



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Planning and Development Services Division Public Hearing Summary Report

P.Z. 01-2014 Chesterfield Valley NE Interchange (CVPBA III): A request for an amendment to Ordinance 2715 to modify development conditions for a 6.172 acre tract of land zoned “PC” Planned Commercial District located north of US Highway 40/Interstate 64 and immediately east of its intersection with Boones Crossing (17U620172 & 17U620183).

Summary

Stock & Associates Consulting Engineers, Inc., on behalf of CVPBA III, LLLC, has submitted a request for an ordinance amendment to reduce setbacks for Lot 1 along the northern boundary from 160 feet to 140 feet, along the eastern boundary from 105 feet to 70 feet, and along the western boundary from 135 feet to 65 feet; to allow for three (3) total lots rather than the two (2) currently allowed; and to consider a second access point on North Forty Outer Road as “Right-in Only”.

Site History

The subject site was incorporated into the City of Chesterfield under an “NU” Non-Urban District from St. Louis County. The zoning was first amended through a site-specific ordinance in 2006 to a “PC” Planned Commercial District. The site-specific ordinance was amended a second time in 2012 to amend the Permitted Use Requirements and a structure setback requirement.

The most recent zoning amendment in 2012, Ordinance 2715, did not grant approval to an additional land use, but rather modified the language to specify and permit an accessory activity to a current permitted land use. The ordinance amendment permitted the activity of patients to remain on the premises overnight for a period not to exceed seventy-two (72) hours with specific restrictions.

Surrounding Land Use and Zoning

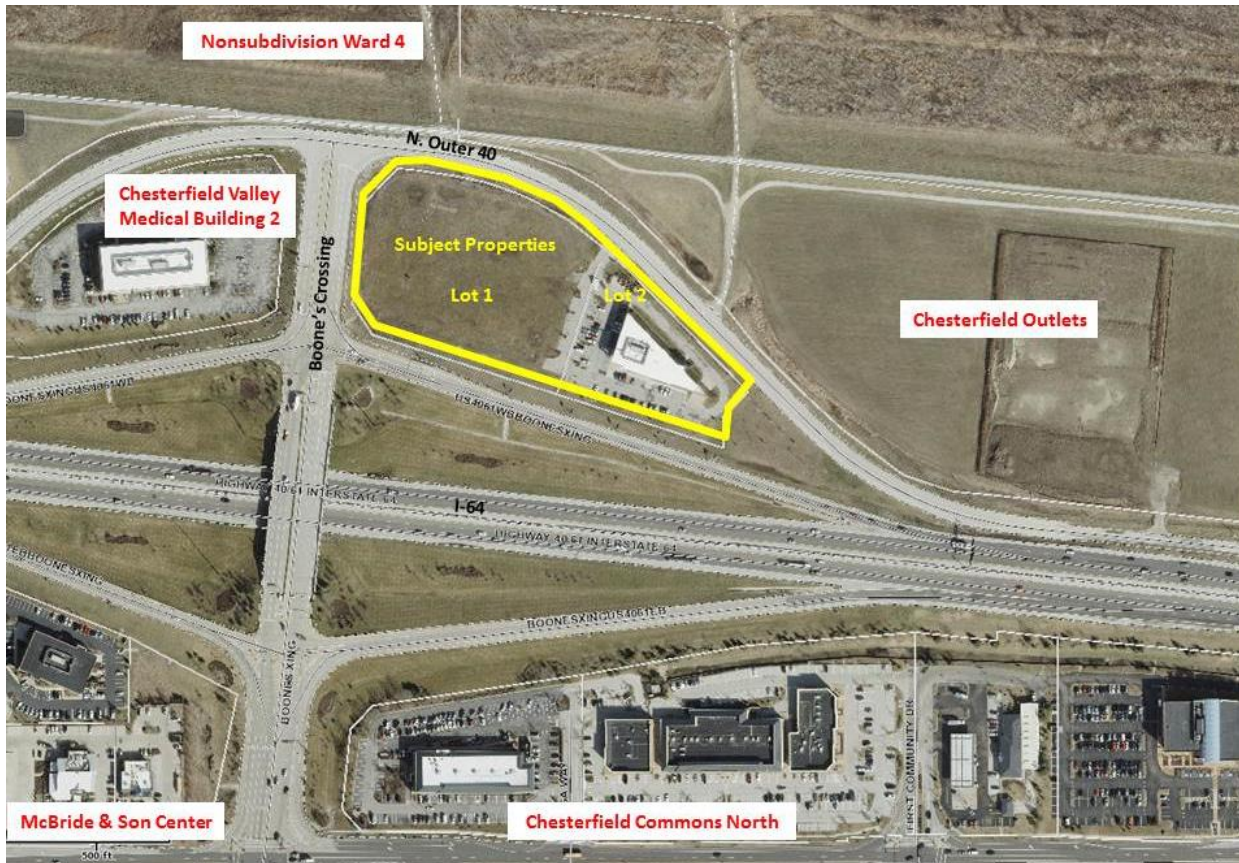
The land use and zoning for the properties surrounding this parcel and shown in the aerial image on the next page are as follows:

