



IV. A.

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
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Planning and Development Services Division Public Hearing Summary Report

P.Z. 04-2014 Chesterfield Blue Valley (Simon Woodmont Development, LLC/Chesterfield Blue Valley, LLC):

A request for an amendment to Ordinance 2612 to modify development criteria for 137.6 acres zoned “PC” Planned Commercial District located on the north side of Olive Street Road, west of its intersection with Chesterfield Airport Road (17W630058, 16W220010, 16W210044, 17W530190, 17W540111).

Summary

Stock and Associates Consulting Engineers, Inc., on behalf of Simon Woodmont Development, LLC and Chesterfield Blue Valley, LLC, has submitted a request for an ordinance amendment to modify development criteria for the Chesterfield Blue Valley development. More specifically, the request is for a text amendment to Section 1.C.2(e) of the City of Chesterfield Ordinance 2612 to remove the requirement for a ten (10) foot parking setback from internal lot lines, while leaving all the other setback requirements unchanged. No other changes to the ordinance are being requested.

Site History

St. Louis County originally zoned the area now known as Chesterfield Blue Valley “NU” Non-Urban District prior to the incorporation of the City of Chesterfield. Those areas north of the Chesterfield Monarch Levee also included a “FP” Flood Plain Overlay in addition to the “NU” Non-Urban District Zoning classification. In 2006, the first planned district was approved for site and in the decades since, the site-specific governing ordinance has been amended several times to include additional land into the planned district and to consolidate several ordinances.

The most recent ordinance amendment occurred in 2010, when the City of Chesterfield approved Ordinance 2612 to change the zoning of the six (6) acre Brasher Property from “NU” Non-Urban District to a “PC” Planned Commercial District; and to consolidate the existing “PC” Planned Commercial District with this newly zoned “PC” Planned Commercial District to form one, 137.6 acre, “PC” Planned Commercial District governed under the same ordinance.

In 2008, the City Council approved a Site Development Concept Plan for the roadways only for the Chesterfield Blue Valley Development, followed by the approval of a full Amended Site Development Concept Plan in May 2012. Furthermore, a Record Plat for Chesterfield Blue Valley was approved by the City Council in July of 2012; followed by a Resubdivision Plat of Lot 1 into eight (8) lots in February 2014.

Following the approval of the Amended Site Development Concept Plan, a Site Development Section Plan was approved by City Council for St. Louis Premium Outlets (Lot 2) in May of 2012. An Amended Site Development Section Plan for Phase Two of the St. Louis Premium Outlets is currently under review with Staff. This project was reviewed by the Architectural Review Board on September 12, 2013. The Amended Section Plan will be brought forward to the Planning Commission for review and approval once all of Staff’s outstanding comments have been addressed.

