



# IV. B.

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)

## Department of Planning and Development Services Public Hearing Report

**Meeting Date:** February 27, 2017

**From:** Jessica Henry, Senior Planner

**Location:** North of Chesterfield Airport Road, east of Long Road, west of Arnage Blvd, and south of Interstate 64/US 40

**Petition:** **P.Z. 18-2016 17511 Chesterfield Airport Road (Palio Partners)**: A request for a zoning map amendment from an “NU” Non-Urban District to a “PC” Planned Commercial District for a 12.84 acre tract of located north of Chesterfield Airport Road, east of Long Road, west of Arnage Blvd, and south of Interstate 64/US 40 (17U510084).

### **Summary**

Cochran Engineering, on behalf of Palio Partners, LLC has submitted a request for a zoning map amendment from the “NU” Non-Urban District to the “PC” Planned Commercial District. As stated in the submitted written narrative, the applicant wishes to rezone the site to allow for redevelopment of the site into a mixed-use commercial development comprised of five lots containing approximately 74,000 square feet of development. In conjunction with the application for the zoning map amendment, a Preliminary Plan and narrative statement are attached for the Planning Commission’s review.

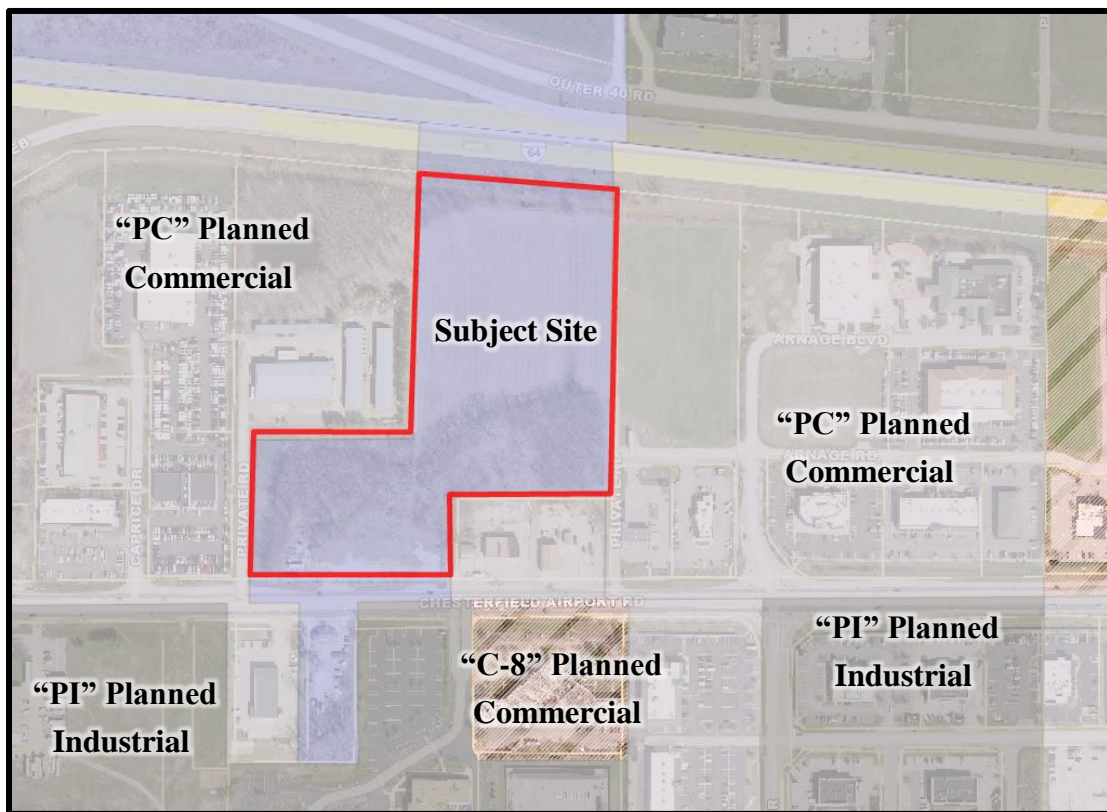


**Site History**

The subject site consists of one parcel that is 12.84 acres in size and was originally zoned “NU” Non-Urban District by St. Louis County prior to the incorporation of the City of Chesterfield. The site is currently vacant.

