



IV.B.

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:** April 24, 2017
- From:** Cecilia Hernandez, Project Planner
- Location:** North of North Outer 40 Rd, east of Long Road, west of Boone’s Crossing, and south of the Missouri River
- Petition:** **P.Z. 07-2017 Chesterfield Valley Motor Sports (17501 N Outer Rd):** A request for an amendment to an existing “C8” Planned Commercial District for a 3.0 acre tract of land located north of North Outer 40 Rd west of its intersection with Boone’s Crossing (17U510051).

Summary

The request is to amend an existing “C8” Planned Commercial District. The request is to add two display areas west of the existing building and remove the restriction of a maximum of 6 vehicles for the outdoor storage area directly north and west of the existing building. Additionally, the applicant is requesting to expand the outdoor storage area to the northeast of the building by about 55 feet as shown on the attached preliminary plan.



Figure 1- Subject Site Aerial

Site History

The subject site consists of one parcel that is 3.0 acres in size and was originally zoned “C-8” Planned Commercial District by St. Louis County via ordinance 13,027 prior to the incorporation of the City of Chesterfield. This original ordinance permitted only the sale, service and storage of boats, motors, trailers and marine accessory items, however, it did not have restrictions on display vehicles. The ordinance was amended once in 1998 by the City of Chesterfield Ordinance 1372 and ultimately repealed in 2007 by the City of Chesterfield Ordinance 2363 to allow for an increase in building height.

The restrictions on outdoor equipment display areas were originally put in place via ordinance 1372 in 1998, which placed restrictions on the location and requirements for screening of outdoor storage. Subsequently, ordinance 2363 added a restriction on the number of vehicles which are permitted to be displayed during business hours only.

In late 2015 the property owner was issued a violation for failing to comply with the requirements of City of Chesterfield Ordinance 2363, which governs the site. This petition has been submitted in order to attempt to bring the property into compliance. If the amendment is not approved, the property owner will be required to comply with the current regulations for which the violation is active in court.

Surrounding Land Use and Zoning

- North:** The undeveloped property to the north of the site is zoned “FPNU” Flood Plain Non-Urban.
- South:** The area to the south, on the opposite side of I-64/US 40, is zoned “PC” Planned Commercial District and contains commercial development in the Chesterfield Commons Seven and River Crossings subdivisions.
- East:** The property to the east of the site is “PI” Planned Industrial District and subdivision MPD Investments. This subdivision is the location of the Midwest Veterinary Referral, Metro Lighting, and the Beyond Self Storage currently under construction.
- West:** The undeveloped property to the west of the site is “NU” Non-Urban District

