



VIIIA

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Planning Commission Vote Report

Subject: Change of Zoning Vote Report

Meeting Date: May 11, 2015

From: Jessica Henry, Project Planner

Location: 16659 Old Chesterfield Road

Petition: **P.Z. 18-2014 City of Chesterfield (16659 Old Chesterfield Rd):** A request for a zoning map amendment from “C-7” General Extensive Commercial District to “PS” Park and Scenic District for approximately 1.4 acres located northeast of the intersection of Baxter Road and Old Chesterfield Road (17T220498).

Summary

This is a City initiated project for a change of zoning only. There are currently no development plans or proposals for this parcel. The “PS” Park and Scenic District is a straight zoning district, therefore there is no preliminary development plan or planned district ordinance associated with this request. A public hearing on this request was held before the City of Chesterfield Planning Commission on January 12, 2015.

Site History

The first 21 acres of land acquired by Christian Burkhardt were platted as “Burkhardt Subdivision” in 1877 and includes the Doorack Property as shown in Figure 1 on the following page. This plat shows that the corner parcel, today known as the Doorack Property, was originally “Burkhardt’s Park”.

The subject site was originally zoned “C-7” General Extensive Commercial District by St. Louis County in 1965 prior to the incorporation of the City of Chesterfield.

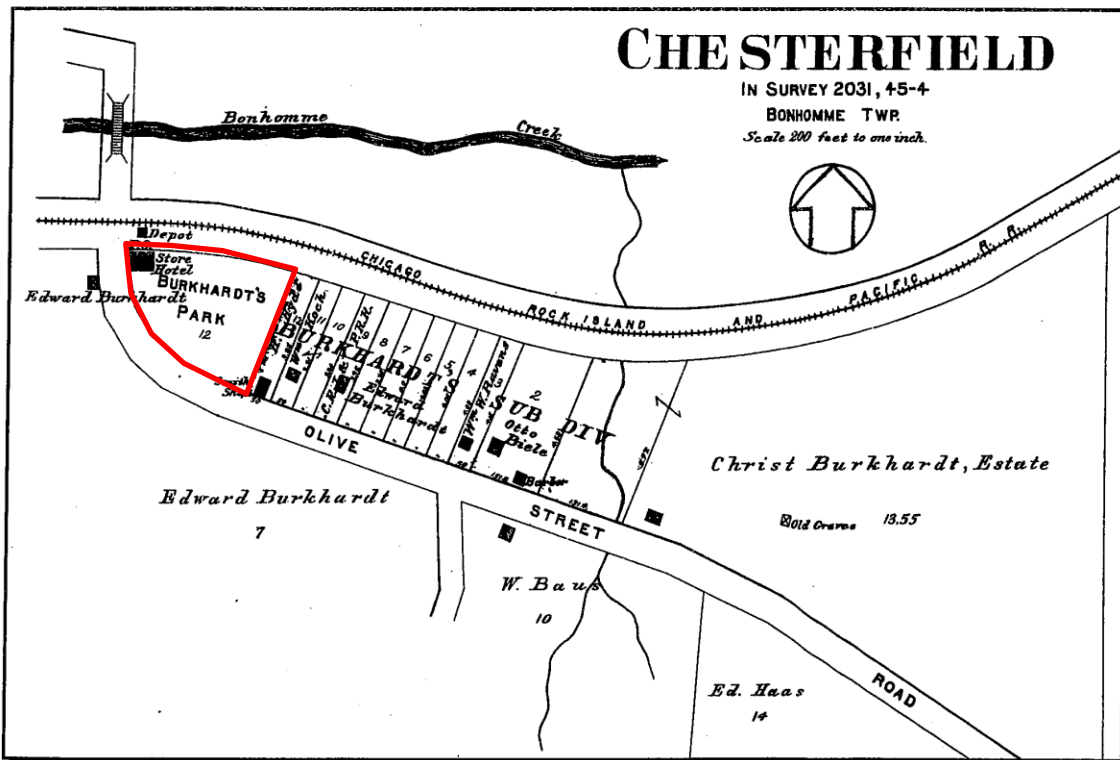


Figure 1 Plat Book of St. Louis County, Missouri (1909)

Surrounding Land Use and Zoning

The land use and zoning for the properties surrounding this parcel and shown in Figure 2 on the following page are as follows:

North: The property to the north contains the railroad and is zoned "C-7" General Extensive Commercial District.