North: The property to the north across North Outer 40 Road is the Chesterfield Outlets commercial subdivision zoned Planned Commercial and an area with no subdivision zoned “FPNU”, Floodplain Non-Urban District. Current uses on these properties include retail and vacant/undeveloped land.

South: The properties to the south across Interstate 64 are the Chesterfield Commons North and McBride & Son Commercial Subdivisions zoned “PC” and “C-8” for Planned Commercial District. Current uses include mixed office/retail/restaurant.

East: The property to the east is the Chesterfield Outlets commercial development zoned “PC” Planned Commercial District. Current uses include retail through the Taubman Prestige Outlets.

West: The property to the west is the Chesterfield Valley Medical Building 2 commercial development and is zoned “PC” Planned Commercial District. Current uses on this property include medical offices.



Comprehensive Plan Analysis

The subject site is located within the Mixed Commercial Use land use designation. The Comprehensive Plan defines Mixed Commercial Use as “Appropriate uses in this designation would be retail and office. Depending on location, some areas may combine warehousing and distribution with the office development”.

Staff Analysis

1. Both previous ordinances governing this site (Ord. 2274 and Ord. 2715) limit access to this site to one (1) entrance. The amendment requests in 2006 did include a second access point to North Outer 40, but was not ultimately granted. During the 2012 amendment (Ordinance #2715), the ordinance included the following section regarding Access Management, “Access to this development from North Outer 40 shall be restricted to one (1) commercial entrance located to provide required sight distance and constructed to Saint Louis County standards as directed by the Saint Louis County Department of Highways and Traffic”. The applicant has provided clarification that their request to allow an additional curb cut has been triggered by the improvement of North Outer Forty to a four (4) lane road.
2. There are various references throughout the existing ordinance to the maximum permitted two (2) structures. All references would need to be amended to allow for three (3) structures as requested by the applicant. The applicant did provide clarification that the existing height requirements of a 45 foot maximum and the existing floor area requirements of an 89,000 sq. ft. maximum with a maximum FAR of 0.55 would still be met despite the requested addition of an extra structure.

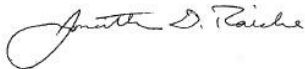
3. As mentioned in the Summary section and the attached Project Narrative, there are three setback reduction requests: the eastern boundary from 105 feet to 70 feet, the western boundary from 135 feet to 65 feet, and the northern boundary from 160 feet to 140 feet.
4. Since the previous amendments to this site, there has been a change in ownership for Lot 2. Although the applicant is seeking changes that focus on Lot 1, attempts were made to inform the owner of Lot 2 as well as obtain a Statement of Consent. Despite the efforts, the applicant was unable to obtain the consent from the second ownership entity. These efforts were made by the applicant and staff due to the fact that the current ordinance is the governing regulation for the entire district which includes both Lot 1 and Lot 2.

