

# Memorandum

## Department of Planning & Development Services



**To:** Planning and Public Works Committee

**From:** Cecilia Dvorak, Project Planner

**Date:** January 18, 2018

**RE:** **P.Z. 19-2017 Downtown Chesterfield (Sachs Properties)**: A request to amend the legal description and preliminary plan of existing "PC&R" Planned Commercial & Residential Ordinance 2449 for a 104.9 acre tract of land located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West.

### **Summary**

Grimes Consulting has submitted a request to amend the legal description and preliminary plan of existing "PC&R" Planned Commercial & Residential Ordinance 2449. The request is for a 104.9 acre tract located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West.

The public hearing was held on December 11, 2017, at which time no issues were raised.

Planning Commission recommended approval of the request on January 8, 2018 by a vote of 8 – 0.

Attached to this report, please find a copy of Staff's Planning Commission report, and Preliminary Plan.

Respectfully submitted,

Cecilia Dvorak  
Project Planner

Attachments: January 8, 2018 Planning Commission Report  
Preliminary Plan



**Figure 1. Aerial Photograph**



## VIII. D.

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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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### Planning Commission Vote Report

**Meeting Date:** January 8, 2018

**From:** Cecilia Dvorak, Project Planner

**Location:** At the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West

**Petition:** **P.Z. 19-2017 Downtown Chesterfield (Sachs Properties)**: A request to amend the legal description and preliminary plan of existing “PC&R” Planned Commercial & Residential Ordinance 2449 for a 104.9 acre tract of land located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West.

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#### **SUMMARY**

A request has been submitted for an ordinance amendment to an existing “PC&R” Planned Commercial and Residence District. The request is for 104.9 acres located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West.

The petitioner’s narrative outlines the request, which is simply to change the legal description of the existing ordinance #2449 to remove a 2.95 acre parcel and replace it with a separate 3.37 parcel.

This petition is intended to run concurrently with petition P.Z. 17-2017 Aventura at Wild Horse Creek (Above All Development) to ensure that the intended land swap goes through smoothly.

#### **HISTORY OF SUBJECT SITE**

The subject site was zoned “PC&R” Planned Commercial and Residential by the City in 2008 by ordinance number 2449, and “LLR” in the early 2000’s.



Figure 1: Aerial Image

**LAND USE AND ZONING OF SURROUNDING PROPERTIES**

Direction	Zoning	Land Use
North	“C8” Planned Commercial District	Office
East	“PC&R” Planned Commercial & Residence District and “C8” Planned Commercial District	Vacant/Undeveloped
South	“PC” & “C8” Planned Commercial Districts and “R5” Residence District	YMCA & Public Library
West	“R5” Residence District, “LLR” Large Lot Residence District, and “C7” General Extensive Commercial District	Floodplain, Vacant/Undeveloped, and Mobile Home Park

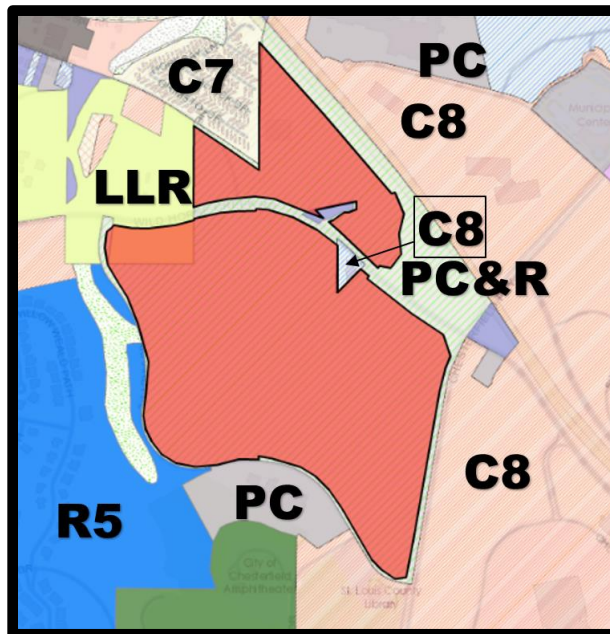


Figure 2: Zoning Map



**COMPREHENSIVE PLAN ANALYSIS**

The subject site is located in the Chesterfield Valley and is designated as Mixed Use (Retail/Office/Warehouse).

