




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 and Vote Report**

**Meeting Date:** April 22, 2019

**From:** Jessica Henry, Assistant City Planner 

**Location:** The intersection of Olive Boulevard and Chesterfield Parkway

**Petition:** **P.Z. 05-2019 Chesterfield Ridge Center (Parcels VII and VIII):** A request for an ordinance amendment to the existing signage allocation in a “C-8” Planned Commercial District for parcels totaling 39.2 acres located along Chesterfield Parkway W north of Olive Blvd. (18S521119, 18S540138, 18S540149, and 18S540150)

**Summary**

Stock and Associates Consulting Engineers, Inc. is seeking to amend Ordinance 3026 to revise the signage criteria for parcels VII and VIII of the Chesterfield Ridge Center development. Parcel VII contains the Pfizer Research Campus and Parcel VIII contains the Homewood Suites hotel, the Kiddie Academy daycare currently under development, and a vacant parcel slated for future development. Ordinance 3026 currently permits three (3) freestanding business signs, and the request seeks to increase the number of permitted freestanding signs to five (5). Currently, Pfizer has two freestanding signs and Homewood Suites has one, effectively precluding Kiddie Academy and the lot slated for future development from having any freestanding signs. This is the only requested change to Ordinance 3026.



Figure 1: Aerial Image

### **Site History**

The northwest and southwest quadrants of Olive / Clarkson and I-64 were included in the original presentation to the St. Louis County Planning Commission in 1971 to initiate development of Chesterfield Village. In 1979, Chesterfield Village Inc. submitted five new petitions covering a total of 197.8 acres in the northwest quadrant. Two general areas of “C-8” zoning were proposed, one along the north side of Highway 40 and the other surrounding the existing Hilltown Center. The 43.3 acres along Highway 40 would include 1,000,000 square feet of floor area being primarily offices, a hotel, theater, professional laboratories and schools. The 39.7 acres near Hilltown Center would include 500,000 square feet of building area.

The original petition has been amended several times over the years by both St. Louis County and the City of Chesterfield. One amendment, approved by City of Chesterfield Ordinance 1358, was approved in 1997 to allow for flexibility in the location of allowable square footage in building pertained to Building Groups F, G, and H. The amendment also permitted flexibility in the location of a potential office within Building Group G. Most recently, the City approved Ordinance 2723 which amended criteria for Parcel III, Building Groups A and B (this resulted in development of the new world headquarters for Reinsurance Group of America). In 2016, an amendment was approved resulting in Ordinance 2916 that allowed for the development of the Pfizer project, currently under construction, across Chesterfield Parkway West from the subject site. In 2018, an amendment added the daycare use as a permitted use within the development; this resulted in Ordinance 3026 and allowed for development of Kiddie Academy on Lot A of Parcel VIII to proceed.



