

## Planning Commission Public Hearing Report

- Meeting Date:** March 25, 2019
- From:** Andrew Stanislav, Planner *AS*
- Location:** A 6.9 acre area of land located at the northwest corner of the intersection of Clarkson Road and Lea Oak Drive.
- Petition:** **P.Z. 03-2019 Chesterfield Crossing (Chesterfield Crossing Partners, LLC):** A request to amend Ordinance 1502 and repeal Ordinances 358 and 359 to establish new permitted uses and revise the development criteria for 6.9 acres of land within an existing “C-8” Planned Commercial District located at the northwest corner of the intersection of Clarkson Road and Lea Oak Drive (19S411286, 19S411275).

### **SUMMARY**

Chesterfield Crossing Partners, LLC is requesting a text amendment to City of Chesterfield Ordinance 1502 with respect to permitted uses and development criteria for the Chesterfield Crossing subdivision. This amendment would add a new permitted use and revise and update the development conditions for the existing “C-8” Planned Commercial District on 6.9 acres of land located at the northwest corner of the intersection of Clarkson Road and Lea Oak Drive.

The request is to add “veterinary clinic” as a permitted use and update the development criteria in the existing Attachment A to reflect updated references and criteria utilized by the City. As no physical changes to the existing development are proposed, the most recently approved and recorded Amended Site Development Plan serves as the preliminary development plan.



Figure 1: Subject site aerial image

**SITE HISTORY**

The subject site was zoned “C-8” Planned Commercial by the City of Chesterfield in 1989 via Ordinances 358 and 359. The following year, Ordinance number 421 was approved to increase the total allowable square footage for the development to 66,944 square feet and revised site access and setbacks off of Clarkson Road. In June of the same year, Ordinance 457 was approved to revise the western boundary setback, and the size of the center was further increased to 67,544 square feet in 1993 via Ordinance 791. A ten percent parking reduction was later approved via Ordinance [1502](#) in 1999.

The Site Development Plan for the shopping center was approved in 1993, and an Amended Site Development Plan was approved in 2010 to designate existing areas for outdoor seating. Additionally, various Amended Architectural Elevations have been approved in the recent past for minor modifications to the existing center.

**LAND USE AND ZONING OF SURROUNDING PROPERTIES**

The land use and zoning for the properties surrounding this parcel are as follows:

Direction	Zoning	Land Use
North	“R-6” Residence District w/ PEU	Single-Family Dwellings
East	“PC” Planned Commercial District	Major Arterial/Retail Center
South	“C-8” Planned Commercial District	Retail Center
West	“R-6A” Residence District w/ PEU	Single-Family Dwellings



Figure 2: Comprehensive Land Use Plan

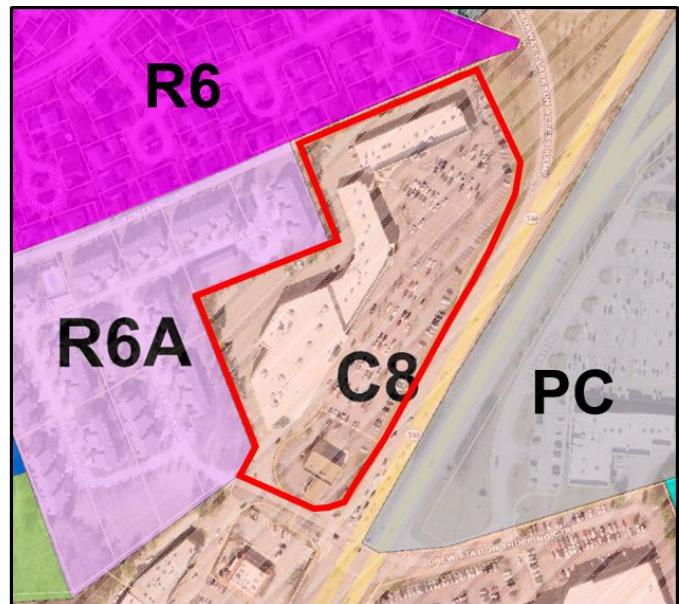


Figure 3: Zoning Map

## **COMPREHENSIVE PLAN ANALYSIS**

The subject site is located within Ward 2 of the City of Chesterfield. The City of Chesterfield Comprehensive Land Use Plan indicates this development is within the area designated as the Urban Core. As seen from the figures and table above, the subject site is surrounded by other Urban Core designated areas to the south, east, and north beyond an area of single-family residential. The Comprehensive Plan identifies land uses for the Urban Core to include a mixture of high-density residential, retail, and office uses containing the highest density development in Chesterfield.

