



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

**Department of Planning and Development Services
Public Hearing Report**

Meeting Date: March 13, 2017

From: Cecilia Hernandez, Project Planner

Location: East of Clarkson Road and north of Baxter Road

Petition: **P.Z. 04-2017 Dierberg's The Market Place** – A request for an amendment to an existing “C-8” Planned Commercial District for an 11.35 acre tract of land located east of Clarkson Road and north of Baxter Road to increase the allowable density to permit an additional 3,800 square feet of supermarket and an additional 2,000 square feet in retail shopping abutting the supermarket.

SUMMARY

Dierbergs Chesterfield Village, Inc. has submitted a request for an amendment to an existing “C-8” Planned Commercial District for an 11.35 acre tract of land. The request is to increase the allowable density to permit 80,000 square feet (an additional 3,800 square feet) of supermarket and 19,500 square feet (an additional 2,000 square feet) in retail shopping abutting the supermarket.

In the application for this request, the Petitioner stated it was their intent to remodel and add a minor addition to the existing supermarket and attached retail on the subject site. The applicant has provided an exhibit, attached to this report as Exhibit A, which indicated the location of the minor additions they are requesting. If this request is approved, the Petitioner will be required to submit an Amended Site Development Plan to ensure that the building additions comply with all regulations of the Unified Development Code. The purpose of including Exhibit A at this time is simply to identify the areas of the existing site that will be physically impacted by the request.

If approved, a new ordinance would be put in place which repeals and replaces Ordinance #2256, Section D, numbers 1.a and 1.b.

SITE HISTORY

The subject site was zoned “C8” Planned Commercial prior to incorporation of the City of Chesterfield via St. Louis County Ordinance 12,964, which was subsequently amended by St. Louis County Ordinance 13,306. In 1992, the City of Chesterfield approved a new ordinance which added the animal hospital/veterinary use to the permitted uses for the site. Finally, in April 2006 the City of Chesterfield approved Ordinance 2256, the currently governing ordinance for the site, which approved a parking reduction and an amendment to permitted uses for the outbuilding.

SURROUNDING LAND USE AND ZONING

- North:** North of the site is the Drew Station subdivision which is currently zoned “C-8” Planned Commercial District.
- South:** To the south across Baxter Road is the Lord of Life Lutheran Church subdivision which is zoned “R6A” Residence District.
- East:** East of the site across Clarkson Road is the Clarkson Square subdivision which is currently zoned “C-8” Planned Commercial District.
- West:** Located to the west of the subject site is the Eberwein Park which is zoned “PS” Park and Scenic.



Figure 1: Aerial

COMPREHENSIVE PLAN DESIGNATION

The subject site is located within Ward 2 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates these parcels are within the Urban Core land use designation. This subject site is not located in any sub-area identified by the Comprehensive Plan.