South: The property to the south is the historic Burkhardt Place subdivision and is zoned "NU" Non-Urban District, "PC" Planned Commercial District, and "UC" Urban Core District. Several of these properties have a Landmark and Preservation Area (LPA) Overlay, as shown on the image on page four.

East: The property to the east is zoned "PI" Planned Industrial District.

West: The property to the west is primarily vacant and is zoned "NU" Non-Urban District.



Figure 2 Surrounding Land Uses

Comprehensive Plan Analysis

The subject site is located within the Urban Core designation. The following two Comprehensive Plan Policies are relevant to this request:

1. Plan Policy 3.6 Urban Core

“The Urban Core should be developed to contain the highest density of mixed-use development in the City of Chesterfield. It should serve as the physical and visual focus for the City and include both residential and commercial developments with parks, municipal services, and preservation of historic structures and areas, with cultural, entertainment and pedestrian amenities for its residents.”

2. Plan Policy 3.6.8 Urban Core-Historic Structures

Historic structures, districts, and sites should be preserved and protected and the City’s historical heritage should be promoted where appropriate.

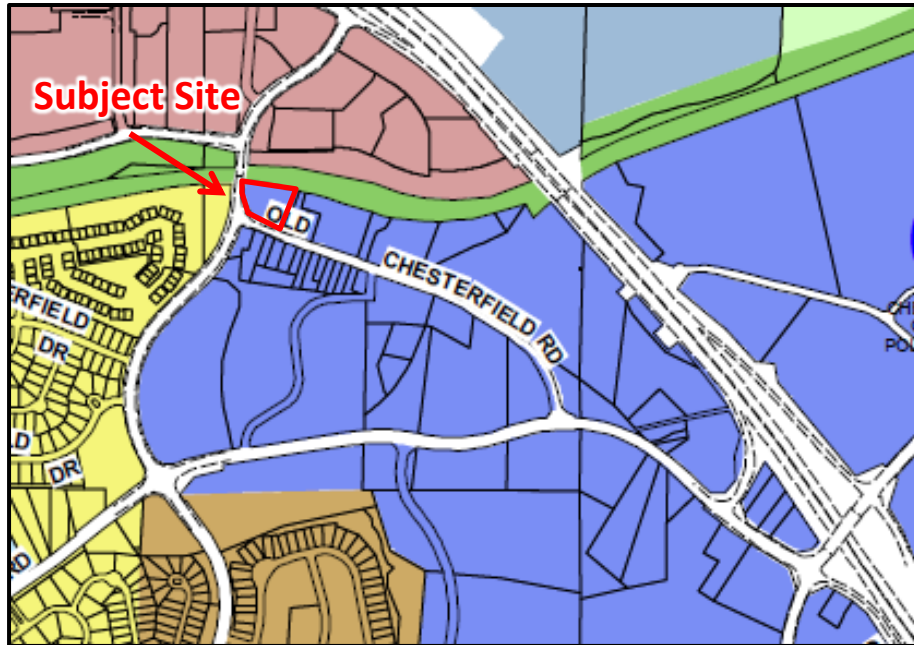


Figure 3 Map above is a section of the City's Land Use Plan. Areas in blue are included in the Urban Core area. Areas in yellow and brown are residential while the area to the north, is mixed use commercial.

Site and Area Analysis

As stated in the City of Chesterfield Unified Development Code, the "PS" Park and Scenic District is intended to preserve "the community's cultural values by preserving this land in an essentially natural or native condition." This designation goes hand-in-hand with the surrounding area which contains several properties that have been designated as Landmark and Preservation Areas (LPA). A change of zoning to the "PS" Park and Scenic District for the large, vacant corner parcel would bring greater cohesiveness to this historically significant area in line with the Comprehensive Plan's vision.

Staff Recommendation

Staff has reviewed the change of zoning request and found it to be in compliance with the City of Chesterfield "PS" Parks and Scenic District and all other applicable Unified Development Code requirements. Staff recommends approval of P.Z. 18-2014 City of Chesterfield (16659 Old Chesterfield Rd).

