



IV. A.

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 Report**

Meeting Date: March 14, 2016

From: Jonathan Raiche, AICP - Senior Planner

Location: Southwest corner of Olive Street Road and Spirit Airpark West Drive

Petition: **P.Z. 01-2016 18600 Olive Street Road (Ezra Partners LLC):** A request for a zoning map amendment from an “M-3” Planned Industrial District to a “PI” Planned Industrial District for 5.00 acres located southwest of the intersection of Olive Street Road and Spirit Airpark West Drive (17W520014).

Summary

Ezra Partners LLC has submitted a request for a zoning map amendment from the existing “M-3” Planned Industrial District to a “PI” Planned Industrial District for the currently vacant five (5) acre subject site. The applicant has indicated, in the attached narrative statement, that it is requesting this rezoning in anticipation of marketing the property for sale. A full list of the sixty-one (61) requested uses can be seen in the attached narrative statement and have been chosen by the applicant from the larger list of over one-hundred (100) possible permitted uses in the “PI” Planned Industrial District designation.

The proposed Preliminary Plan features three (3) single-story buildings placed perpendicular to Olive Street Road oriented toward Spirit Airpark West Drive with two (2) access points indicated to provide access onto Spirit Airpark Drive and no direct access to Olive Street Road. It is worth noting, and will be discussed further in a later portion of this report, that the subject site does not have direct access to Spirit Airpark West Drive. There is an approximately twenty (20) foot wide strip of land that is private property belonging to St. Louis County which is situated between the subject site and Spirit Airpark West Drive. The applicant is aware that this will require approval from St. Louis County and Staff has contacted St. Louis County for comments regarding this item specifically. Parking is proposed generally along the eastern and northern portion of the site with proposed rain gardens situated throughout the site as well.

Site History

The subject site was originally zoned “M-3” Planned Industrial by St. Louis County in 1965; however, according to County there was never a site specific ordinance or development plan filed for this property after this zoning designation. All of the immediately adjacent property is currently owned by St. Louis County and contains portions of the Spirit of St. Louis Airport facilities.

Surrounding Land Use and Zoning

The land use and zoning for the properties surrounding this parcel are shown in the aerial image in Figure 1 and are described below:

- North:** The properties to the north across Olive Street Road are located in the Chesterfield Blue Valley Subdivision and are zoned “PC” Planned Commercial. Various lots of this subdivision are built or under construction with retail uses.
- South:** The property to the south is located in Spirit of St. Louis Air Park Subdivision and zoned “M-3” Planned Industrial. Portions of the property contain facilities for the Spirit of St. Louis Airport.
- East:** The property to the east is located in Spirit of St. Louis Air Park Subdivision and zoned “M-3” Planned Industrial. Portions of the property contain facilities for the Spirit of St. Louis Airport.
- West:** The property directly to the west is located in Spirit of St. Louis Air Park Subdivision and zoned “M-3” Planned Industrial. Portions of the property contain facilities for the Spirit of St. Louis Airport.



Figure 1. Aerial Photo

Comprehensive Plan Analysis

The subject site is located within Ward 4 of the City of Chesterfield and is within the Spirit Airport land use designation per the City’s Land Use Plan as seen in Figure 2 on the next page. The uses permitted in this area include a number of industrial and office uses as well as limited recreational and commercial uses. While the subject site is located in this land use designation, it is not governed by Ordinance 1430. The subject site is located along the perimeter of the Spirit Airport land use designation, adjacent to the Mixed-Use designation across Olive Street Road and Industrial – Low Intensity to the west. Due to the proximity of the site to Olive Street Road and major commercial development to the north, Staff finds that the request for “PI” zoning with limited commercial uses to be consistent with the Comprehensive Plan and surrounding developments. Further discussion on the requested uses can be found in the Staff Analysis section of this report.