Surrounding Land Use and Zoning

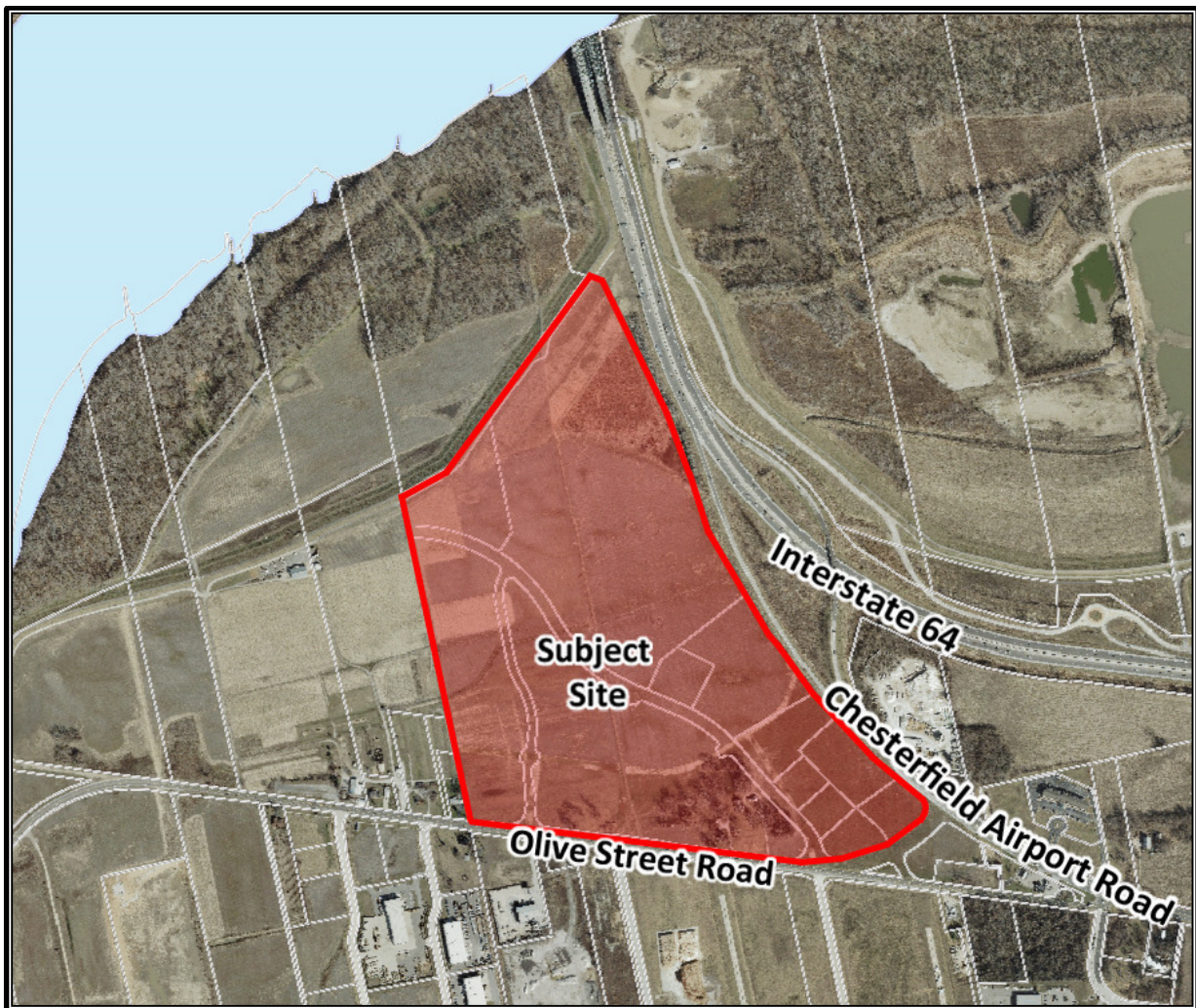
The land use and zoning for the properties surrounding this parcel are as follows:

North: Located directly to the north of the subject site is one additional property within the Chesterfield Blue Valley development. It is currently vacant and undeveloped. This property is zoned “FP-NU” Flood Plain Non-Urban District and is bound to the north by the Missouri River.

South: To the south of the subject site is Olive Street Road. The properties beyond are zoned “PI” Planned Industrial District and “M3” Planned Industrial District (Spirit of St. Louis Airpark).

East: The property to the east is “The Wedge”, which is zoned “C8” Planned Commercial District. Also, bound to the east is Interstate 64, US Highway 40/61.

West: The property to the west is the “AG” Agricultural District-zoned Rombach Farm.



Comprehensive Plan Analysis

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 Use (Retail/Office/Warehouse) Land Use designation, which is defined as a mixture of office, office /warehouse distribution and retail development. The subject site is located in the Chesterfield Valley as identified by the Comprehensive Plan; however there are no additional sub-area development guidelines for this site.