The specific Plan Policies pertaining to the Urban Core area encourage a mix of uses, including retail and office, while also focusing on providing both public and commercial services and amenities for Chesterfield residents. Chesterfield Crossing conforms with the Comprehensive Plan as it is a planned district that contains a mix of commercial uses.

## **STAFF ANALYSIS**

The Petitioner is requesting a text amendment to the current governing Ordinance 1502 with respect to the permitted uses and development criteria. As no physical changes to the existing development are proposed, the most recently approved and recorded Amended Site Development Plan serves as the required preliminary development plan.

### **Veterinary Use**

The petitioner is requesting to add the use of “veterinary clinic” to the permitted uses established in the Attachment A of Ordinance 1502 for the Chesterfield Crossing development, and no other changes to the existing permitted uses are proposed. The Unified Development Code (UDC) defines veterinary clinic as “an establishment for the care and treatment of the diseases and injuries of animals and where animals may be boarded during their convalescence.” The request to add this as a permitted use is conditioned in the proposed Attachment A to be restricted to indoor use only with no outdoor capabilities as well as restricting the use to not allow overnight boarding.

Nearby retail developments along the Clarkson Road corridor include Clarkson Square, Dierbergs Marketplace, Drew Station, Chesterfield Oaks, and Chesterfield Retail. Of these developments, the veterinary clinic use is permitted in Dierbergs Marketplace with similar restrictions preventing overnight boarding and outdoor capabilities. Figure 4 on the following page depicts the location of Chesterfield Crossing in relation to these nearby developments.