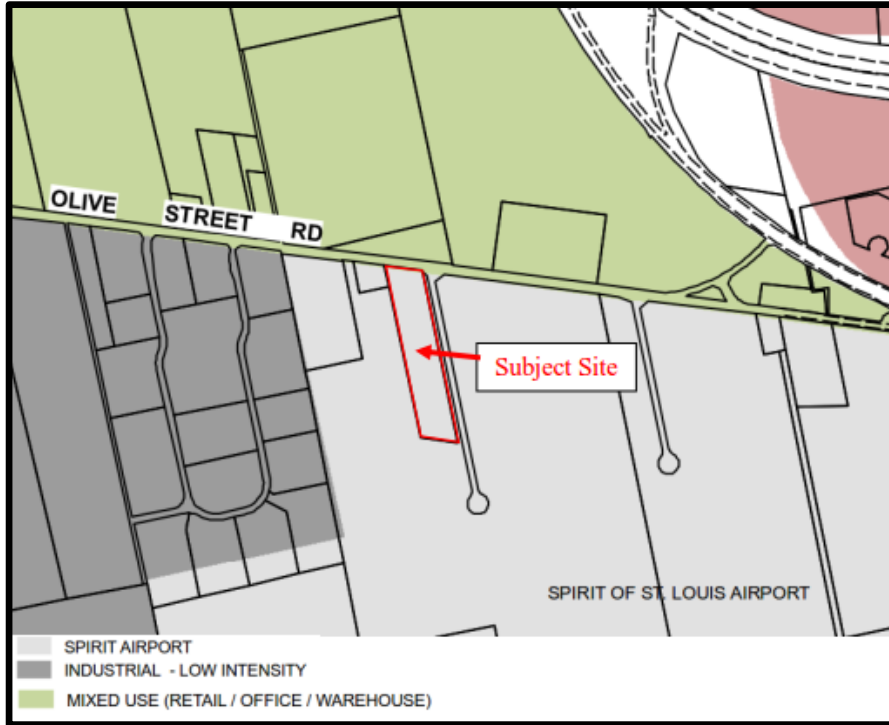


Figure 2. Land Use Plan

In addition to the Land Use designation, the Comprehensive Plan also includes the following policies which would apply to this proposal and will be addressed in the Staff Analysis portion of this report:

- **7.2.6 Cross-Access Circulation:** Cross-access is encouraged for both vehicular and pedestrian connections in all new developments.
- **7.2.9 Access Management:** The placement of driveways should be controlled to maintain the safety and efficiency of roadways.

Staff Analysis

Requested Uses

The petitioner’s list of requested uses, found in the attached Narrative Statement, consists of a combination of light industrial, office, and limited commercial uses that are currently permitted in nearby developments also zoned “PI” Planned Industrial. As an example of the limitations on types of commercial uses being requested, a grocery or general retail establishment would not be permitted under this request. Whereas, specific commercial activity that is more compatible to industrial areas such as Automotive Retail Supply and Dry Cleaning Establishments would be permitted. With these limitations in mind, Staff has reviewed the list of requested uses and finds that they are appropriate for the site.

The practice of requesting a wide variety of the potential uses available to petitioners in a particular district is common for sites that do not have a specific developer and/or tenants. This is partly due to the City’s approach to listing many detailed land uses rather than fewer categories that encompass many uses.

Site Access & Cross Access

As previously mentioned, the Preliminary Plan indicates that the site will be accessed via two (2) access points from Spirit Airpark West Drive and no direct access will be provided from Olive Street Road. In addition to the access from Spirit Airpark West Drive, the applicant has also indicated on the Preliminary Plan that cross access will be provided to the west. Staff will include a requirement for cross access to be provided to the adjacent sites to the west in the draft Attachment A for the Planning Commission’s review before a vote on this item occurs.

Prohibiting direct access to Olive Street Road and requiring cross access will provide for better traffic movement along Olive Street Road as well as accommodate the stormwater drainage along Olive Street Road that is required by the Chesterfield Valley Master Stormwater Plan. Although the petitioner has prepared the plan to reflect this, there is technically an approximate 20 foot wide strip of private property that is owned by St. Louis County that is between the subject site and Spirit Airpark West as seen in Figure 3 below. Staff has requested comment from St. Louis County regarding the ability for the property owner to be granted access through this strip of land, but has not yet received a response. Staff has also made the petitioner aware of this matter which will ultimately require some sort of legal access through the County’s private property. If legal access will not be granted by the County, this will require the applicant to redesign the proposed access for this site.