Staff Analysis

Section 1.C.2 of the City of Chesterfield Ordinance 2612 states no parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:

- a. *Twenty (20) feet from the right-of-way of Olive Street Road on the southern boundary of the "PC" Planned Commercial District.*
- b. *Twenty (20) feet from the western boundary of the "PC" District.*
- c. *Twenty (20) feet from the eastern boundary of the "PC" District.*
- d. *Twenty (20) feet from the northern boundary of the "PC" District N34°00'30"E.*
- e. *Ten (10) feet from the internal lot lines with the exception of shared driveways, which shall maintain a zero (0) foot setback.*
- f. *Ten (10) feet from the principal internal street.*

The applicant is requesting a text amendment to remove the requirement for a ten (10) foot parking setback from internal lot lines, while leaving all the other setback requirements unchanged. Additionally, no other changes to the uses or development criteria listed in the ordinance are being requested at this time.

The removal of this setback requirement will allow for the reduction of impervious surfaces and the amount of land needed for parking, creating opportunities for more compact development, more space for pedestrian circulation, more open space and landscaping. Additionally, it will promote shared parking between multi-user buildings.

A public hearing further addressing the request will be held at the April 28th, 2014, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice and Preliminary Plan. In addition, below is a link to the existing planned district ordinance which governs this site.

<http://www.chesterfield.mo.us/webcontent/ordinances/2010/ord2612.pdf>

Respectfully submitted,



Purvi Patel
Project Planner

Attachments

1. Public Hearing Notice
2. Preliminary Plan

cc: Aimee Nassif, Planning and Development Services Director



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 Monday, April 28, 2014 at 7:00 p.m. in the City Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

P.Z. 04-2014 Chesterfield Blue Valley (Simon Woodmont Development, LLC/Chesterfield Blue Valley, LLC): A request for an amendment to Ordinance 2612 to modify development criteria for 137.6 acres zoned "PC" Planned Commercial District located on the north side of Olive Street Road, west of its intersection with Chesterfield Airport Road (17W630058, 16W220010, 16W210044, 17W530190, 17W540111).

Description of Property

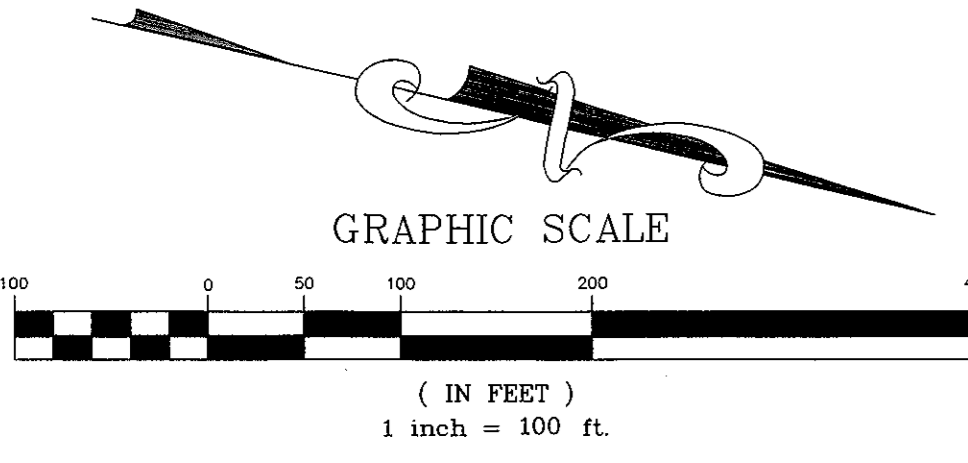
A tract of land being Lots 2 through 5 of "Chesterfield Blue Valley Plat One", a subdivision filed for record in Plat Book 360 Pages 256 through 259 and the "Resubdivision of Lot 1 of Chesterfield Blue Valley Plat One" a subdivision filed for record in Plat Book 362, Page 72 and 73 of the St. Louis County Missouri Records, said subdivisions being the Re-subdivision of Lot 1 of McGrath Plaza as recorded in Plat Book 325, Pages 11 and 12 and Parcel 4 of a tract of land as conveyed to William F. Brasher, Trustee by instrument recorded in Book 14298, Page 1926, both of the St. Louis County Records and part of Lots 1 through 8 of the Partition in the Estate of Conrad Kroenung as said lots were established by Report of Commissioners recorded August 13, 1879 in Book 4 Page 583 of the St. Louis County (now St. Louis City) Records, being located in U.S. Surveys 102, 368 and 371, Township 45 North, Range 3 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri.