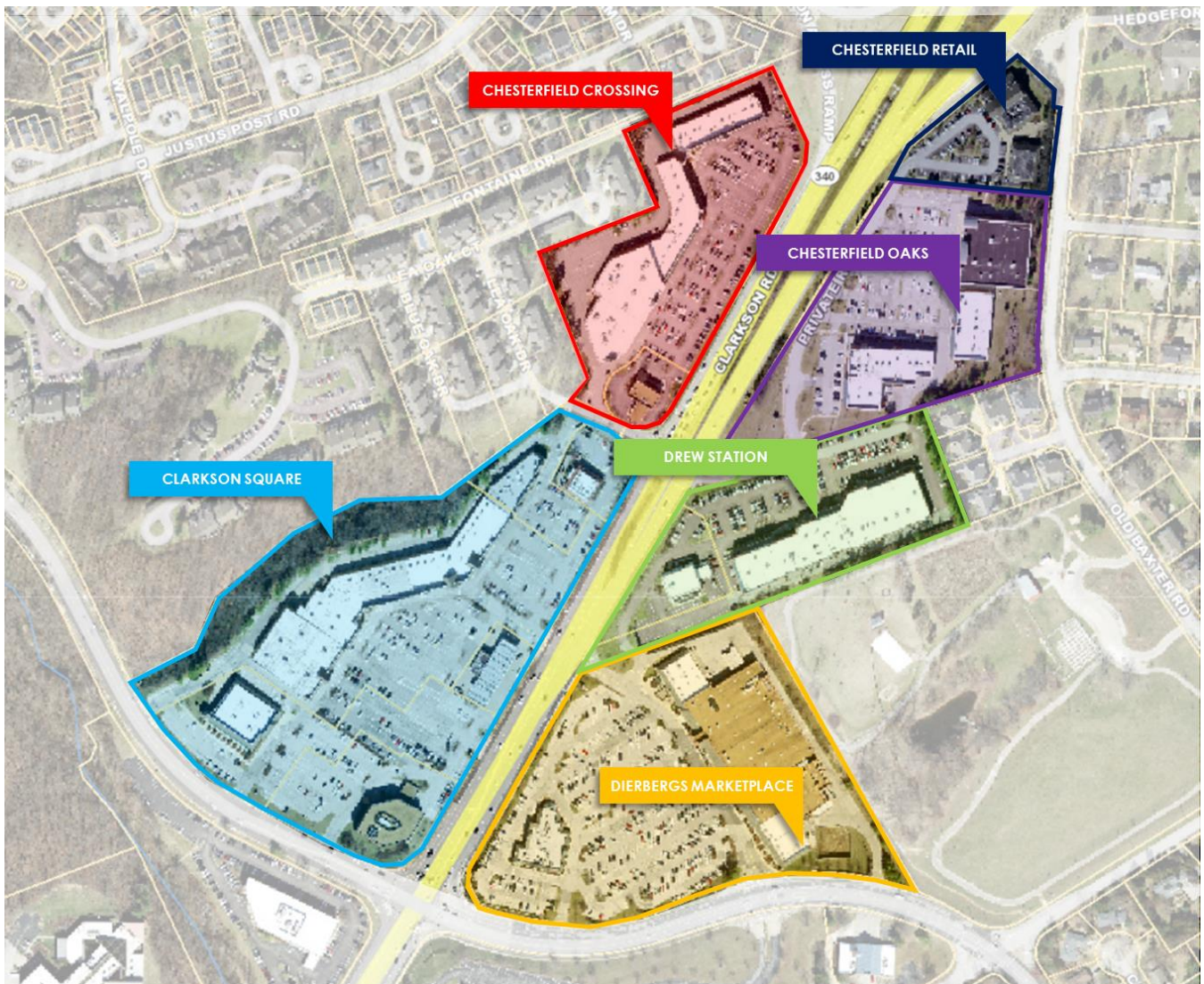


Figure 4: Retail Developments along the Clarkson Road Corridor

### Revised Development Criteria

As part of the text amendment request regarding Ordinance 1502, obsolete references and sections of text no longer used by the City when drafting Attachment A's are proposed to be updated and revised as applicable. Generally, the existing development criteria established in Ordinance 1502 has been restructured to better reflect the outline of more recent Attachment A's, and references to the City's former Zoning Ordinance and other obsolete agencies have been updated to reflect current conditions.

### REQUEST

A Public Hearing further addressing the request will be held at the Monday, March 25<sup>th</sup>, 2019, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Narrative Statement for this request as required by City Code, and a copy of the existing Site Development Plan. Staff is working with the petitioner to identify areas of the ordinance that need to be

updated or revised in conjunction with their request. No vote is requested from the Planning Commission at this time. The purpose of the Public Hearing is to present the request to the Commission and give the public an opportunity to speak.

Attachments

1. Public Hearing Notice
2. Narrative Statement
3. Existing Site Development Plan



# 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 25, 2019 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. 03-2019 Chesterfield Crossing (Chesterfield Crossing Partners, LLC):** A request to amend Ordinance 1502 and repeal Ordinances 358 and 359 to establish new permitted uses and revise the development criteria for 6.9 acres of land within an existing "C-8" Planned Commercial District located at the northwest corner of the intersection of Clarkson Road and Lea Oak Drive (19S411286, 19S411275).

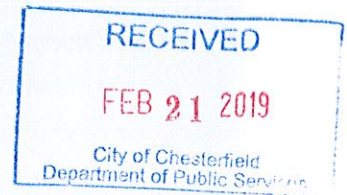
## PROPERTY DESCRIPTION

A tract of land in U.S. Survey 2002, Township 45 North, Range 4 East, St. Louis County, Missouri.

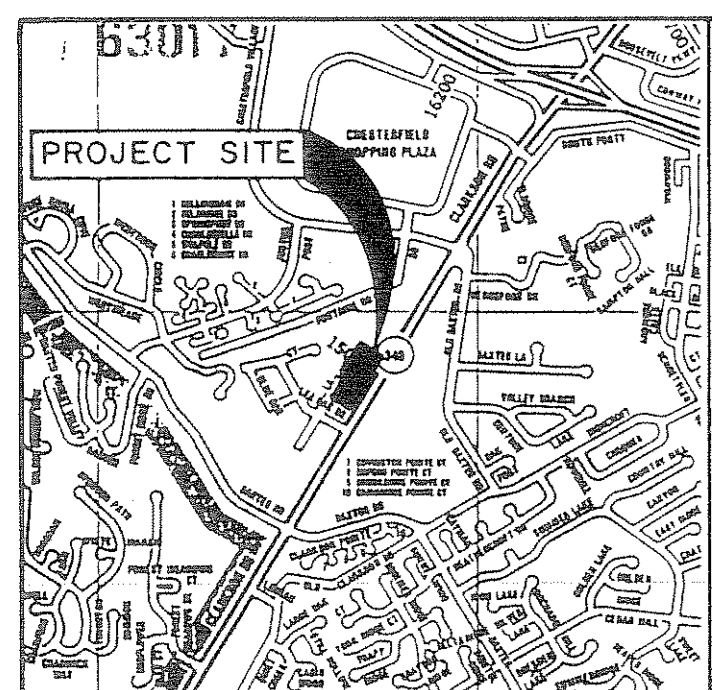


Information on this Public Hearing may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Planner Andrew Stanislav at 636.537.4738 or via e-mail at [astanislav@chesterfield.mo.us](mailto:astanislav@chesterfield.mo.us). All interested parties will be given an opportunity to be heard at the Public Hearing.

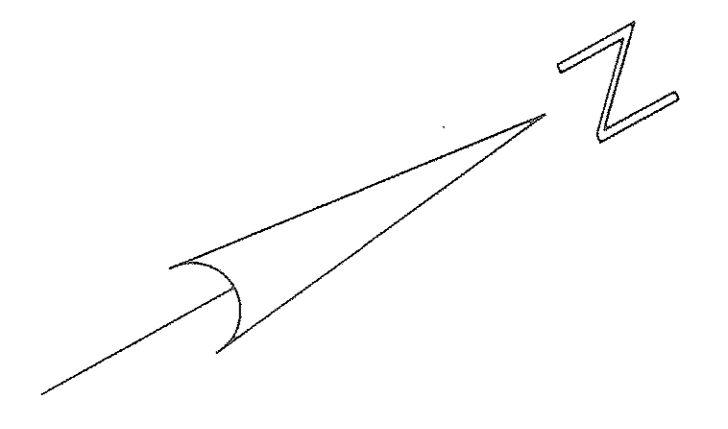
CHESTERFIELD CROSSING  
ORDINANCE AMENDMENT  
NARRATIVE STATEMENT



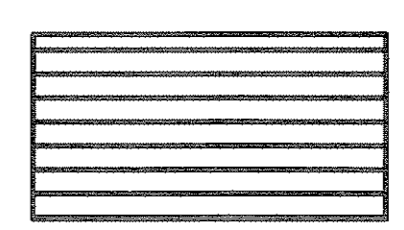
Chesterfield Crossing Partners, LLC (“Petitioner”) is requesting a text amendment to Ordinances 358 and 359, as amended by Ordinance 1502 (the “Site Ordinance”), with respect to the permitted uses for Chesterfield Crossing Shopping Center (the “Development”). Petitioner requests that “veterinary clinic” be added as a permitted use for the Development. Petitioner currently has a large, privately owned veterinary practice committed to leasing space in the Development. The practice will perform common veterinary checkups and procedures. It will not have overnight stays or boarding. This proposed amendment will allow Petitioner to lease space to a stable tenant, which would reduce the vacancy rate and increase the stability and viability of the Development. Petitioner is not requesting any change to any of the development standards or conditions of the Site Ordinance.