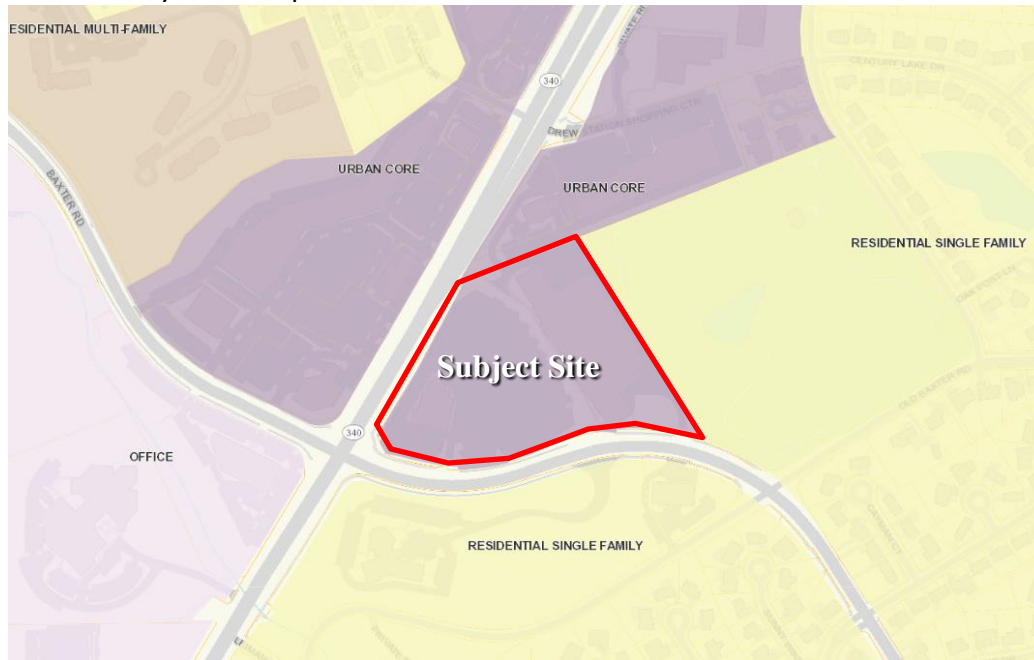


Figure 2: Comp Plan Surrounding Land Use Designation—Urban Core (purple)

REQUEST

A Public Hearing further addressing the request will be held at the March 13th, 2017, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice for this request. Additionally, the applicant has provided an exhibit which identifies areas of the site which will be impacted should the request be approved. This document is attached to this report as Exhibit A for informational purposes only and it will not be attached to the amended ordinance. If this request is approved, the new building additions will be reviewed and approved through the Amended Site Development Plan process.

Attachments

1. Public Hearing Notice
2. Narrative Statement
3. Exhibit A

cc: Justin Wyse, Director of Planning and Development Services



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 Cecilia Hernandez at 636.537.4736 or via e-mail at chernandez@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.



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 Cecilia Hernandez at 636.537.4736 or via e-mail at chernandez@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.





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 March 13, 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. 04-2017 Dierberg's The Market Place: A request for an amendment to an existing "C-8" Planned Commercial District to increase the allowable density to permit an additional 3,800 square feet of supermarket and an additional 2,000 square feet in retail shopping abutting the supermarket.

PROPERTY DESCRIPTION

A tract of land being part of property conveyed to Dierbergs Chesterfield Village, Inc. by instrument recorded in Deed Book 8242, Page 300, situated in U.S. Survey 2002, Township 45 North, Range 4 East, City of Chesterfield, Missouri



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 March 13, 2017 at 7:00 p.m. in the Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield Missouri 63017.

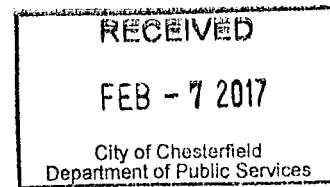
Said Hearing will be as follows:

P.Z. 04-2017 Dierberg's The Market Place: A request for an amendment to an existing "C-8" Planned Commercial District to increase the allowable density to permit an additional 3,800 square feet of supermarket and an additional 2,000 square feet in retail shopping abutting the supermarket.

PROPERTY DESCRIPTION

A tract of land being part of property conveyed to Dierbergs Chesterfield Village, Inc. by instrument recorded in Deed Book 8242, Page 300, situated in U.S. Survey 2002, Township 45 North, Range 4 East, City of Chesterfield, Missouri

Dierbergs Marketplace



Narrative Statement

The Dierbergs Markets property located at 1730 Clarkson Road was originally opened on July 12, 1988 consisting of a supermarket, retail shopping area and a single outlot building.

The Ordinance Amendment will increase the maximum allowable Floor Area for the supermarket to 80,000 square feet in area and the retail shopping area abutting the supermarket to 19,500 square feet in area.

The applicant is not requesting any other modifications to the enabling Ordinance 2256 dated April 17, 2006.

DIRBERGS CHESTERFIELD VILLAGE, INC.