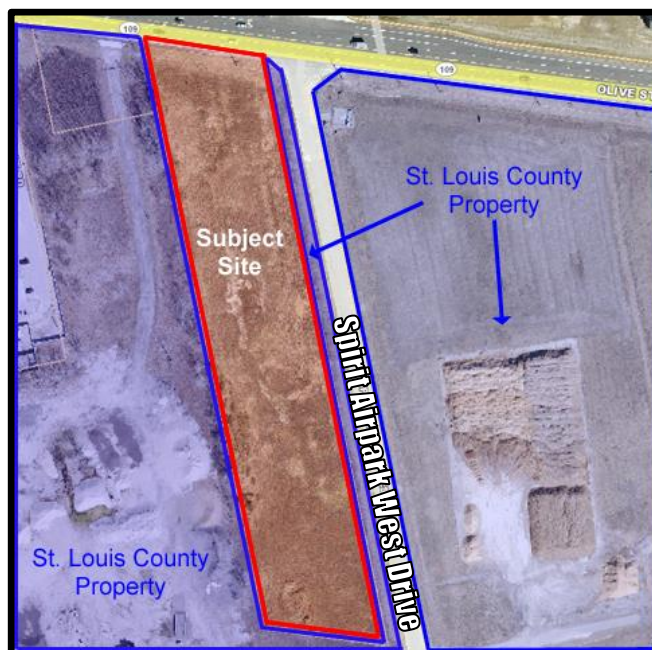


Figure 3. Property Line Exhibit

A Public Hearing further addressing this request will be held at the Monday, March 14th, 2016, City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice, Narrative Statement, and Preliminary Plan.

Attachments

1. Public Hearing Notice
2. Applicant’s Narrative Statement
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 March 14, 2016 at 7:00 p.m. in the City Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017. Said Hearing will be as follows:

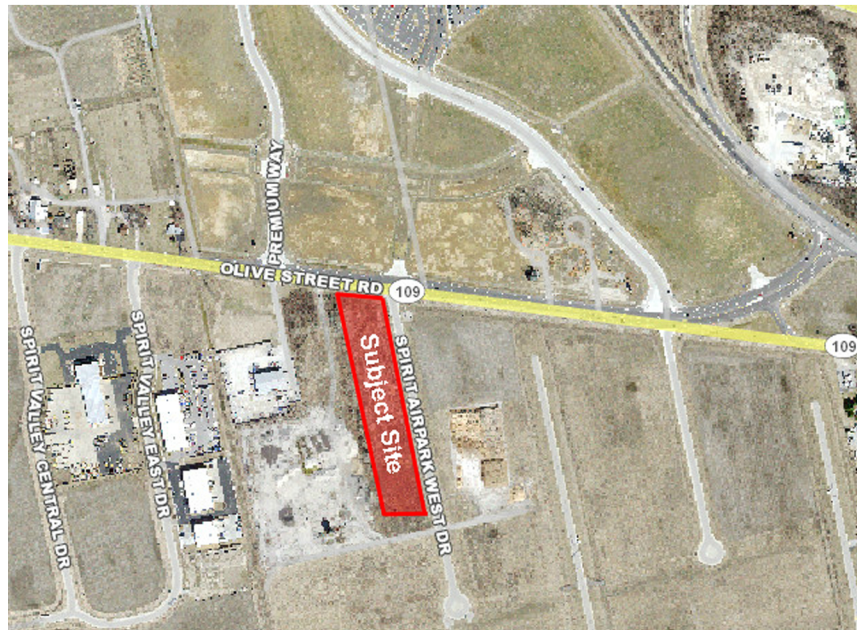
P.Z. 01-2016 18600 Olive Street Road (Ezra Partners LLC): A request for a zoning map amendment from an "M-3" Planned Industrial District to a "PI" Planned Industrial District for 5.00 acres located southwest of the intersection of Olive Street Road and Spirit Airpark West (17W520014).

PROPERTY DESCRIPTION

A TRACT OF LAND IN U.S. SURVEYS 153 AND 368. TOWNSHIP 45 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI.



City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017



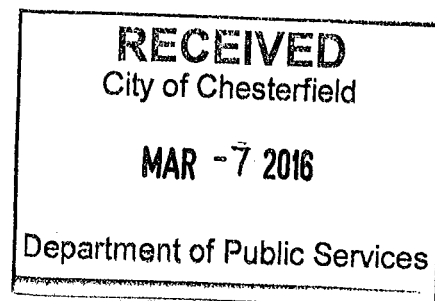
Information on this Public Hearing may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Senior Planner Jonathan Raiche at 636-537-4736 or via e-mail at jraiche@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.

