



IV. B.

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Planning and Development Services Division Public Hearing Summary Report

P.Z. 02-2014 Herman Stemme Office Park (MiTek USA, Inc.): A request for an amendment to Ordinance 2319 to modify development criteria for 26.3 acres zoned “C8” Planned Commercial District located northeast of the intersection of Interstate 64/ US Highway 40 and Olive Boulevard (18S240179, 18S240421, 18S520602, 18S240410, 18S240498, 18S331392, 18S240443, 18S240311, 18S240201).

Summary

Stock and Associates Consulting Engineers, Inc., on behalf of MiTek USA, Inc., has submitted a request for an ordinance amendment to modify development criteria for the Herman Stemme Office Park development. More specifically, the request is for a text amendment to Section 1.A.c. of the City of Chesterfield Ordinance 2319 to remove the restriction which limits an individual office building to 50,000 gross square feet, while leaving the cap on the overall square footage unchanged. No other changes to the ordinance are being requested.

Site History

The subject site was originally zoned “C-8” Planned Commercial District by St. Louis County in 1978 under Ordinance 8801. In the decades since, the site-specific governing ordinance has been amended several times for changes to permitted uses, building heights, site access, and setback requirements.

The most recent ordinance amendment occurred in 2006, when the City of Chesterfield approved Ordinance 2319 to allow a medical office use at 1001 Chesterfield Parkway East only. At that time, two separate sets of development criteria were created in the Attachment A: one for the parcel which allowed medical office use and one for the remainder of Herman Stemme Office Park.

Furthermore, the property located at 1023 Chesterfield Parkway East (Stages St. Louis) which was originally located within the legal boundaries of the Herman Stemme Office Park ordinance, was zoned out of this ordinance and into its own, new Planned Commercial Ordinance (Ordinance 2731) in 2012.

Surrounding Land Use and Zoning

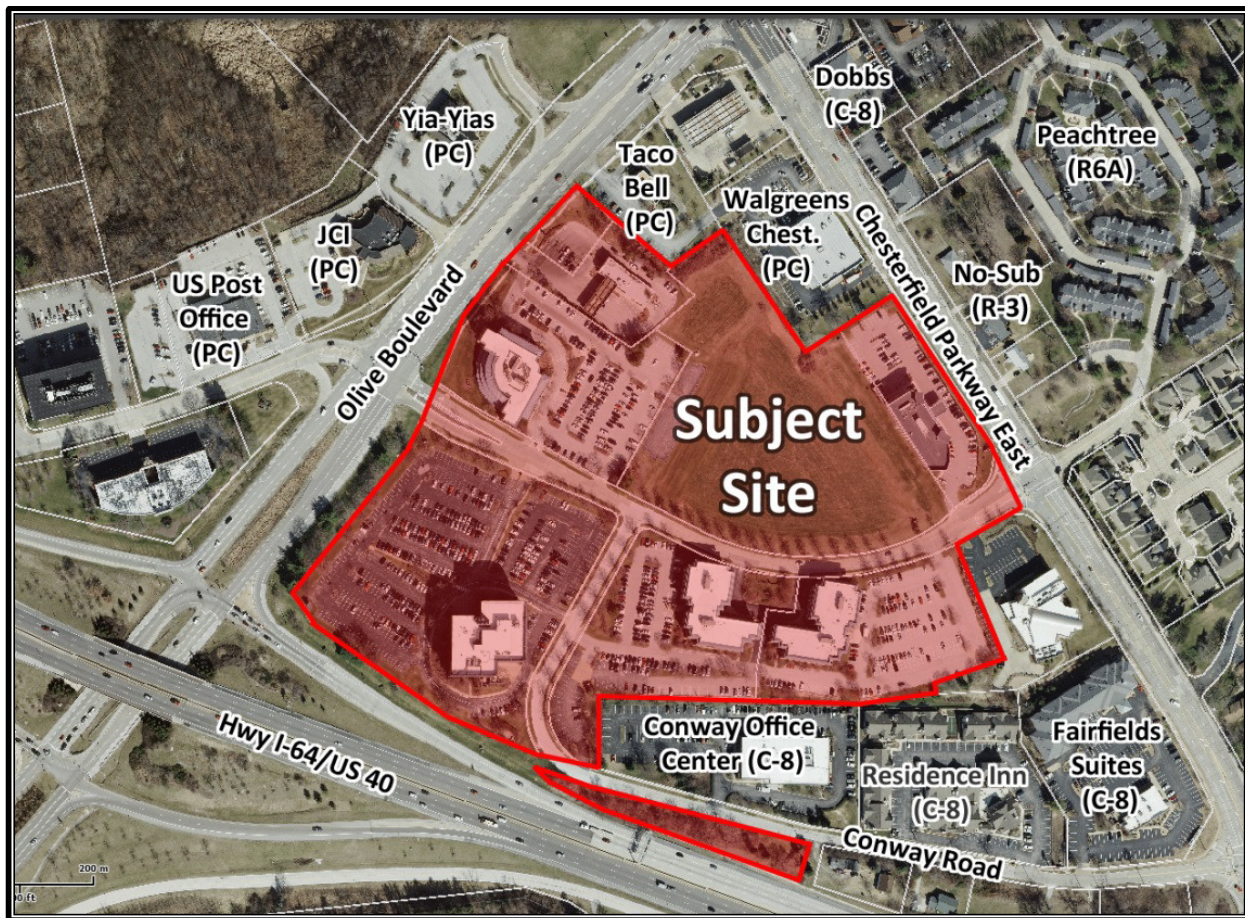
The land use and zoning for the properties surrounding this parcel and shown in the aerial image on the following page are as follows:

North: The properties to the north are the Taco Bell and Walgreen Chesterfield developments, which are zoned “PC” Planned Commercial District.

South: The properties to the south are the Conway Office Center and the Residence Inn developments and both developments are zoned “C-8” Planned Commercial District.

East: There is a mix of developments to the east across from Chesterfield Parkway East, which include both residential and commercial properties as seen on the aerial image on the next page.

West: The commercial developments to the west across Olive Boulevard are zoned “PC” Planned Commercial District.



Comprehensive Plan Analysis

The City of Chesterfield Comprehensive Land Use Map delineates the subject site within the “Urban Core” land use designation. The Comprehensive Plan states the following about the Urban Core:

The Urban Core was defined as the area known as Chesterfield Village, centered at the intersection of I-64/US 40 and Clarkson Road/Olive Boulevard and primarily served by the Chesterfield Parkway. Land uses for the Urban Core include a mixture of high density residential, retail, and office uses containing the highest density development in Chesterfield.

Staff Analysis

The original densities approved for this development in 1978 were as follows:

- One hotel/motel not in excess of 350 guest rooms
- One free standing restaurant not to exceed 10,300 square feet, or a carwash
- A maximum of 338,000 square feet of office space to be contained in not more than nine (9) office buildings, none of which shall individually contain in excess of 50,000 square feet

However, in 1979 St. Louis County amended Ordinance 8801 to amended the restaurant/carwash use to **allow a carwash with gas pumping facilities**. The uses were amended again six months later, to allow **one office building not in excess of 120,000 gross square feet in lieu of the 350 room hotel/motel**. This permitted office building was in addition to the permitted 338,000 square feet of office already allowed and the limitation of 50,000 square feet per office buildings applied only to the permitted 338,000 square feet of office space. And finally in 2006, the City of Chesterfield amended the ordinance **to allow for a 20,000 square foot medical office building** at 1001 Chesterfield Parkway East.

Of the discussed uses above, the following uses/buildings have been constructed on the site:

- A 108,144 square foot office building (this was built in lieu of the hotel/motel)
- A carwash with gas pumping facilities
- 149,780 square feet of office space, in 3 buildings (this does not include the building which houses Stages of St. Louis as this site is governed by its own ordinance)
- A 19,732 square foot medical office building

Of the 338,000 square foot of office currently permitted, 149,780 has been built. The Applicant is currently entitled to a full build out, with multiple buildings on this site, of 188,220 square feet. In lieu of constructing this as currently permitted, the Applicant would like to build one building, at a maximum of 100,000. As this is the last buildable lot within this development, and the site must meet all open space, parking, site circulation, and other site requirements, the total build out of the entire subdivision will fall below the total density permitted by ordinance.

