

Memorandum

Department of Planning



To: Planning and Public Works Committee

From: Annisa Kumerow, Planner **AK**

Date: January 23, 2020

RE: **P.Z. 18-2019 Clarkson Centre (2264 Clarkson Road):** A request for a change in zoning from a “C8” Planned Commercial District and an “R-2” Residence District to a “R-4” Residence District for a 0.99 acre tract of land at 2264 Clarkson Road.

Summary

The Chabad of Chesterfield is requesting a zoning map amendment from the City of Chesterfield to change the zoning of a tract of land currently zoned “C8” Planned Commercial District and “R-2” Residence District to a “R-4” Residence District. The new “R-4” Residence District would allow for development of a place of worship on the site.

A Public Hearing was held on January 13, 2020, at which time the Planning Commission passed a motion recommending approval by a vote of 7-0. As this is a conventional zoning, there is no Attachment A.

Attachments: January 13, 2020 Planning Commission Report
Boundary Survey



Figure 1: Subject Site Aerial

Planning Commission Public Hearing and Vote Report

Meeting Date: January 13, 2020

From: Annisa Kumerow, Planner *AK*

Location: Southern corner of the intersection of Clarkson Road and Clarkson Woods Drive

Petition: **P.Z. 18-2019 Clarkson Centre (2264 Clarkson Road)**: A request for a change in zoning from a “C8” Planned Commercial District and an “R-2” Residence District to a “R-4” Residence District for a 0.99 acre tract of land at 2264 Clarkson Road.

Summary

The Chabad of Chesterfield is requesting a zoning map amendment from the City of Chesterfield to change the zoning of a tract of land currently zoned “C8” Planned Commercial District and “R-2” Residence District to a “R-4” Residence District. The new “R-4” Residence District would allow for development of a place of worship on the site.



Figure 1: Subject Site Aerial

Site History

In 1972, the subject property, the Clarkson Wilson Center to the south, and the Clarkson Woods Subdivision were all zoned simultaneously at the request of the property owner through a series of three zoning petitions. St. Louis County Ordinance 6226 zoned the properties “R2” Residence District. Subsequently, St. Louis County Ordinance 6227 zoned the Clarkson Wilson Center to “C-8” Planned Commercial District. Finally, St. Louis County Ordinance 6228 approved a Planned Environmental Unit; however, Clarkson Woods was never developed under the Planned Environmental Unit permit and was instead developed under St. Louis County’s Density Development Procedure. As a result, the Clarkson Woods subdivision and the subject property held the “R-2” zoning designation while the Clarkson Wilson Center held the “C-8” designation.

During platting, the subject site was omitted and consequentially never became a part of Clarkson Woods subdivision, resulting in the additional area of ground located between the Clarkson Woods subdivision and the Clarkson Wilson Center commercial development. Eventually, the larger Clarkson Centre lot was platted to create two separate legal lots. An excerpt from that plat is shown below, with the subject site now designated as Lot 2 of the Clarkson Centre Subdivision.

In 2018, a Zoning Map Amendment Petition to change the zoning from the “R-2” Residence District and “C8” Planned Commercial District to a “PC” Planned Commercial District was denied.