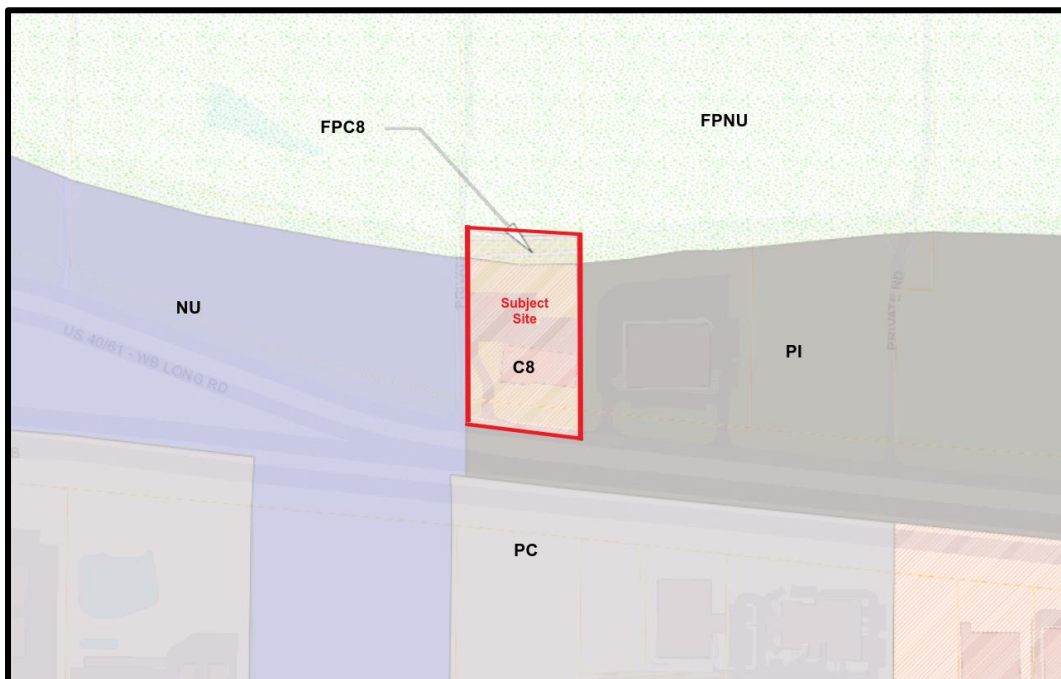


Figure 2- Zoning Map

Comprehensive Plan Designation

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates these parcels are within the Mixed Commercial Use land designation as seen in Figure 3 below. The subject site is located within the Chesterfield Valley Master Plan area, and if this zoning request were to be approved, any future Site Development Plans would be required to adhere to all applicable Chesterfield Valley Design Policies.



Figure 3- Comprehensive Plan Land Use Designation

Preliminary Plan

The proposed preliminary plan is attached to this report for your review. The plan identifies two new areas for display and maintains the existing display area that wraps the southwestern corner of the building. Additionally, the outdoor storage to the northeast of the existing building is expanded northward by 55 feet.

Request

A public hearing further addressing the request will be held at the April 24th, 2017, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Applicant Narrative Statement, and Preliminary Plan for this request as required by City Code.

Attachments

1. Public Hearing Notice
2. Project Narrative
3. Preliminary Plan

cc: Justin Wyse, Director of Planning and Development Services



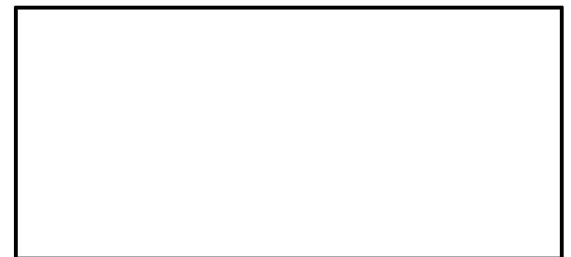
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

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 636.537.4738 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 636.537.4738 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 April 24, 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. 07-2017 Chesterfield Valley Motor Sports (17501 N Outer 40 Rd): A request for an amendment to an existing "C8" Planned Commercial District for a 3.0 acre tract of land located north of North Outer 40 Rd west of its Intersection with Boone's Crossing (17U510051).

PPROPERTY DESCRIPTION

All of Lot 1 of Koester Acres located in US Surveys 125 and 126. Township 45 North. Range 4 East, in St. Louis County, Missouri as recorded in Book 207, Page 1, of the St. Louis County Land Records.



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 24, 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. 07-2017 Chesterfield Valley Motor Sports (17501 N Outer 40 Rd): A request for an amendment to an existing "C8" Planned Commercial District for a 3.0 acre tract of land located north of North Outer 40 Rd west of its Intersection with Boone's Crossing (17U510051).

PPROPERTY DESCRIPTION

All of Lot 1 of Koester Acres located in US Surveys 125 and 126. Township 45 North. Range 4 East, in St. Louis County, Missouri as recorded in Book 207, Page 1, of the St. Louis County Land Records.



17501 North Outer Forty Road Chesterfield, MO 63005
Phone: 636-449-1500 | Fax: 636-449-1505

This purpose of this proposal is to allow us to better represent our products. Since the original site plan was put in place the products within our industry have changed substantially. There are significantly more variations within the product lines as well as many of the products being physically much larger. This has necessitated an increased amount of storage area. We aim to get our fenced storage area in compliance with requirements. In addition, we want to designate specific areas within our lot for displaying units during normal business hours. The new proposed display areas will be landscaped to maintain the natural beauty of the property and there will be no effect on any existing trees. Nothing within our proposal changes the uses of our property from those that are already approved.