The City of Chesterfield City Code does not require a preliminary plan for text amendments of this type. In addition, this site is not requesting any site design amendments. If this text amendment is approved, then a Site Development Section Plan will be prepared by the Applicant and reviewed by Staff for review and approval of the Planning Commission.

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 and Outboundary Survey. In addition, below is a link to the existing planned district ordinance which governs this site.

<http://www.chesterfield.mo.us/webcontent/ordinances/2006/ord2319.pdf>

Respectfully submitted,



Purvi Patel
Project Planner

Attachments

1. Public Hearing Notice
2. Outboundary Survey

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. 02-2014 Herman Stemme Office Park (MiTek USA, Inc.): A request for an amendment to Ordinance 2319 to modify development criteria for 26.3 acres zoned "C8" Planned Commercial District located northeast of the intersection of Interstate 64/ US Highway 40 and Olive Boulevard (18S240179, 18S240421, 18S520602, 18S240410, 18S240498, 18S331392, 18S240443, 18S240311, 18S240201).

Description of Property

A tract of land being part of "Herman Stemme Office Park" as recorded in Plat Book 198, Pages 20 and 21, in the St. Louis County Records in U.S. Surveys 415, 2002 and Fractional Section 10 and a tract of land in Fractional Section 10, Township 45 North – Range 4 East, 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 Project Planner Purvi Patel at 636.537.4738 or via e-mail at ppatel@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.

ZONING BOUNDARY EXHIBIT

A TRACT OF LAND BEING PART OF HERMAN STEMME OFFICE PARK,
U.S. SURVEY 415, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDAN,
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

ORDINANCE 2319
LEGAL DESCRIPTION
A tract of land being part of "Herman Stemme Office Park" as recorded in Plat Book 198, Pages 20 and 21, in the St. Louis County Records in U.S. Surveys 415, 2002 and Fractional Section 10 and a tract of land in Fractional Section 10, Township 45 North - Range 4 East, St. Louis County, Missouri and being more particularly described as:

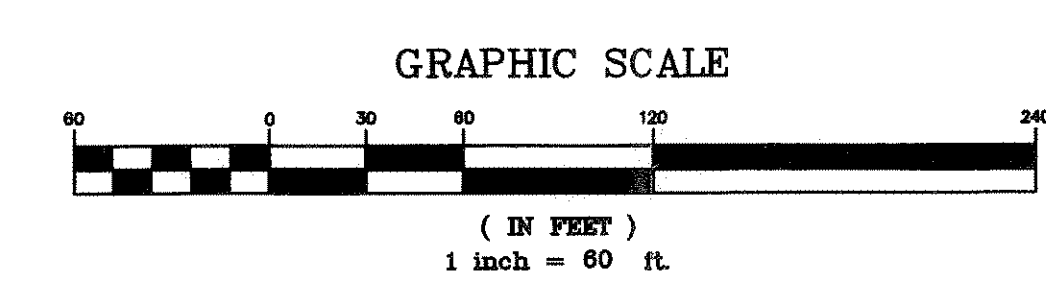
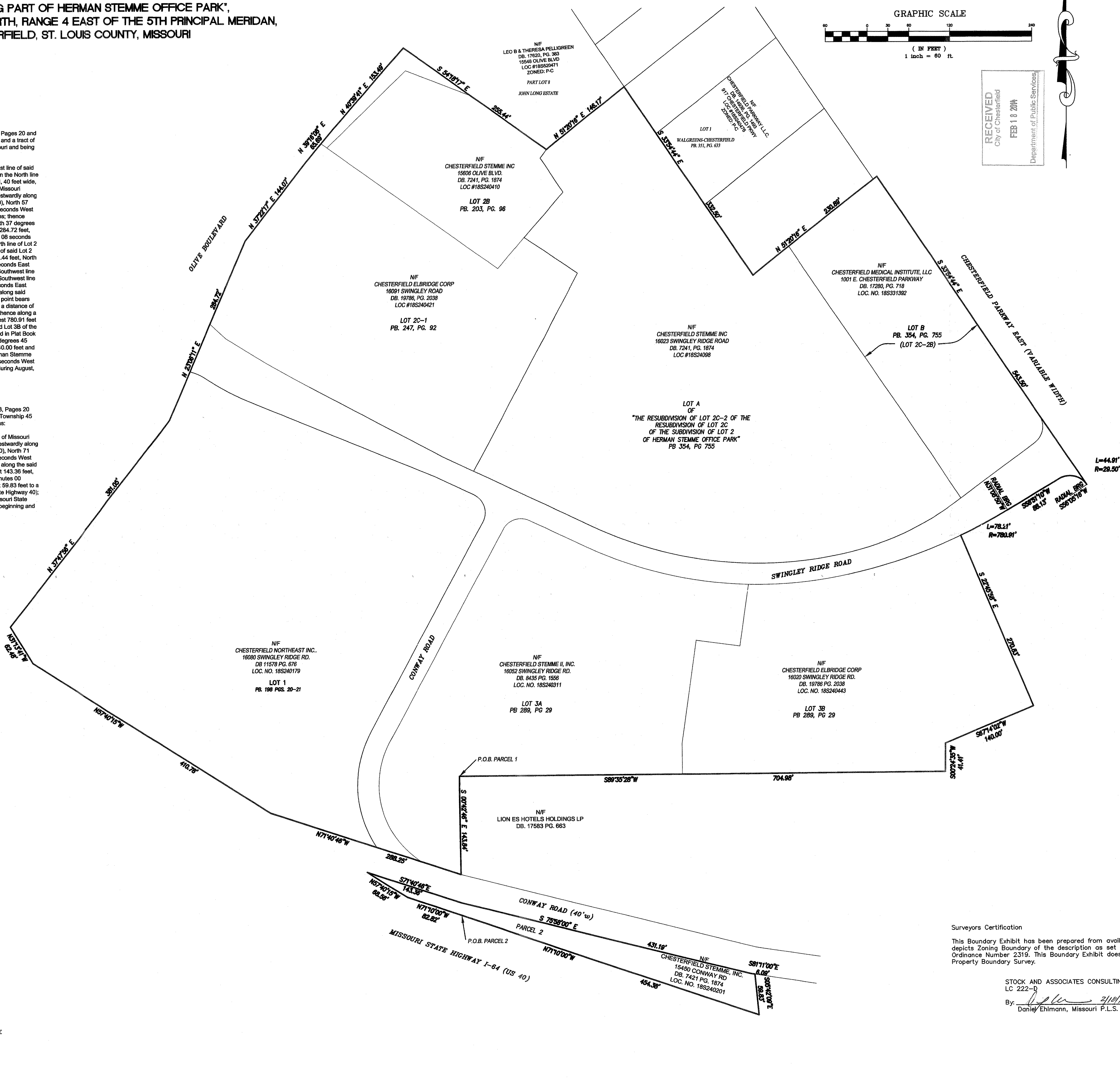
Beginning at the Northeast corner of U.S. Survey 2002; thence Southwardly along the East line of said U.S. Survey 2002, South 00 degrees 42 minutes 46 seconds East 143.84 feet to a point in the North line of Conway Road, 40 feet wide; thence Westwardly along said North line of Conway Road, 40 feet wide, North 71 degrees 40 minutes 46 seconds West 288.25 feet to a point in the North line of Missouri Interstate Highway 64 (formerly Missouri State Highway 40) of varying widths; thence Westwardly along the said North line of Missouri Interstate Highway 64 (formerly Missouri State Highway 40), North 57 degrees 40 minutes 15 seconds West 410.78 feet and North 31 degrees 13 minutes 41 seconds West 62.48 feet to a point in the Southeast line of Olive Street Road, varying widths; thence along said Southeast line of Olive Street Road, the following courses and distances: North 37 degrees 47 minutes 56 seconds East 381.05 feet, North 23 degrees 06 minutes 11 seconds East 284.72 feet, North 37 degrees 22 minutes 17 seconds East 144.07 feet, North 39 degrees 16 minutes 08 seconds East 65.59 feet and North 40 degrees 39 minutes 41 seconds East 153.49 feet to the North line of Lot 2 of said "Herman Stemme Office Park"; thence Eastwardly along the North and East lines of said Lot 2 the following courses and distances: South 54 degrees 18 minutes 17 seconds East 255.44 feet, North 51 degrees 20 minutes 16 seconds East 146.17 feet, South 33 degrees 54 minutes 44 seconds East 332.50 feet, North 51 degrees 20 minutes 16 seconds East 230.89 feet to a point in the Southwest line of Chesterfield Parkway (formerly Schoettler Road); thence Southeastwardly along said Southwest line of Chesterfield Parkway (formerly Schoettler Road), South 33 degrees 54 minutes 44 seconds East 543.50 feet to the South line of Swingley Ridge Road, varying width; thence Westwardly along said South line of Swingley Ridge Road, varying width, along a curve to the left, whose radius point bears South 56 degrees 05 minutes 16 seconds West 29.50 feet from the last mentioned point, a distance of 44.91 feet; thence South 58 degrees 51 minutes 10 seconds West 88.13 feet to a point; thence along a curve to the right, whose radius point bears North 31 degrees 08 minutes 50 seconds West 780.91 feet from the last mentioned point, a distance of 79.21 feet to the Northeast corner of Adjusted Lot 3B of the "Boundary Adjustment Plat of Lot 3B and 3C of Herman Stemme Office Park" as recorded in Plat Book 289 Page 29; thence Southwardly along the East line of said Adjusted Lot 3B, South 22 degrees 45 minutes 58 seconds East 270.53 feet, South 67 degrees 14 minutes 02 seconds West 140.00 feet and South 00 degrees 24 minutes 35 seconds West 41.41 feet to the South line of said "Herman Stemme Office Park"; thence Westwardly along said South line South 89 degrees 35 minutes 28 seconds West 704.98 feet to the point of beginning 25.93 acres according to calculations by Volt, Inc. during August, 2006.