**Surrounding Land Use and Zoning**

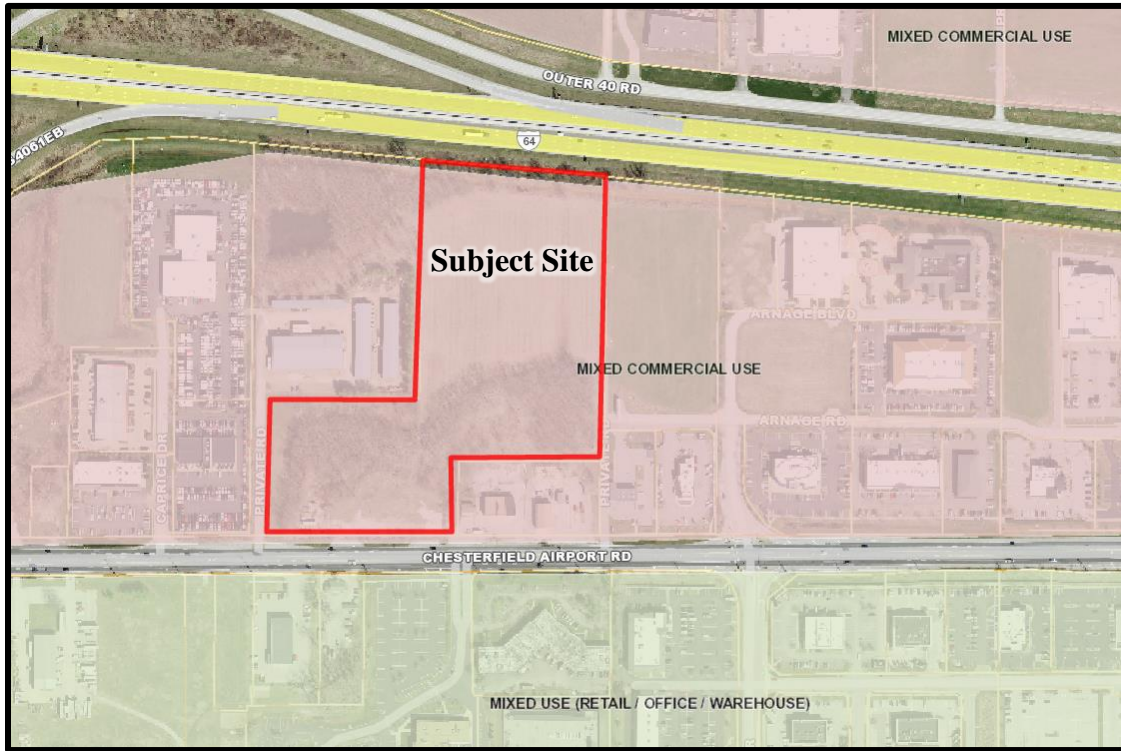
- North:** The undeveloped property to the north of the site across US 64/40 is zoned “NU” Non-Urban.
- South:** The property to the south across Chesterfield Airport Road is owned by the St. Louis Family Church and is zoned “C-8” Planned Commercial District and “PI” Planned Industrial District.
- East:** To the east is the Chesterfield Commons Seven Development which is zoned “PC” Planned Commercial District.
- West:** The property to the west of the site contains the 84 Lumber and Lou Fusz Ford commercial developments and is zoned “PC” Planned Commercial District.