NARRATIVE STATEMENT

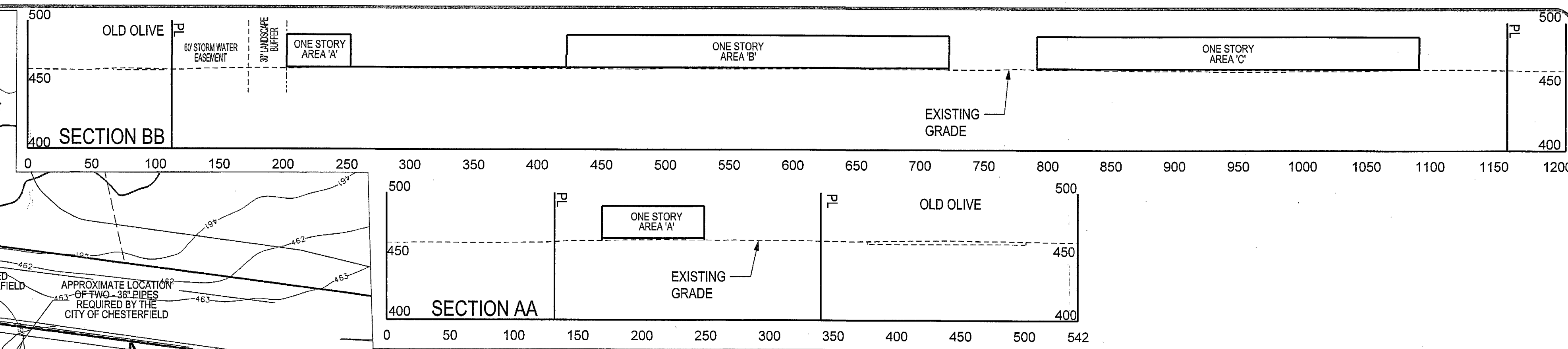
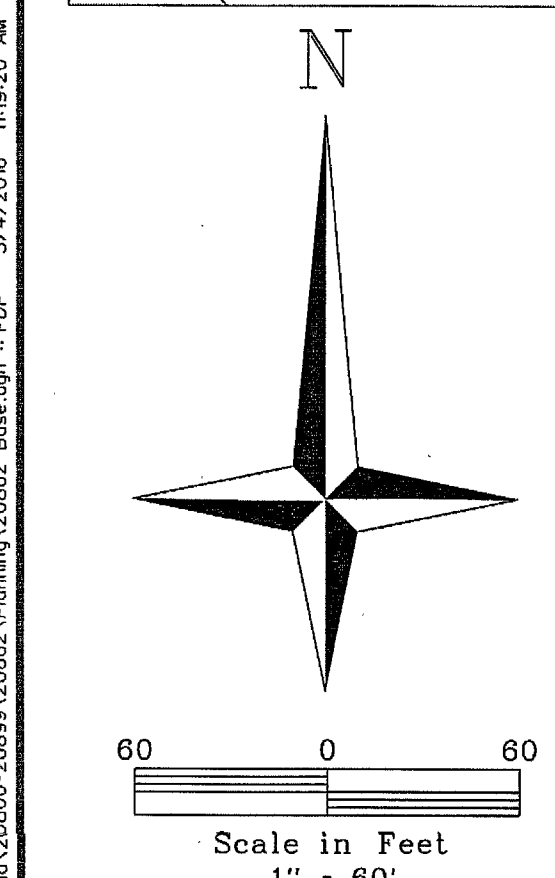
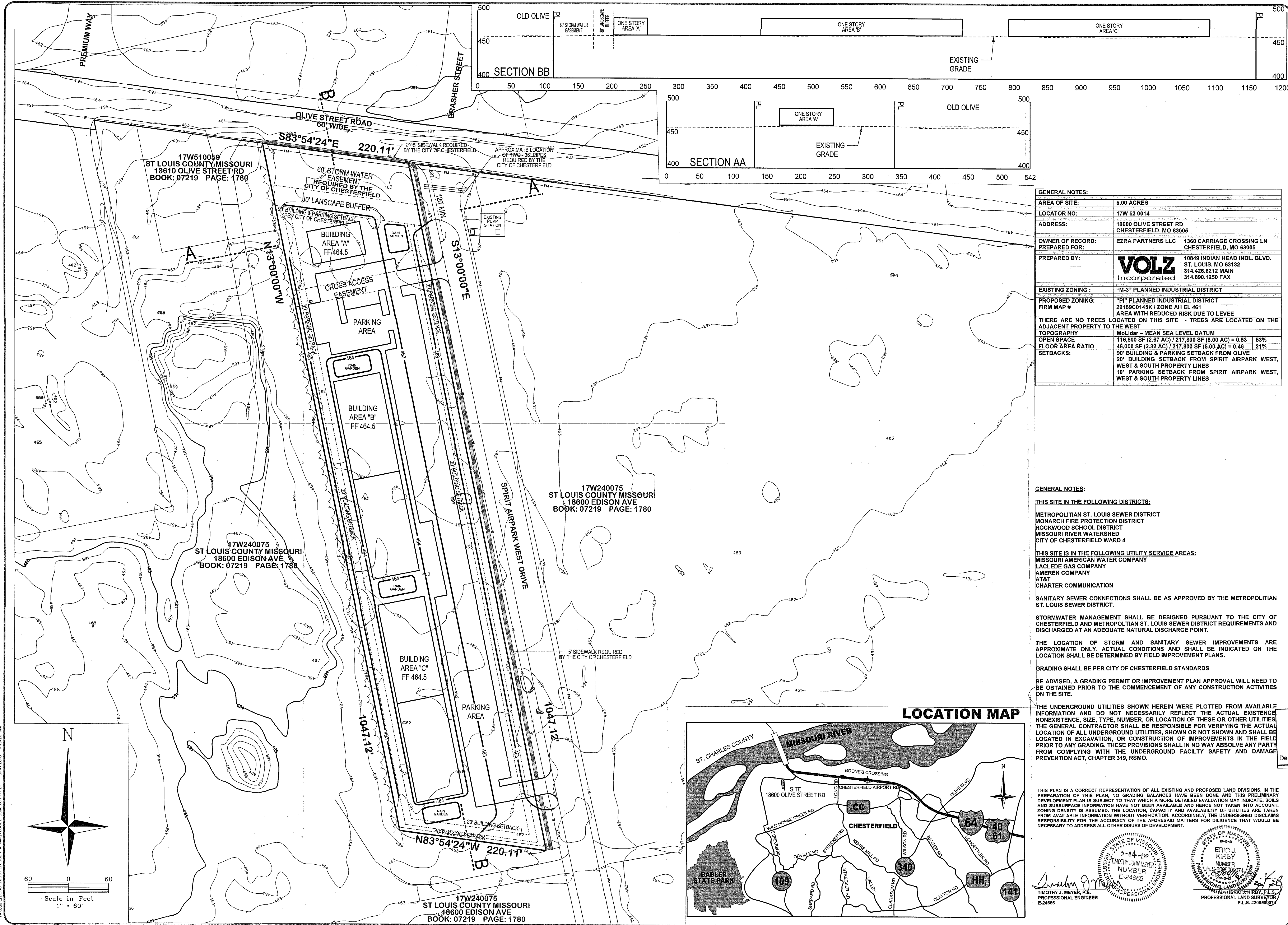
18600 Olive Street Road

