

Memorandum

Department of Planning



To: Planning and Public Works Committee

From: Isaak Simmers, Planner

Date: February 22, 2024

RE: **P.Z. 12-2023 West County YMCA:** A request to amend an existing “PC” Planned Commercial District for a 5.6-acre tract of land located west of W. Chesterfield Pkwy, south of Burkhardt Place, and north of Veteran’s Place Dr. (18T340388, 18T620217).

Summary

KAI Design, on behalf of the West County YMCA, has submitted a request to amend an existing ordinance for a “PC” Planned Commercial District located at the northwest intersection of Burkhardt Place and Veterans Place Drive to modify their specific development criteria and allow “Office-Medical” as a permitted use.

The applicant has requested modifications to their current ordinance by increasing the maximum allowed square footage from 74,000SF to 84,000SF, and reducing their required open space from 35% to 30%. The applicant has also requested “Office-medical” be added as a permitted use to the Attachment A. “Office-medical” is a use that can be considered in a Planned Commercial District and has been proposed as preparation for a future partnership with an urgent care.

The existing governing ordinance encompasses 5.61-acres of the YMCA property and 3.52 acres of Central Park Lake. The entire property was once owned by the YMCA until it was transferred to city ownership in 2007. The proposed ordinance amendment will eliminate the 3.52-acres of park owned by the City, bringing the YMCA’s open space percentage to roughly 32% prior to any future renovation, thus requiring the applicant to request the 5% reduction. The applicant amended their site plan in January 2024 for a renovation and expansion of the YMCA facility, which included minor modifications to the parking area. Some of which included the removal of two parking aisles to meet the 35% open space requirement that is currently in their ordinance. The applicant hopes to receive approval for the reduction and amend the site plan again to keep the two parking aisles.

A Public Hearing was held for the proposed amendment on October 09, 2023. Concerns were raised regarding the request to increase building density and reduce the open space. The applicant has since provided Staff with an explanation for the proposed open space reduction included in the narrative. Planning Commission voted on the petition on February 12, 2024 and made two motions; a motion to recommend approval

that passed by a vote of 7-0, and a motion to recommend the approval of amending the open space requirement from 35% to 30%. The motion passed by a vote of 7-0.

Please find additional information regarding the proposed ordinance amendment attached to this report.

Attachments

1. Attachment A
2. Response to Issues Letter
3. Preliminary Site Development Plan

ATTACHMENT A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this "PC" Planned Commercial District shall be:
 - a. Community Center/ Recreation Facility including but not limited to:
 - i. Auditorium
 - ii. Gymnasium
 - iii. Natatorium
 - iv. Multi-purpose Rooms
 - v. Day Care Center
 - b. Office-Medical
2. The above uses in the "PC" Planned Commercial District shall be restricted as follows:
 - a. No outside sports fields.
3. Hours of Operation
 - a. Hours of operation for this "PC" District shall not be restricted.

B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

1. FLOOR AREA
 - a. Total building floor area shall not exceed 84,000 square feet.
2. HEIGHT
 - a. The maximum height of any structure, exclusive of roof screening, shall not exceed three (3) stories.
3. BUILDING REQUIREMENTS
 - a. A minimum of thirty percent (30%) open space is required for this development.

C. SETBACKS

1. STRUCTURE SETBACKS

No building or structure, other than: a freestanding project identification sign, light standards, or flag poles will be located within the following setbacks:

- a. Twenty (20) feet from the boundaries of this "PC" Planned Commercial District with the exception of the following:
 - b. Zero (0) feet from the southeastern property line bearing S 57° 29' 34" W.
2. PARKING SETBACKS

No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:

- a. Ten (10) feet from the boundaries of this "PC" Planned Commercial District with the exception of the following:
- b. Zero (0) feet from the southeastern property line bearing S 57° 29' 34" W.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. No construction related parking shall be permitted within right of way or on any existing roadways. All construction related parking shall be confined to the development.
3. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

1. Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

H. ARCHITECTURAL

1. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.
2. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall be limited to two (2) driveways on Burkhardt Place as shown on the Preliminary Site Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield.
2. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the agency in control of the right of way off which the access is proposed.
3. Provide cross access easements and temporary slope construction license or other appropriate legal instruments or agreements guaranteeing permanent access between this site and all adjacent properties as directed by the City of Chesterfield.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield. No gate installation will be permitted on public right of way.
2. Obtain approvals from the City of Chesterfield for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.