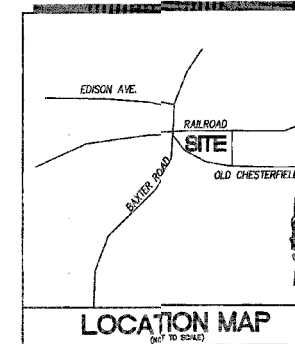
Cc: Aimee Nassif, Planning and Development Services Director

Attachments:

- 1. Outboundary Survey

PROPERTY BOUNDARY SURVEY

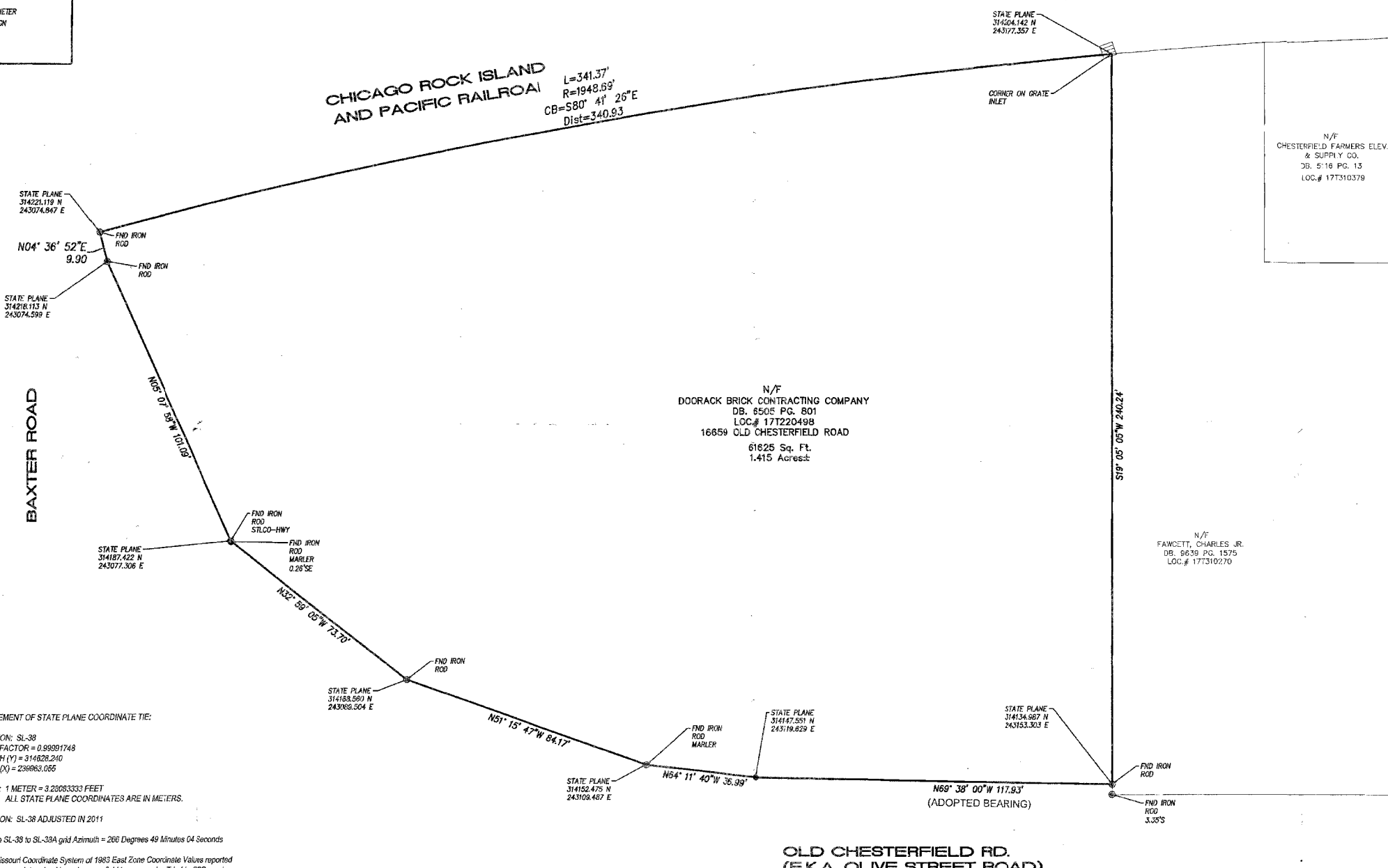
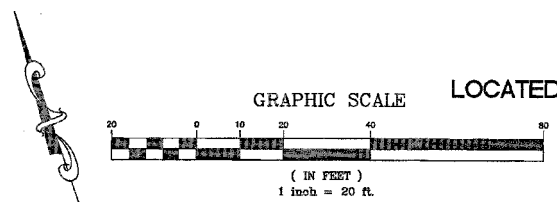
A TRACT OF LAND BEING PART OF BURKHARDT PARK AS SHOWN ON THE
 PLAT OF CHESTERFIELD RECORDED IN PLAT BOOK O, PAGE 16
 LOCATED IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.
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LEGEND