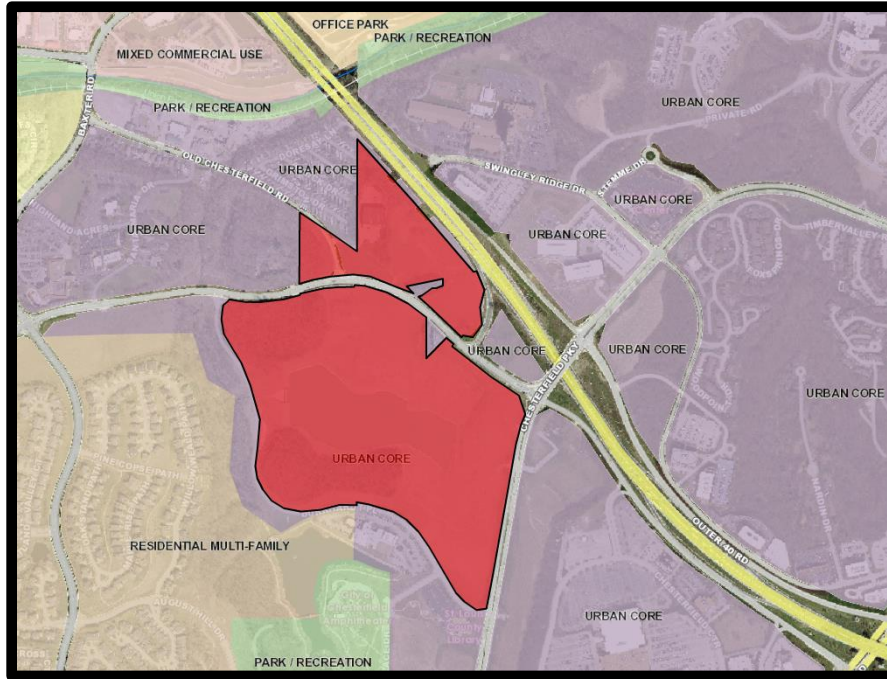


Figure 3: Future Land Use Plan

**ISSUES**

A Public Hearing was held on this request at the December 11, 2017 Planning Commission meeting. At that time, no issues were heard, however, staff was still waiting on agency comments.

**REQUEST**

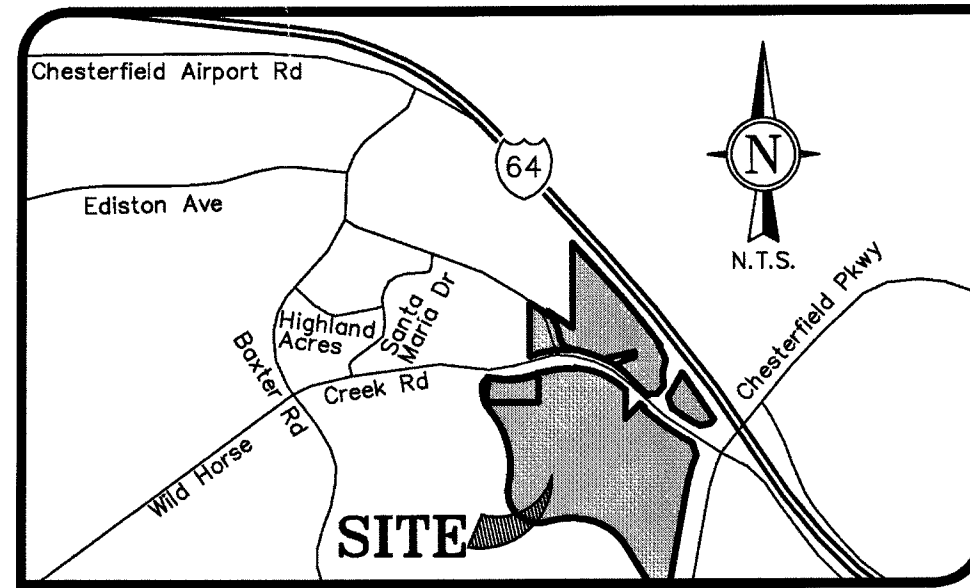
Staff has completed review of this petition request for an amendment to an existing ordinance and all agency comments have been received. Staff requests action on P.Z. 19-2017 Downtown Chesterfield (Sachs Properties).