The existing ordinance (Ord. 2715) for this property can be found at the following location:

<http://www.chesterfield.mo.us/webcontent/ordinances/2012/ord2715.pdf> .

A public hearing further addressing the request will be held at the February 24, 2014, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice as well as the Preliminary Plan for this request.

Respectfully submitted,



Jonathan D. Raiche
Senior Planner

Attachments

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

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 24, 2014 at 7:00 p.m. in the City Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

P.Z. 01-2014 Chesterfield Valley NE Interchange (CVPBA III): A request for an amendment to Ordinance 2715 to modify development conditions for a 6.172 acre tract of land zoned "PC" Planned Commercial District located north of US Highway 40/Interstate 64 and immediately east of its intersection with Boones Crossing (17U620172 & 17U620183).

Description of Property

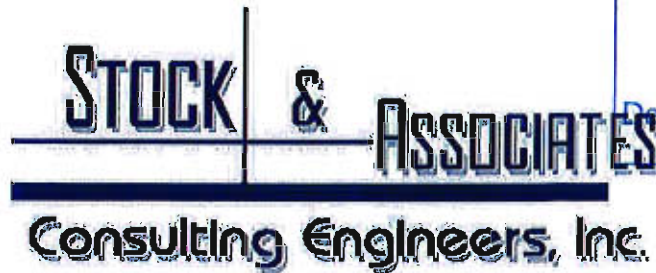
A tract of land being all of Lots 1 and 2 of Boones Crossing N.E., a subdivision according to the plat thereof as recorded in Plat Book 354, Page 817 of the St. Louis County Records, located in U.S. Survey 2031, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri



City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017



Information on this Public Hearing may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Senior Planner John Boyer at 636.537.4734 or via e-mail at jboyer@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.



Via E-Mail (JRaische@chesterfield.mo.us)

Dated: December 27, 2013
Revised: February 13, 2014

City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017-0760

Attention: Mr. Jonathan Raiche, Senior Planner

Re: "Ordinance Amendment Request" to Ordinance #2715, 8/20/12, on Behalf of
CVPBA III, L.L.C. – 17298 N. Outer 40 Road, Boone's Crossing Development
(Chesterfield Valley NE Interchange)
(Stock Project No. 212-4959.1)

Dear Jonathan:

On behalf of "CVPBA III, L.L.C.", we are respectfully requesting Amendments to
Ordinance #2715. The updated narrative of amendments are as follows:

Proposed Lot 1A and 1B and Existing Lot 2.

A.) Section C. Setbacks (Refers to Lot 1 and 2)

- Lot 1 a. Existing front yard setback from North Outer 40 is 160 feet.
Revise to 140 feet.
- Lot 1 c. Existing 105 ft. setback from Eastern Boundary (Lot 2).
Revise to 70 feet.
- Lot 1 d. Existing 135 ft. setback from Western Boundary (Boone's
Crossing). Revise to 65 ft.

B.) Section I. Access Management

- 3). Revise to consider second access point as "Right-In Only"

Dated: December 27, 2013
Revised: February 13, 2014
CITY OF CHESTERFIELD
Page 2

Per City Review, confirmation was request of the following Requirements of Ord. 2715.

- 1.) No more than 89,000 s.f. of building floor area is permitted. The proposed buildings on Lot 1A and Lot 1B plus the existing building on Lot 2 will not exceed the total 89,000 sf. allowed.
- 2.) Height limitation of 45 feet. The proposed new buildings for Lot 1A and Lot 1B will not exceed 45 feet.
- 3.) 40% Open Space Requirement will be met.
- 4.) The proposed plan does not exceed 0.55 F.A.R.