GENERAL NOTES:

1. THE UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM READILY AVAILABLE RECORDS, BUT THE ACCURACY AND COMPLETENESS OF SUCH IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXISTENCE AND LOCATION OF ANY UTILITIES NOT SHOWN AND TO PROTECT SUCH UTILITY DURING CONSTRUCTION. THE OWNER WILL NOT BE RESPONSIBLE FOR THE COST OF PROTECTION, REPAIR OR REPLACEMENT OF ANY STRUCTURE, PIPE LINE, CONDUIT, SERVICE CONNECTION ETC., ABOVE AND BELOW GROUND WHICH MAY BE BROKEN OR DAMAGED BY INDIVIDUAL CONTRACTORS DURING CONSTRUCTION.
2. ALL FILL UNDER PROPOSED STORM AND SANITARY SEWER LINES AND/OR PAVED AREAS INCLUDING TRENCH BACKFILLS WITHIN AND OFF THE ROAD RIGHT-OF-WAY SHALL BE COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST "A.A.S.H.O. T-99" (ASTM D-698). ALL TESTS SHALL BE VERIFIED BY A GEOTECHNICAL ENGINEER.
3. ALL EMBANKMENT TO BE COMPACTED TO MINIMUM OF 90 PERCENT (STANDARD PROCTOR). ALL TESTS SHALL BE VERIFIED BY A GEOTECHNICAL ENGINEER.
4. GRADES SHOWN ON THIS DRAWING ARE ROUGH GRADES. FINISH GRADING SHALL BE COMPLETED WITH CONSTRUCTION OF INDIVIDUAL BUILDINGS.
5. MAXIMUM SLOPE = 3 UNITS HORIZONTAL/1 VERTICAL. (EARTH SLOPES ONLY)
6. SOFT OR SPONGY EARTH, MULCH, MUD, UNCONSOLIDATED EARTH FILL, UNSUITABLE FILL SUCH AS DECAYED VEGETABLE OR ORGANIC MATTER, OR SOFT, FRILABLE UNCONSOLIDATED MATERIALS SUCH AS ASHES OR RUSTED CANS, OR ANY OTHER MATERIALS UNSUITABLE AS A FIRM BASE FOR THE PIPE OR SEWER OR STRUCTURE SHALL BE REMOVED AND REPLACED WITH COMPACTED CRUSHED LIMESTONE.
7. GRANULAR BACKFILL SHALL BE PLACED AT LOCATIONS INDICATED ON THE PLANS FROM THE LEVEL SIX INCHES ABOVE THE TOP OF THE PIPE TO THE SUBGRADE ELEVATION OF THE PAVEMENT. ALL GRANULAR BACKFILL MATERIALS SHALL BE COMPACTED BY WATER JETTING.
8. BACKFILLING IN TRENCHES WHERE GRANULAR BACKFILL IS NOT SPECIFIED SHALL CONSIST OF JOB-EXCAVATED EARTH THOROUGHLY COMPACTED TO THE DENSITY OF THE ADJACENT UNDISTURBED EARTH. SAID MATERIAL SHALL BE FREE OF DEBRIS, ORGANIC MATTER, PERISHABLE COMPRESSIBLE MATERIALS, AND SHALL CONTAIN NO STONES OR LUMPS OF ROCK FRAGMENTS LARGER THAN SIX INCHES IN DIMENSION. CARE SHALL BE TAKEN THAT STONES AND LUMPS ARE KEPT SEPARATE AND WELL DISTRIBUTED, AND THAT VOIDS ARE COMPLETELY FILLED WITH FINE MATERIALS. THE BACKFILL MATERIALS SHALL BE PLACED IN LAYERS NOT EXCEEDING NINE INCHES BEFORE COMPACTION.
9. CONTRACTOR MAY EXCAVATE THE UPPER PART OF SEWER TRENCHES WITH SLOPING SIDES ABOVE A LEVEL ONE FOOT ABOVE THE TOP OF THE PIPE. TRENCH EXCAVATION BELOW THIS LEVEL SHALL BE CARRIED OUT WITH VERTICAL SIDES.