Figure 1: Ordinance Boundary and Subject Site

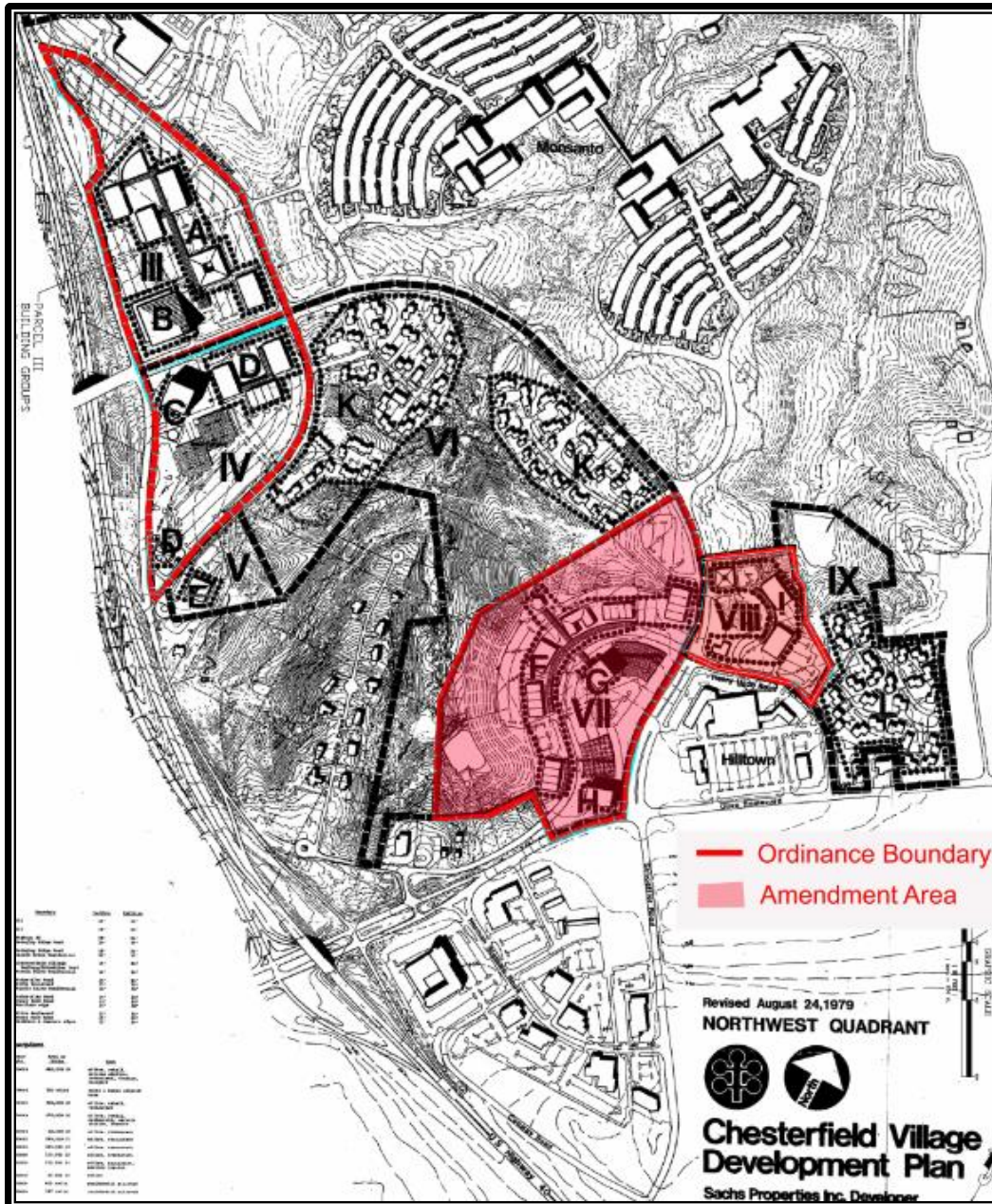


Figure 2: Chesterfield Village Development Plan with Ordinance Boundary and Subject Site

### Surrounding Land Use and Zoning

The land use and zoning for the properties surrounding the amendment area are shown on the next page and are described below:

- North:** Monsanto campus – zoned “C-8” Planned Commercial District (petition for change from “C-8” to “UC” Urban Core District currently under review by City).
- South:** Restaurant, office, post office, Hilltown Center – zoned “Planned Commercial District.
- East:** Wellesley Place subdivision – zoned “R-4” with a PEU.
- West:** Chesterfield Village Townhomes – zoned “R-4” and “R-6A” with a PEU.

### **Comprehensive Plan Designation**

The City of Chesterfield Comprehensive Land Use Map delineates the subject site within the “Urban Core” land use designation. The Comprehensive Plan states the following about the Urban Core:

*The Urban Core was defined as the area known as Chesterfield Village, centered at the intersection of I-64/US 40 and Clarkson Road/Olive Boulevard and primarily served by the Chesterfield Parkway. Land uses for the Urban Core include a mixture of high density residential, retail, and office uses containing the highest density development in Chesterfield.*