L. STORM WATER

1. Storm sewer shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.

M. SANITARY SEWER

1. Sanitary sewer shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.

N. POWER OF REVIEW

1. The development shall adhere to the Power of Review Requirements of the City of Chesterfield Code.

O. GEOTECHNICAL REPORT

1. Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Planning and Public Works. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

P. MISCELLANEOUS

1. All utilities will be installed underground.
2. An opportunity for recycling will be provided.
3. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and St. Louis County Department of Transportation or MoDOT. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
4. Retaining walls along public right of way shall be private and remain private forever and shall be located such that it is not necessary to support any public improvements.

II. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan shall include, but not be limited to, the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.

3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is a separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.

22. Compliance with Sky Exposure Plane.

23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

III. TRUST FUND CONTRIBUTION

1. The developer shall be required to contribute to the applicable Traffic Generation Assessment (TGA) area as established by City of Chesterfield Ordinance 3207 or amendments thereafter.

A. ROADS

- i. The roadway improvement contribution is based on land and building use. The roadway contributions are necessary to help defray the cost of engineering, right-of-way acquisition, and major roadway construction. This contribution shall be established by the City of Chesterfield Trust Fund Rate Schedule effective at the time of development.
- ii. The Traffic Generation Assessment (TGA) contribution shall be made prior to the issuance of a Municipal Zoning Approval (MZA) by the City of Chesterfield.
- iii. Allowable credits for required improvements will be awarded as directed by the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.
- iv. As this development is located within a trust fund area, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development will be retained in the appropriate trust fund.

IV. RECORDING

1. Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

V. ENFORCEMENT

1. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
2. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
3. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of

Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.

4. Waiver of Notice of Violation per the City of Chesterfield Code.
5. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.



12/5/2023

City of Chesterfield
Isaak Simmers
690 Chesterfield Parkway West
Chesterfield, MO 63017

Subject: Response to Comments from Zoning Commission
16464 Burkhardt Place - West County YMCA

Dear Mr. Simmers,

The request to increase the building density and reduce open space requirement is needed because the YMCA property was reduced in size to accommodate the lake and park area to the south of the building. The existing parking lot accommodates the YMCA's needs and allows for community access to the park area. As the local community population continues to grow, the YMCA needs to meet their needs with a facility that is larger than the reduced site area currently allows. If the parking spaces that are more than minimum for the facility are removed, the public will likely continue parking in the YMCA parking lot, thus taking away client parking, or begin parking along Burkhardt Place as they once did when the street was a dead end.

The request for an increase in the allowable floor area from 74,000 sq. ft. to 84,000 sq. ft. will allow the YMCA facility to expand in the future if necessary to meet future needs of their users. With the currently proposed design, they will be at the maximum allowable square footage today and will have no room to grow in the future when needed. There are currently no plans to use this variance, but by allowing the variance today they can avoid a future review request.