10. ALL UTILITY TRENCHES UNDER PAVEMENT SHALL BE BACKFILLED WITH 1" CLEAN CRUSHED STONE.
11. PRECAST MANHOLES SHALL CONFORM TO ASTM-478.
12. ALL LATERALS TO BE DIAMETER SPECIFIED BY SEWER DISTRICT AND ENDS OF LATERALS TO BE STAKED AND TAILSTAKE ELEVATION GIVEN.
13. ALL SANITARY AND STORM SEWERS SHALL MEET ALL SPECIFICATIONS AND INSTALLATION REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITY.
14. ALL WYES AND ENDS OF LATERALS TO BE CAPPED TO PREVENT INFILTRATION.
15. ALL SEWERS WITHOUT ELEVATIONS FURNISHED BY THE ENGINEER WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
16. ALL STREETS SHALL MEET ALL SPECIFICATIONS AND INSTALLATION REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITY.
17. STORM SEWER PIPING: ALL PIPE TO BE SMOOTH WALL POLYETHYLENE (ADS N-42, HANCORE HI-0, OR EQUIVALENT) OR REINFORCED CONCRETE PIPE CL 3 OR ABOVE (CL MUST BE APPROVED BY ENGINEER). OTHER PIPE MAY BE USED WITH APPROVAL BY ENGINEER. ALL PIPE MUST BE APPROVED BY THE LOCAL GOVERNING AUTHORITY.
18. ALL DISTURBED AREAS TO BE SEEDED AND STRAWED IMMEDIATELY UPON THE COMPLETION OF GRADING OR CESSATION FOR MORE THAN ONE MONTH. SEEDING AND STRAWING MAY BE DELAYED IN IMMEDIATE AREA OF BUILDING CONSTRUCTION WHERE SUCH CONSTRUCTION IS INITIATED IMMEDIATELY FOLLOWING GRADING.
19. CONTRACTOR SHALL PROVIDE EROSION CONTROL DEVICES AS REQUIRED BY THE CITY OF CHESTERFIELD SEDIMENT AND EROSION CONTROL MANUAL.
20. ALL SANITARY SEWERS SHALL HAVE A GRANULAR BEDDING OF 6" BELOW TO 12" ABOVE SEWER PIPE.
21. ALL STREETS SHALL MEET THE STANDARDS ESTABLISHED BY A.A.S.H.T.O. STANDARDS - SOIL ENGINEERS TO COORDINATE WITH THE CITY OF CHESTERFIELD.
22. TWENTY FOUR HOUR NOTICE SHALL BE PROVIDED TO THE CITY OF CHESTERFIELD PLANNING AND ZONING BEFORE EACH OF THESE OPERATIONS.
 1. INSTALLATION OF STORM DRAINS.
 2. INSTALLATION OF ROAD BASE.
 3. PAVING OF ROAD SURFACE.
23. A PRE-CONSTRUCTION MEETING SHALL BE HELD ON THE SITE WITH THE PUBLIC WORKS DEPARTMENT INSPECTOR PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION.
24. DEVELOPER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS BEFORE CONSTRUCTION BEGINS.
25. THE INSTALLATION OF TYPE A2 EXPANSION JOINTS ARE REQUIRED ON RESIDENTIAL STREETS AT THE FOLLOWING LOCATIONS:
 - a) AT END OF RADIUS ON EACH APPROACH TO "T" INTERSECTION;
 - b) ACROSS THE THROAT OF CUL-DE-SACS;
 - c) THE BEGINNING (PC) AND THE END (PT) OF CURVED SECTIONS OF STREET.
26. WHEN APPLICABLE, ANY CHANGE TO EXISTING OFFSITE IMPROVEMENTS SHALL BE REPLACED WITH IN-KIND MATERIALS.