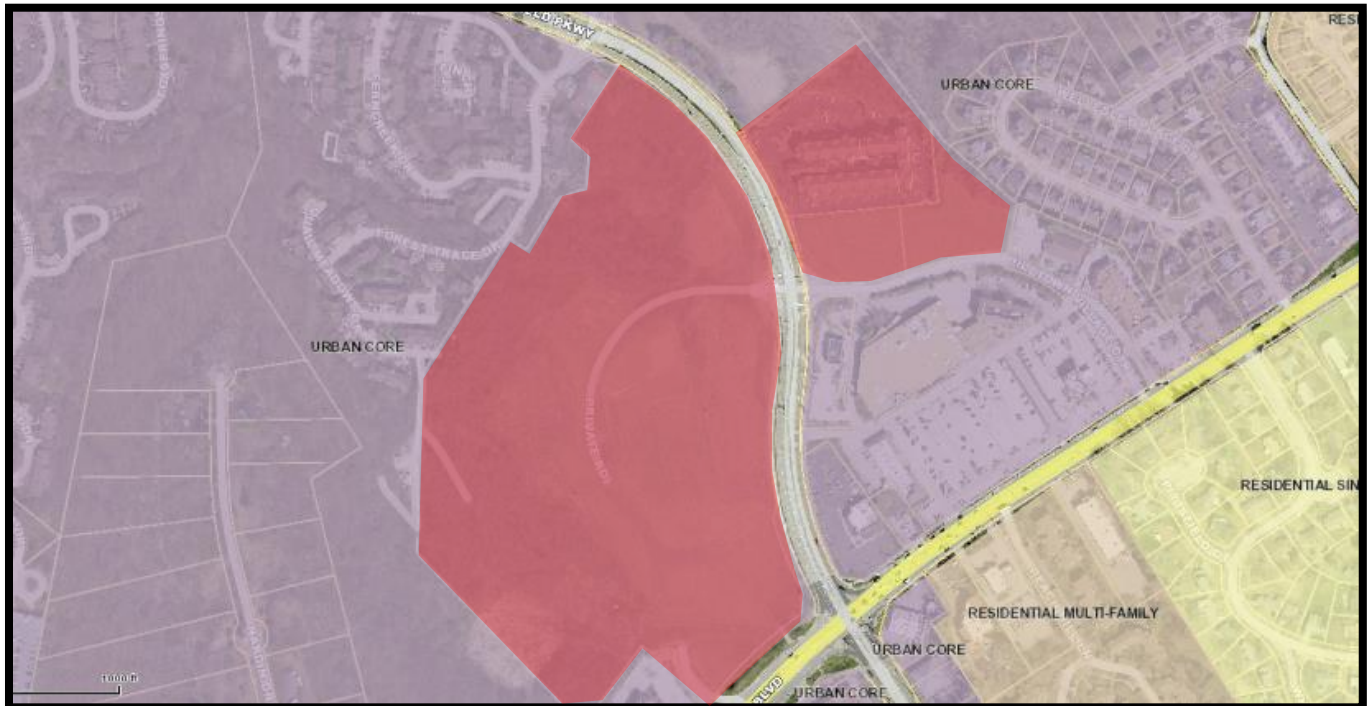


Figure 4: Comp Plan Surrounding Land Use Designation—Urban Core

### **Request**

Ordinance 3026 currently includes the following requirement for freestanding signs on Parcels VII and VIII:

- I.10.C** Parcels VII and VIII shall be limited to a maximum of three (3) freestanding business signs not to exceed fifty (50) square feet in outline area and thirty (30) feet in height. The location and size of said signs shall be as approved by the Planning Commission on the final development plans.

The petitioner is requesting that this language be amended to allow two additional freestanding signs. Currently, Pfizer has two signs (one on each frontage) and Homewood Suites has one sign. Increasing the amount of permitted freestanding signs to five would allow the other two lots in Parcel VII (Kiddie Academy and vacant parcel) to have freestanding signage. If the Planning Commission chooses to grant the Petitioner’s request, Staff recommends that the height of the monument signs be required to comply with the Unified Development Code rather than the current thirty (30) foot limitation. The Petitioner has indicated that they are amenable to this change. Additionally, the Petitioner has discussed this change

with Pfizer and Homewood Suites and has reported that both are amenable to the change since it would not impact their existing signage. Based on this information, Staff recommends that Ordinance 3026 be amended to include the following language:

- Parcels VII and VIII shall be limited to a maximum of five (5) freestanding monument signs with the size and height to comply with the Unified Development Code. The location of said signs shall be as approved on the Site Development Section Plans.