City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

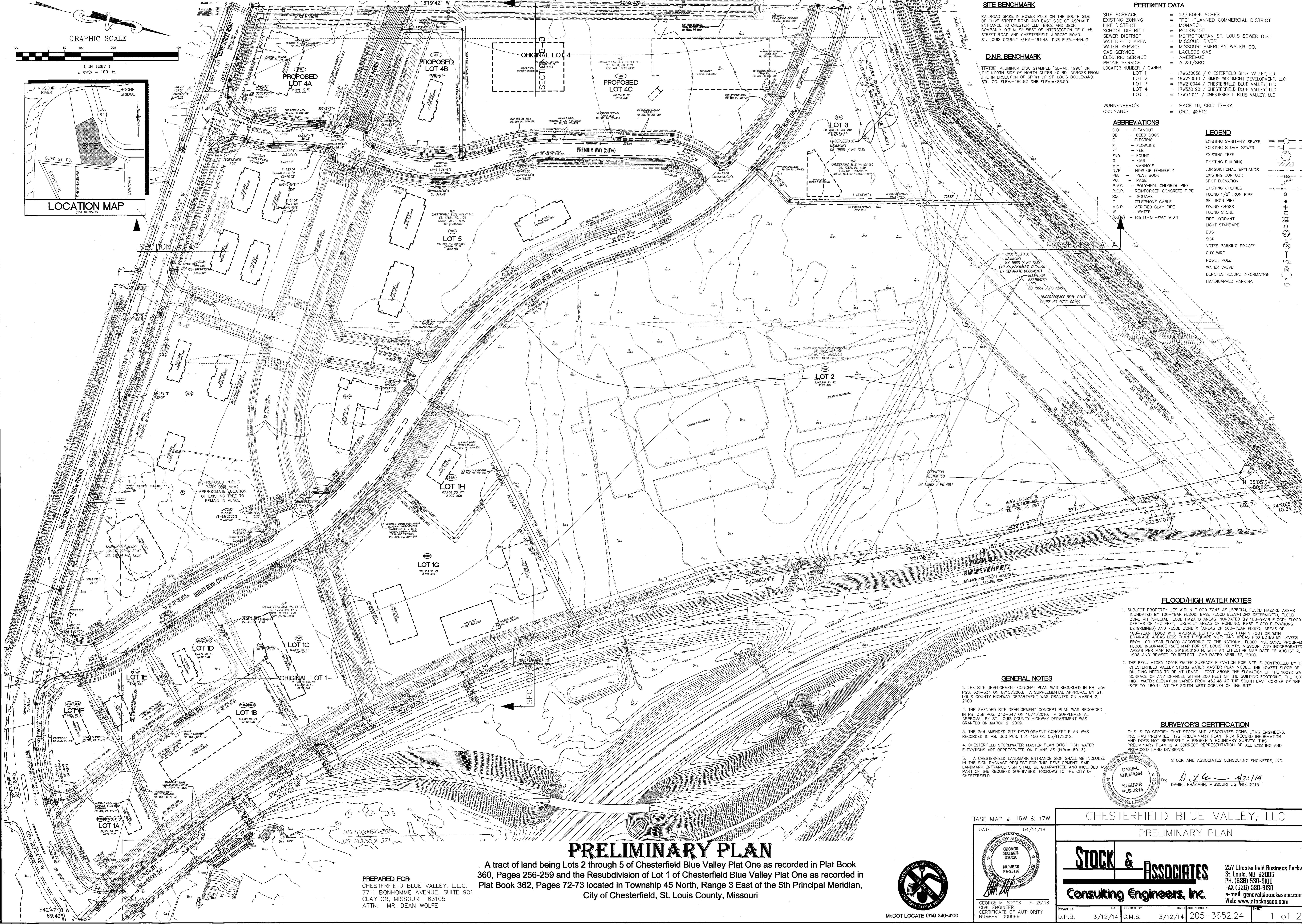


Information on this Public Hearing may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Project Planner Purvi Patel at 636.537.4738 or via e-mail at ppatel@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.