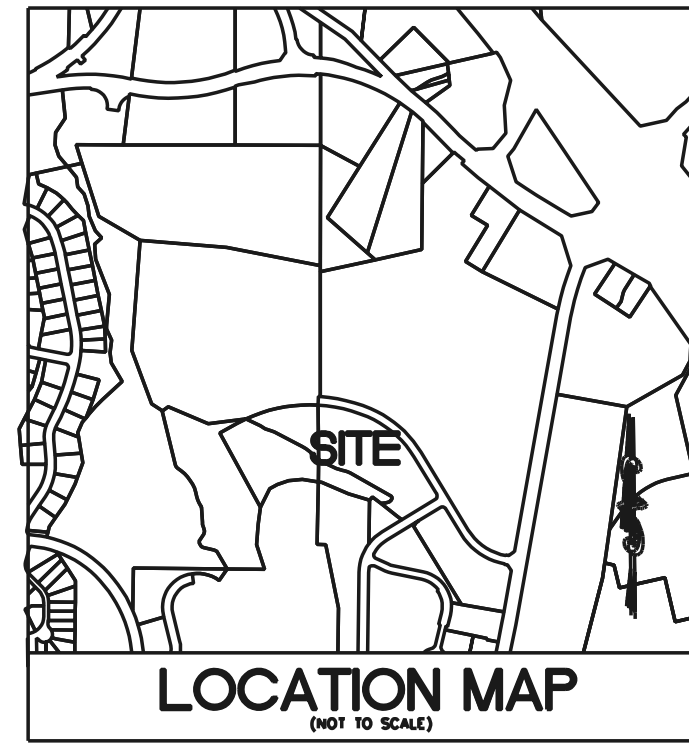
The request for the additional user group of Medical Office will allow the YMCA to lease out an existing portion of the facility to a partner medical clinic that will help serve the local community as well as patrons of the YMCA.

Thank you for your consideration,

Scott Clark, ASSOCIATE AIA
PROJECT DESIGNER

KAI Design
2060 Craigshire Rd | St. Louis, MO 63146 | 314.241.8188

CC: Ty Wagner, Gateway Region YMCA
Joel Kerschen, AIA, CSI, LEED AP BD+C, KAI Design



OPEN SPACE:	
EXISTING	
PARKING AND DRIVES	96,062 SQFT
BUILDINGS	58,581 SQFT
TOTAL	154,643 SQFT
GREEN SPACE AND SIDEWALKS	89,921 SQFT
ENTIRE PROPERTY	244,564 SQFT
GREEN SPACE PERCENTAGE	36.77 PERCENT
PROVIDED	
PARKING AND DRIVES	93,316 SQFT
BUILDINGS	64,044 SQFT
TOTAL	157,360 SQFT
GREEN SPACE AND SIDEWALKS	87,204 SQFT
ENTIRE PROPERTY	244,564 SQFT
GREEN SPACE PERCENTAGE	35.66 PERCENT
REQUIRED	> 35.00 PERCENT

PRELIMINARY SITE DEVELOPMENT PLAN

A TRACT OF LAND IN U.S. SURVEY 415 AND 2002, T. 45 N. R. 4 E.
CITY OF CHESTERFIELD, ST. LOUIS COUNTY MO.

PERTINENT DATA	
OWNER	YOUNG MEN'S CHRISTIAN ASSOCIATION
ZONING	PC - ORD. #2520
SITE ACREAGE	5.615±
LOCATOR NO.	18T620217
FIRE DISTRICT	CHESTERFIELD FIRE PROTECTION DISTRICT
SCHOOL DISTRICT	PARKWAY
SEWER DISTRICT	M.S.D.
WATER SHED	BONHOMME CREEK
WATER SERVICE	MISSOURI AMERICAN WATER COMPANY
GAS SERVICE	SPIRE GAS COMPANY
ELECTRIC SERVICE	AMEREN

ST. LOUIS COUNTY BENCHMARK
BENCHMARK 12048
ND4029 Elev = 557.81
5" on top of curb at end of roadway along the north curb line of the westerly extension of Burkhardt Place on the east side of Chesterfield Village Parkway; 0.2 mile north of Lyda Hill Drive.