A Public Hearing further addressing the request will be held at the April 22, 2019, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Petitioner's Narrative, legislation, and Preliminary Plan for this request as required by City Code. There are no outstanding issues on this request and the Planning Commission may vote on this item.

Attachments

1. Public Hearing Notice
2. Narrative Statement
4. Legislation
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 April 22, 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. 05-2019 Chesterfield Ridge Center (Parcels VII and VIII) A request for an ordinance amendment to the existing signage allocation in a "C-8" Planned Commercial District for parcels totaling 39.2 acres located along Chesterfield Parkway W north of Olive Blvd. (18S521119, 18S540138, 18S540149, and 18S540150)

### Description of Property

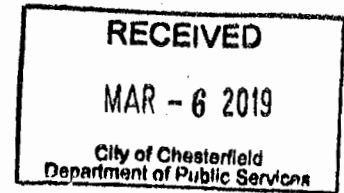
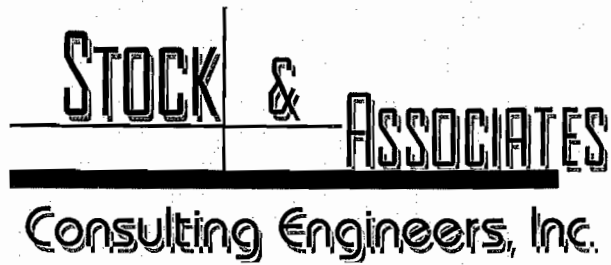
A tract of land being Chesterfield Village, Northwest Quadrant, located in U.S. Survey 154, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis Missouri.



City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017



Information on these Public Hearings may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Assistant City 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.



**PROJECT NARRATIVE ASSOCIATED WITH  
A REQUEST FOR TEXT AMENDMENT TO ORDINANCE #3026**

Date: March 04, 2019  
(Stock Project No. 218-6322)

The City of Chesterfield Unified Development Code ("UDC") permits amendments to "C-8" site specific ordinances. We respectfully request to add, in addition, two (2) ground mounted monument signs. Not to exceed fifty (50) square feet (for C314A & C314B) to "C-8" development in Ordinance Number 3026, Section I Specific Design Criteria, 10.c.

**BILL NO.** \_\_\_\_\_

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE AMENDING SECTION I. OF ATTACHMENT ‘A’ OF CITY OF CHESTERFIELD ORDINANCE 3026 BY REPEALING SECTION I.10.C OF ATTACHMENT ‘A’ OF ORDINANCE 3026 AND ENACTING IN LIEU THEREOF A NEW SECTION TO BE KNOWN AS SECTION I.10.C WITHIN A “C-8” PLANNED COMMERCIAL DISTRICT LOCATED WITHIN THE NORTHWEST QUADRANT OF THE I-64 AND MO 340 (OLIVE / CLARKSON) INTERCHANGE (P.Z. 05-2019 CHESTERFIELD RIDGE CENTER {PARCELS VII AND VIII}).**

**WHEREAS**, in response to P.C. 141-79 Chesterfield Village – Sachs Properties, Inc., St. Louis County approved Ordinance 9,476 on November 23, 1979, which authorized a “C-8” Planned Commercial District development, which was subsequently amended by St. Louis County Ordinance 10,842 on November 24, 1982; and,

**WHEREAS**, St. Louis County approved ordinance 13,756 on February 16, 1988 which removed Parcel V, building group E from the conditions of the prior ordinances; and,

**WHEREAS**, in response to correspondence from Sachs Properties, requesting an amendment in the location of the permitted uses in Building Groups D and I, specifically hotels, the City of Chesterfield approved ordinance number 1266 on May 19, 1997; and,

**WHEREAS**, in response to P.C. 141-79, the City of Chesterfield approved ordinance 1358 on December 18, 1997 to allow for flexibility in the location of allowable square footage in building groups G and H, and to allow revision in the location of an office building in relationship to Chesterfield Parkway North for building group G; and,

**WHEREAS**, in response to a petition filed by Sachs Properties, the City of Chesterfield approved ordinance 2685 on January 4, 2012 to permit a Commercial Industrial Design Development procedure to allow shifting of uses between building groups A and B; and,

**WHEREAS**, in response to a petition filed by Chesterfield Village, Inc., the City of Chesterfield approved ordinance 2723 on September 19, 2012 repealing previous ordinances to consolidate development requirements and allow modifications to building height, density and amendment to the building groups on Parcels III and IV; and,



**WHEREAS**, in response to a petition filed by Chesterfield Village, Inc., the City of Chesterfield approved Ordinance 2916 on October 19, 2016 to consolidate building groups F, G, and H; to modify allocation of existing uses and modification of density as it pertains to building groups F, G, and H; and,

**WHEREAS**, in response to a petition filed by Chesterfield Village, Inc., the City of Chesterfield approved Ordinance 3026 on November 19, 2018 to add additional permitted uses for building group I and to modify the development criteria pertaining to these additional uses; and

**WHEREAS**, Chesterfield Village, Inc. has filed a new petition to modify the signage allocation for Parcels VII and VIII which encompass building groups F, G, H and I; and

**WHEREAS**, a Public Hearing was held before the Planning Commission on April 22, 2019; and,

**WHEREAS**, the Planning Commission, having considered said request, recommended approval of said request; and,

**WHEREAS**, the City Council, having considered said request voted to approve the ordinance amendment request as recommended by the Planning Commission.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**

**Section 1.** Section I.10.c of Attachment 'A' of City of Chesterfield Ordinance 3026 is repealed and in lieu thereof the following is adopted:

I. General Conditions

10. The following shall regulate all signs for the "C-8" development:

- c. Parcels VII and VIII shall be limited to a maximum of five (5) freestanding monument signs with the size and height to comply with the Unified Development Code. The location of said signs shall be as approved on the Site Development Section Plans.

**Section 2.** The preliminary approval, pursuant to the City of Chesterfield Unified Development Code is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendation to the City Council, which are set out in the preliminary plan indicated as “Attachment B” which is attached hereto as and made part of.

**Section 3.** The City Council, pursuant to the petition filed by Chesterfield Village Inc., in P.Z. 05-2019, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 22<sup>nd</sup> day of April 2019, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

**Section 4.** This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 8 of the City of Chesterfield Unified Development Code.