Preliminary Development Plan

Chesterfield Motor Sports

A Tract of Land Being Lot 1 of Koester Acres,
as recorded in Plat Book 207, Page 1
St. Louis County, Missouri

ELECTRIC
AmerenUE
1901 Chouteau Ave
St. Louis, MO 63103
(314) 342-1111

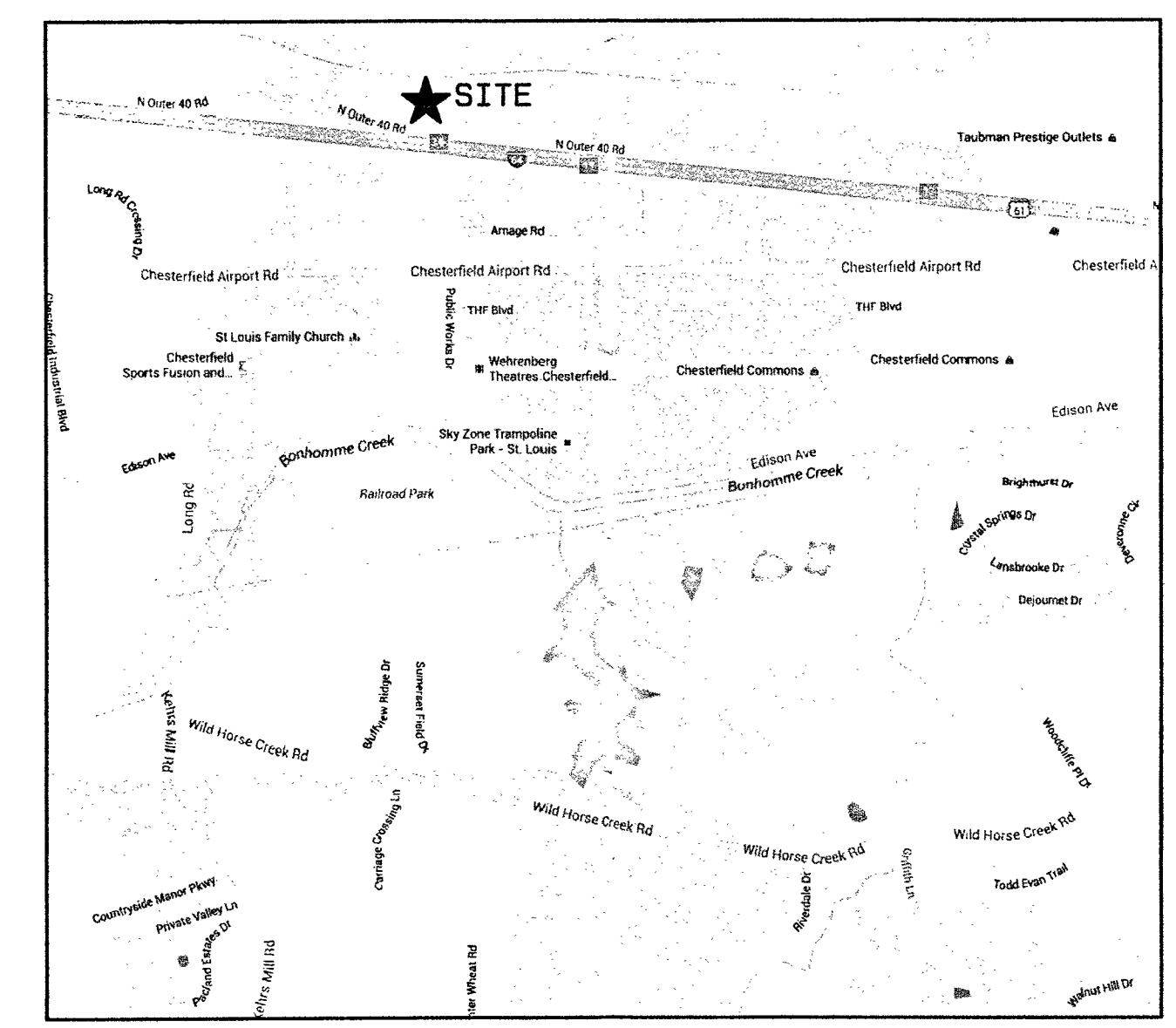
GAS
Laclede Gas Company
3950 Forest Park Avenue
St. Louis, MO 63108
(314) 658-5542

SEWERS
Metropolitan St. Louis Sewer District
2350 Market Street
St. Louis, MO 63103-2555
(314) 768-6260

TELEPHONE
AT&T
Craig Romph
12930 Olive Blvd, Fl.2
Creve Coeur, MO 63141

WATER
Missouri American Water
12950 Maurer Industrial Drive
St. Louis, MO 63127
Mark Migneco
Operations Supervisor
314.483.2500 Ext. 2011
314.843.5854 F
mark.migneco@amwater.com

DISCLAIMER: THE REGISTERED PROFESSIONAL ENGINEER HAS PREPARED OR HAD PREPARED UNDER HIS DIRECTION, AS AUTHORIZED BY HIS SEAL AND DATED HEREON, THIS PLAN AND ALL INFORMATION THEREON. THE ENGINEER HAS NOT BEEN ADVISED BY THE CONTRACTOR OF ANY CHANGES TO THE INFORMATION ON WHICH THIS PLAN WAS PREPARED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION AND FOR THE PROTECTION OF ALL UTILITIES NOT SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE SITE AND HAS NOT BEEN ADVISED OF ANY CHANGES TO THE INFORMATION ON WHICH THIS PLAN WAS PREPARED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION AND FOR THE PROTECTION OF ALL UTILITIES NOT SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE SITE AND HAS NOT BEEN ADVISED OF ANY CHANGES TO THE INFORMATION ON WHICH THIS PLAN WAS PREPARED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION AND FOR THE PROTECTION OF ALL UTILITIES NOT SHOWN ON THIS PLAN.



Location Map

Index of Sheets

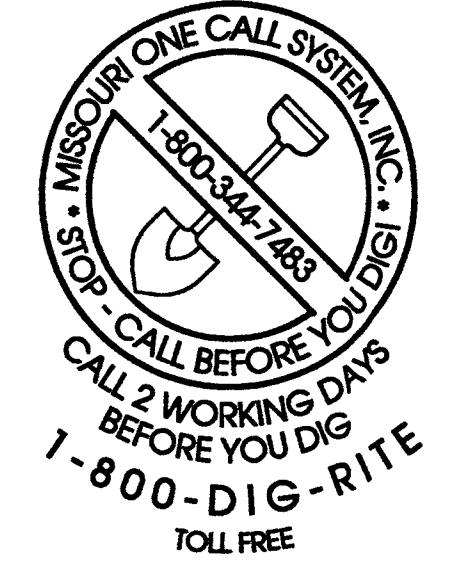
1. Cover Sheet
2. Site Plan

FLOOD STATEMENT

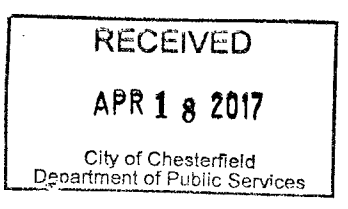
This site is located in the unshaded zone X areas of 500yr flood and 100yr flood with average depths less than 1ft. or with drainage areas less than 1 square mile; and areas protected by levees from the 100yr flood, per the Flood Insurance Rate Map for St. Louis County, Missouri Map Number 29189C0165K, effective date February 4, 2015

Legend of Symbols

- ⊕ Benchmark
- ⊙ Fire Hydrant
- ⊕ Water Valve
- ⊕ Water Meter
- ⊕ Water Manhole
- ⊕ Gas Valve
- ⊕ Gas Meter
- ⊕ Propane Tank
- ⊕ Electric Pedestal
- ⊕ Electric Meter
- ⊕ Light Pole
- ⊕ Utility Pole
- ⊕ Transformer Pole
- ⊕ Cable TV Pedestal
- ⊕ Grated Inlet
- ⊕ Storm Manhole
- ⊕ Sanitary Manhole
- ⊕ Downspout
- ⊕ Flared End Pipe
- ⊕ Telephone Pedestal/Marker
- ⊕ Sign
- ⊕ Bollard
- ⊕ Cleanout



OWNER/DEVELOPER
Chesterfield Motor Sports
Matt Sardyke
17501 North Outer 40 Rd.
Chesterfield, MO 63005
314-401-0687



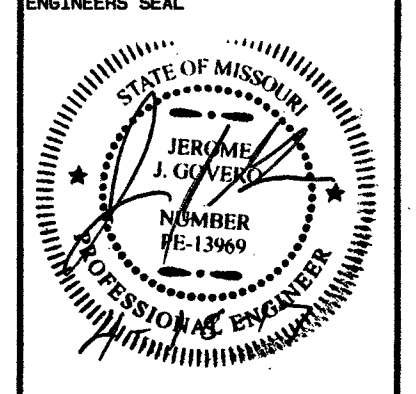
SURVEYOR - ENGINEER
Govero Land Services, Inc. 242D
5929 Old State Road
Imperial, MO 63052
636-464-9380

SURVEYOR - Daniel L. Govero LS-1778
ENGINEER - Jerome J. Govero E-13969

Preliminary Development Plan
Chesterfield Motor Sports
17501 N. Outer 40 Rd
Chesterfield, MO 63005

GOVERO LAND SERVICES
SURVEYING * ENGINEERING
5929 OLD STATE RD.
IMPERIAL, MO. 63052
Phone: 636-464-9380
Fax: 636-464-9380
Engineering Corporation License 4001036
Surveying Corporation License 4002942