**Comprehensive Plan Designation**

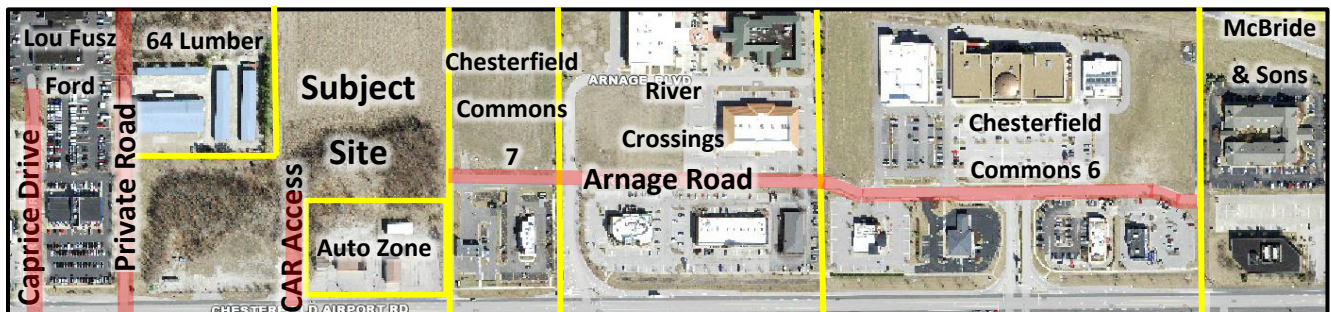
The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates these parcels are within the Mixed Commercial Use land designation and the requested uses are compatible with this designation. The subject site is located within the Chesterfield Valley Master Plan area, and if this zoning request were to be approved, any future Site Development Plans would be required to adhere to all applicable Chesterfield Valley Design Policies.





**Preliminary Plan**

Currently, this site has direct access from Chesterfield Airport Road and Arnage Road terminates at the eastern boundary of the site. Arnage Road provides cross access circulation through the three developments—Chesterfield Commons Seven, River Crossings, and Chesterfield Commons Six—to the west and, as shown on the Preliminary Plan, Arnage Road will be extended to serve the proposed development. Additionally, the subject site will be served by the access point that is currently being constructed for the recently rezoned AutoZone site, which is located between the southern perimeter of the site and Chesterfield Airport Road. The image below shows the surrounding developments, existing Arnage Road, and the shared Chesterfield Airport Road access.



**Request**

A public hearing further addressing the request will be held at the February 27<sup>th</sup>, 2017, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Applicant Narrative Statement, and Preliminary Plan for this request as required by City Code.

Attachments

1. Public Hearing Notice
2. Project narrative
3. Preliminary Plan

cc: Justin Wyse, Director of Planning and Development Services





# 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 27, 2017 at 7:00 p.m. in the Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield Missouri 63017.

Said Hearing will be as follows:

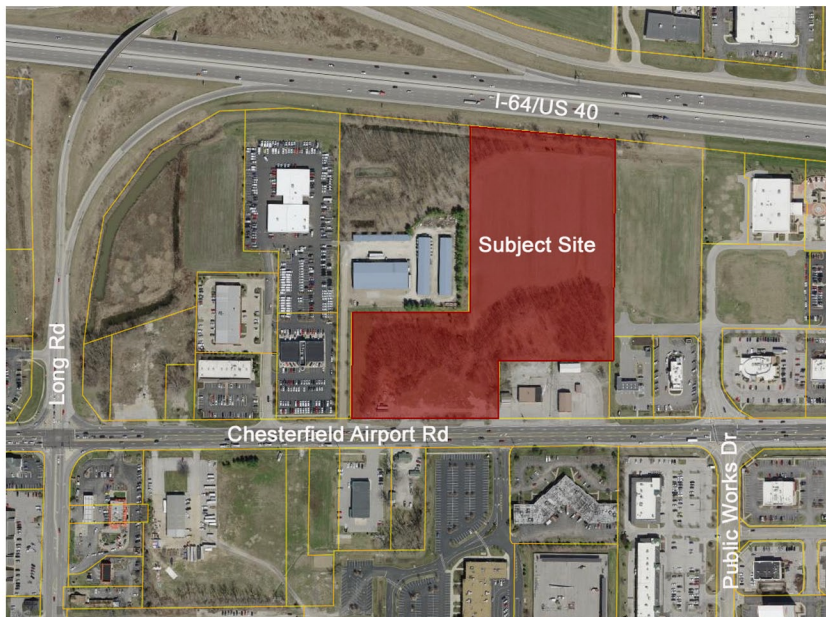
P.Z. 18-2016 17511 Chesterfield Airport Road (Palio Partners): A request for a zoning map amendment from an “NU” Non-Urban District to a “PC” Planned Commercial District for a 12.84 acre tract of located north of Chesterfield Airport Road, east of Long Road, west of Arnage Blvd, and south of Interstate 64/US 40 (17U510084).

