



IV. A.

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Planning and Development Services Division Public Hearing Summary Report

P.Z. 08-2013 16889 Chesterfield Airport Rd.: A request for a zoning map amendment from “M-3” Planned Industrial District to “PC” Planned Commercial District for 0.709 acres located on the north side of Chesterfield Airport Rd., approximately 1,000 feet east of Chesterfield Commons Dr. (17T230189).

Summary

Chesterfield Covenant Group, LLC has submitted a request for a zoning map amendment to rezone a vacant parcel from “M-3” to “PC” for a proposed commercial office building. The City of Chesterfield Land Use Plan indicates this parcel is within the Mixed Commercial Use area (Retail, Low Density Office and Limited Office/Warehouse Facilities). Requested uses proposed by the applicant include;

- Commercial Service Facility
- Coffee Shop
- Office, Dental
- Office, General
- Professional and Technical Service Facility
- Restaurant, Take Out
- Retail Sales Establishment, Neighborhood.

A Preliminary Plan has been submitted associated with the request to rezone to the “PC” District. A one-story building is proposed which will have parking in the rear. Access to the site exists at the signalized entrance of Chesterfield Airport Rd. and Chesterfield Commons East Dr. The existing access drive wraps around this site and provides shared access to the Kemp Auto Museum (west).

A thirty (30) foot landscape buffer is required along the I-64 and Chesterfield Airport Rd. frontage. The applicant has requested an exception for the buffer requirement along the rear of the property due to the existing access road and to place additional parking off this access strip. The Preliminary Plan identifies the requested exception to allow an eleven (11) foot buffer in lieu of the required thirty (30) foot buffer.

A public hearing further addressing the request will be held at the May 13, 2013, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice.

Respectfully submitted,

John Boyer
Senior Planner

Attachments

1. Public Hearing Notice
2. Project narrative
3. 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 May 13, 2013 at 7:00 p.m. in the City Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017. Said Hearing will be as follows:

P.Z. 08-2013 16889 Chesterfield Airport Rd.: A request for a rezoning from “M-3” Planned Industrial District to “PC” Planned Commercial District for 0.709 acres located on the north side of Chesterfield Airport Rd., approximately 1,000 feet east of Chesterfield Commons Dr. (17T230189).

Description of Property

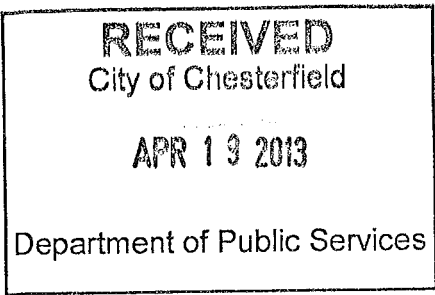
A tract of land being all of Lot 1 of “St. Mary’s Institution Lot Split Plat”, according to the Plat thereof recorded in Plat Book 355, Pages 437-438 of the St. Louis County, Missouri Records, located in U.S. Surveys 124 and 886 and Fractional Section 18, Township 45 North, Ranges 3 and 4 East, City 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 Senior Planner John Boyer at 636.537.4734 or via e-mail at jboyer@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.



April 9, 2013

Mr. John Boyer
City of Chesterfield
600 Chesterfield Parkway West
Chesterfield, MO 63017

Re: P.Z. 08-2013 – 16889 Chesterfield Airport Road
Chesterfield Covenant Group
Volz Project No. 11276-1

Dear Mr. Boyer:

The property located at 16889 Chesterfield Airport Road is zoned "M-3" Planned Industrial. We are requesting a change of zoning to "PC" Planned Commercial Section 1003.140 of the Chesterfield Zoning Code.

The site contains 0.709 acres and is located on Chesterfield Airport Road to the east and adjacent to Kemp Auto Museum. This one-story building is located 30' off Chesterfield Airport Road right-of-way, which matches the existing Kemp Auto Museum. The property to the east of Chesterfield Covenant Group, 16861 Chesterfield Airport Road is owned by Johnny Y Properties, LLC, ordinance 2397.

Chesterfield Covenant Group, Johnny Y and Kemp will share the existing signalized access located on the Chesterfield Covenant Group site.

The Chesterfield Covenant Group property is fronted by two rights of way, Hwy. 40/61 and Chesterfield Airport Road. A 30' landscape buffer is required on both ends of the property. The Hwy. 40/61 side has an existing 22' wide easement with a drive that access the back of the Kemp Auto Museum. The easement to Kemp Auto Museum is located 19' from the Hwy. 40/61 right-of-way. We are requesting a relief from the required 30' landscape buffer to include the existing drive and easement, as well as an additional 10"x 66" as shown on the Preliminary Development Plan for additional parallel parking spaces.

