendment request from a "C-8" Planned Commercial District to a "PC" Planned Commercial District for a 2.84 acre tract of land located at the northwest corner of the intersection of Chesterfield Parkway East and Conway Road. (18S331381).

Description of Property

A TRACT OF LAND SITUATED IN FRACTIONAL SECTION 10, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI, AND BEING NEW PARCEL A OF A RESUBDIVISION OF ADJUSTED LOT 3C OF A BOUNDARY ADJUSTMENT PLAT OF LOTS 3B AND 3C OF THE SUBDIVISION OF LOT 3 OF HERMAN STEMME OFFICE PARK. PLAT BOOK 345, PG 482 BEING 2.84 ACRES MORE OR LESS

For a list of the requested uses, contact the planner.



City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017



Information on these Public Hearings may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Planner Cassie Harashe at 636.537.4745 or via e-mail at charashe@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.

Change of Zoning – 1065 Chesterfield Parkway

Chesterfield Village Lodging (Property Owner)

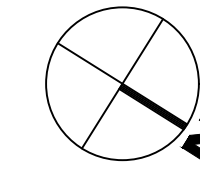
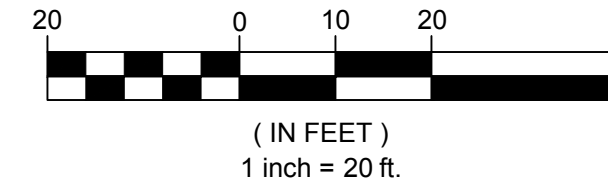
Original Application Submission – 11.9.2018

Section IX (10)

- a) Chesterfield Village Lodging proposes to change the zoning of our parcel from C8 to Planned Commercial (PC) to accommodate the development of an additional hotel which will be joined to the existing SpringHill Suites. The existing restaurant building will be demolished and a small parking structure will be incorporated to ensure adequate parking. The new hotel will be a SpringHill Suites by Marriott and the existing SpringHill Suites will be renovated and rebranded as a Fairfield Inn & Suites by Marriott.
- b) Hospitality with a maximum of 200 rooms or hospitality with a maximum of 100 rooms and a 5,400 square foot sit down restaurant. In the first scenario the existing hotel will be expanded to create a dual brand conjoined development and the restaurant demolished.
- c) The proposed land use is consistent with the existing use of the parcel as well as neighboring parcels. Density and height limitations are compatible with neighboring parcels while using high standards of development to ensure great design. Our yard requirements are consistent with what exists currently on the other neighboring properties. Chesterfield Village Lodging requests on modification to the setback on Chesterfield Parkway East of approximately three feet to accommodate a small portion of the retaining wall for the parking structure.
- d) All uses associated with zoning districts in Section 31-03-02 Table A-1 are permitted under Planned Commercial. Though there are many uses allowable in this district under the Unified Development Code, the property owner requests Hotel/Motel as permitted uses.
- e) Based on the existing conditions of the current development, the property owner requests variations to the setbacks standards, open area ratio and F.A.R. We request the existing setbacks remain in place as illustrated on the preliminary development plan. We expect that our open area ratio may increase based on the removal of the restaurant and configuration of the new building but will still be below PC standards. The current open area ratio is 23.43%. The proposed development would increase the green space to 26.60%. Chesterfield Village Lodging requests a modification to the open area requirement from 35% as required by the UDC to 26.6%. In order to make the site and the new development viable, the property owner requests an adjustment to the floor area ratio. The zoning district allows for .55 F.A.R., Chesterfield Village Lodging requests an alteration of this ratio from .55 F.A.R. to .86 F.A.R. Chesterfield Village Lodging will adhere to the existing design standards originally approved in the 1996 attachment A to the original ordinance, with the exception that stone be allowed as architectural accents.
- f) Please see the attached tables from G&W Engineering that further outline land use percentages
- g) All reservations and dedications currently exist on the site. Over the years certain easements and dedications have been made to accommodate sidewalks, a bus stop and a right-of-way on Conway road.

- h) Site access will remain unchanged. The parking structure will be located along Chesterfield Parkway as an additional buffer for the development. Loading and trash collection will be located to reduce the noise of the vehicles.
- i) The construction/rebranding will be done in phases. The intent is to operate the existing SpringHill Suites hotel as long as possible before construction prevents this. Timing of the renovation/conversion and site work for the new development may coincide so the Fairfield Inn & Suites can re-open while the new SpringHill Suites is under construction. The property owner will coordinate this process with the General Contractor and Marriott Corporate to ensure safety and satisfaction for guests. The property owner estimates that this project will take 10 months from issuance of permits. Based on the zoning/architectural process we are estimating that the project can commence in late 3rd quarter of 2019.
- j) All the trees on the existing project were planted by the developer. Streetscape trees will be maintained without harm or change. Additional landscaping will be planned. The property owner believes the landscape plan is integral to a successful site plan and will further aid in the enhancement of the Chesterfield Parkway & Conway Road node.