## PROPERTY DESCRIPTION

A tract of land being all of Lot 2 of “84 Lumber Subdivision”, a record plat recorded in Plat Book 339, Page 80 of the St. Louis County Records and being situated within U.S. Surveys 125 and 126, township 45 North, Range 4 East of the fifth principal meridian, City of Chesterfield, St. Louis County, Missouri.



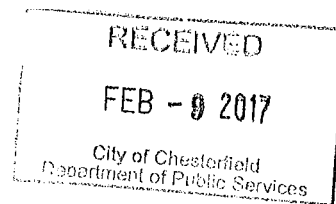
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017



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 Jessica Henry at 636.537.4741 or via e-mail at [JHenry@chesterfield.mo.us](mailto:JHenry@chesterfield.mo.us). All interested parties will be given an opportunity to be heard at the Public Hearing.

17511 Chesterfield Airport Road

**Narrative Statement**



The property located at 17511 Chesterfield Airport Road measuring a total site area of 13.01 acres is proposed to be developed. The property currently is undeveloped and is partially wooded with agricultural fields.

The development will remove portions of the wooded area according to City requirements and construct approximately 74,000 SF of mixed use commercial type development. The project will be developed using the following types of uses:

1. Church and other places of worship
2. Community Center
3. Arena and Stadium
4. Art Gallery
5. Art Studio
6. Auditorium
7. Banquet Facility
8. Recreation Facility
9. Office-dental
10. Office-general
11. Office-medical
12. Automobile dealership
13. Automotive retail supply
14. Bakery
15. Bar
16. Brewpub
17. Coffee Shop
18. Coffee Shop, drive thru
19. Filling Station and Convenience Store with Pump Stations
20. Grocery-community
21. Grocery-neighborhood
22. Grocery-Supercenter
23. Restaurant – sit down
24. Restaurant – Fast Food
25. Restaurant – Take Out
26. Retail Sales Establishment – Community
27. Retail Sales Establishment – Neighborhood
28. Retail Sales Establishment – Regional
29. Animal Grooming Service
30. Barber or Beauty Shop
31. Check Cashing Facility
32. Drug Store and Pharmacy
33. Drug Store and Pharmacy, with Drive Thru
34. Dry Cleaning Establishment
35. Dry Cleaning Establishment, with Drive Thru
36. Financial Institution, No Drive Thru
37. Financial Institution, Drive Thru
38. Hotel and Motel
39. Hotel and Motel-Extended Stay
40. Laundromat

41. Oil Change Facility
42. Theatre, Indoor
43. College/University
44. Specialized Private School
45. Vocational School
46. Hospital
47. Day Care Center
48. Vehicle Repair and Service Facility

This development will happen in phases in the coming years. Upon rezoning the property will be marketed and developed according to the users drawn to the site.

The project consists of a total of 13.01 acres and Lot 1 will be 7.77, Lot 2 will be 1.31 acres, Lot 3 will be 1.30 acres, Lot 4 will be 1.64 acres and Lot 5 will be 0.99 acres. Arnage Road will be extended thru the property and easements will be provided.

The lots on the project shall utilize 30 ft. front setbacks along Chesterfield Airport Road, 10 ft. front setbacks interior, 10 ft. rear setbacks, and 10 ft side setbacks. The retail/office/restaurant buildings shall all be single story construction only. A hotel or motel building shall be allowed to be multiple stories.

There will be adequate easements established as part of the development to allow for utilities and for cross access between the lots.

The development of each lot shall provide adequate parking according to the City's requirements based on the proposed use. The parking stalls and drive aisles shall be sized according to the City's minimum standards with stalls being 9 ft. wide and 19 ft. long with drive aisles being a minimum of 22 ft. wide. Each lot shall also provide the number of loading spaces required by the City's ordinances.