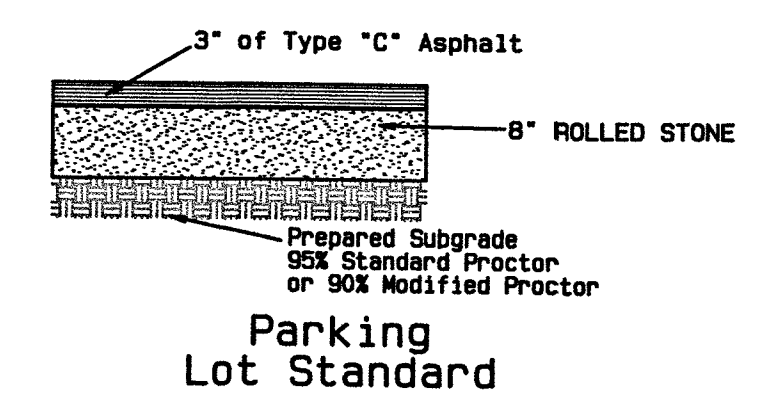
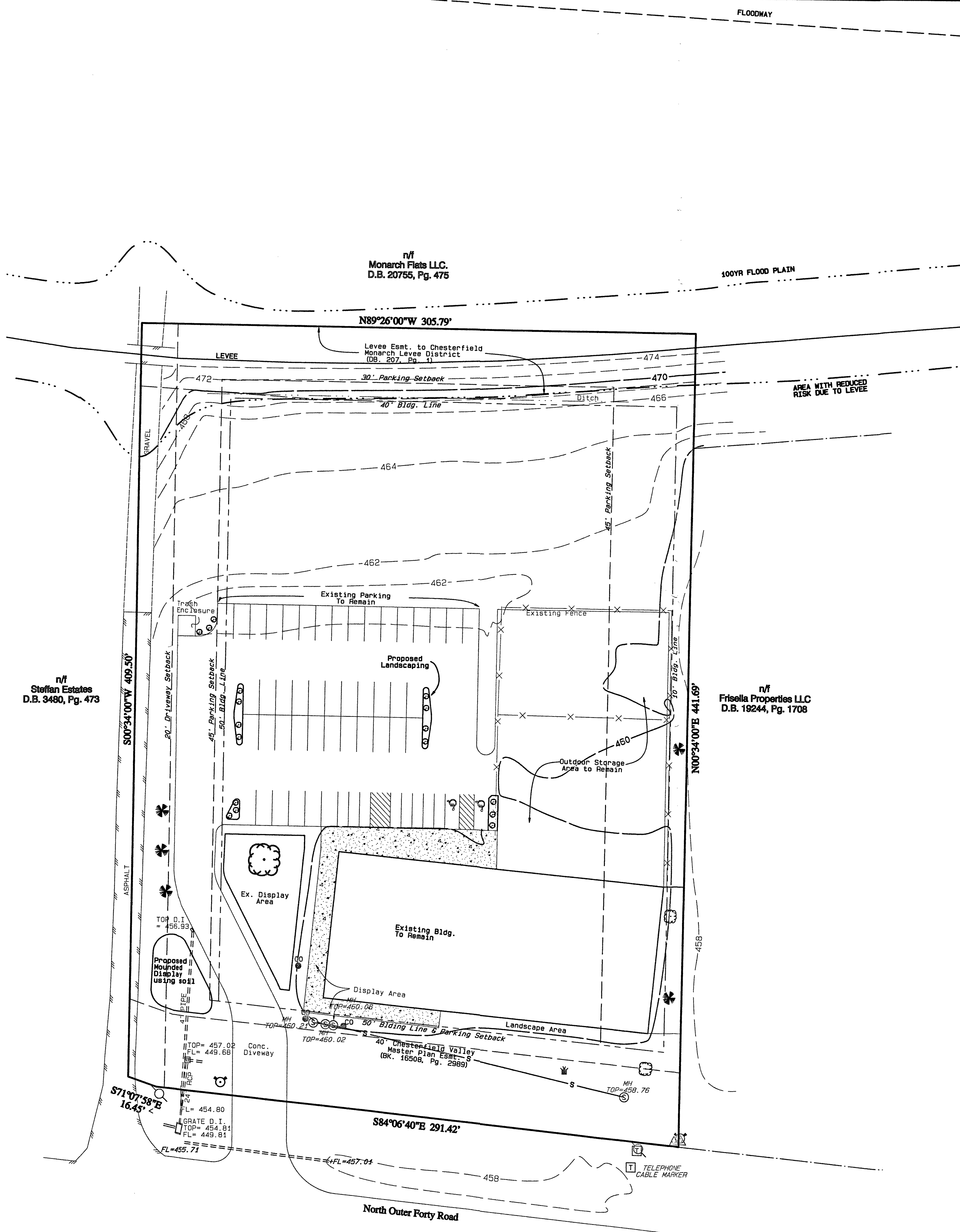
REVISION	DATE	BY	DESCRIPTION



NAME	
DISCIPLINE	
TYPE	

JOB NO.	16037
SHEET NO.	1 OF 2

Copyright. All Rights Reserved by Govero Land Services, Inc.



