



# IV. A.

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760  
Phone: 636-537-4000 • Fax 636-537-4798 • [www.chesterfield.mo.us](http://www.chesterfield.mo.us)

## Planning and Development Services Division Public Hearing Summary Report

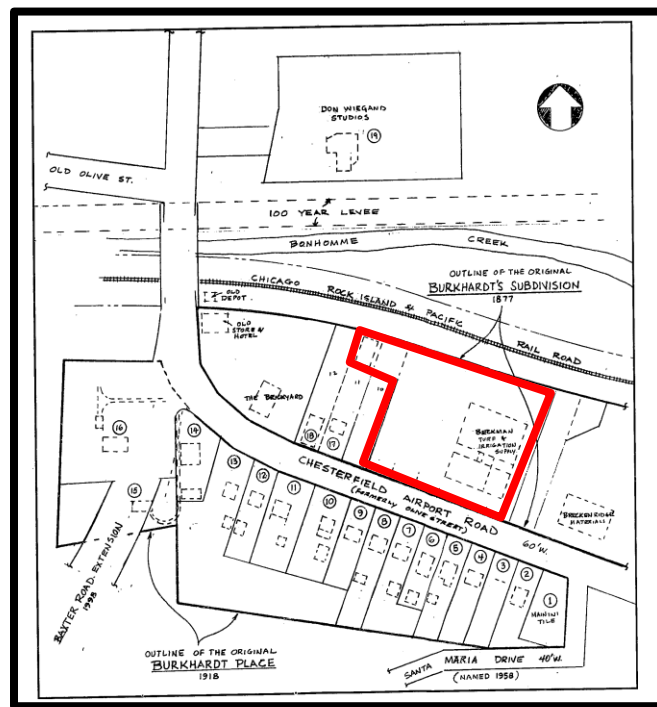
**P.Z. 22-2013 Beckmann Properties (16625 & 16635 Old Chesterfield Rd):** A request for an amendment to City of Chesterfield Ordinance 2295 to add “Gymnasium” as a permitted use within an existing “PI” Planned Industrial District (LPA Overlay) for a 1.95 acre tract of land located at 16625 and 16635 Old Chesterfield Road. (17T310379)

### Summary

Gene Beckmann, property owner, has submitted a request for an ordinance amendment to add “Gymnasium” as a permitted use within an existing “PI” Planned Industrial District with a Landmark and Preservation Area (LPA) overlay. No other changes to the ordinance are being requested. Attached to this report is a narrative prepared by the Petitioner detailing the request.

### Site History

The subject site is within the boundaries of the historic Burkhardt Subdivision whose development marked the creation of Chesterfield. Originating as a 21 acre tract of land owned by Christian Burkhardt in 1877, the subject property is outlined in the image of the original Burkhardt plats below.



*Illustration from Dan Rothwell's book A Guide to Chesterfield's Architectural Treasures*

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.