Chesterfield Covenant Group is requesting the following uses from Section 1003.140 "PC " Planned Commercial:

- (26) Coffee Shop
- (28) Commercial Service Facility
- (70) Office, Dental
- (71) Office, General
- (76) Professional and Technical Services Facility
- (84) Restaurant Takeout
- (87) Retail sales establishment neighborhood

The parking will be determined per Chesterfield Zoning Code 1003.165, based on the uses established on the Site Development Plan. The parking lot will be adjacent Hwy. 40/61 (Interstate 64) and all lighting will be approved on the Site Development Plan, per the city requirements. All landscaping requirements will be met per the City of Chesterfield ordinance. The existing trees as shown on the Preliminary Development Plan and Tree Stand Delineation Plan prepared by Skip Kincaid on March 6, 2013 are intended to be preserved, if possible and mitigated if necessary.

The total building site is 5666 sq.ft.±, and Chesterfield Covenant Group will be the major occupant, approximately 3200 sq.ft.

The dental office will be managed by an affiliate of Covenant RE Management, Inc., Pacific Dental Services, Inc., which has been developing and managing successful dental practices since 1989, and today is an industry leader and provider of choice in developing new dental practices in the markets we serve. Strategic success at Pacific Dental Services, Inc. can be attributed to foundational beliefs and a mission that focuses on the customer in an effort to provide the perfect patient experience. Pacific Dental Services, Inc. provides shopping centers with a long term professional tenant that generates significant traffic in the center, and the length of patient visits generates additional shopping activity by those accompanying patients being seen.

Our success in developing new dental practice locations is a result of our ability to identify excellent sites and construct our facilities in a timely manner. Our professional development team and in-house construction team work together to provide our affiliated dental professionals with the most well located and professionally designed dental facilities enabling them to maximize their potential.

If you have any questions or comments, please do not hesitate to contact me at 314-890-1218.