LANDSCAPE LEGEND	
	Glauca Juniper
	Red Maple
	China Girl Holly

NOTE
The septic system near the rear of the property is currently not in operation.

SITE BENCHMARK
+0' in open in fire hydrant west of entrance
Elevation 450.25

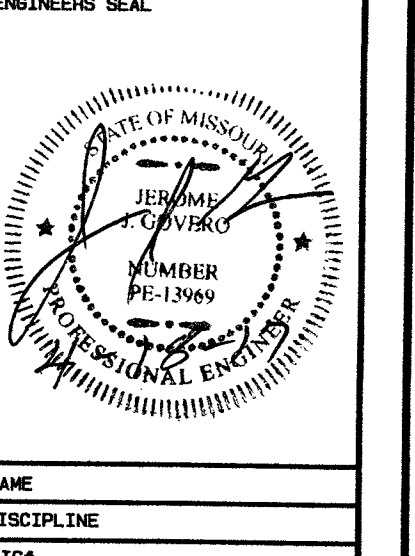
16037
Legal Description
All of Lot 1 of Koester Acres located in US Surveys 125 and 126, Township 45 North, Range 4 East, in St. Louis County, Missouri, as recorded in Book 207, Page 1, of the St. Louis County Land Records more particularly known as follows:
Beginning at the Southeast corner of said Lot 1, also the North right of way of Highway 40; thence North 00 degrees, 34 minutes, 00 seconds East, a distance of 441.69 feet to the Northeast corner of said Lot 1; thence North 89 degrees, 29 minutes, 00 seconds West, a distance of 305.79 feet to the Northwest corner of Lot 1; thence south 00 degrees, 34 minutes, 00 seconds West, a distance of 405.50 feet to the southwest corner of Lot 1, and also being the right of way of Highway 40; thence along the right of way south 74 degrees, 07 minutes, 59 seconds East, a distance of 16.45 feet; thence South 84 degrees, 06 minutes, 40 seconds East a distance of 291.42 feet to the Point of Beginning.

DISCLAIMER
THE PLANS WHICH THE REGISTERED PROFESSIONAL ENGINEER HAS PREPARED OR HAD PREPARED UNDER HIS DIRECT SUPERVISION AND SEAL ARE LIMITED TO THE SPECIFIC PROJECT AND TO THE SPECIFIC INFORMATION PROVIDED TO HIM BY THE CLIENT. THE ENGINEER'S LIABILITY IS LIMITED TO ONLY THOSE ITEMS OF DESIGN, CONSTRUCTION, MATERIALS, AND METHODS WHICH ARE SPECIFICALLY IDENTIFIED IN THE PLANS AND TO THE EXTENT OF HIS PROFESSIONAL RESPONSIBILITY. THE ENGINEER DOES NOT COVER, AND IS NOT RESPONSIBLE FOR, ANY OTHER DESIGN, CONSTRUCTION, MATERIALS, OR METHODS WHICH ARE NOT SPECIFICALLY IDENTIFIED IN THE PLANS. THE ENGINEER'S LIABILITY IS LIMITED TO THE EXTENT OF HIS PROFESSIONAL RESPONSIBILITY. THE ENGINEER'S LIABILITY IS LIMITED TO THE EXTENT OF HIS PROFESSIONAL RESPONSIBILITY. THE ENGINEER'S LIABILITY IS LIMITED TO THE EXTENT OF HIS PROFESSIONAL RESPONSIBILITY.

Preliminary Development Plan
Chesterfield Motor Sports
17501 N. Outer 40 Rd
Chesterfield, MO 63005

GOVERO LAND SERVICES
SURVEYING & ENGINEERING
1522 OLD BRICK ST.
ST. LOUIS, MO 63104
Email: info@govero.com
PH: (636) 664-5380 FAX: (636) 664-9426
Professional Engineer License #001035
Surveyor License #002042

REVISION	DATE	BY
02/06/2017		
04/12/2017		
08/16/2016		



NAME: D. G. GVERO
DISCIPLINE: SURVEYING & ENGINEERING
LIC#:
Copyright. All Rights Reserved by Gvero Land Services, Inc.
JOB NO. 16037
SHEET NO. 2 OF 2