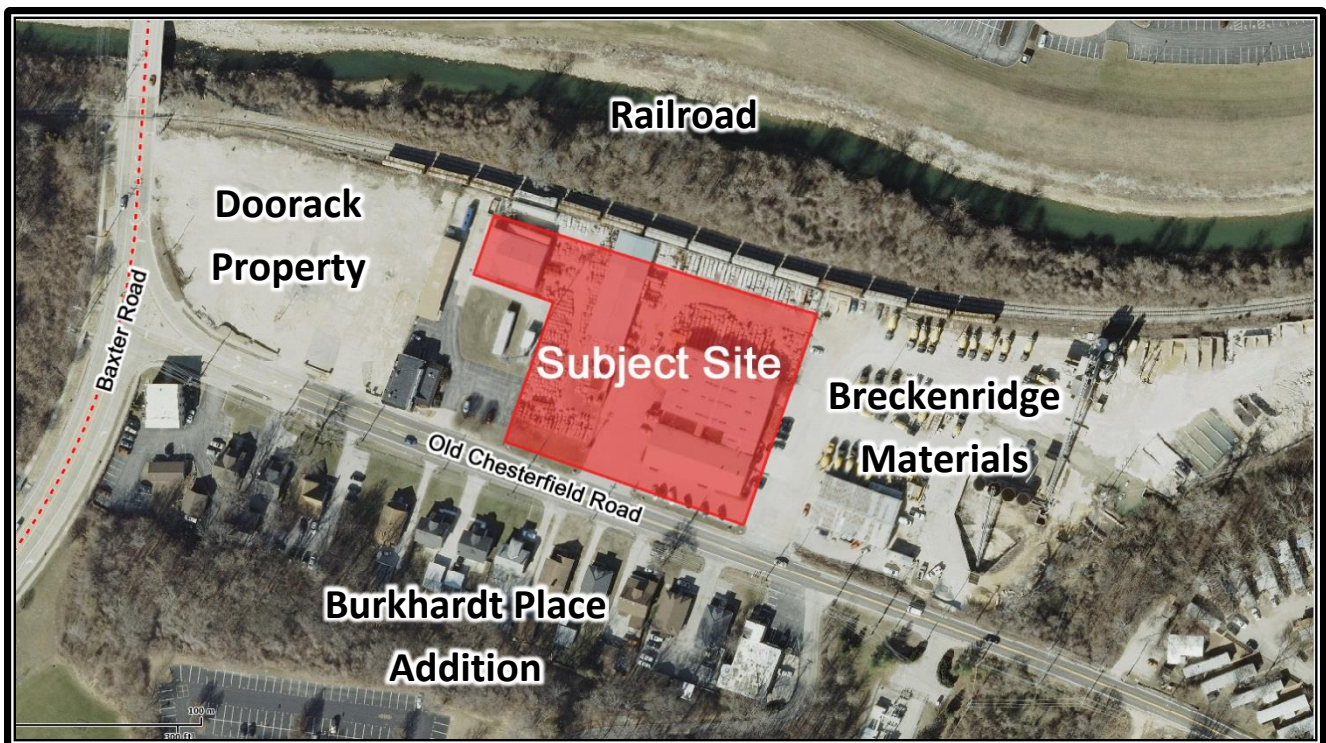
In 1999, a change of zoning from the “C-7” General Extensive Commercial District to the “PI” Planned Industrial District was granted via City of Chesterfield Ordinance 1556.

In 2006, Ordinance 1556 was amended by Ordinance 2295 to allow for additional uses on the site and to establish the Landmark and Preservation Area Overlay for the site.

**Surrounding Land Use and Zoning**

The land use and zoning for the properties surrounding this parcel and shown in the aerial image on the following page 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 the following page
- East:** The property to the east is owned by Mr. Beckmann as well and is zoned “PI” Planned Industrial District.
- West:** The property to the west is primarily vacant and is zoned “C-7” General Extensive Commercial 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.*

**Landmark and Preservation Area (LPA) Analysis**

As shown in the image below, several of the properties located along the historic Old Chesterfield Road corridor have been designated as Landmark and Preservation Areas (LPA). Per the Municipal Code, the intent of the LPA overlay is *“to encourage the rehabilitation, restoration, and adaptation of these historic elements for current use.”* As this area has historic significance to the City, the LPA overlay was created to provide flexibility in development requirements and performance standards to encourage preservation of these structures and preservation of the character of the area.

One area where such flexibility is encouraged is in qualifying a property for *“additional uses beyond those permitted or conditional uses in the zoning district in which the property is located provided that the additional use does not create an appreciable increase in land use intensity, beyond what normally occurs in the applicable zoning district, nor substantially alter or affect the character of surrounding development.”* Although the requested use of “gymnasium” is a permitted use within the “PI” Planned Industrial District, it is not currently permitted within the site-specific ordinance for the subject site. However, the intent of the LPA Overlay designation is clearly to encourage a variety of uses in order to foster the adaptive re-use of buildings such as those found on the subject site.



*Highlighted properties have LPA Overlay zoning*

**Site Analysis**

The subject site contains five buildings, ranging from approximately 150 square feet to 10,000 square feet in size. The breakdown of the square footage, style, and current use of the buildings is provided below.