SITE BENCHMARK		PERTINENT DATA	
RAILROAD SPIKE IN POWER POLE ON THE SOUTH SIDE OF OLIVE STREET ROAD AND EAST SIDE OF ASPHALT ENTRANCE TO CHESTERFIELD FENCE AND DECK COMPANY; 0.7 MILES WEST OF INTERSECTION OF OLIVE STREET ROAD AND CHESTERFIELD AIRPORT ROAD, ST. LOUIS COUNTY ELEV.=464.48 DNR ELEV.=464.21		SITE ACREAGE	= 137.606± ACRES
D.N.R. BENCHMARK TT-108: ALUMINUM DISC STAMPED "SL-40, 1990" ON THE NORTH SIDE OF NORTH OUTER 40 RD. ACROSS FROM THE INTERSECTION OF SPIRIT OF ST. LOUIS BOULEVARD. STL. CO. ELEV.=456.82 DNR ELEV.=456.55		EXISTING ZONING	= "PC"-PLANNED COMMERCIAL DISTRICT
		FIRE DISTRICT	= MONARCH
		SCHOOL DISTRICT	= ROCKWOOD
		SEWER DISTRICT	= METROPOLITAN ST. LOUIS SEWER DIST.
		WATERSHED AREA	= MISSOURI RIVER
		WATER SERVICE	= MISSOURI AMERICAN WATER CO.
		GAS SERVICE	= LACLEDE GAS
		ELECTRIC SERVICE	= AMERENUE
		PHONE SERVICE	= AT&T/SBC
		LOCATOR NUMBER / OWNER	LOT 1 = 17W630058 / CHESTERFIELD BLUE VALLEY, LLC
			LOT 2 = 16W20010 / SIMON WOODMONT DEVELOPMENT, LLC
			LOT 3 = 16W210044 / CHESTERFIELD BLUE VALLEY, LLC
			LOT 4 = 17W530190 / CHESTERFIELD BLUE VALLEY, LLC
			LOT 5 = 17W540111 / CHESTERFIELD BLUE VALLEY, LLC
		WUNNENBERG'S ORDINANCE	= PAGE 19, GRID 17-KK
			= ORD. #2612

ABBREVIATIONS		LEGEND	
CD	= CLEANOUT	EXISTING SANITARY SEWER	
DB	= DEED BOOK	EXISTING STORM SEWER	
E	= ELECTRIC	EXISTING TREE	
FL	= FLOWLINE	EXISTING BUILDING	
FT	= FEET	JURISDICTIONAL WETLANDS	
FND.	= FOUND	EXISTING CONTOUR	
G	= GAS	SPOT ELEVATION	
M.H.	= MANHOLE	EXISTING UTILITIES	
N/F	= NOW OR FORMERLY	FOUND 1/2" IRON PIPE	
PL	= PLAT BOOK	SET IRON PIPE	
PG.	= PAGE	FOUND CROSS	
P.V.C.	= POLYVINYL CHLORIDE PIPE	FOUND STONE	
R.C.P.	= REINFORCED CONCRETE PIPE	FIRE HYDRANT	
SQL.	= SQUARE	LIGHT STANDARD	
T	= TELEPHONE CABLE	BUSH	
V.C.P.	= VITRIFIED CLAY PIPE	SIGN	
W	= WATER	NOTES PARKING SPACES	
(85')	= RIGHT-OF-WAY WIDTH	GUY WIRE	
		POWER POLE	
		WATER VALVE	
		DENOTES RECORD INFORMATION	
		HANDICAPPED PARKING	