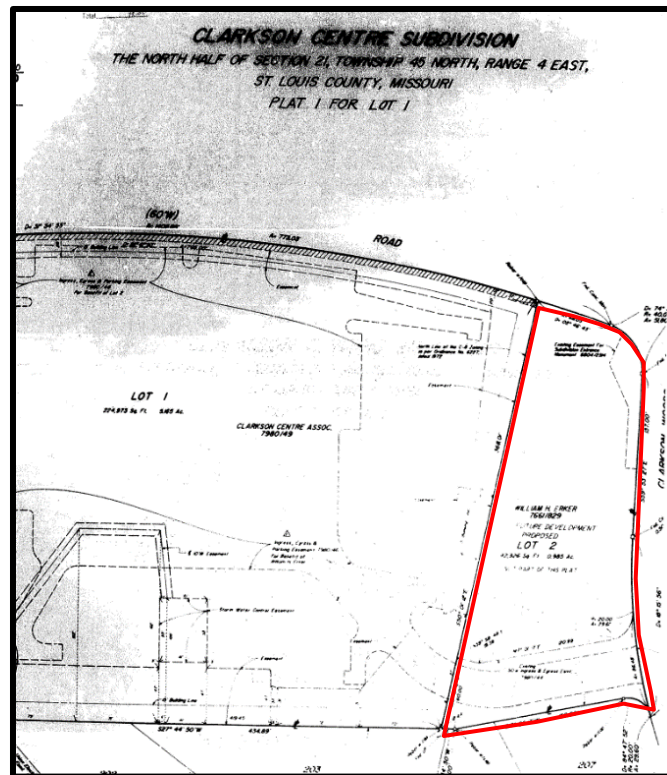


Figure 2: Clarkson Centre Plat

Surrounding Land Uses

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

Direction	Zoning	Land Use
North & East	“R2” Residence District	Detached single family residences within the Clarkson Woods Subdivision
South	“PC” Planned Commercial District	Clarkson Wilson Retail Center
West	“R1” Residence District	Buchholz Mortuary

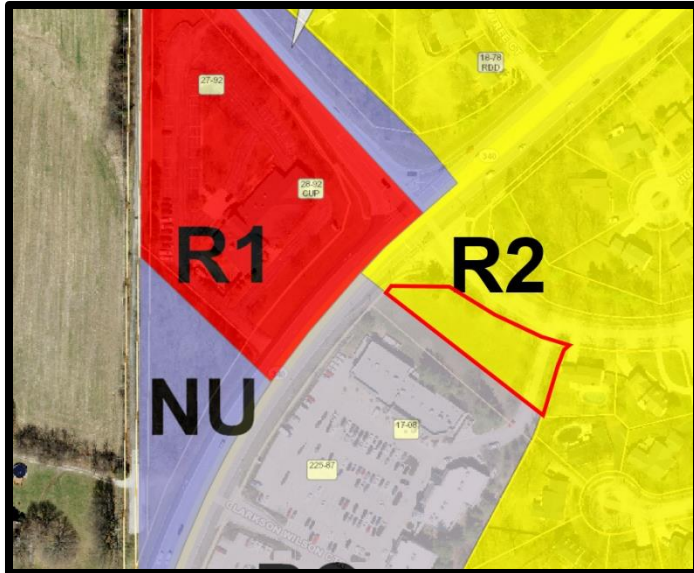


Figure 2: Zoning Map

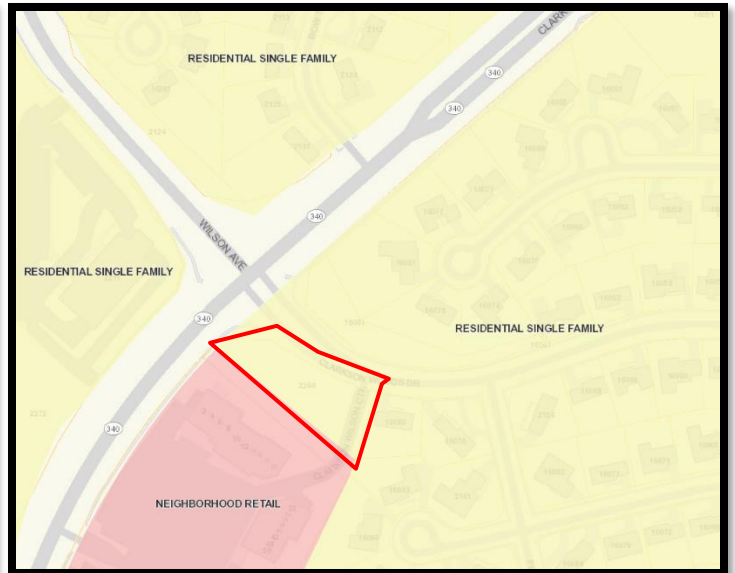


Figure 3: Comprehensive Land Use Plan

Comprehensive Plan Analysis

The City of Chesterfield Land Use Plan designates this parcel as belonging to the Residential Single Family land use category. Additionally, a number of Plan Policies are applicable to this request. The following items identify the applicable plan policies and the staff analysis follows in italics:

2.1.5 Provide Buffer for Existing Residential Development - *New higher density residential development and non-residential development adjacent to existing residential subdivisions should provide for a substantial landscape buffer and landscaped area between the uses so as not to alter the conditions and environment of existing residential neighborhoods.*

The Unified Development Code contains buffer requirements that will be reviewed as part of a future Site Plan submission.