Respectfully Submitted,  
Cecilia Dvorak  
Project Planner

A copy of the current governing Ordinance 2449 may be obtained at <https://www.chesterfield.mo.us/ord/2008/ord2449.pdf>

Attachments

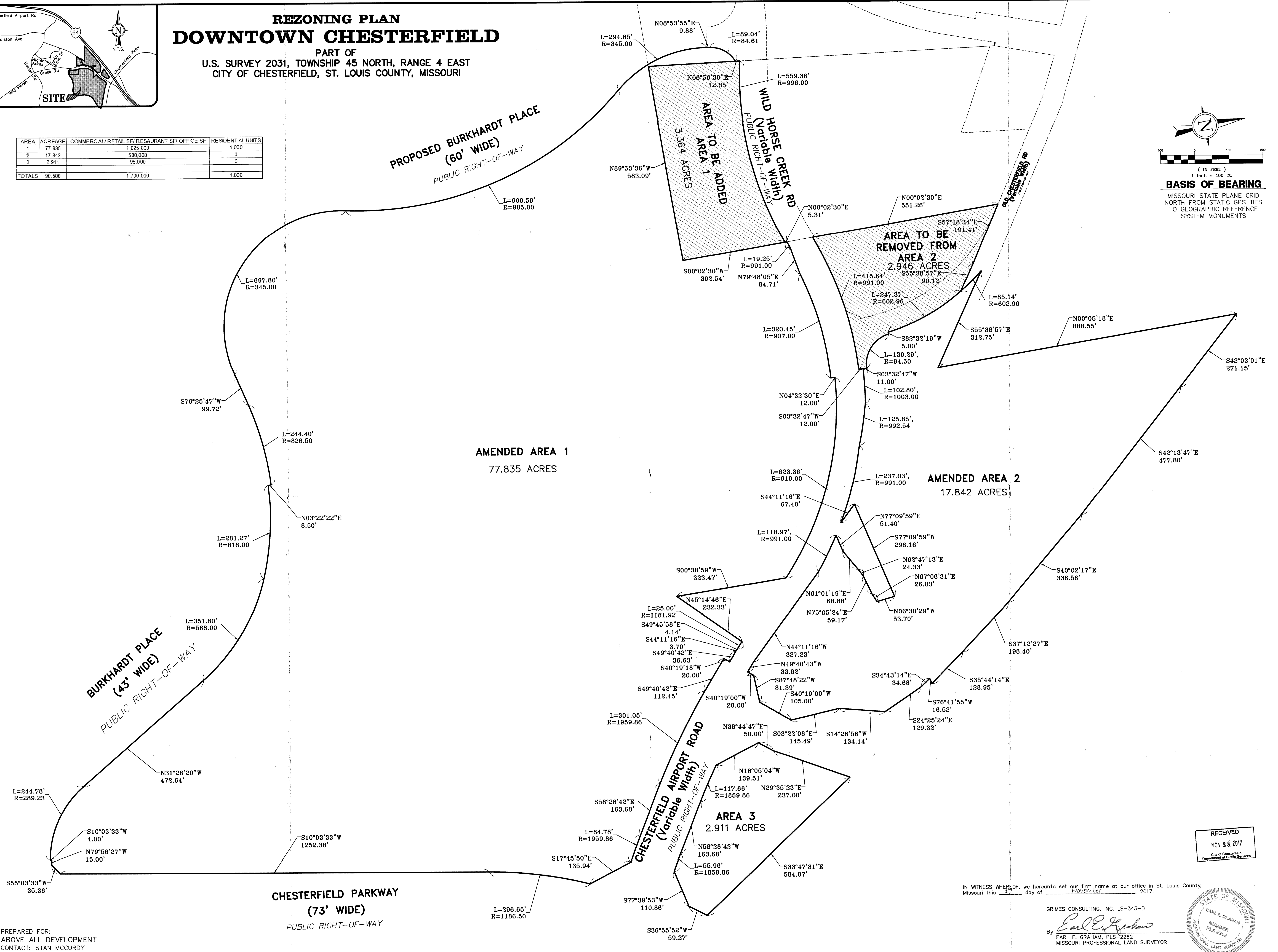
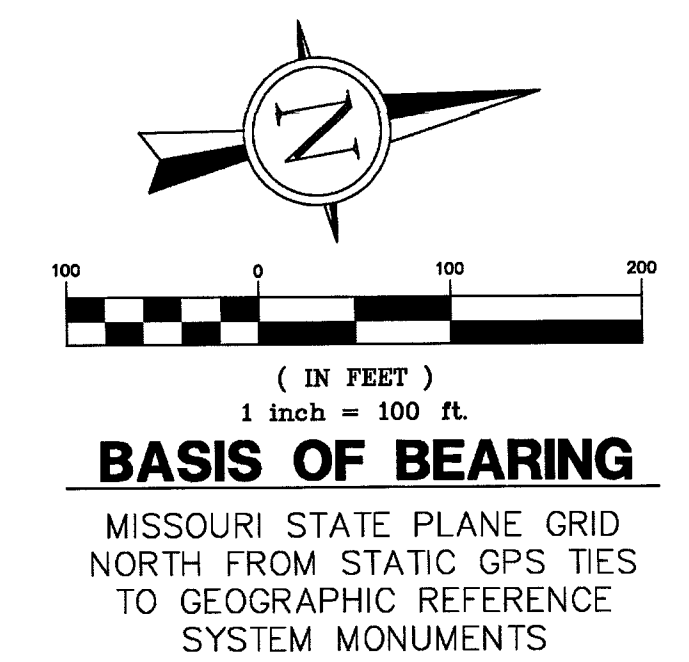
1. Ordinance 2449
2. Petitioner’s Narrative Statement
3. Preliminary Plan