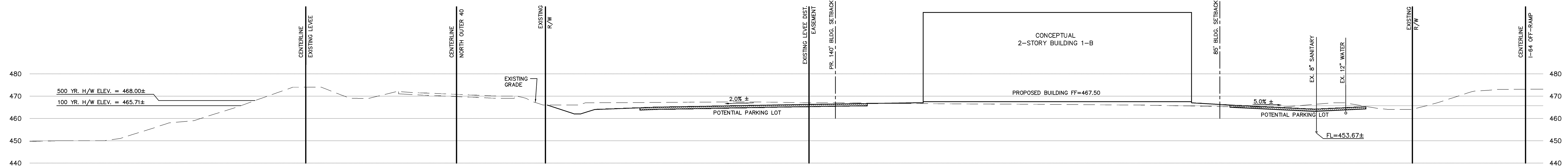
Should you have any questions or comments, please feel free to call. As always, we appreciate your assistance, and look forward to working with you and your staff.

Sincerely,

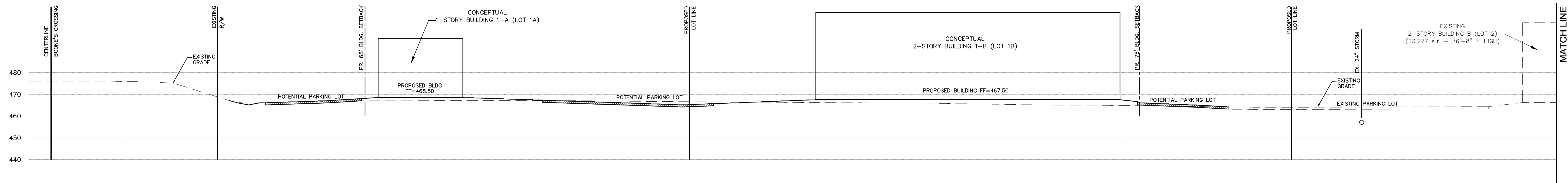


George M. Stock, P.E.,
President

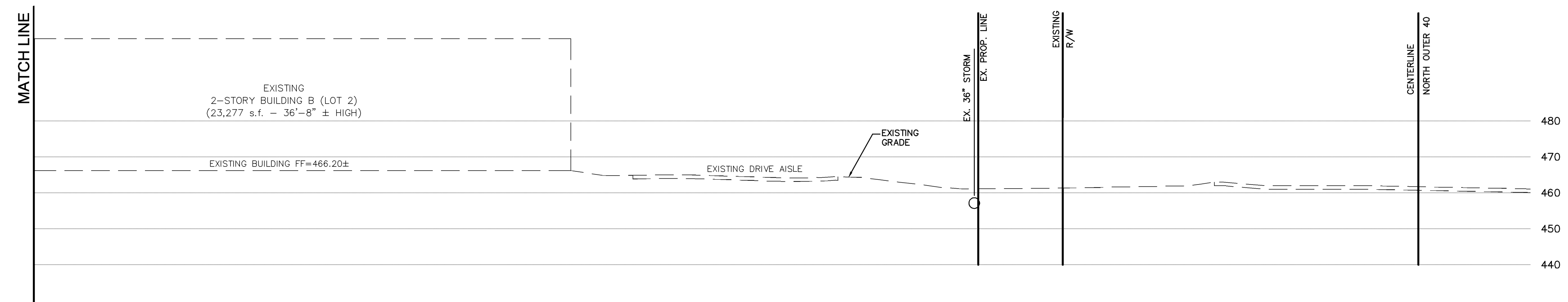
CC: Mr. Jim Thomas (jthomas@bwtpepa.com)
Ms. Aimee Nassif, Planning & Development Services Director
City of Chesterfield (ANassif@chesterfield.mo.us)
Mr. Tim Stock, Executive Vice President



SITE SECTION A-A
SCALE: 1"=20'



SITE SECTION B-B
SCALE: 1"=20'