2.1.8 Transitional Use between Single-Family Detached and Higher Density Development - *Single-family attached developments should serve as a transitional land use between single-family detached land use and multiple-family residential and commercial land uses.*

The proposed “R-4” Residence District is situated between a “R-2” single-family neighborhood and a state highway with a commercial use fronting the highway to the south.

Preliminary Plan

As this zoning request is for a change to a “straight” (conventional) zoning district, there will be no preliminary plan or Attachment A in accordance with City Code. Permitted land uses will be those established in the “R-4” Residence District.

Request

A Public Hearing further addressing the request will be held at the January 13, 2020 City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice and boundary survey for this request as required by City Code. There are no outstanding issues on this request and the Planning Commission may vote on this item.

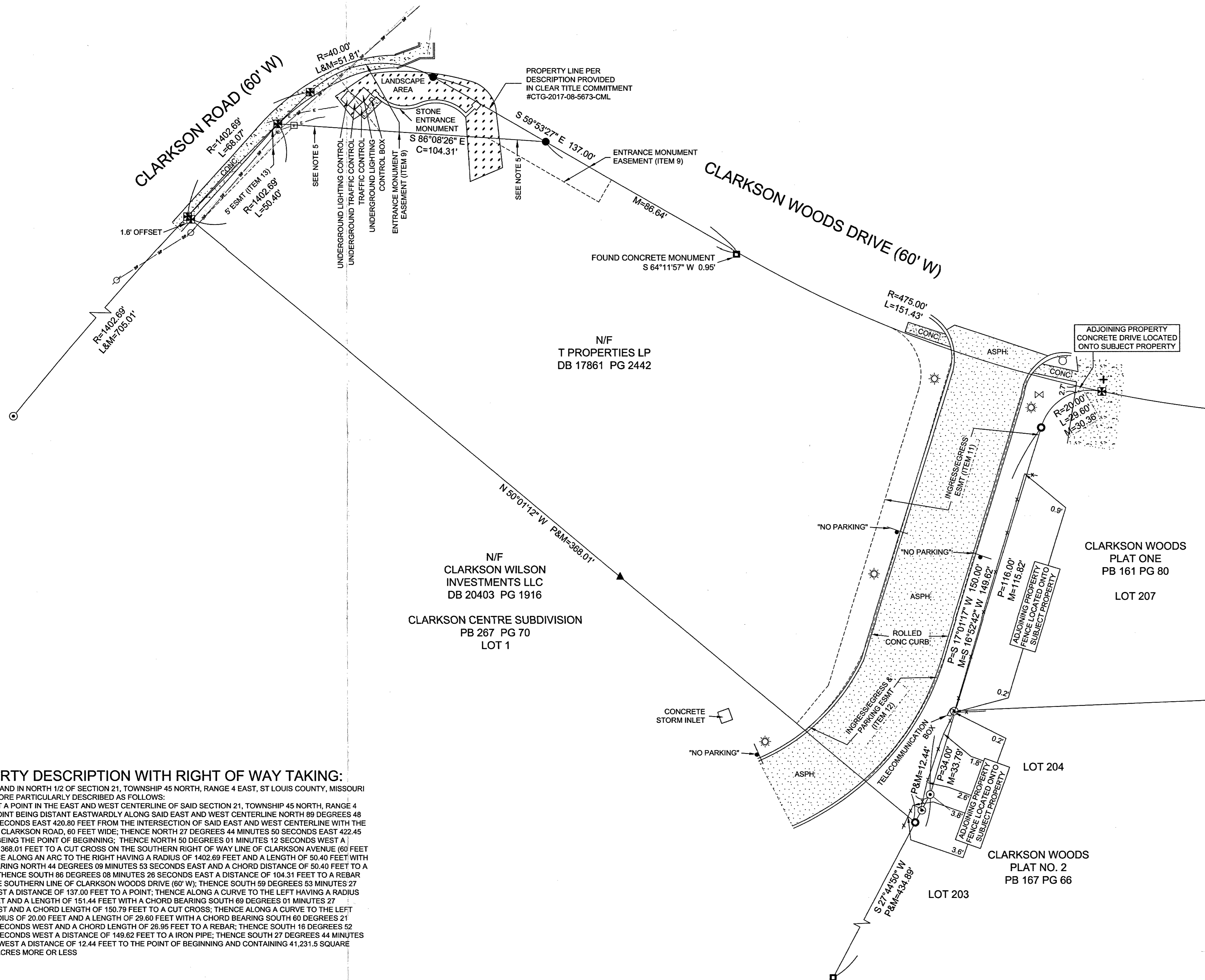
Attachments

1. Public Hearing Notice
2. Boundary Survey

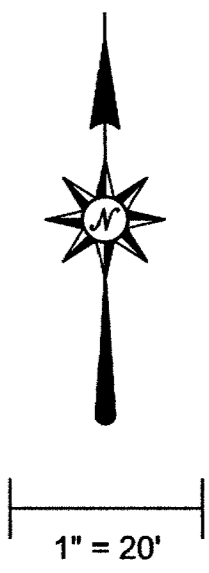
cc: Justin Wyse, Director of Planning

TRACT OF LAND IN THE NORTH 1/2 OF SECTION 21, TOWNSHIP 45 NORTH, RANGE 4 EAST

ST LOUIS COUNTY, MISSOURI



- SET REBAR
- ▲ SET POINT ONLINE
- SET CROSS
- FOUND REBAR
- ⊙ FOUND IRON PIPE
- ⊕ FOUND CROSS 4.5'± OFFSET
- FOUND CONCRETE MONUMENT
- UTILITY POLE
- ⊗ WATER VALVE
- ⊙ LIGHT STANDARD
- ⊗ GAS VALVE
- ⊙ FIRE HYDRANT
- E- ELECTRIC LINE
- OHP- OVERHEAD UTILITY
- G- UNDERGROUND GAS LINE
- T- UNDERGROUND TELEPHONE



SURVEYORS NOTES:

1. BASIS OF BEARING ADOPTED FROM THE RECORD PLAT OF CLARKSON CENTRE SUBDIVISION AS RECORDED IN PLAT BOOK 267 PAGE 70 OF THE ST LOUIS COUNTY RECORDS.
2. TITLE COMMITMENT PROVIDED BY CLEAR TITLE GROUP ON AUGUST 9, 2017 COMMITMENT NO CTG-2017-08-5673-CML. PROPERTY SUBJECT TO FOLLOWING EXCEPTIONS PER TITLE COMMITMENT SCHEDULE B-II AS FOLLOWS:
 - ITEM 1 - 8 - NOT OF A SURVEY NATURE
 - ITEM 9 - EASEMENT GRANTED TO RFS, INC., A MISSOURI CORPORATION, AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 6804 AT PAGE 2314, IN THE LAND RECORDS OF ST LOUIS COUNTY, MISSOURI (EASEMENT FOR ENTRANCE MONUMENT, EXHIBIT IN DEED IS NOT LEGIBLE, APPROXIMATE LOCATION SHOWN ON DRAWING PER SCALED MEASUREMENTS)
 - ITEM 10 - AGREEMENT AND SUBORDINATION OF EASEMENT RIGHTS GRANTED TO ST LOUIS COUNTY, AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 6861 AT PAGE 2033, IN THE LAND RECORDS OF ST LOUIS COUNTY, MISSOURI. (DOES NOT APPEAR TO AFFECT)
 - ITEM 11 - EASEMENT GRANTED TO CLARKSON CENTRE ASSOCIATION, AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 7980 AT PAGE 44, IN THE LAND RECORDS OF ST LOUIS COUNTY, MISSOURI (AS SHOWN ON DRAWING)
 - ITEM 12 - EASEMENT GRANTED TO WILLIAM H ERKER, AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 7980 AT PAGE 46, IN THE LAND RECORDS OF ST. LOUIS COUNTY, MISSOURI (AS SHOWN ON DRAWING)
 - ITEM 13 - PERMANENT SIDEWALK EASEMENT GRANTED TO CITY OF CHESTERFIELD, AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 13779 AT PAGE 390, IN THE LAND RECORDS OF ST LOUIS COUNTY, MISSOURI. (AS SHOWN ON DRAWING)
3. UTILITY LINES AS SHOWN ON THIS DRAWING ARE THOSE LINES THAT WERE VISIBLY IDENTIFIED AT THE TIME OF FIELD WORK AND LOCATED PER MISSOURI ONE CALL TICKET #172400887. ADDITIONAL LINES AND UTILITIES MAY BE LOCATED ON THE SUBJECT PROPERTY.
4. OWNERSHIP OF THE IMPROVEMENTS AS SHOWN ON THIS DRAWING ARE THE OPINION OF THE SURVEYOR AT THE TIME THE SURVEY WAS EXECUTED AND HAS NOT BEEN VERIFIED TO ANY EXTENT, NOR IMPLIES ANY EXCLUSIVE OWNERSHIP.
5. APPROXIMATE PROPERTY LINE/RIGHT OF WAY CALCULATED BY CARDINAL SURVEYING FROM MODOT PLANS (JOB #6-U-340-692) AND EASEMENT EXHIBIT RECORDED IN BOOK 13779 PAGE 390. ACCURATE LOCATION NOT ABLE TO BE DETERMINED FROM THE INFORMATION PROVIDED AND OBTAINED.