# REZONING PLAN DOWNTOWN CHESTERFIELD

PART OF  
U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

AREA	ACREAGE	COMMERCIAL/RETAIL SF/RESTAURANT SF/OFFICE SF	RESIDENTIAL UNITS
1	77.835	1,025,000	1,000
2	17.842	580,000	0
3	2.911	95,000	0
TOTALS	98.588	1,700,000	1,000



**GRIMES CONSULTING, INC.**  
Civil Engineering & Surveying Services  
12300 OLD TESSON ROAD  
SUITE 2000  
ST. LOUIS, MO 63114  
TEL: (314) 899-8100  
FAX: (314) 899-8010  
www.grimconsulting.com

REV. NO.	DATE	REMARKS

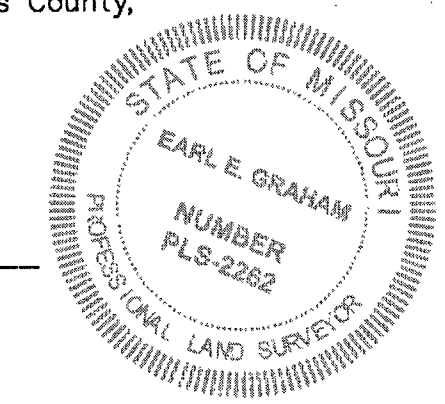
## DOWNTOWN CHESTERFIELD CHESTERFIELD, MISSOURI

### PRELIMINARY PLAN

RECEIVED  
NOV 28 2017  
City of Chesterfield  
Department of Public Services

IN WITNESS WHEREOF, we hereunto set our firm name at our office in St. Louis County, Missouri this 1 day of November, 2017.

GRIMES CONSULTING, INC. LS-343-D  
By *Earl E. Graham*  
EARL E. GRAHAM, PLS-2262  
MISSOURI PROFESSIONAL LAND SURVEYOR



PREPARED FOR:  
ABOVE ALL DEVELOPMENT  
CONTACT: STAN MCCURDY  
10411 CLAYTON ROAD, SUITE 308  
PHONE 314-473-1332

SHEET TITLE: PRELIMINARY PLAN  
JOB NUMBER: 3044  
DRAWN BY: RCS  
DATE: 10/2/17  
CHECKED BY: EEG  
DATE: 10/2/17  
SHEET:



