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Planning Commission Staff Report

Project Type: Resubdivision Plat

Meeting Date: April 13, 2009

From: Kristian Corbin
Project Planner

Location: Spirit of St. Louis Airport, Lot 11-B

Applicant: St. Louis County

Description: **Spirit of St. Louis Airport, Resubdivision of Lot 11-B:** A Resubdivision Plat for a 4.369 acre tract of land zoned “M-3” Planned Industrial District located on the northwest corner of the intersection of Edison Avenue and North Bell Avenue.

PROPOSAL SUMMARY

Stock & Associates Consulting Engineers Inc., has submitted on behalf of St. Louis County, a Resubdivision Plat for your review. The proposal is located on the northwest corner of the intersection of Edison Avenue and North Bell Avenue on a 4.369 acre tract of land that is currently zoned “M3” Planned Industrial District. The proposal is for the resubdivision of Lot 11-B into Lot 11-B, Lot 11-C and Lot 11-D for separate leasing of the lots. There are three existing buildings which are located on the new lots.

LAND USE AND ZONING HISTORY OF THE SITE

St. Louis County approved a rezoning from an “NU” Non Urban District to a “M-3” Planned Industrial District for Spirit of St. Louis Airport via Ordinance Number 2212. The ordinance was subsequently amended by St. Louis County Ordinance Numbers 9642, 11,768, 13,838, and 13,935.

In March 2, 1992, the City of Chesterfield adopted Ordinance 656 which amended St. Louis County Ordinance 13,935 to reduce the right-of-way on Edison Avenue from sixty (60) feet to forty (40) feet with a ten (10) foot road easement. In April 3, 1994, the City of Chesterfield adopted Ordinance 870 which amended St. Louis County Ordinances 2212, 9642, 11,768, 13,838, and 13,935 and allowed additional permitted uses.

The boundary of the “M-3” Planned Industrial District was changed via City of Chesterfield Ordinance 1156 in April 15, 1996. Ordinance 1156 amended St. Louis County Ordinance 13,838 and City of Chesterfield Ordinance 656 and repealed City of Chesterfield Ordinance 870. In September 15, 1997, the City of Chesterfield adopted Ordinance 1312 which amended Ordinance 1156 allowing for fraternal organizations within the established District. In July 20, 1998, the City of Chesterfield adopted Ordinance 1430 which reduced the side yard setback for 660 Goddard Avenue. The side yard setback changed from ten (10) feet to three (3) feet from the northern boundary and from (10) feet to nine (9) feet on the southern boundary.

In December 1, 2008, the City of Chesterfield approved a Lot Split for Adjusted Lot 11 into Lot 11-A and 11-B.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Airport	"M3" Planned Industrial District
South	Warehouse	"M3" Planned Industrial District
East	Warehouse	"M3" Planned Industrial District
West	Warehouse	"M3" Planned Industrial District



STAFF ANALYSIS

- **Comprehensive Plan**
The site is located within Ward 4 of the City of Chesterfield. The Comprehensive Plan calls for this area to be Spirit Airport. The current use on the site adheres

with the Spirit Airport land use category. The proposal will not alter the current uses on the site.

- **Zoning**

The site is currently zoned “M3” Planned Industrial District under the terms and conditions of City of Chesterfield Ordinance Number 1430. The submittal was reviewed against the requirements of Ordinance 1430 and all applicable City of Chesterfield Ordinance requirements. The site adheres to the applicable City of Chesterfield Ordinance requirements and the governing ordinance.

DEPARTMENT INPUT

Staff has reviewed the Resubdivision Plat and has found the application to be in conformance with the Comprehensive Plan, Zoning, and Site Specific Ordinance.

MOTION:

The following options are provided to the Planning Commission for consideration relative to this application:

1. “I move to approve (or deny) the Resubdivision Plat for Spirit of St. Louis Airport Lot 11-B.”
2. “I move to approve the Resubdivision Plat for Spirit of St. Louis Airport Lot 11-B with the following conditions...” (Conditions may be added, eliminated, altered or modified)

Respectfully Submitted,



Kristian Corbin
Project Planner

Respectfully Submitted,



Mara Perry, AICP
Senior Planner

Cc: City Administrator
City Attorney
Director of Planning and Public Works
Planning and Development Services Director

Attachments: Resubdivision Plat