In connection with a change in zoning for the following described property from C-8, Planned Commercial, Ordinance #2256 to PC, Planned Commercial, Ordinance #

A tract of land being part of property conveyed to Dierbergs Chesterfield Village, Inc. by instrument recorded in Deed Book 8242, Page 300, situated in U.S. Survey 2002, Township 45 North, Range 4 East, City of Chesterfield, Missouri, being more particularly described as follows:

Beginning at a point on the North Line of the aforementioned property conveyed to Dierbergs Chesterfield Village, Inc. at its intersection with a point in the Southeastern Line of property conveyed to the State of Missouri, for the widening of Clarkson Road, variable width, according to deed recorded in Deed Book 8349, Page 2326, of said records; thence Northwesterly along the Northern Line of said property conveyed to Dierbergs Chesterfield Village, Inc., North 68 degrees 55 minutes 34 seconds East 423.06 feet to the Northeastern corner thereof; thence Southwesterly along the Eastern Line thereof, South 32 degrees 30 minutes 45 seconds East 816.34 feet to its intersection with a point in the Northern Right of Way Line of New Baxter Road, according to the Dedication Plat thereof recorded in Plat Book 277, Page 58, of said records; thence Northwesterly along the Northern Line thereof, along a curve to the left having a radius of 757.20 feet, an arc distance of 492.31 feet (North 89 degrees 55 minutes 04 seconds West 458.26 feet on its chord) to a point of tangency; thence South 71 degrees 26 minutes 00 seconds West 164.71 feet to a point of curvature; thence Southwesterly, continuing along the Northern Right of Way Line thereof, along a curve to the right having a radius of 673.20 feet, an arc distance of 233.63 feet (South 81 degrees 25 minutes 50 seconds West 234.43 feet on its chord) to a point; thence North 01 degree 25 minutes 41 seconds East 10.00 feet to a point of curvature; thence Northwesterly, continuing along said Northern right of Way Line thereof, along a curve to the right having a radius of 665.20 feet, an arc distance of 209.89 feet (North 79 degrees 31 minutes 57 seconds West 209.02 feet on its chord) to a point in the Eastern Line of property conveyed to the State of Missouri per Deed Book 8349, Page 2326, aforementioned; thence Northwesterly along said Eastern Line, North 23 degrees 18 minutes 26 seconds West 71.68 feet to a point; thence North 30 degrees 56 minutes 00 seconds East 15.80 feet to a point; thence North 59 degrees 04 minutes 00 seconds West 15.00 feet to a point; thence Northwesterly, continuing along the Eastern Line of the aforementioned property conveyed to the State of Missouri, North 30 degrees 56 minutes 00 seconds East 192.19 feet to a point; thence North 28 degrees 21 minutes 16 seconds East 300.04 feet to a point; thence North 31 degrees 13 minutes 11 seconds East 69.02 feet to the point of beginning, containing 11.35 acres, more or less.

Dierbergs Chesterfield Village, Inc., the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of the Unified Development Code, Section 03-04 PC, Planned Commercial of the City of Chesterfield Ordinance #2801, do hereby agree and 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 Planning Commission, or voided or vacated by order of the City of Chesterfield Council.

Dierbergs Chesterfield Village, Inc.

By: Robert J. Dierberg

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

On this ___ day of February, A.D. 2017, before me personally appeared Robert J. Dierberg, to me known, who, being by me sworn in, did say that he is the President of Dierbergs Chesterfield Village, Inc. a corporation in the State of Missouri, 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 Robert J. Dierberg acknowledged said instrument to be the free act and deed of said corporation.