FLOOD/HIGH WATER NOTES

- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE AE (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, BASE FLOOD ELEVATIONS DETERMINED), FLOOD ZONE AH (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD; FLOOD DEPTHS OF 1-3 FEET, USUALLY AREAS OF PONING; BASE FLOOD ELEVATIONS DETERMINED) AND FLOOD ZONE X (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVES FROM 100-YEAR FLOOD) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI, AND INCORPORATED AREAS PER MAP NO. 29189C020 H, WITH AN EFFECTIVE MAP DATE OF AUGUST 2, 1995 AND REVISED TO REFLECT LOMR DATED APRIL 17, 2000.
- THE REGULATORY 100-YR WATER SURFACE ELEVATION FOR SITE IS CONTROLLED BY THE CHESTERFIELD VALLEY STORM WATER MASTER PLAN MODEL. THE LOWEST FLOOR OF ANY BUILDING NEEDS TO BE AT LEAST 1 FOOT ABOVE THE ELEVATION OF THE 100YR WATER SURFACE OF ANY CHANNEL WITHIN 200 FEET OF THE BUILDING FOOTPRINT. THE 100YR HIGH WATER ELEVATION VARIES FROM 462.46 AT THE SOUTH EAST CORNER OF THE SITE TO 460.44 AT THE SOUTH WEST CORNER OF THE SITE.

GENERAL NOTES

- THE SITE DEVELOPMENT CONCEPT PLAN WAS RECORDED IN PB. 356 PGS. 331-334 ON 6/15/2009. A SUPPLEMENTAL APPROVAL BY ST. LOUIS COUNTY HIGHWAY DEPARTMENT WAS GRANTED ON MARCH 2, 2009.
- THE AMENDED SITE DEVELOPMENT CONCEPT PLAN WAS RECORDED IN PB. 358 PGS. 343-347 ON 10/4/2010. A SUPPLEMENTAL APPROVAL BY ST. LOUIS COUNTY HIGHWAY DEPARTMENT WAS GRANTED ON MARCH 2, 2009.
- THE 2ND AMENDED SITE DEVELOPMENT CONCEPT PLAN WAS RECORDED IN PB. 360 PGS. 144-150 ON 05/11/2012.
- CHESTERFIELD STORMWATER MASTER PLAN DITCH HIGH WATER ELEVATIONS ARE REPRESENTED ON PLANS AS (H.W.=460.13).
- A CHESTERFIELD LANDMARK ENTRANCE SIGN SHALL BE INCLUDED IN THE SIGN PACKAGE REQUEST FOR THIS DEVELOPMENT. SAID LANDMARK ENTRANCE SIGN SHALL BE GUARANTEED AND INCLUDED AS PART OF THE REQUIRED SUBDIVISION ESCROWS TO THE CITY OF CHESTERFIELD.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS PREPARED THIS PRELIMINARY PLAN FROM RECORD INFORMATION AND DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY. THIS PRELIMINARY PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
By: *Daniel Ehlmann* 4/21/14
DANIEL EHLMANN, MISSOURI L.S. NO. 2215

PRELIMINARY PLAN

A tract of land being Lots 2 through 5 of Chesterfield Blue Valley Plat One as recorded in Plat Book 360, Pages 256-259 and the Resubdivision of Lot 1 of Chesterfield Blue Valley Plat One as recorded in Plat Book 362, Pages 72-73 located in Township 45 North, Range 3 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri

PREPARED FOR:
CHESTERFIELD BLUE VALLEY, L.L.C.
7711 BONHOMME AVENUE, SUITE 901
CLAYTON, MISSOURI 63105
ATTN: MR. DEAN WOLFE



BASE MAP # 16W & 17W
DATE: 04/21/14
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