Parcel Two
A tract of land being Lot 4 of "Herman Stemme Office Park" as recorded in Plat Book 198, Pages 20 and 21 in the St. Louis County Records, in U.S. Survey 2002 and Fractional Section 10, Township 45 North - Range 4 East, St. Louis County, Missouri and being more particularly described as:

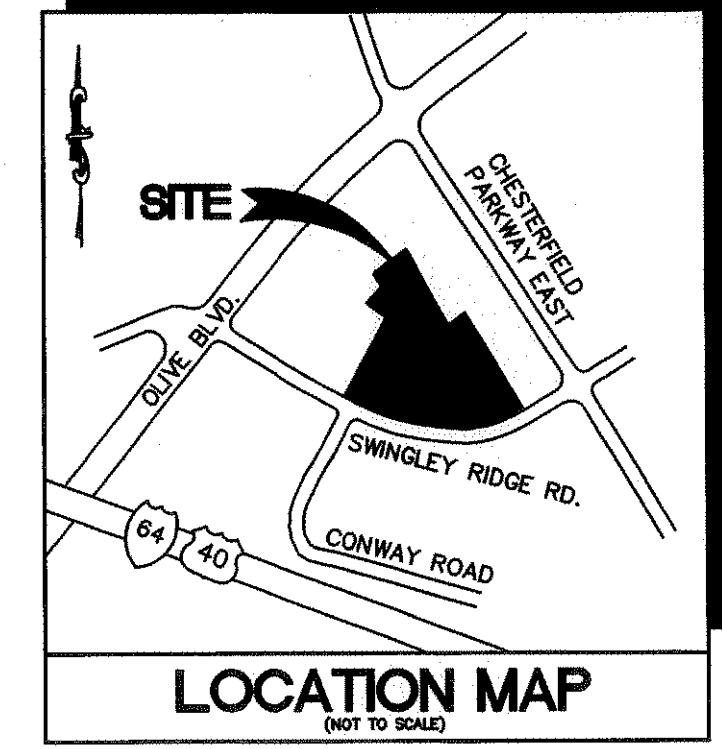
Beginning at the intersection of the East line of said U.S. Survey 2002 with the North line of Missouri Interstate Highway 64 (formerly Missouri State Highway 40) of varying widths; thence Westwardly along the said North line of Missouri Interstate Highway 64 (formerly Missouri State Highway 40), North 71 degrees 10 minutes 00 seconds West 82.82 feet and North 57 degrees 40 minutes 15 seconds West 68.56 feet to a point on the South line of Conway Road, 40 feet wide, thence Eastwardly along the said South line of Conway Road, 40 feet wide, South 71 degrees 40 minutes 46 seconds East 143.36 feet, South 75 degrees 58 minutes 00 seconds East 431.19 feet and South 61 degrees 11 minutes 00 seconds East 9.09 feet to a point; thence South 05 degrees 42 minutes 09 seconds East 59.83 feet to a point in the aforesaid North line of Missouri Interstate Highway 64 (formerly Missouri State Highway 40); thence Westwardly along said North line of Missouri Interstate Highway 64 (formerly Missouri State Highway 40), North 71 degrees 10 minutes 00 seconds West 454.38 feet to the point of beginning and containing 0.414 acres according to calculations by Volt, Inc. on January 2, 1997.