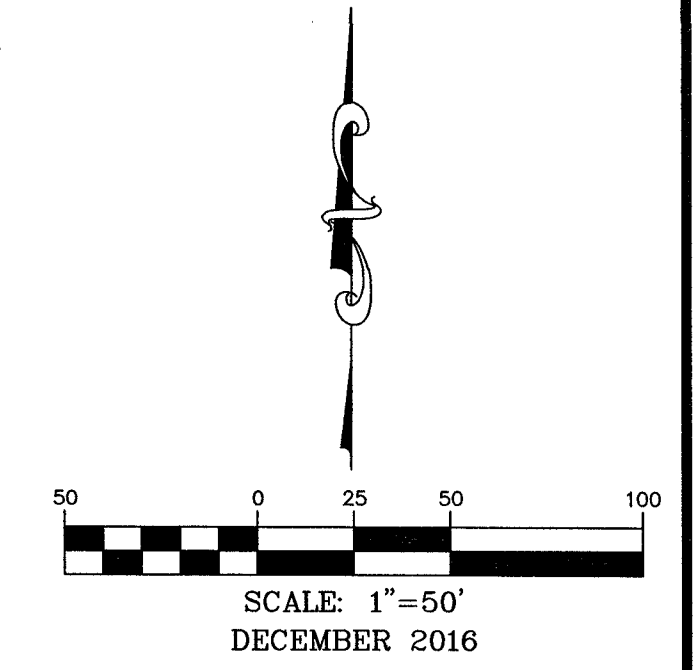
The lighting shall be positioned to provide zero intensity at the lot line. In order to obtain this it may be necessary to provide shielding on the lights in some areas.

The new development shall be landscaped to meet the City's landscape requirements. The development shall include a 30 ft. landscape buffer along Chesterfield Airport Road.

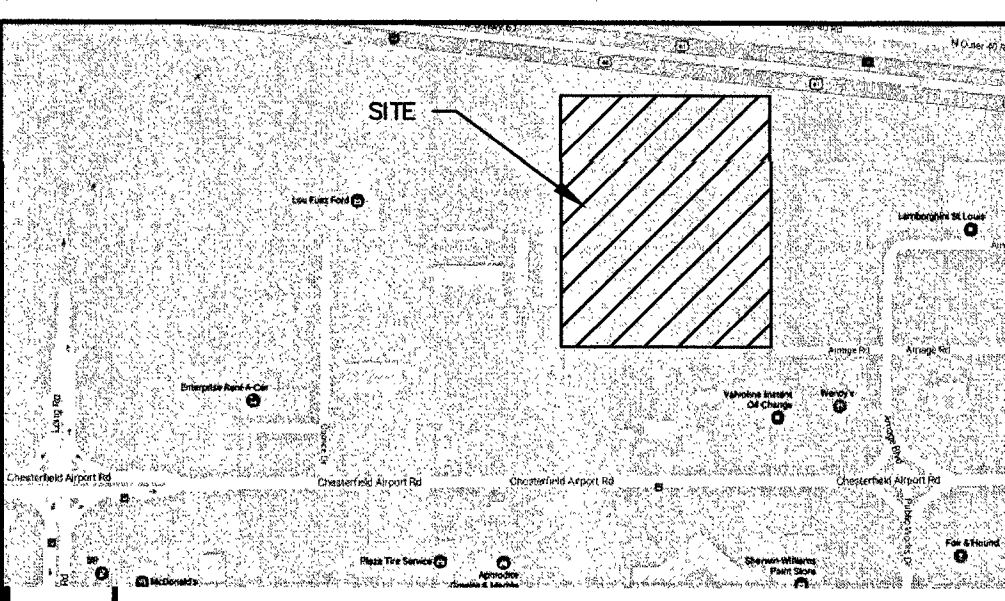


# PRELIMINARY PLAN

MISSOURI INTERSTATE  
HIGHWAY 64/40  
(VARIABLE WIDTH ASPHALT)



## VICINITY MAP



DRAINAGE AND SANITARY STRUCTURE EASEMENT  
FOR CITY OF CHESTERFIELD AND  
METROPOLITAN SEWER DISTRICT  
(WIDTH VARIES)  
(PB 339, PG 80)

N/F  
MASE, LLC  
(DB 18228, PG 1726)

N/F  
LOU FUSZ PROPERTIES LLC  
(DB 10424, PG 2305)

PROPOSED BUILDING  
F.F. = 459.00  
MAX. HEIGHT 42'

N/F  
SAVE GASOLINE CORP.  
(DB 3480, PG 471, & 473)

LOT 1  
TOTAL = 332,139 S.F.  
7.77 AC.  
(INCLUDES 0.637 AC. OF  
CROSS ACCESS EASEMENT)

N/F  
THE CHESTERFIELD SEVEN  
DEVELOPMENT SEVEN  
(DB 16468, PG 2480)