	BENCH MARK		FIRE HYDRANT
	FOUND IRON ROD		FIRE DEPARTMENT CONNECTION
	FOUND IRON PIPE		WATER MANHOLE
	RIGHT OF WAY MARKER		WATER METER
	UTILITY POLE		WATER VALVE
	SUPPORT POLE		POST INDICATOR VALVE
	UTILITY POLE WITH LIGHT		CLEAN OUT
	LIGHT STANDARD		STORM MANHOLE
	ELECTRIC METER		GRATED MANHOLE
	ELECTRIC MANHOLE		STORMWATER INLET
	ELECTRIC PEDESTAL		GRATED STORMWATER INLET
	ELECTRIC SPLICE BOX		SANITARY MANHOLE
	GAS DROP		TREE
	GAS METER		BUSH
	GAS VALVE		TRAFFIC SIGNAL
	TELEPHONE MANHOLE		PARKING METER
	TELEPHONE PEDESTAL		STREET SIGN
	TELEPHONE SPLICE BOX		SPRINKLER
	CABLE TV PEDESTAL		MAIL BOX



GENERAL NOTES:

- The basis of bearings for this survey is the Right-of-Way Plans prepared by St. Louis County Highways and Traffic for project No. AR 529 - Baxter Road.
- Source of record title is Deed Book 6605 page 801.

Property Description

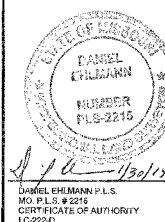
A tract of land being part of U.S. Survey 2031 in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at the Northeast corner of a tract of land described as Tract 1 in a deed to St. Louis County, Missouri as recorded in Deed Book 107928, Page 1019 of the St. Louis County Records, said point is the intersection of the Northern line of Old Chesterfield Road with the East line of a tract of land described as Tract 2 in a deed conveyed to Doorack Brick Contracting Company as recorded in Deed Book 6505, Page 801 of the St. Louis County Records; thence along the Northern and Northeastern line of Old Chesterfield Road the following: North 69 degrees 36 minutes 00 seconds West, 117.93 feet to a point; thence North 64 degrees 11 minutes 40 seconds West, 38.99 feet to a point; thence North 51 degrees 15 minutes 47 seconds West, 84.17 feet to a point; thence North 32 degrees 59 minutes 05 seconds West, 73.70 feet to a point; thence North 05 degrees 07 minutes 56 seconds West, 101.69 feet to a point; thence North 04 degrees 36 minutes 52 seconds East, 9.90 feet to the intersection with the Southern line of Chicago, Rock Island and Pacific Railroad; thence along said Southern line in an Easterly direction along a curve to the right having a radius of 1948.69 feet, an arc length of 341.37 feet, the chord of which bears South 80 degrees 41 minutes 26 seconds East and chord length of 340.93 feet to the intersection with the aforesaid Eastern line of the Doorack Brick Contracting Company Tract; thence along said Eastern line South 19 degrees 05 minutes 05 seconds West, 240.24 feet to the Point of Beginning and containing 01,625 square feet or 1,415 acres more or less as per a survey by Stock & Associates Consulting Engineers, Inc. during January, 2015.

N/F
DOORACK BRICK CONTRACTING COMPANY
 DB. 6505 PG. 801
 LOC.# 17T220498
 16659 OLD CHESTERFIELD ROAD
 61625 Sq. Ft.
 1.415 Acres±

N/F
FAWCETT, CHARLES JR.
 DB. 9639 PG. 1575
 LOC.# 17T310270

PROPERTY BOUNDARY SURVEY
16659 OLD CHESTERFIELD ROAD
 CHESTERFIELD MISSOURI



REVISIONS:

Surveyors Certification

This is to certify to the City of Chesterfield, MO, we have prepared a Property Boundary Survey of a tract of land being part of U.S. Survey 2031 in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and the results of said survey are shown hereon. This survey has been performed in accordance with the current Missouri Minimum Standards for Property Boundary Surveys and meets the accuracy standards for an Urban Class survey.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
 LC 222-D
 By: Daniel Ehlmann, Missouri P.L.S. No. 2215

PREPARED FOR:
 CITY OF CHESTERFIELD
 16052 SWINGLEY RIDGE RD
 CHESTERFIELD, MO 63017

SHEET TITLE:
PROPERTY BOUNDARY SURVEY
 SHEET NO.:
SHEET 1