Ezra Partners LLC has filed an Application for a new "PI" Planned Industrial District for the site located on 18600 Olive Street Road. The site is currently zoned "M-3 Planned Industrial. The petitioner proposes to rezone the property to permit the uses listed as part of Petitioner's Application and are listed below. The petitioner currently plans to rezone the property to offer the property for sale. We request that the hours of operation remain unrestricted at this time. The Preliminary Development Plan propose three one story buildings with associated parking. There are no trees located on this site and landscaping will comply with the City's Unified Development Code. This proposed rezoning would comply with all development standards under the current "PI" Planned Industrial District regulations and the City's Unified Development Code.

1. Administrative offices for educational or religious institutions
2. Animal grooming service
3. Automotive detail shop
4. Automotive retail supply
5. Bakery
6. Bar
7. Brewery
8. Brewpub
9. Broadcasting studio
10. Car wash
11. Car wash, industrial
12. Car wash, self-service
13. Check cashing facility
14. Church and other places of worship
15. Club
16. Commercial service facility
17. Day care center
18. Dry cleaning establishment
19. Dry cleaning establishment, drive-thru
20. Farmers market
21. Farming, livestock and stables. Farming includes cultivation and sale of crops, plants and domestic animals with no salesrooms
22. Filling station and convenience store with pump stations
23. Financial Institution, drive-thru
24. Financial institution
25. Gymnasium
26. Industrial sales, service, and storage
27. Kennel, boarding
28. Kennel, private
29. Laboratories-professional, scientific
30. Laundromat
31. Lumberyard
32. Mail order sale warehouse