LOCATION MAP



SCALE 1" = 30'

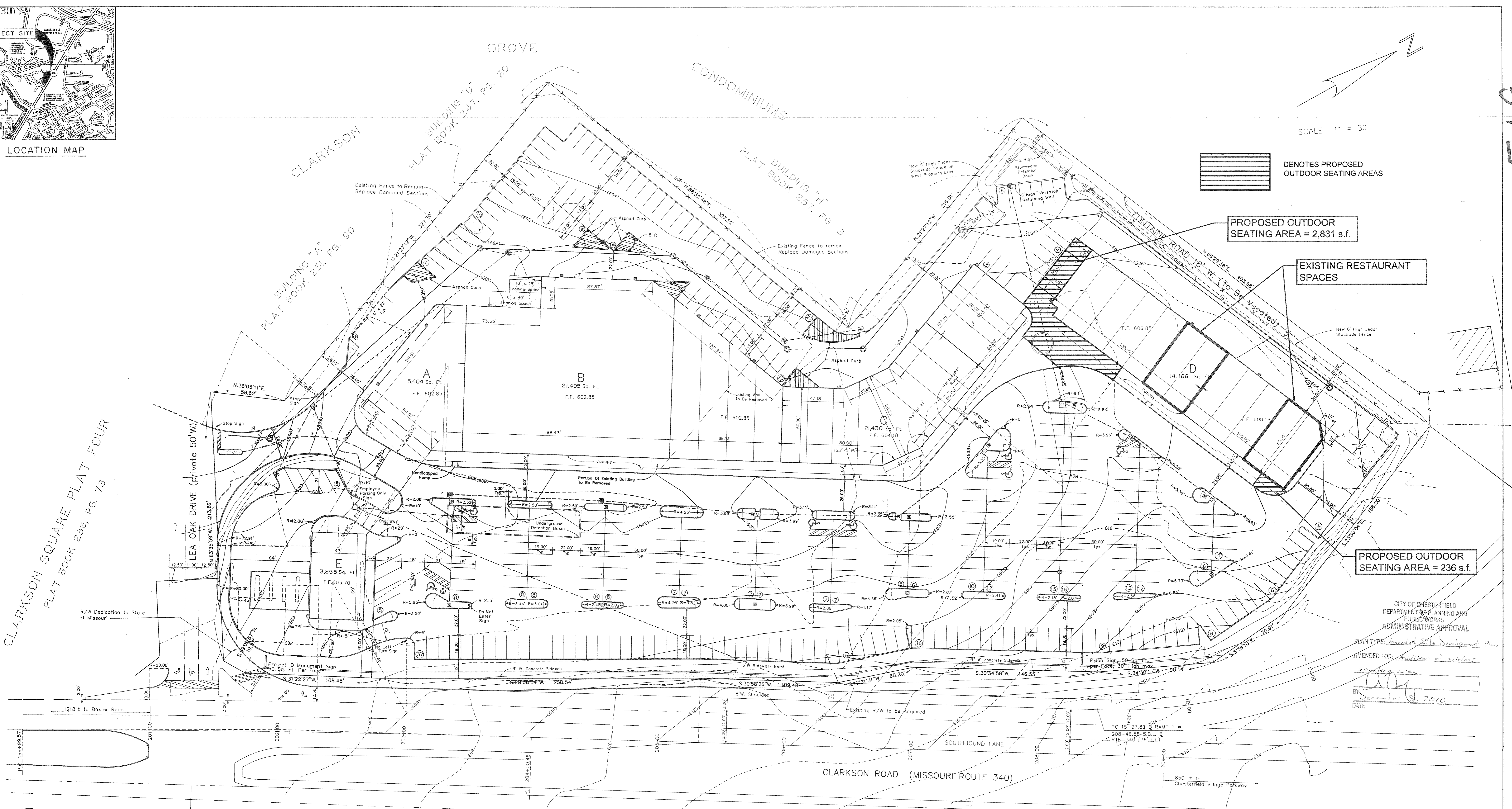


DENOTES PROPOSED OUTDOOR SEATING AREAS

PROPOSED OUTDOOR SEATING AREA = 2,831 s.f.

EXISTING RESTAURANT SPACES

PROPOSED OUTDOOR SEATING AREA = 236 s.f.