Type of Building	Square Footage	Current Use
1. Warehouse	±10,400ft <sup>2</sup>	Vacant
2. Office/Retail	±6,000ft <sup>2</sup>	Vacant
3. Old Shop	±5,850ft <sup>2</sup>	Leased to Earthworks
4. Pole Barn	±4,200ft <sup>2</sup>	Leased to Earthworks
5. Old Scale House	±150ft <sup>2</sup>	Storage

The following list contains the uses currently permitted on the subject site. **Please note that the request is to add an additional use only; no changes are being proposed to the physical site.**

1. Business, professional, and technical training schools;
2. Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, excluding indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises;
3. Business service establishments;
4. Cafeterias for employees and guests only;
5. Laundries and dry cleaning plants, which include dry cleaning drop-off and pickup stations;
6. Offices or office buildings;
7. Plumbing, electrical, air conditioning and heating equipment sales, warehousing and repair facilities;
8. Restaurants, sit down;
9. Sales, servicing, repairing, cleaning, renting, leasing and necessary outdoor storage of equipment and vehicles used by business, industry and agriculture;
10. Service facilities, studios or work areas for antique salespersons, artists, candy makers, craftpersons, dressmakers, tailors, music teachers, dance teachers, typists and stenographers, including cabinet makers, film processors, fishing tackle and bait shops and souvenir sales. Good and services associated with these uses may be sold or provided directly to the public on premises;
11. Warehousing, storage or wholesaling of manufactured commodities;
12. Or other uses which may be sought under the Chesterfield Zoning Ordinance after future public hearings.

Three of these existing uses—numbers 5, 7, and 9— are restricted by Ordinance 2295 to be permitted only in “conjunction with the buildings which were in existence at the time of passage of this ordinance.” Due to the historic character of the area and the existing LPA overlay, if the Planning Commission chooses to approve this request, Staff would recommend placing this restriction on the requested gymnasium use as well. Additionally, Staff would recommend placing a restriction on the square footage permitted for the requested

gymnasium use. This would allow for a small fitness studio, personal training, gym or unique fitness use—such as the K-9 fitness center described in the Petitioner’s narrative—while effectively screening the site from the large scale and intensive development of gymnasium complexes designed to accommodate hundreds of users at any given time. Based on size and condition, the most suitable of the five existing buildings outlined above for a low-intensity, small scale gymnasium use is the 6,000 square foot office and retail building.

This request has been reviewed and comments requested from the Chesterfield Historic and Landmark Preservation Committee. In response, **a letter of support from the Chair of the Chesterfield Historic and Landmark Preservation Committee is attached to this report.**

A public hearing further addressing the request will be held at the February 10, 2014, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice. As the site is already built out and the request before you is only for an ordinance amendment, a Preliminary Plan is not required by the City of Chesterfield Zoning Ordinance for this Ordinance Amendment.

A copy of Ordinance 2295 may be obtained on the City of Chesterfield website or by clicking on the following link: <http://www.chesterfield.mo.us/webcontent/ordinances/2006/ord2295.pdf>

Respectfully submitted,

Jessica Henry  
Project Planner

Attachments

1. Public Hearing Notice
2. Petitioner’s Narrative
3. Chesterfield Historic and Landmark Preservation Committee Letter

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 February 10, 2014 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. 22-2013 Beckmann Properties (16625 & 16635 Old Chesterfield Rd)**: A request for an amendment to City of Chesterfield Ordinance 2295 to add “Gymnasium” as a permitted use within an existing “PI” Planned Industrial District (LPA) for a 1.95 acre tract of land located at 16625 and 16635 Old Chesterfield Road. (17T310379)

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](mailto:jhenry@chesterfield.mo.us)