CHESTERFIELD BLUE VALLEY, LLC
PRELIMINARY PLAN

Stock & Associates
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

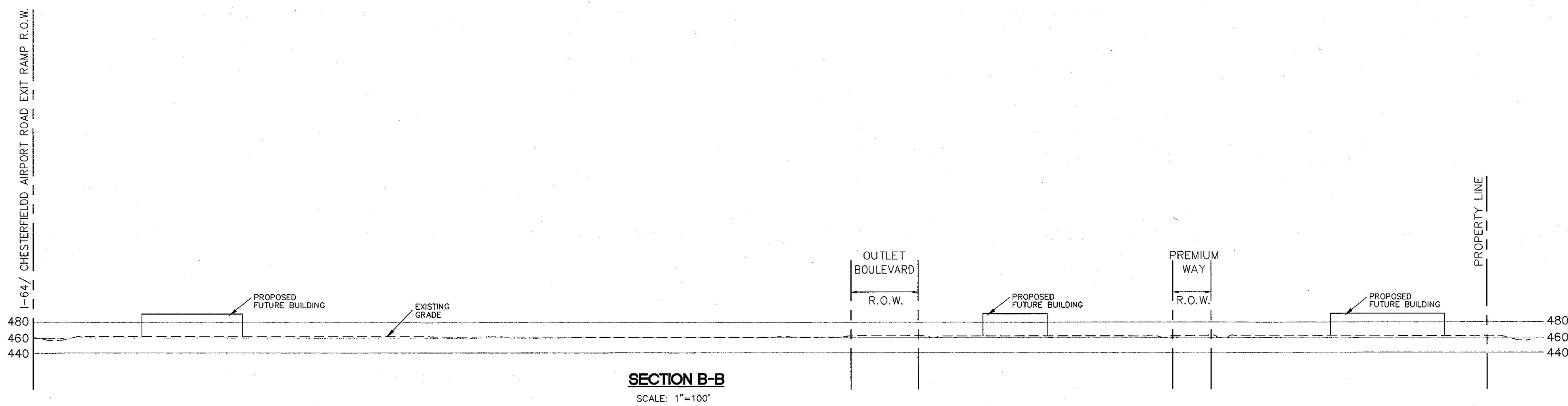
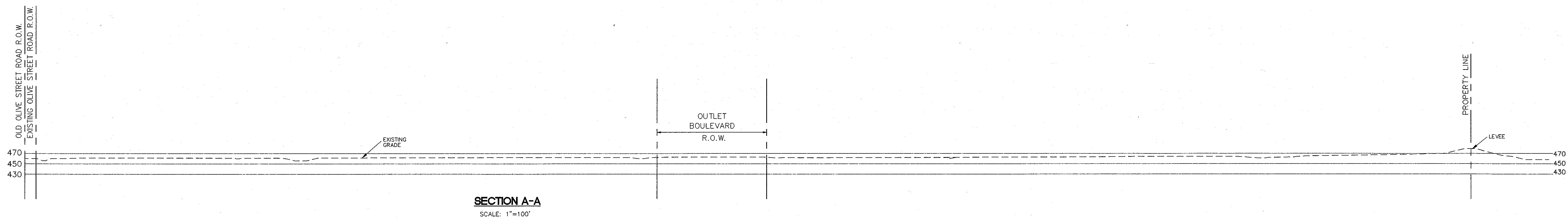
DRAWN BY: DATE CHECKED BY: DATE JOB NUMBER: SHEET
D.P.B. 3/12/14 G.M.S. 3/12/14 205-3652.24 1 of 2