THE UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, OR LOCATION OF THESE OR OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS.



CONWAY RD
(VARIABLE WIDTH) (PUBLIC)

N/F
HPT IHG 2 PROPERTIES TRUST
22714/1911
EXISTING C-8 ZONING

4-STORY HOTEL
88 ROOMS
MAX BUILDING HEIGHT 62'
FF 627.5
ROOF 679.5 MAX

EXISTING
3-STORY HOTEL
92 ROOMS
HEIGHT 42'

3 STORY
BRICK/FRAME
SPRINGHILL SUITES
BY MARRIOTT
#1065 POSTED
ADDRESS
FF 634.76

NEW PARCEL A
PB 345 PG 482

123,812 S.F.
2.84 ACRES

N/F
CHESTERFIELD VILLAGE LODGING LLC
11416/2463

N/F
STAGES ST LOUIS
20310/5581
EXISTING PC ZONING

2 LEVEL PARKING GARAGE
LOWER LEVEL FF 625.0
UPPER LEVEL FF 637.0
MAX. HEIGHT 28' TO ROOF OVER STAIRS

CHESTERFIELD PKWY E
(VARIABLE WIDTH) (PUBLIC)

PRELIMINARY - NOT FOR CONSTRUCTION

CHESTERFIELD VILLAGE
LODGING, LLC
1850 CRAIGSHIRE, SUITE 103
ST LOUIS, MO 63146

PRELIMINARY DEVELOPMENT PLAN
SPRINGHILL SUITES / FAIRFIELD SUITES
1065 East Chesterfield Parkway
Chesterfield, Missouri 63017

A TRACT OF LAND BEING NEW PARCEL A OF A RESUBDIVISION OF ADJUSTED LOT 3C OF A BOUNDARY ADJUSTMENT PLAT OF LOTS 3B AND 3C OF THE SUBDIVISION OF LOT OF HERMAN STEINME OFFICE PARK, PB 345 PG 482 OF THE ST LOUIS COUNTY RECORDS.

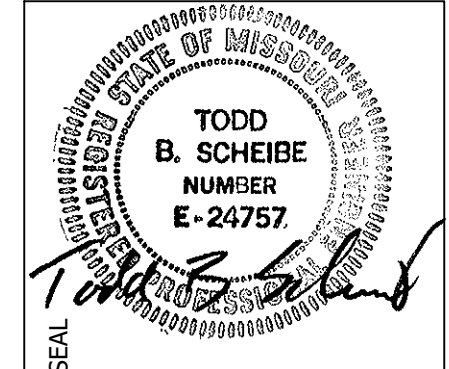
ISSUE DATE	DESCRIPTION

JOB NO:	CV18-0409.00
DRAWN BY:	GAS
CHECKED BY:	TBS
DATE:	01/02/2019

SHEET NO.
PRELIMINARY
DEVELOPMENT PLAN

01

The Professional Engineer's seal and signature apply only to the document to which they are affixed. The Engineer expressly disclaims any responsibility for all other plans, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part of the engineering project.
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G&W ENGINEERING
138 WILSON PARKWAY
ST. LOUIS, MO 63043
636-469-7000
WWW.GANDWENGINEERING.COM
MISSOURI STATE CERTIFICATE OF AUTHORITY # 20000857



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ENGINEERING
138 WELDON PARKWAY
ST. LOUIS, MO 63043
314-469-3737
WWW.GANDWENGINEERING.COM
Missouri State Certificate of Authorization # 0000000000

CHESTERFIELD VILLAGE
LODGING, LLC
1850 CRAIGSHIRE, SUITE 103
ST LOUIS, MO 63146

PRELIMINARY DEVELOPMENT PLAN
SPRINGHILL SUITES / FAIRFIELD SUITES
1065 East Chesterfield Parkway
Chesterfield, Missouri 63017
A TRACT OF LAND BEING NEW PARCEL A OF A RESUBDIVISION OF ADJUSTED LOT 3C OF A BOUNDARY ADJUSTMENT PLAT OF LOTS 3B AND 3C OF THE SUBDIVISION OF LOT OF HERMAN STEMME OFFICE PARK, PB 345 PG 482 OF THE ST LOUIS COUNTY RECORDS.

ISSUE DATE	DESCRIPTION

JOB NO: CV18-0409.00
DRAWN BY: GAS
CHECKED BY: TBS
DATE: 01/02/2019
SHEET NO.
PRELIMINARY DEVELOPMENT PLAN

03

NOTE: THIS SHEET IS FOR REFERENCE ONLY, TO SHOW EXISTING IMPROVEMENTS WITHIN 150' OF SITE.

PRELIMINARY - NOT FOR CONSTRUCTION