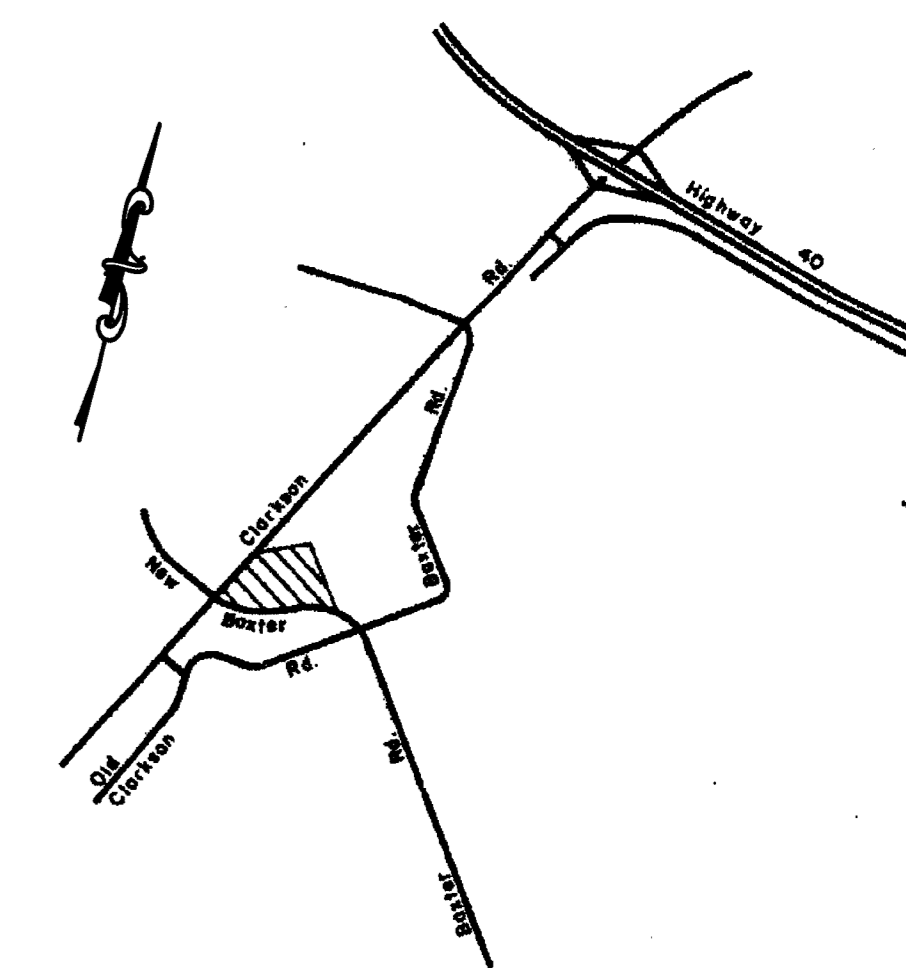
In Testimony Whereof, I have hereunto set my hand and affixed my Notarial Seal at my Office in St. Louis County, Missouri, the day and year last above written. My term expires _____

This 3rd Amended Site Development Plan was approved by the City of Chesterfield and duly verified on the ___ day of _____, 2017, authorizing the recording of this 3rd Amended Site Development Plan pursuant to Chesterfield Ordinance Number ____, as attested to by the Planning and Development Services Director.

Justin Wynn, AICP
Planning and Development Services Director
City of Chesterfield