PARKING DATA

EXISTING	241 P.S.
PROPOSED SPACES PROVIDED	44 P.S.
PROVIDED PARKING	245 P.S. TOTAL
REQUIRED PARKING (3.3 SPACES PER 1,000 S.F.) (73,985 S.F. / 1,000 X 3.3 SPACES)	245 P.S. TOTAL
PROVIDED ADA ACCESSIBLE PARKING	11 P.S. TOTAL

SHEET INDEX

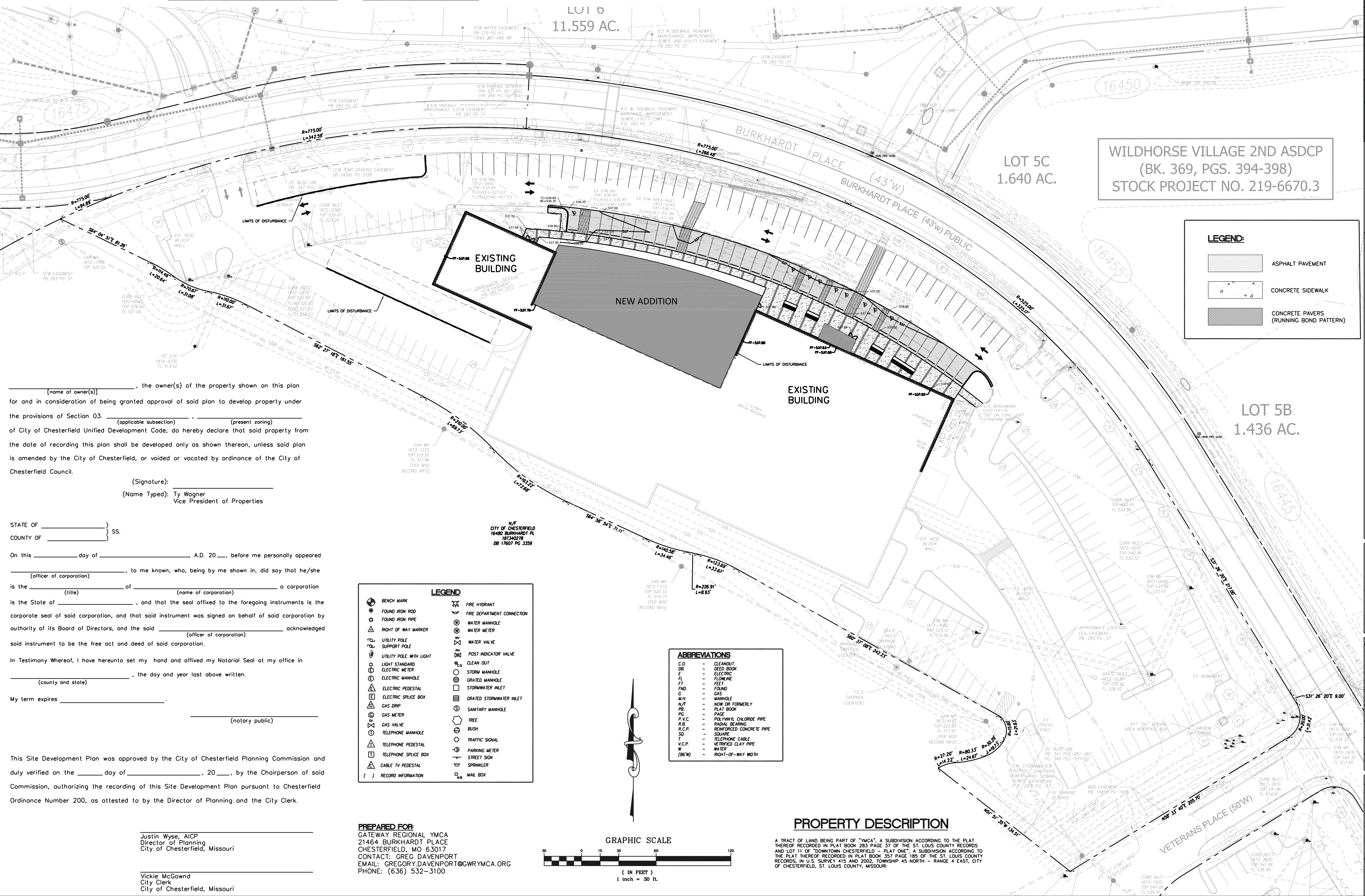
2C-000	CIVIL GENERAL INFORMATION
2C-001	FOURTH AMENDED SITE DEVELOPMENT PLAN
2C-002	DETAILS
2L-100	TREE STAND DELINEATION
2L-101	TREE STAND DELINEATION
2L-200	TREE PRESERVATION PLAN
2L-201	TREE PRESERVATION PLAN
2L-300	LANDSCAPE PLAN
2L-301	LANDSCAPE PLAN