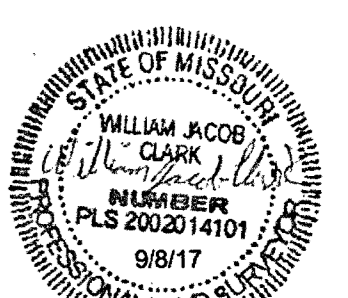
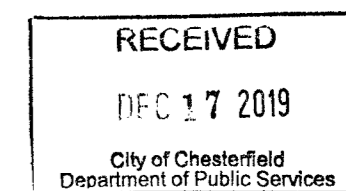
SURVEYORS CERTIFICATE

To: CLEAR TITLE GROUP, BTR PC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 7, 8, 9, 11 AND 13 OF TABLE A THEREOF. FIELDWORK WAS PERFORMED ON AUGUST 30, 2017. THIS SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS (20 CSR 2030-16.040) OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES. THIS SURVEY MEETS THE ACCURACY STANDARDS SET FORTH FOR AN URBAN PROPERTY.

WILLIAM JACOB CLARK PLS 2002014101
STATE OF MISSOURI

CARDINAL SURVEYING AND MAPPING INCORPORATED
CORPORATE #2005000229



PROPERTY DESCRIPTION WITH RIGHT OF WAY TAKING:

A TRACT OF LAND IN NORTH 1/2 OF SECTION 21, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE EAST AND WEST CENTERLINE OF SAID SECTION 21, TOWNSHIP 45 NORTH, RANGE 4 EAST; SAID POINT BEING DISTANT EASTWARDLY ALONG SAID EAST AND WEST CENTERLINE NORTH 89 DEGREES 48 MINUTES 58 SECONDS EAST 420.80 FEET FROM THE INTERSECTION OF SAID EAST AND WEST CENTERLINE WITH THE EAST LINE OF CLARKSON ROAD, 60 FEET WIDE; THENCE NORTH 27 DEGREES 44 MINUTES 50 SECONDS EAST 422.45 TO A REBAR BEING THE POINT OF BEGINNING; THENCE NORTH 50 DEGREES 01 MINUTES 12 SECONDS WEST A DISTANCE OF 368.01 FEET TO A CUT CROSS ON THE SOUTHERN RIGHT OF WAY LINE OF CLARKSON AVENUE (60 FEET WIDE); THENCE ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 1402.69 FEET AND A LENGTH OF 50.40 FEET WITH A CHORD BEARING NORTH 44 DEGREES 09 MINUTES 53 SECONDS EAST AND A CHORD DISTANCE OF 50.40 FEET TO A CUT CROSS; THENCE SOUTH 86 DEGREES 08 MINUTES 26 SECONDS EAST A DISTANCE OF 104.31 FEET TO A REBAR BEING ON THE SOUTHERN LINE OF CLARKSON WOODS DRIVE (60' W); THENCE SOUTH 59 DEGREES 53 MINUTES 27 SECONDS EAST A DISTANCE OF 137.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 475.00 FEET AND A LENGTH OF 151.44 FEET WITH A CHORD BEARING SOUTH 69 DEGREES 01 MINUTES 27 SECONDS EAST AND A CHORD LENGTH OF 150.79 FEET TO A CUT CROSS; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A LENGTH OF 29.60 FEET WITH A CHORD BEARING SOUTH 60 DEGREES 21 MINUTES 38 SECONDS WEST AND A CHORD LENGTH OF 26.95 FEET TO A REBAR; THENCE SOUTH 16 DEGREES 52 MINUTES 42 SECONDS WEST A DISTANCE OF 149.62 FEET TO AN IRON PIPE; THENCE SOUTH 27 DEGREES 44 MINUTES 50 SECONDS WEST A DISTANCE OF 12.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 41,231.5 SQUARE FEET OR 0.9 ACRES MORE OR LESS