**Section 5.** This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
PRESIDING OFFICER

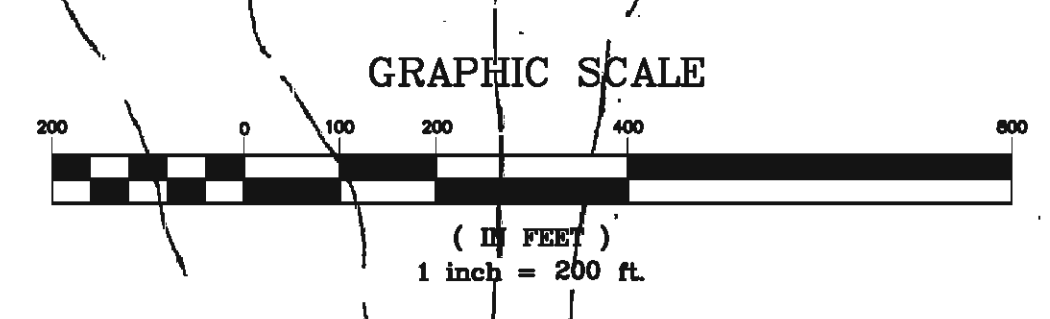
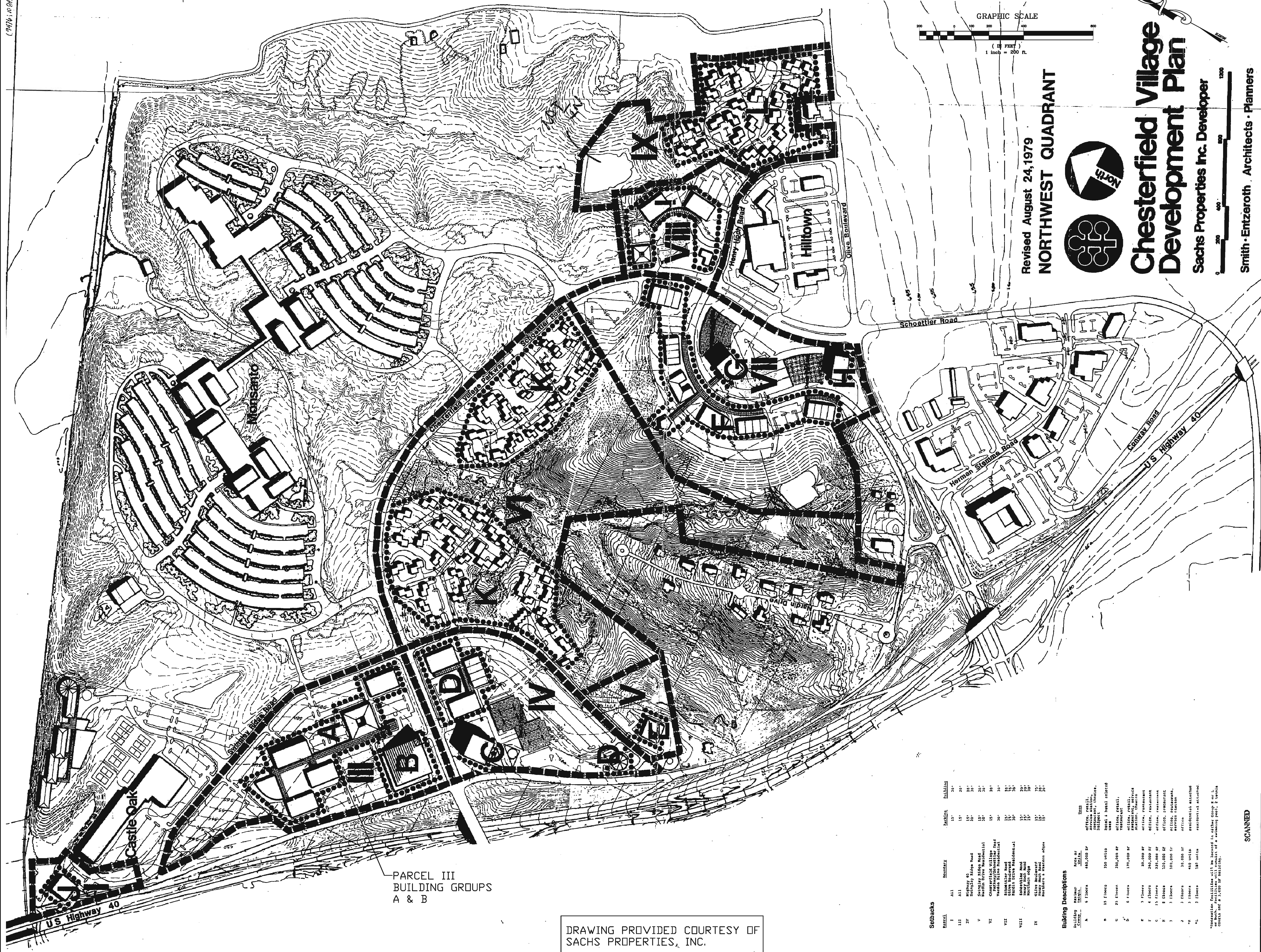
\_\_\_\_\_  
Bob Nation, MAYOR

ATTEST:

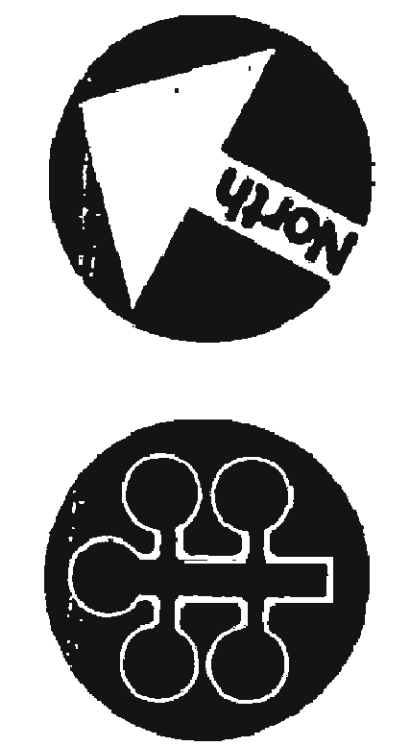
\_\_\_\_\_  
Vickie Hass, CITY CLERK

FIRST READING HELD:

COPY 1 OF 2



Revised August 24, 1979  
**NORTHWEST QUADRANT**



# Chesterfield Village Development Plan

Sachs Properties Inc. Developer

Smith-Entzerth Architects - Planners

FILE COPY

PARCEL III  
BUILDING GROUPS  
A & B

DRAWING PROVIDED COURTESY OF  
SACHS PROPERTIES, INC.

Subarea	Parcel	Number	Building	Area
I	11	11	11	11
II	12	12	12	12
III	13	13	13	13
IV	14	14	14	14
V	15	15	15	15
VI	16	16	16	16
VII	17	17	17	17
VIII	18	18	18	18
IX	19	19	19	19
X	20	20	20	20
XI	21	21	21	21
XII	22	22	22	22
XIII	23	23	23	23
XIV	24	24	24	24
XV	25	25	25	25
XVI	26	26	26	26
XVII	27	27	27	27
XVIII	28	28	28	28
XIX	29	29	29	29
XX	30	30	30	30
XXI	31	31	31	31
XXII	32	32	32	32
XXIII	33	33	33	33
XXIV	34	34	34	34
XXV	35	35	35	35
XXVI	36	36	36	36
XXVII	37	37	37	37
XXVIII	38	38	38	38
XXIX	39	39	39	39
XXX	40	40	40	40

Building Description	Area of Building	Area of Site
A	440,000 SF	440,000 SF
B	350,000 SF	350,000 SF
C	250,000 SF	250,000 SF
D	150,000 SF	150,000 SF
E	100,000 SF	100,000 SF
F	80,000 SF	80,000 SF
G	60,000 SF	60,000 SF
H	40,000 SF	40,000 SF
I	20,000 SF	20,000 SF
J	10,000 SF	10,000 SF
K	5,000 SF	5,000 SF
L	2,500 SF	2,500 SF
M	1,250 SF	1,250 SF
N	625 SF	625 SF
O	312 SF	312 SF
P	156 SF	156 SF
Q	78 SF	78 SF
R	39 SF	39 SF
S	19 SF	19 SF
T	9 SF	9 SF
U	4 SF	4 SF
V	2 SF	2 SF
W	1 SF	1 SF

SCANNED

GEORGE M. STOOK E-25116  
CIVIL ENGINEER

**CLAYCO**  
THE ART & SCIENCE OF BUILDING  
2100 INVERBILT BUSINESS CENTER DRIVE  
SAINT LOUIS, MISSOURI 63114  
PH: 314.429.5100 FX: 314.429.3137

Civil Engineer  
**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.  
227 Chesterfield Business Parkway  
St. Louis, MO 63025  
PH: (314) 429-8100  
FAX: (314) 530-8800  
E-mail: george@stockandassociates.com  
Web: www.stockandassociates.com

CONTRACTOR / DEVELOPER  
CLAYCO  
CIVIL ENGINEER  
STOCK & ASSOCIATES  
STRUCTURAL ENGINEER  
MECHANICAL ENGINEER  
ELECTRICAL ENGINEER  
PLUMBING ENGINEER  
FIRE PROTECTION ENGINEER

**PRELIMINARY PLAN**  
Project Address  
16600 SWINGLEY RIDGE ROAD  
CHESTERFIELD, MO

Drawing Title  
**PRELIMINARY PLAN**

Drawing No.  
**C2**

Issue Date  
05.21.12

Revisions Per City  
05.29.12

City/Co Job No. #444-444

Control Job No. 211-4868