## LEGEND

- EXISTING PAVEMENT
- NEW PAVEMENT
- NEW BUILDING
- TREES TO REMAIN
- TREES TO BE REMOVED
- EXISTING TREES
- EXISTING ZONING = NU
- PROPOSED ZONING = PC
- FRONT YARD: 10 FT. (30 FT. ALONG CHESTERFIELD AIRPORT ROAD)
- SIDE YARD: 10 FT.
- REAR YARD: 10 FT.
- PARKING SETBACKS SHALL BE 30 FT FROM CHESTERFIELD AIRPORT ROAD

NOTE:  
THE NORTHWEST CORNER OF THIS SITE IS LOCATED IN A FLOOD ZONE AH. THE ENTIRE SITE IS LOCATED IN A ZONE X AREA OF 100 YR. FLOOD PROTECTED BY LEVEES.

WOODLAND:  
TOTAL EXISTING WOODLAND AREA = 194,170 S.F.  
REQUIRED WOODLAND PRESERVATION = (194,170)(30%) = 58,251 S.F.  
TOTAL AREA OF WOODLAND RETAINED ON SITE = 3,826 S.F.

MONARCH TREES:  
NO MONARCH TREES WERE FOUND ON THIS SITE DURING PREPARATION OF THE TREE STAND DELINEATION.

NOTE:  
EACH LOT WITHIN THE DEVELOPMENT SHALL PROVIDE A MINIMUM OF 35% OPEN SPACE.

NOTE:  
THE MAXIMUM FLOOR AREA RATIO IS 0.55.

NOTE:  
WATER QUALITY FOR ALL 5 LOTS SHALL BE PROVIDED ON LOT 1.

**SURVEY PARCEL 1 DESCRIPTION**

A TRACT OF LAND BEING ALL OF LOT 2 OF '84 LUMBER SUBDIVISION', A RECORD PLAT RECORDED IN PLAT BOOK 339, PAGE 80 OF THE ST. LOUIS COUNTY RECORDS AND BEING SITUATED WITHIN U.S. SURVEYS 125 AND 126, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2 OF '84 LUMBER SUBDIVISION';

THENCE, ALONG THE WEST LINE OF SAID LOT 2, NORTH 00 DEGREES 49 MINUTES 46 SECONDS EAST, A DISTANCE OF 367.29 FEET TO A POINT;

THENCE, DEPARTING SAID WEST LINE, ALONG THE SOUTH LINE OF LOT 1 OF SAID '84 LUMBER SUBDIVISION', NORTH 89 DEGREES 33 MINUTES 54 SECONDS EAST, A DISTANCE OF 407.39 FEET TO AN IRON PIPE;

THENCE, DEPARTING SAID SOUTH LINE OF LOT 1, ALONG THE EAST LINE OF THE AFOREMENTIONED LOT 1, NORTH 00 DEGREES 48 MINUTES 26 SECONDS EAST, A DISTANCE OF 641.80 FEET TO A POINT ON THE SOUTH LINE OF MISSOURI INTERSTATE HIGHWAY 64;

THENCE, DEPARTING SAID EAST LINE, ALONG A COMMON LINE BETWEEN MISSOURI INTERSTATE HIGHWAY 64 AND THE AFOREMENTIONED LOT 2 OF THE '84 LUMBER SUBDIVISION', SOUTH 84 DEGREES 09 MINUTES 08 SECONDS EAST, A DISTANCE OF 495.48 FEET TO A POINT;

THENCE, DEPARTING SAID COMMON LINE, SOUTH 00 DEGREES 32 MINUTES 44 SECONDS WEST, A DISTANCE OF 754.84 FEET TO A POINT;

THENCE, ALONG THE SOUTH LINE OF THE AFOREMENTIONED LOT 2, SOUTH 89 DEGREES 35 MINUTES 56 SECONDS WEST, A DISTANCE OF 385.00 FEET TO AN IRON ROD;

THENCE, DEPARTING SAID SOUTH LINE, ALONG THE EAST LINE OF THE AFOREMENTIONED LOT 2, SOUTH 00 DEGREES 33 MINUTES 56 SECONDS WEST, A DISTANCE OF 200.13 FEET TO A POINT ON THE NORTH LINE OF CHESTERFIELD AIRPORT ROAD;