- LEGEND**
- ELECTRIC TRANSFORMER
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING TREE
 - EXISTING BUILDING
 - EXISTING CONTOUR
 - SPOT ELEVATION
 - EXISTING UTILITIES
 - FOUND 1/2" IRON PIPE
 - SET IRON PIPE
 - FOUND CROSS
 - FOUND STONE
 - FIRE HYDRANT
 - LIGHT STANDARD
 - BUSH
 - SIGN
 - NOTES PARKING SPACES
 - GUY WIRE
 - POWER POLE
 - WATER VALVE
 - DENOTES RECORD INFORMATION
 - HANDICAPPED PARKING

- ABBREVIATIONS**
- C.O. - CLEANOUT
 - DB. - DEED BOOK
 - EL. - ELECTRIC
 - FL. - FOUND
 - FT. - FEET
 - FO. - FOUND
 - G. - GAS
 - M.M. - MARBLE
 - N.F. - NOW OR FORMERLY
 - P.B. - PLAT BOOK
 - P.C. - PAGE
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - P.V.C. - POLYVINYL CHLORIDE
 - R.C.P. - REINFORCED CONCRETE
 - PIPE
 - SO. - SQUARE
 - T. - TELEPHONE CABLE
 - TYP. - TYPICAL
 - V.C.P. - VITRIFIED CLAY PIPE
 - W. - WATER
 - (86"W) - RIGHT-OF-WAY WIDTH



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City of Chesterfield
FEB 18 2014
Department of Public Services



PREPARED BY:
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ZONING BOUNDARY EXHIBIT
HERMAN STEMME OFFICE PARK
SWINGLEY RIDGE RD
CHESTERFIELD, MO 63017

STATE OF MISSOURI
DANIEL EHLMANN
NUMBER PLS-2218
DANIEL EHLMANN P.L.S.
MO. P.L.S. # 2218
CERTIFICATE OF AUTHORITY
LC-222-3

REVISIONS:
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SURVEYORS CERTIFICATION
This Boundary Exhibit has been prepared from available record information and depicts Zoning Boundary of the description as set out in City of Chesterfield Ordinance Number 2319. This Boundary Exhibit does not represent an actual Property Boundary Survey.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC 222-D
By: *Daniel Ehlmann* 2/18/14
Daniel Ehlmann, Missouri P.L.S. No. 2215

DRAWN BY W.J.P.	CHECKED BY D.M.E.
DATE 12/04/2013	JOB NO. 213-5242
M.S.D. P.#	BASE MAP #
S.L.C. HNT #	HNT SUP. #
M.S.A.R. #	
SHEET TITLE: ZONING BOUNDARY EXHIBIT	
SHEET NO.: 1 OF 1	