WILDHORSE VILLAGE 2ND ASDCP
(BK. 369, PGS. 394-398)
STOCK PROJECT NO. 219-6670.3

LEGEND:

[Symbol]	ASPHALT PAVEMENT
[Symbol]	CONCRETE SIDEWALK
[Symbol]	CONCRETE PAVERS (RUNNING BOND PATTERN)



I, the owner(s) of the property shown on this plan for and in consideration of being granted approval of said plan to develop property under the provisions of Section 03. _____ (applicable subsection) _____ (present zoning) of City of Chesterfield Unified Development Code, do hereby declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the City of Chesterfield, or voided or vacated by ordinance of the City of Chesterfield Council.

(Signature): _____
(Name Typed): Ty Wagner
Vice President of Properties

STATE OF _____ SS.
COUNTY OF _____

On this _____ day of _____ A.D. 20____, before me personally appeared _____ (officer of corporation) to me known, who, being by me shown in, did say that he/she is the _____ (title) of _____ (name of corporation) a corporation is the State of _____, and that the seal affixed to the foregoing instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said _____ (officer of corporation) acknowledged said instrument to be the free act and deed of said corporation.

In Testimony Whereof, I have hereunto set my hand and affixed my Notarial Seal at my office in _____ (county and state) _____, the day and year last above written.

My term expires _____ (notary public)

This Site Development Plan was approved by the City of Chesterfield Planning Commission and duly verified on the _____ day of _____, 20____, by the Chairperson of said Commission, authorizing the recording of this Site Development Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Director of Planning and the City Clerk.

Justin Wyse, AICP
Director of Planning
City of Chesterfield, Missouri

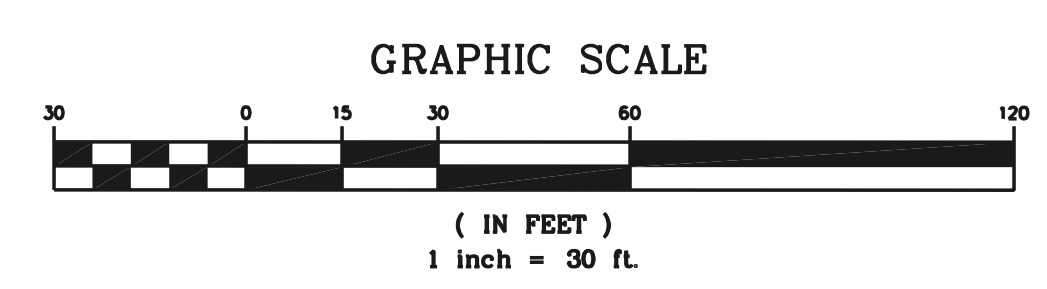
Vickie McGownd
City Clerk
City of Chesterfield, Missouri