CLARKSON SQUARE PLAT FOUR  
PLAT BOOK 238, PG. 73

BUILDING "A"  
PLAT BOOK 251, PG. 90

BUILDING "D"  
PLAT BOOK 247, PG. 20

BUILDING "H"  
PLAT BOOK 257, PG. 3

CITY OF CHESTERFIELD  
DEPARTMENT OF PLANNING AND PUBLIC WORKS  
ADMINISTRATIVE APPROVAL  
PLAN TYPE: Amended Site Development Plan  
AMENDED FOR: Addition of outdoor seating area  
DATE: December 8, 2010

GENERAL NOTES

- All dimensions are to back of curb and face of building unless otherwise noted.
- Addresses shown are Clarkson Road, Chesterfield, Missouri, 63017.
- These plans reflect improvements to Missouri Route 340 (Clarkson Road) as contained in plans prepared by the Missouri Highway & Transportation Department received 1/4/90.
- Exterior trash enclosures shall be enclosed with a six (6') foot high sight proof fence.
- All rooftop mechanical equipment shall be adequately screened.
- All new building exteriors shall be brick.
- Bench Mark M50 BM 454-50, Elev. = 638.89 Square on northwest corner of highest traffic control box #CL-3, northwest corner of Clarkson Road and Chesterfield Village Parkway.
- Pole Mounted Lights along North and West Property Lines abutting Residential Zoning shall be 16' maximum height.

BUILDING	USE	GROSS AREA	PARKING RATIO	PARKING REQUIRED
A	RETAIL	5,404	4.5/1000	24.3
B	RETAIL	21,495	4.5/1000	96.7
C	RETAIL	21,430	4.5/1000	96.4
D1	RETAIL	9,109	4.5/1000	41.0
D2	RESTAURANT	8,124	4.5/1000	36.6
E	BANK	3,855	4.5/1000	17.3
TOTAL		69,417		312.3

PARKING SPACES PROVIDED:	REQUIRED	PROVIDED
HANDICAPPED 7		
REGULAR 356		
TOTAL 363		

LOADING SPACE REQUIREMENTS:	REQUIRED	PROVIDED
10' x 25' SPACE	2	2
10' x 40' SPACE	1	1

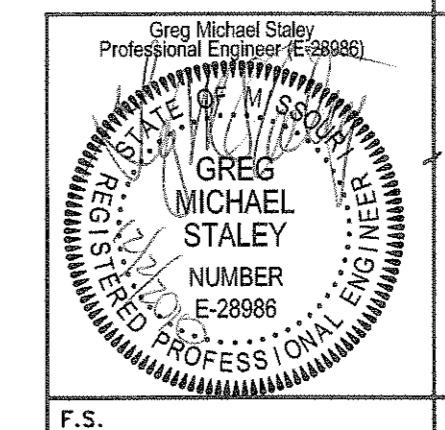
LEGEND

- Catch Basin
- Grate Inlet
- Manhole
- Flared End Section
- Storm Sewer
- Sanitary Sewer
- Sanitary Cleanout
- Water Meter & Curb Stop
- Building Mounted Light 16' Max. Height
- Site Lighting 24' Max. Height, see Note 8.
- Existing Contours
- Proposed Contours
- Concrete Curb
- Retaining Wall
- Concrete Pavement
- Heavy Duty Asphalt Pavement
- Light Duty Asphalt Pavement
- Asphalt Curb

NO.	DATE	BY	DESCRIPTION
8	12/2/2010	GMS	Added outdoor seating areas for Bldg. D, Rev. parking calcs.
7	6/25/93	GH	Change of Ownership
6	6/7/93	GH	Per City of Chesterfield
5	5/28/93	GH	Addition to Bldg. D
4	7/25/90	MJR	Added Underground Detention Basin & Revised Storm Sewers
3	7/5/90	EAS	Revised Sidewalk along Clarkson Rd. & Bldgs C & D
2	5/5/90	MJR	Revised per City of Chesterfield Comments Dated 4/30/90
1	4/3/90	MJR	Revised per City of Chesterfield Comments

REVISIONS  
CAPLACO NINETEEN INC.  
11850 STUDD AVE.  
ST. LOUIS, MISSOURI 63141  
(314) 991-8900

AMENDED SITE DEVELOPMENT PLAN  
CHESTERFIELD CROSSING  
CHESTERFIELD, MISSOURI



Designed M. HENSON  
Drawn E. SPAIN  
Checked M. HENSON  
Date February 27, 1990  
Project Number 89270  
Sheet Number 1 of 1  
Plotted 2/28/90

61519 sub