THENCE, DEPARTING SAID EAST LINE, ALONG THE COMMON LINE BETWEEN THE AFOREMENTIONED LOT 2 AND CHESTERFIELD AIRPORT ROAD, SOUTH 89 DEGREES 34 MINUTES 44 SECONDS WEST, A DISTANCE OF 520.48 FEET BACK TO THE POINT OF BEGINNING AND THIS TRACT OF LAND CONTAINING APPROXIMATELY 559,392 SQUARE FEET OR 12.84 ACRES, MORE OR LESS, ACCORDING TO CALCULATIONS MADE BY COCHRAN DURING THE MONTH OF OCTOBER, 2016

636-332-4574 (tel.)  
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www.cochran.com  
North Office  
8 East Main Street  
Wentzville, Missouri 63385

**COCHRAN**

- Civil Engineering
- Land Surveying
- Architecture
- Site Development
- General Consulting
- Master Planning

PRELIMINARY PLAN  
17511 CHESTERFIELD AIRPORT ROAD  
CHESTERFIELD, MISSOURI

RECEIVED  
FEB - 9 2017  
City of Chesterfield  
Department of Public Works

DATE	BY	REVISION
	NTB	ESK
		NOV. 2016
		1"=50'
		M16-7213

PRELIMINARY PLAN  
1 OF 2





Consultants:

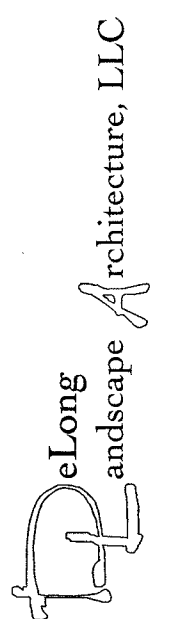
# Palio Tract 17511 Chesterfield Airport RD

Chesterfield, Mo. 63007

Revisions:

Date	Description	No.