Vickie Hahn, City Clerk
City of Chesterfield

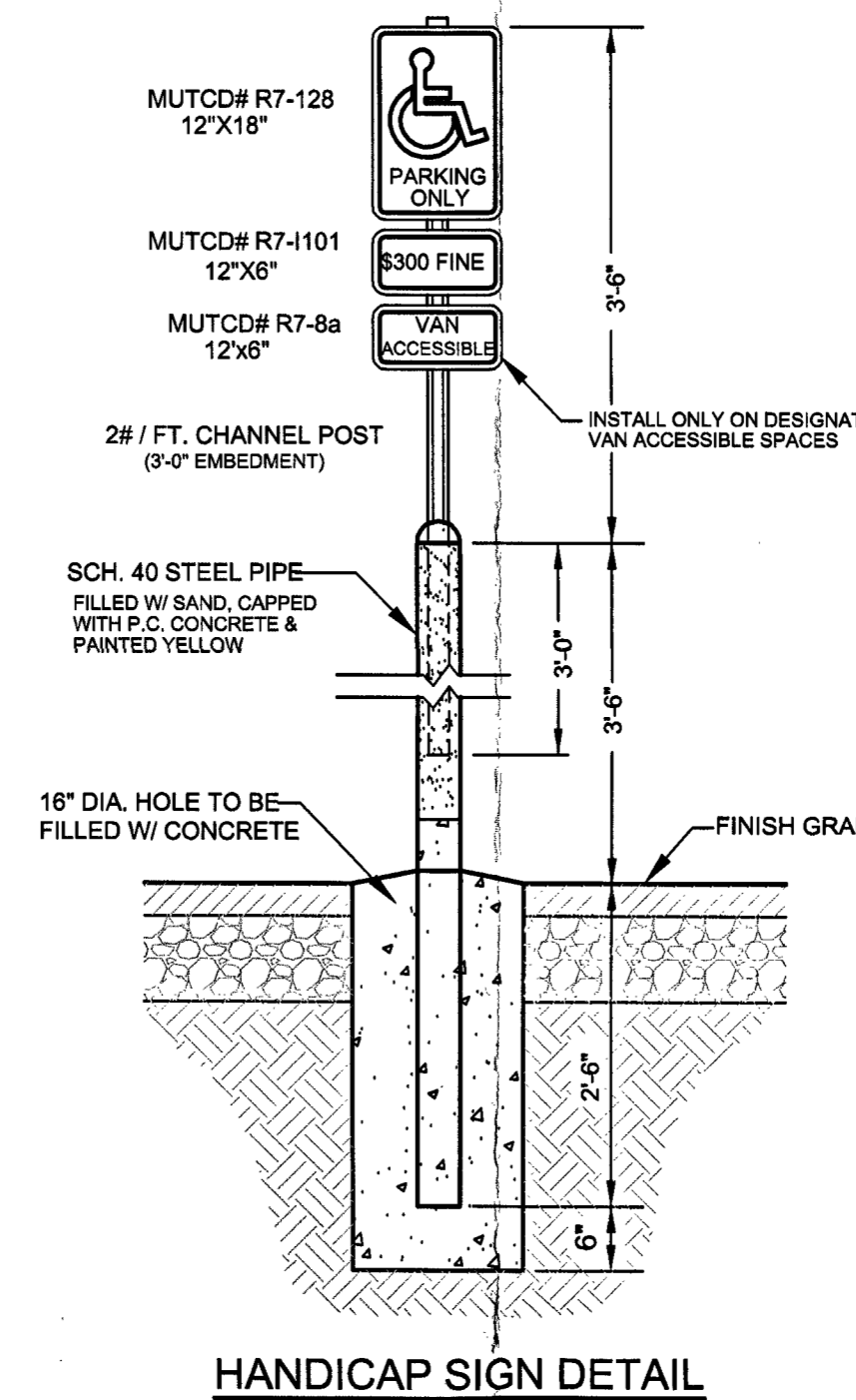
**A TRACT OF LAND BEING PART OF
U.S. SURVEY 2002, T.45N., R. 4E.
CITY OF CHESTERFIELD, MISSOURI**