CITY OF CHESTERFIELD  
Mike Watson, Chair  
Chesterfield Planning Commission

**PROPERTY DESCRIPTION**

A tract of land in U.S. Survey 2031, Township 45 North, Range 4 East, St. Louis County, MO, and described as follows: Beginning at a point in the north line of Olive Street Road (60 feet wide), and its intersection with the east line of a tract of land conveyed to Chesterfield Farmer’s Elevator Supply Company, per deed recorded in Deed Book 467, page 165 of the St. Louis County Records; thence west along said north line of Olive Street Road, north 70 degrees, 47 minutes west, a distance of 300.00 feet to a point, and said point being the intersection of the west line of property of conveyed to St. Louis, Kansas City and Colorado Railroad Company by deed recorded in Deed Book 87, page 574 of the St. Louis County Records; thence along said west line north 19 degrees, 13 minutes east, a distance of 175.00 feet to a point, said point being the northeast corner of property conveyed to Louis C. Goehri and wife by deed recorded in Deed Book 1741, page 445 of the aforesaid records; thence along Goehri’s north line north 70 degrees, 47 minutes west, a distance of 100.00 feet to a point; thence north 19 degrees, 13 minutes east, a distance of 73.84 feet to a point in the south line of the right-of-way, 100 feet wide, of Chicago, Rock Island and Pacific Railroad Company; thence along said right-of-way, along a curve to the right having a radius of 1948.90 feet, and arc distance of 47.42 feet (the cord of which bears south 73 degrees, 27 minutes, 49 seconds east, a distance of 47.41 feet) to a point of tangency; thence south 72 degrees, 46 minutes east, a distance of 302.50 feet to a point of curve; thence along a curve to the left having a radius of 1470.85 feet an arc distance of 50.39 feet (the chord of which bears south 73 degrees, 44 minutes, 53 seconds east, a distance of 50.38 feet) to a point being the intersection of the east line of aforesaid property conveyee per book 467, page 165 with said right-of-way line;

thence along said east line south 19 degrees, 13 minutes west, a distance of 264.13 feet to the point of beginning and containing 85,049 square feet or 1.95 acres, more or less.



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City of Chesterfield

DEC 17 2013

Department of Public Services

12/16/13

City of Chesterfield

Planning and Development Services Division

690 Chesterfield Parkway West

Chesterfield Mo, 63017

To whom it may concern,

This letter is concerning the property at 16635 Old Chesterfield Airport Rd. The property was zoned PI prior to the Urban Core Land use designation. We are seeking an amendment to allow "Gymnasium" to be included in the uses for the property.

The specific use we would like to accommodate is for a new business called K-9 Fit Club. It is a business venture that encourages people to work out and get fit with their dogs. Classes will only be offered for a person and their dog, there will be no classes offered for people alone. There will also be obedience training offered through the business.

We think this would be a great addition to the already dog friendly Chesterfield community.

Sincerely

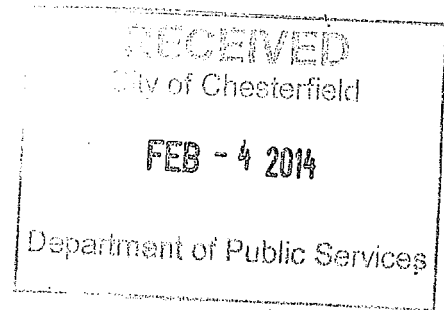
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Gene Beckmann



February 4, 2014

re: City of Chesterfield February 10, 2014 Hearing  
Beckmann Properties  
16625 Old Chesterfield Road



To the Planning and Zoning Commission,

The Chesterfield Historic and Landmarks Preservation Committee has been requested to give input on the petition of Beckmann Properties to allow a gymnasium use added to the allowable uses for their building in an historic area along Old Chesterfield Road.

The consensus of the CHLPC is that, as long as the exterior look will not be altered, the gymnasium use should be added to allowed uses. The reasons include the following:

Most of the houses in this historic area have kept the original appearance even though many are businesses and are no longer residential buildings.

External lighting and the hours of operation should be in keeping with an area which is still trying to keep an old residential and business neighborhood aura.

Sincerely,

Lynne N. Johnson  
Chairman, CHLPC

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