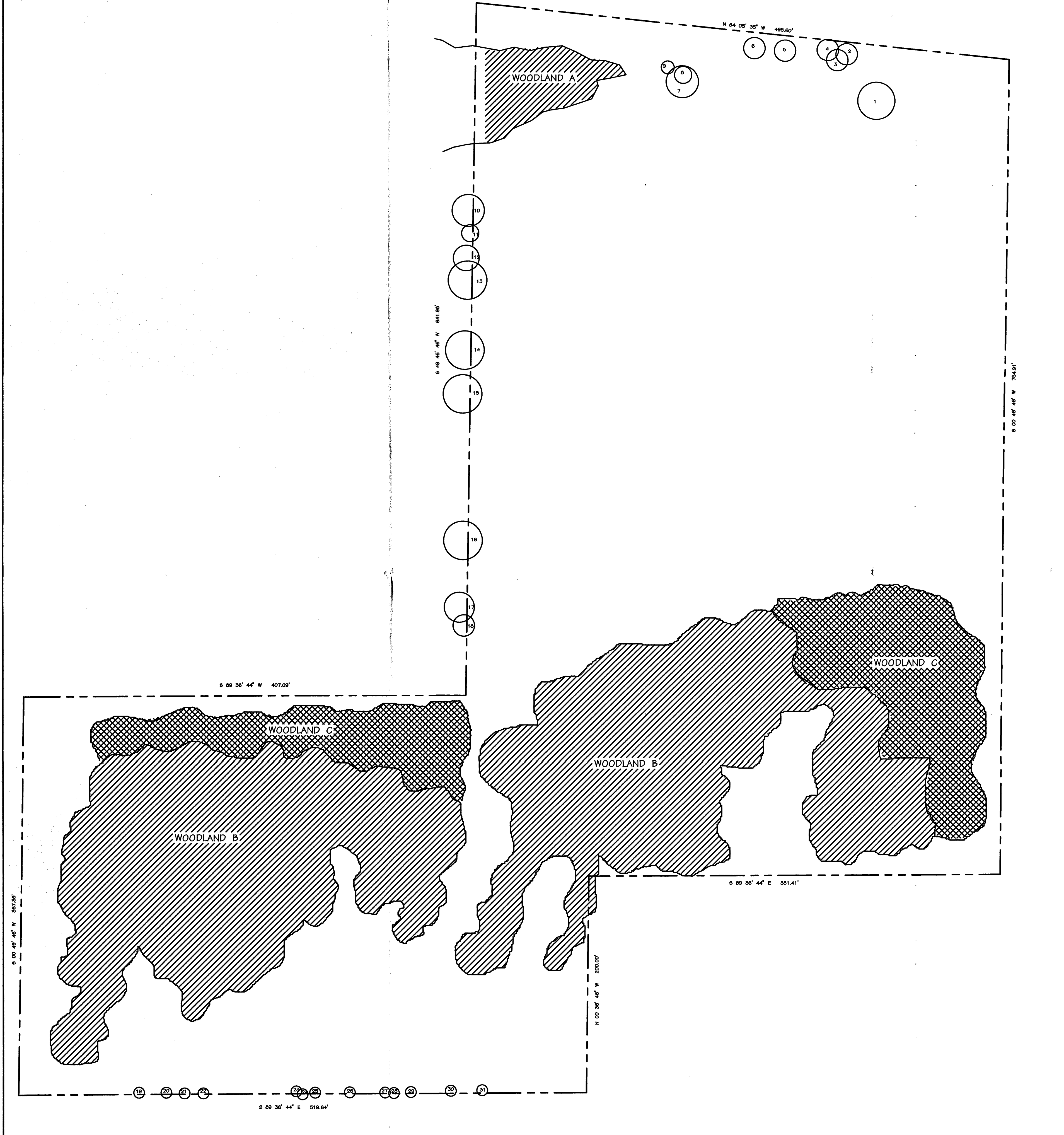
Drawn: BAD  
Checked: DAD



7620 West Bruno Ave  
St. Louis, MO. 63117  
(314) 346-4856  
delong.la@gmail.com

Missouri State Certificate of Arborist: #00183001/6

Sheet Title:	Tree Stand Delineation
Sheet No:	TSD-1
Date:	10-10-16
Job #:	135.006



**Tree Stand Delineation**  
SCALE 1" = 50'-0"

**LEGEND**

Location  
109—Reference Number

**Tree Stand Delineation Narrative**  
October 10, 2016

This Tree Stand Delineation map was completed by field inspection on above date.

**Woodland A:** This woodland is found at the north west corner of the property and along the drainage canal. The dominate species include Silver Maple, Mulberry, Ash and Boxelder. The average diameter of the canopy trees vary from 2-10 inch at DBH. Woodland A is a developing woodland with small diameter densely growing trees. The total canopy area of this woodlands is 6,836 sf.

**Woodland B:** This woodland is across the front part of the site behind the original buildings and paved areas. This woodlands dominate species include Cottonwood, Silver Maple, Sycamore, and Boxelder. The size varies from 4" to 24" at DBH. None of the existing trees meet the criteria of a Monarch except for size. The overall quality of the woodland is low. The total canopy area of this woodlands is 135,634 sf.

**Woodland C:** This woodland is a developing woodland that consist of Boxelder, Cottonwood, and Silver Maple. The size varies from 2.5" at DBH. The overall quality of the woodland is low. The total canopy area of this woodlands is 40,201 sf.

No state champion or rare trees were found on the site.

**WOODLAND SUMMARY**

Woodland A:	6,836 sf = 0.16 AC.
Woodland B:	135,634 sf = 3.11 AC.
Woodland C:	40,201 sf = 0.92 AC.
INDIVIDUAL TREES:	11,499 sf = 0.26 AC.
Total	194,170 sf = 4.45 AC.

**TREE CONDITION RATING**

- 5 Sound trunk, healthy bark, good limb structure and balance, no corrective pruning or maintenance needed, good foliage color, no insects or diseases, twig's showing excellent growth.
- 4 Similar to above except tree may have minor insect problems or need minor corrective maintenance.
- 3 Sound trunk and healthy bark, fair limb structure with broken branch stubs, moderate maintenance needed, insect or disease problem present, fair twig growth and leaf color.
- 2 Similar to above plus evidence of trunk scars and early stages of decline present.
- 1 Advanced stage of decline with major problems in roots, trunk, and foliage.

Tree Stand Delineation Plan Prepared by Douglas A. DeLong Certified Arborist MW-4826A

*Douglas A. DeLong*

Base Map Provided by: Cochran Engineering