LEGAL DESCRIPTION

AREA SOUTH OF LEVEE

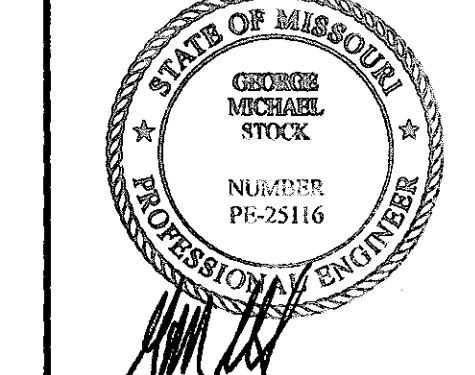
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BEGINNING at a stone marking the Southwesterly corner of above said Lot 1 of McGrath Plaza, said point being the Southeastly corner of a tract of land as conveyed to James R. Arendt, et al by Deed Book 17113 Page 1365 of the above said Records and being on the Northern line of Olive Street Road; thence North 84 degrees 24 minutes 42 seconds West along said Northern line 1033.93 feet to the intersection of the Western line of the above said Lands of Conrad Kroenung; thence North 13 degrees 19 minutes 42 seconds West along said Western line 2019.43 feet to the center of the Chesterfield-Monarch Levee; thence departing said Western line along said center of the Chesterfield-Monarch Levee the following courses and distances: thence North 59 degrees 12 minutes 14 seconds East 310.56 feet to a point of curvature to the left, said curve having a radius of 100.00 feet; thence along last said curve with a chord which bears North 46 degrees 03 minutes 26 seconds East 45.49 feet, an arc length of 45.89 feet to a point of tangency; thence North 32 degrees 54 minutes 37 seconds East 296.44 feet; thence North 34 degrees 06 minutes 07 seconds East 586.85 feet; thence North 34 degrees 20 minutes 48 seconds East 2.86 feet; North 34 degrees 07 minutes 57 seconds East 111.64 feet; North 33 degrees 47 minutes 33 seconds East 56.93 feet; North 34 degrees 00 minutes 30 seconds East 462.42 feet; and North 35 degrees 05 minutes 58 seconds East 80.82 feet to the Westerly right-of-way line of Missouri State Highway 40 TR as established by instrument recorded in Book 6343, Page 832; thence along last said Westerly right-of-way line the following courses and distances: South 24 degrees 20 minutes 55 seconds East 10.34 feet; South 22 degrees 51 minutes 07 seconds East 602.70 feet; South 21 degrees 36 minutes 20 seconds East 757.94 feet; South 20 degrees 36 minutes 24 seconds East 457.22 feet; South 32 degrees 06 minutes 57 seconds East 717.96 feet; South 42 degrees 52 minutes 58 seconds East 102.58 feet to a point; thence along a non-tangent curve to the left, for which the radius point bears North 54 degrees 34 minutes 34 seconds East 4016.54 feet; thence along last said curve to the left an arc length of 508.24 feet to a point; thence North 47 degrees 19 minutes 34 seconds East 5.00 feet to a point; thence along a non-tangent curve to the left for which the radius point bears North 47 degrees 19 minutes 34 seconds East 4011.54 feet; thence along last said curve to the left an arc length of 304.56 feet to a point; thence North 42 degrees 58 minutes 34 seconds East 5.00 feet to a point; thence along a non-tangent curve to the left, for which the radius point bears North 42 degrees 58 minutes 34 seconds East 4006.54 feet; thence along last said curve an arc length of 604.81 feet to the Northwesterly line of Relocated Olive Street Road (38 feet wide paper street) as established by above said McGrath Plaza; thence along the last said Northwesterly line of Relocated Olive Street Road the following courses and distances: South 42 degrees 47 minutes 18 seconds West 69.46 feet to a point of curvature; thence along a curve to the right having a radius of 952.78 feet an arc length of 641.62 feet, the chord of which bears South 62 degrees 04 minutes 49 seconds West, a chord distance of 629.56 feet to the Northerly line of aforesaid Olive Street Road, thence along last said Northerly line North 84 degrees 12 minutes 42 seconds West 377.14 feet to an iron pipe at the Southeastly corner of property conveyed to William F. Brasher, Trustee by Deed Book 14298, Page 1926 of the above said Records, thence continuing along last said north line North 84 degrees 12 minutes 42 seconds West, 628.93 feet and North 84 degrees 23 minutes 54 seconds West, a distance of 236.30 feet to the POINT OF BEGINNING, and containing 5,994,164 square feet or 137.606 acres, more or less, according to calculations by Stock and Associates Consulting Engineers on March 16, 2010.



BASE MAP # 16W & 17W

DATE: 04/21/14



GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

CHESTERFIELD BLUE VALLEY, LLC

PRELIMINARY PLAN

STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63005
PH: (636) 530-9100
FAX: (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

DRAWN BY:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
D.P.B.	3/12/14	G.M.S.	3/12/14	205-3652.24	2 of 2