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Planning Commission Staff Report

Project Type: Amended Site Development Plan

Meeting Date: April 27, 2009

From: Mara M. Perry, AICP
Senior Planner

Location: Stoneridge Office Building (14540 South Outer Forty Road)

Applicant: Stock & Associates on behalf of Stoneridge Investments LLC.

Description: **Stoneridge Office Building:** An Amended Site Development Plan and Amended Landscape Plan for a 9.3 acre parcel of land zoned “PC” Planned Commercial District located on the south side of South Outer 40 Road, northeast of Yarmouth Point Drive and Candish Lane.

PROPOSAL SUMMARY

Stock & Associates, on behalf of Stoneridge Investments LLC., has submitted an Amended Site Development Plan and Amended Landscape Plan for your review. The request is for an amendment to add an additional twenty-two (22) parking spaces to the existing parking lot. The development is currently zoned “PC” Planned Commercial District.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

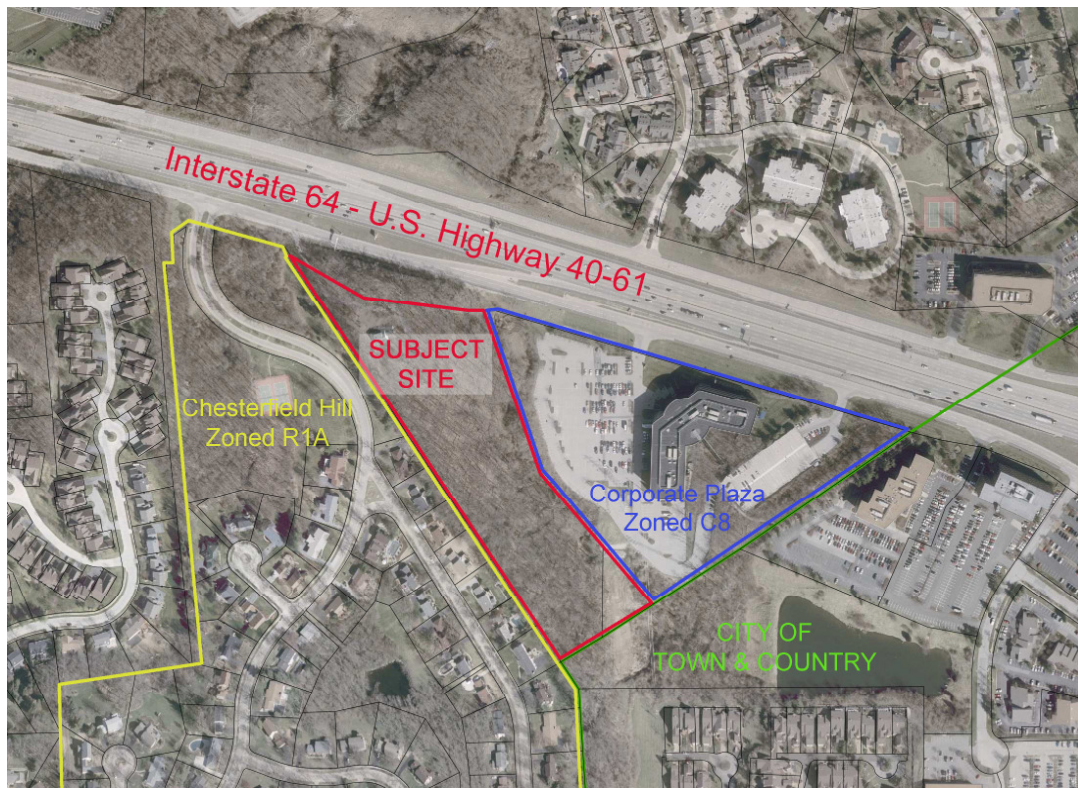
On July 21, 2003, the City of Chesterfield rezoned the site from “R-5” Residence District to “PC” Planned Commercial District via City of Chesterfield Ordinance 1943,. On January 3, 2005, the City of Chesterfield repealed Ordinance 1943 allowing for an increase in the surface parking should the proposed parking garage not be built via City of Chesterfield Ordinance 2145.

A Site Development Plan for the site was approved with Automatic Power of Review by City Council on March 20, 2006. In May 2006, Amended Architectural Elevations were approved for the site. A Sign Package and Amended Site Development Plan showing the location of the proposed Monument Sign were approved by City Council on August 6, 2007.

On December 3, 2007, Ordinance 2145 was repealed allowing for an amendment to the parking requirements for an additional twenty-two (22) parking spaces via City of Chesterfield Ordinance 2410.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Highway	None
South	City of Town and Country	City of Town and Country
East	Office	"C-8" Planned Commercial
West	Residential	"R1A" Residence District



STAFF ANALYSIS

- **Zoning**

The subject site is currently zoned “PC” Planned Commercial District under the terms and conditions of City of Chesterfield Ordinance Number 2410. This submittal was reviewed against the requirements of Ordinance 2410 and all applicable Zoning Ordinance Requirements. The site adheres to the applicable Zoning Ordinance requirements and the site specific governing ordinance.
- **Traffic/Access and Circulation**

There is no change proposed to the existing traffic/access or circulation to the development. The internal circulation has minimal changes within the site to add the additional surface parking spaces to the existing surface parking lot.
- **Open Space**

The subject site was zoned under a green space requirement rather than an open space requirement. The proposed plan exceeds the minimum required green space of 64% with the proposed 66.88% green space.
- **Landscaping and Tree Preservation**

The amendments to the landscape plan are limited to the addition of the parking spaces and the requirement that no parking space be further than fifty (50) feet from a tree. Five trees are being added to the site to meet those requirements. All other landscaping shown on the plan has already been planted on the site. The City’s Arborist reviewed the amended landscape plan and had no additional comments.
- **Lighting**

No changes are being made to the existing lighting on the site.
- **Parking**

The use on this site is office and the parking requirement is 4 spaces per 1,000 square feet of gross floor area per City of Chesterfield Ordinance 2410. The proposed parking on the site exceeds the required parking. The petitioner asked for additional parking on the site due to market conditions related to the improvements being made to Interstate 64/ Highway 40.
- **Current Status of the Site**

The parking for this site has already been built without approval. The plans are before the Planning Commission in order to get formal approval for the area that has been constructed. The petitioner had already gone through the ordinance amendment process in order to be allowed to add the additional parking to the site.

DEPARTMENTAL INPUT

Staff has reviewed the Amended Site Development Plan and Amended Landscape Plan and has found the application to be in conformance with the Comprehensive Plan, Zoning Ordinance and the 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 Amended Site Development Plan and Amended Landscape Plan for Stoneridge Office Building."
- 2) "I move to approve the Amended Site Development Plan and Amended Landscape Plan for Stoneridge Office Building with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Cc: City Administrator
City Attorney
Department of Planning and Public Works

Attachments: Amended Site Development Plan
Amended Landscape Plan