LOCATION MAP

DEVELOPMENT NOTES

- Site address is #1718 thru #1772 Clarkson Road, Chesterfield, Missouri 63017
- Current zoning is C-8 Planned Commercial District per Ordinance # 2256
- Site is served by the following utility companies:
 - Metropolitan St. Louis Sewer District
 - Ameren UE
 - Laclede Gas
 - AT & T
 - Missouri American Water Company
- Fire protection is provided by the Monarch Fire Protection District.
- Site lighting shall not exceed twenty-five feet in height. Site lighting is existing.
- All rooftop mechanical equipment on the building will be screened as approved by the Planning Commission.
- Parking and loading spaces will be as required in the City of Chesterfield Code
- Stormwater detention will be provided in accordance with the City of Chesterfield and the Metropolitan St. Louis Sewer District requirements.
- All storm water will be discharged at an adequate, natural discharge point.
- Trash enclosures will be six foot high and slight proof.
- All new utilities shall be installed underground.
- Signage approval is a separate process.
- All entrances are to be barrier free, no steps at entrance doors.
- Floor area ratio = 103,132 sf / (11.35 Ac. x 43560) = 22.1%
- Green or Open space = 78,418 sf / (11.35 Ac. x 43560) = 15.9%
- Improvements and changes shown on this amended plan include service area on southeast corner of supermarket, enclosing two front supermarket entrances with vestibules, adding brick trash enclosure for retail building A. All other improvements shown on this plan are existing at the time this plan was prepared.
- All site lighting is existing.



HANDICAP SIGN DETAIL

PARKING TABULATION

Total Gross Floor Area = 107,069 sf
Required Parking = 107,069 x 4.75/1000 = 509 Spaces
(Restaurant Uses less than 20% of Total)

Parking Spaces Provided
Regular - 555
Handicap - 15
Total - 570

LOADING SPACE TABULATION

	Required	Provided
Supermarket	4 Loading Spaces @ 10'x40'	4
Retail Building A	2 Loading Spaces @ 10'x25'	2
Retail Buildings C	1 Loading Space @ 10'x25'	1
Retail Building D	1 Loading Space @ 10'x25'	1

MSD BENCHMARK 12-165: ELEV. 646.98
"Standard Aluminum Disk" stamped SL-31, 1990.
Disk is set along the west side of Elbridge-Payne Drive; across from the north drive extended for the First National Bank. Approximately 180' south of the intersection of Hwy. I-64 South Outer Road and Elbridge-Payne Drive.

This is to certify that this Site Development Plan represents all existing and proposed land divisions.

R. BARR CONSULTING, LLC
By: Richard Barr
Mo. LS #1109

REVISED
MAR - 7 2017
City of Chesterfield
Planning and Development Services Department

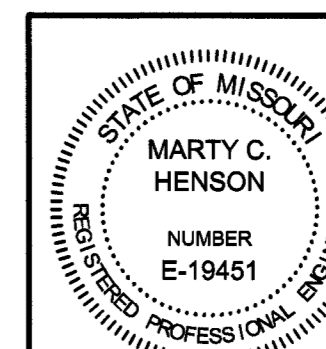
REVISONS

EXHIBIT

DIRBERGS - THE MARKETPLACE
#1718 - #1772 Clarkson Road, Chesterfield, MO 63017
Prepared for:
DIRBERGS CHESTERFIELD VILLAGE, INC.
16690 Swingley Ridge Road
Chesterfield, Missouri 63006-1070
636-532-8884

Designed	MCH
Drawn	MCH
Checked	MCH
Date	February 3, 2017
Project Number	05031
Sheet Number	1 of 1

HENSON CONSULTING, LLC
CIVIL ENGINEERING-LAND PLANNING-PROJECT MANAGEMENT
2317 OSSENFORT ROAD
GLENCOE, MO 63038
Office: 636-458-4402
Fax: 636-458-4401
Cell: 636-399-6444
EMAIL: mh@hensonllc.com
Professional Engineering Corporation Certificate # 00002374



OWNER:
Dierbergs Chesterfield Village, Inc.
11600 Swingley Ridge Road
Chesterfield, MO 63038
Contact: Jerry Ebest
Phone: (636) 532-8884

ENGINEER:
Henson Consulting, LLC
2317 Ossefort Road
Glencoe, MO 63038
Contact: Marty Henson
Phone: (636) 458-4402

This amended site development plan was scanned from a property boundary survey prepared by the Clayton Engineering Company for Dierbergs Chesterfield Village, Inc. dated 11-19-98. Contours are based on the original site development plan dated 4-27-87.