33. Manufacturing, fabrication, assembly, processing, or packaging except explosives or flammable gases or liquids.
34. Office – dental
35. Office – general
36. Office – medical
37. Oil change facility
38. Pawnshop
39. Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facility
40. Postal stations
41. Professional and technical service facility
42. Public building facilities owned or leased by the City of Chesterfield
43. Public safety facility
44. Research laboratory & facility
45. Restaurant-fast food
46. Restaurant-take out
47. Self-storage facility
48. Sheet metal shop
49. Shooting range, indoor
50. Specialized private school
51. Substance abuse facilities-Outpatient
52. Substance abuse facility-inpatient
53. Transit storage yard
54. Transit transfer station and terminals for trucks, buses, railroads, watercraft or other modes of public transportation.
55. Trucks, trailers, construction equipment, agricultural equipment sales, rental, leasing, outdoor storage
56. Union halls and hiring halls
57. Vehicle repair and service facility
58. Veterinary clinic
59. Vocational school
60. Vocational school, outdoor training
61. Warehouse, general



GENERAL NOTES:

AREA OF SITE:	5.00 ACRES
LOCATOR NO.:	17W 52 0014
ADDRESS:	18600 OLIVE STREET RD CHESTERFIELD, MO 63005
OWNER OF RECORD:	EZRA PARTNERS LLC 1360 CARRIAGE CROSSING LN CHESTERFIELD, MO 63005
PREPARED FOR:	
PREPARED BY:	VOLZ Incorporated 10849 INDIAN HEAD INDL. BLVD. ST. LOUIS, MO 63132 314.426.6212 MAIN 314.890.1250 FAX
EXISTING ZONING:	"M-3" PLANNED INDUSTRIAL DISTRICT
PROPOSED ZONING:	"PI" PLANNED INDUSTRIAL DISTRICT
FIRM MAP #	29189C0145K / ZONE AH EL 461 AREA WITH REDUCED RISK DUE TO LEVEE
THERE ARE NO TREES LOCATED ON THIS SITE - TREES ARE LOCATED ON THE ADJACENT PROPERTY TO THE WEST	
TOPOGRAPHY	MoLidar - MEAN SEA LEVEL DATUM
OPEN SPACE	116,500 SF (2.67 AC) / 217,800 SF (5.00 AC) = 0.53 53%
FLOOR AREA RATIO	46,000 SF (2.32 AC) / 217,800 SF (5.00 AC) = 0.46 21%
SETBACKS:	90' BUILDING & PARKING SETBACK FROM OLIVE 20' BUILDING SETBACK FROM SPIRIT AIRPARK WEST, WEST & SOUTH PROPERTY LINES 10' PARKING SETBACK FROM SPIRIT AIRPARK WEST, WEST & SOUTH PROPERTY LINES

GENERAL NOTES:

THIS SITE IS IN THE FOLLOWING DISTRICTS:
METROPOLITAN ST. LOUIS SEWER DISTRICT
MONARCH FIRE PROTECTION DISTRICT
ROCKWOOD SCHOOL DISTRICT
MISSOURI RIVER WATERSHED
CITY OF CHESTERFIELD WARD 4

THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
MISSOURI AMERICAN WATER COMPANY
LACLEDE GAS COMPANY
AMEREN COMPANY
AT&T
CHARTER COMMUNICATION

SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT.