LEGEND

[Symbol]	BENCH MARK	[Symbol]	FIRE HYDRANT
[Symbol]	FOUND IRON ROD	[Symbol]	FIRE DEPARTMENT CONNECTION
[Symbol]	FOUND IRON PIPE	[Symbol]	WATER MANHOLE
[Symbol]	RIGHT OF WAY MARKER	[Symbol]	WATER METER
[Symbol]	UTILITY POLE	[Symbol]	WATER VALVE
[Symbol]	SUPPORT POLE	[Symbol]	POST INDICATOR VALVE
[Symbol]	UTILITY POLE WITH LIGHT	[Symbol]	CLEAN OUT
[Symbol]	LIGHT STANDARD	[Symbol]	STORM MANHOLE
[Symbol]	ELECTRIC METER	[Symbol]	STORMWATER INLET
[Symbol]	ELECTRIC MANHOLE	[Symbol]	GRATED STORMWATER INLET
[Symbol]	ELECTRIC PEDESTAL	[Symbol]	SANITARY MANHOLE
[Symbol]	ELECTRIC SPUR BOX	[Symbol]	TREE
[Symbol]	GAS DRIP	[Symbol]	BUSH
[Symbol]	GAS METER	[Symbol]	TRAFFIC SIGNAL
[Symbol]	GAS VALVE	[Symbol]	PARKING METER
[Symbol]	TELEPHONE MANHOLE	[Symbol]	STREET SIGN
[Symbol]	TELEPHONE PEDESTAL	[Symbol]	SPRINKLER
[Symbol]	TELEPHONE SPUR BOX	[Symbol]	MAIL BOX
[Symbol]	CABLE TV PEDESTAL	[Symbol]	
[Symbol]	RECORD INFORMATION	[Symbol]	

ABBREVIATIONS

C.O.	CLEANOUT
DR	DEED BOOK
E	ELECTRIC
FL	FLOWLINE
FT	FEET
FND.	FOUND
G	GAS
M.H.	MANHOLE
N/O	NOT OF FORMERLY
PL	PLAT BOOK
P.C.	PAGE
P.V.C.	POLYVINYL CHLORIDE PIPE
R.B.	RADIAL BEARING
R.C.P.	REINFORCED CONCRETE PIPE
SQ.	SQUARE
T	TELEPHONE CABLE
W.C.P.	WETTED CLAY PIPE
W	WATER
(86'W)	RIGHT-OF-WAY WIDTH



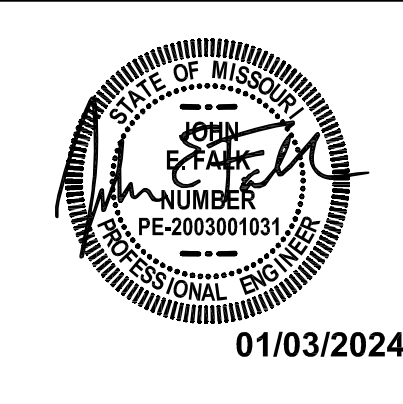
PROPERTY DESCRIPTION

A TRACT OF LAND BEING PART OF "YMCA", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 283 PAGE 37 OF THE ST. LOUIS COUNTY RECORDS AND LOT 11 OF "DOWNTOWN CHESTERFIELD - PLAT ONE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 357 PAGE 185 OF THE ST. LOUIS COUNTY RECORDS, IN U.S. SURVEY 415 AND 2002, TOWNSHIP 45 NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

PREPARED FOR:
GATEWAY REGIONAL YMCA
21464 BURKHARDT PLACE
CHESTERFIELD, MO 63017
CONTACT: GREG DAVENPORT
EMAIL: GREGORY.DAVENPORT@CWRYMCA.ORG
PHONE: (636) 532-3100

A PROJECT FOR: Enter Name
YMCA Chesterfield Renovation and Expansion
16464 BURKHARDT PL
CHESTERFIELD, MO 63017

ASDP REVIEW SUBMISSION



ISSUE:	MARK:	DATE:	DESCRIPTION:
ISSUE DATE:		01/03/2024	
PROJECT NO.:		15-23004-00	
DRAWN BY:		ACZ	
CHECKED BY:		JEF	

ORIGINAL SHEET SIZE IS 30" X 42"

SHEET TITLE:
FOURTH AMENDED SITE DEVELOPMENT PLAN

SHEET NO.
2C-001

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