SITE SECTION B-B
SCALE: 1"=20'

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH: (636) 530-9100
FAX: (636) 530-9130
e-mail: gstock@stockassoc.com
Web: www.stockassoc.com

PRELIMINARY PLAN
CHESTERFIELD VALLEY NE INTERCHANGE
BUILDING A-1 AND A-2
17298 NORTH OUTER 40
CHESTERFIELD, MISSOURI 63005

2/18/2014
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

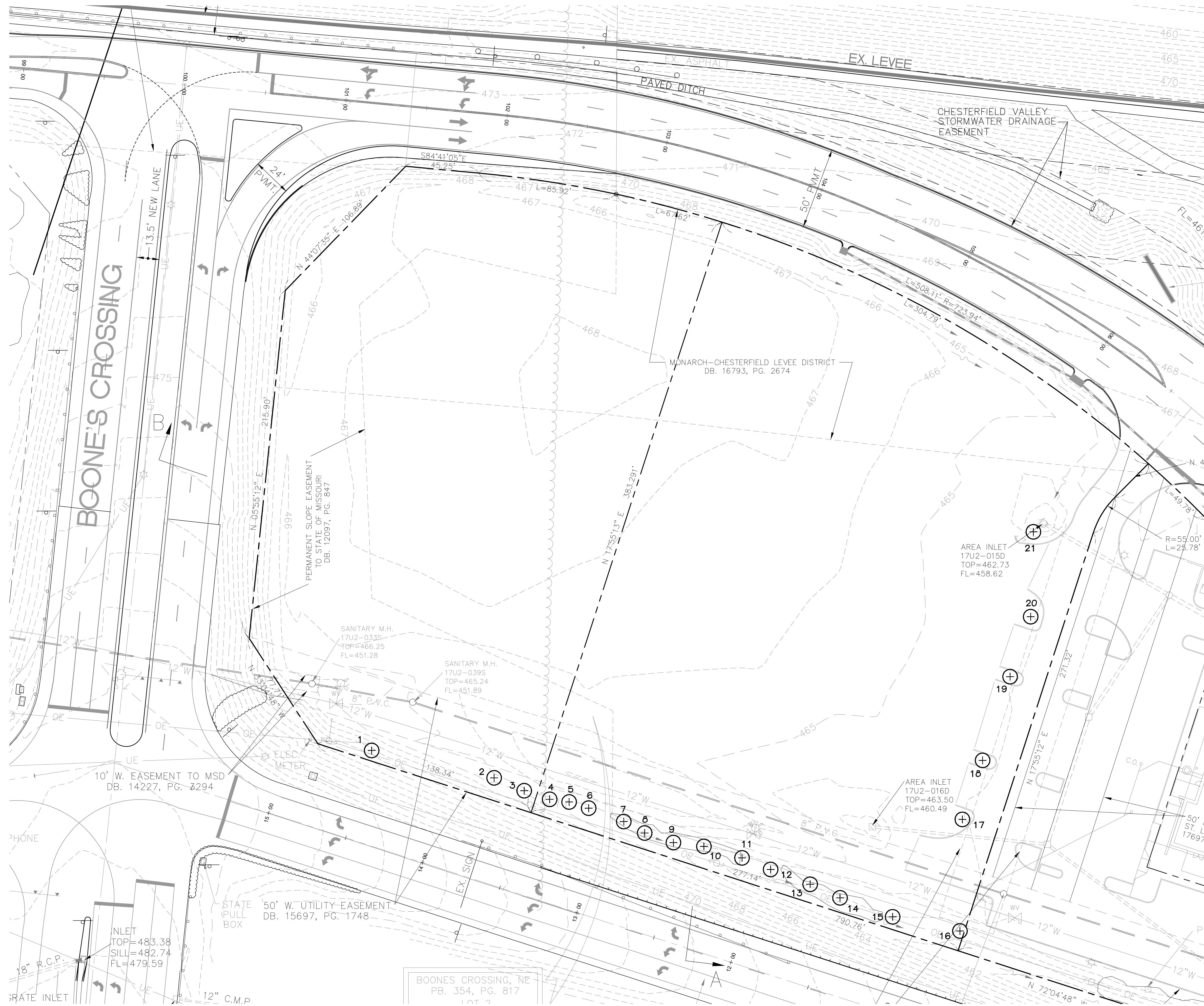
REVISIONS:

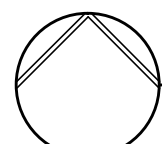
1	12/27/13 PER CITY COMMENTS
2	1/28/14 PER CITY COMMENTS
3	2/18/14 PER CITY COMMENTS

DRAWN BY:	CHECKED BY:
T.P.S.	G.M.S.
DATE:	JOB NO.:
12/19/13	212-4959.1
MSD P. NO.:	BASE MAP:
P-27378	17U,17I

SHEET TITLE:
PRELIMINARY SITE SECTIONS

SHEET NO.:
C1.2

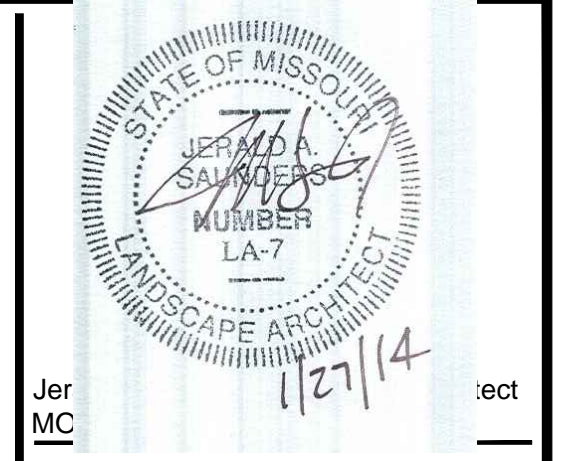


 **Tree Stand Delineation**
SCALE 1" = 30'-0"

No.	Tree Name	Size	Rating	Comment
1	Mulberry	8"	3	
2	Redbud	3"	3	
3	Redbud	3"	2	
4	Redbud	3"	3	
5	Kwanzan Cherry	2"	0	Dead
6	Kwanzan Cherry	2"	1	
7	Kwanzan Cherry	3"	1	
8	Bradford Pear	4"	3	
9	Kwanzan Cherry	3"	2	
10	Kwanzan Cherry	4"	3	
11	Bradford Pear	4"	3	
12	Flowering Crab	2"	3	
13	Redbud	3"	3	
14	Redbud	3"	3	
15	White Pine	2.5"	3	
16	Redbud	2.5"	2	
17	Red Maple	5.5"	4	
18	Red Maple	5.5"	4	
19	Red Maple	5.5"	2	
20	Red Maple	5.5"	3	
21	Cherry	3"	1	

LEGEND:
Symbol Description
6 ⊕ Existing Individual Tree

ZONING DESIGNATION:
Present Zoning: "PC" (Planned Commercial)
Total Site Area: 6.172 Acres ±
Floodplain Map Number: 29189C0140H



Jer MC
Consultants:

Chesterfield Valley NE Interchange Building A-1 and A-2

Chesterfield, MO 63005

Revisions:

Date	Description	No.

Drawn: LWH
Checked: JAS

Loomis Associates
Landscape Architects/Planners
2000 N. Lindbergh Blvd., Suite 100
Chesterfield, Missouri 63005-1024
630.579.8668 Fax 630.579.0794
www.loomisassociates.com
Missouri State Certificate of Authority #: LAC #000019

Sheet Title:	Tree Stand Delineation
Sheet No:	TSD
Date:	1/27/14
Job #:	813.035

Tree Stand Delineation Plan Prepared under direction of: Douglas DeLong
Certified Arborist MW- 4826A
Douglas A. DeLong