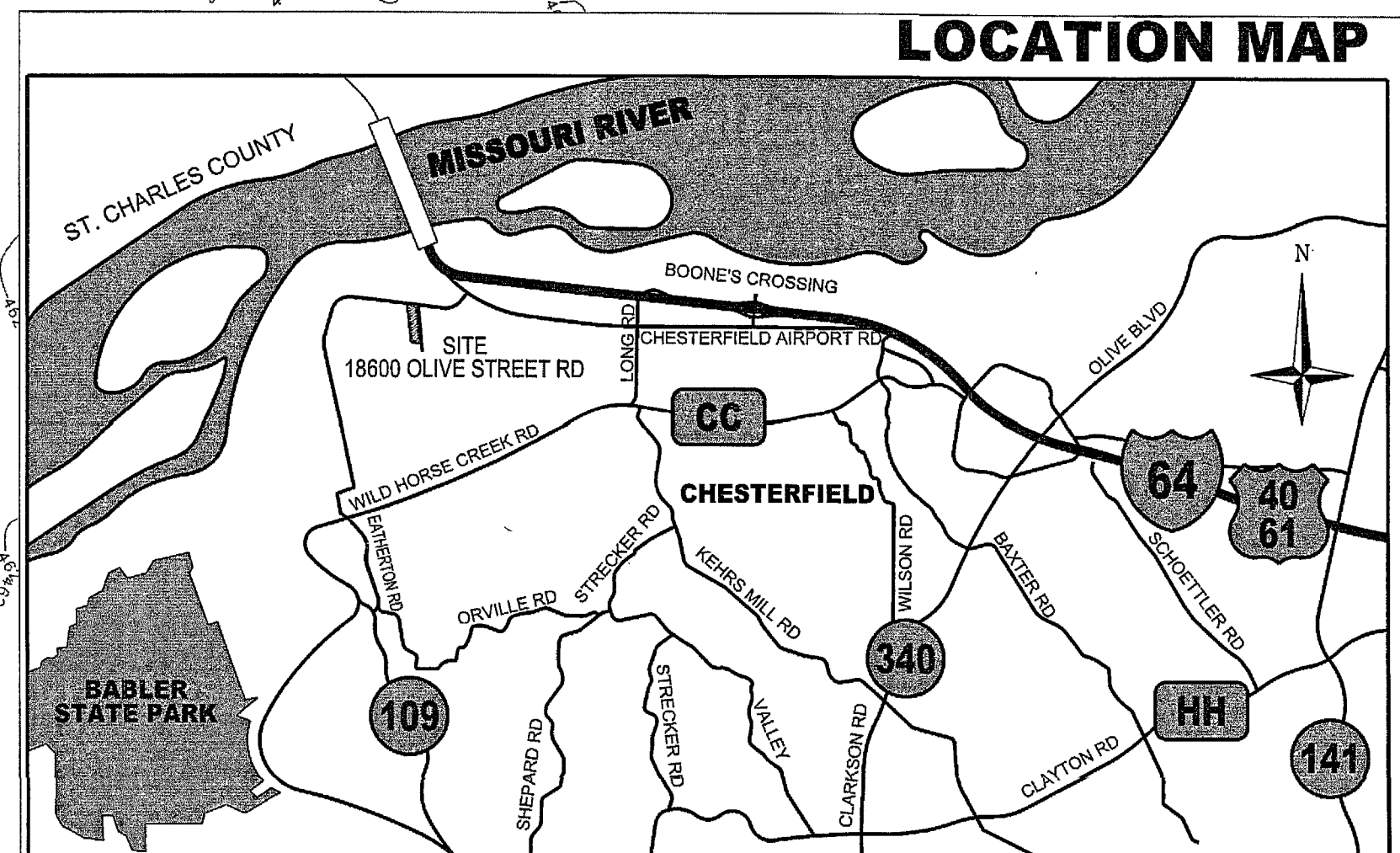
STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO THE CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.

THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL CONDITIONS AND SHALL BE INDICATED ON THE LOCATION SHALL BE DETERMINED BY FIELD IMPROVEMENT PLANS.

GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS

BE ADVISED, A GRADING PERMIT OR IMPROVEMENT PLAN APPROVAL WILL NEED TO BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES ON THE SITE.

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN AND SHALL BE LOCATED IN EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.



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ENGINEERS
LAND PLANNING
LAND SURVEYING
TRANSPORTATION
CONST. MANAGEMENT

VOLZ
Incorporated

10849 Indian Head Indl. Blvd.
St. Louis, MO 63132
314.426.6212 Main
314.890.1250 Fax
www.volz.com
Authority #200

EZRA PARTNERS LLC

A TRACT OF LAND IN U.S. SURVEYS 153
AND 368, TOWNSHIP 45 NORTH, RANGE
3 EAST, ST. LOUIS COUNTY, MISSOURI

**18600 OLIVE STREET RD
CHESTERFIELD, MO 63005**

RECEIVED
City of Chesterfield

MAR -7 2016
Department of Public Services

PRELIMINARY
DEVELOPMENT PLAN

BASE MAP NO. 17 W
PROJECT # 2082

12-08-15

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