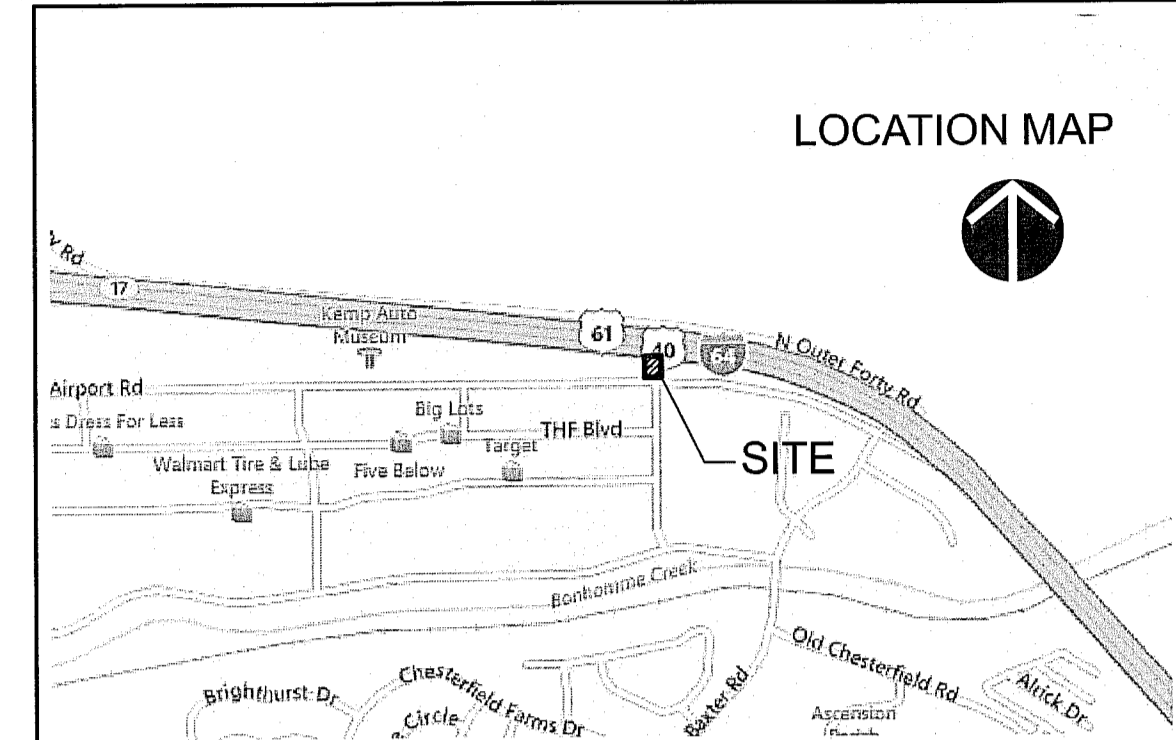
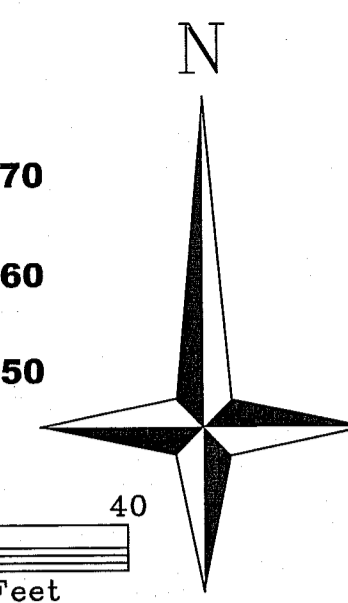
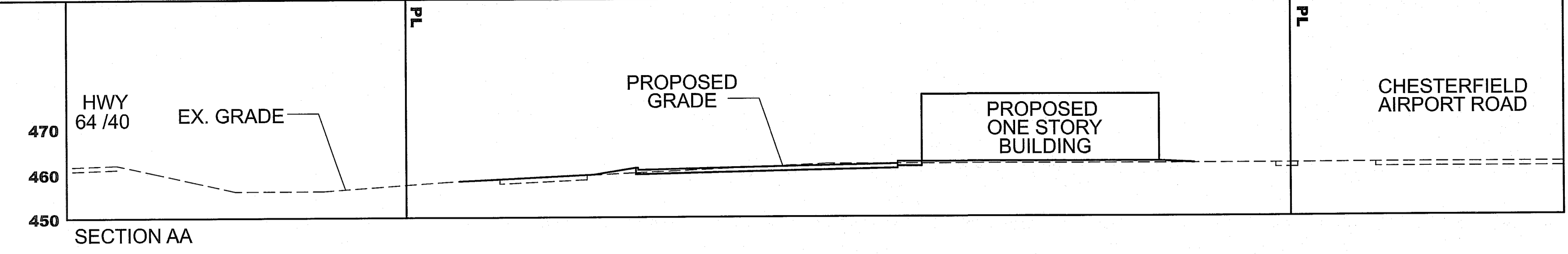
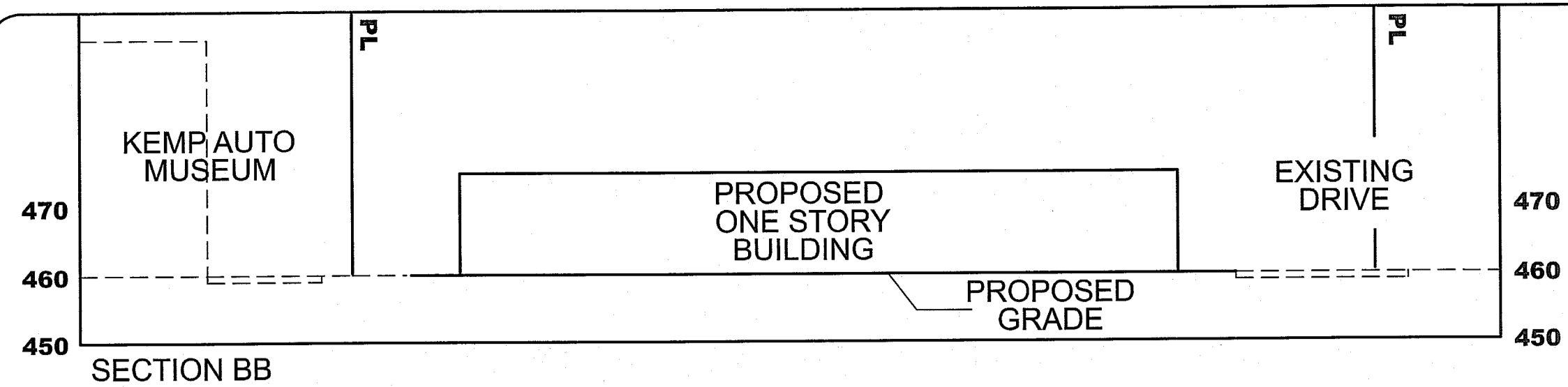
Sincerely,

VOLZ Incorporated
A Professional Services Company



Jeff Atkins
Director of Planning

JA:gp



PROJECT NOTES:

LOCATOR NUMBER: 17T 23 0189
 AREA OF SITE: 0.709 AC
 PROPOSED USES: (26) COFFEE SHOP, (28) COMMERCIAL SERVICE FACILITY, (70) OFFICE, DENTAL, (71) OFFICE, GENERAL, (76) PROFESSIONAL AND TECHNICAL SERVICE FACILITY, (64) RESTAURANT, TAKE OUT, (87) RETAIL SALES ESTABLISHMENT, NEIGHBORHOOD

EXISTING ZONING: "M-3" PLANNED INDUSTRIAL
 PROPOSED ZONING: PLANNED COMMERCIAL (PC) DISTRICT

SETBACKS: 30' FRONT PARKING & BUILDING, 10' SIDE & REAR PARKING & BUILDING
 PER ZONING CODE REGULATIONS

PARKING: PER ZONING CODE REGULATIONS

OWNER OF RECORD: BUSCH, JAMES F CAROLYN Q HW TRUSTEES
 3100 LAKEWOOD CT
 FESTUS, MO 63028

PREPARED BY: **VOLZ Incorporated**
 10849 INDIAN HEAD INDL BLVD
 ST. LOUIS, MO. 63132
 314.426.6212 MAIN
 314-890-1200 FAX

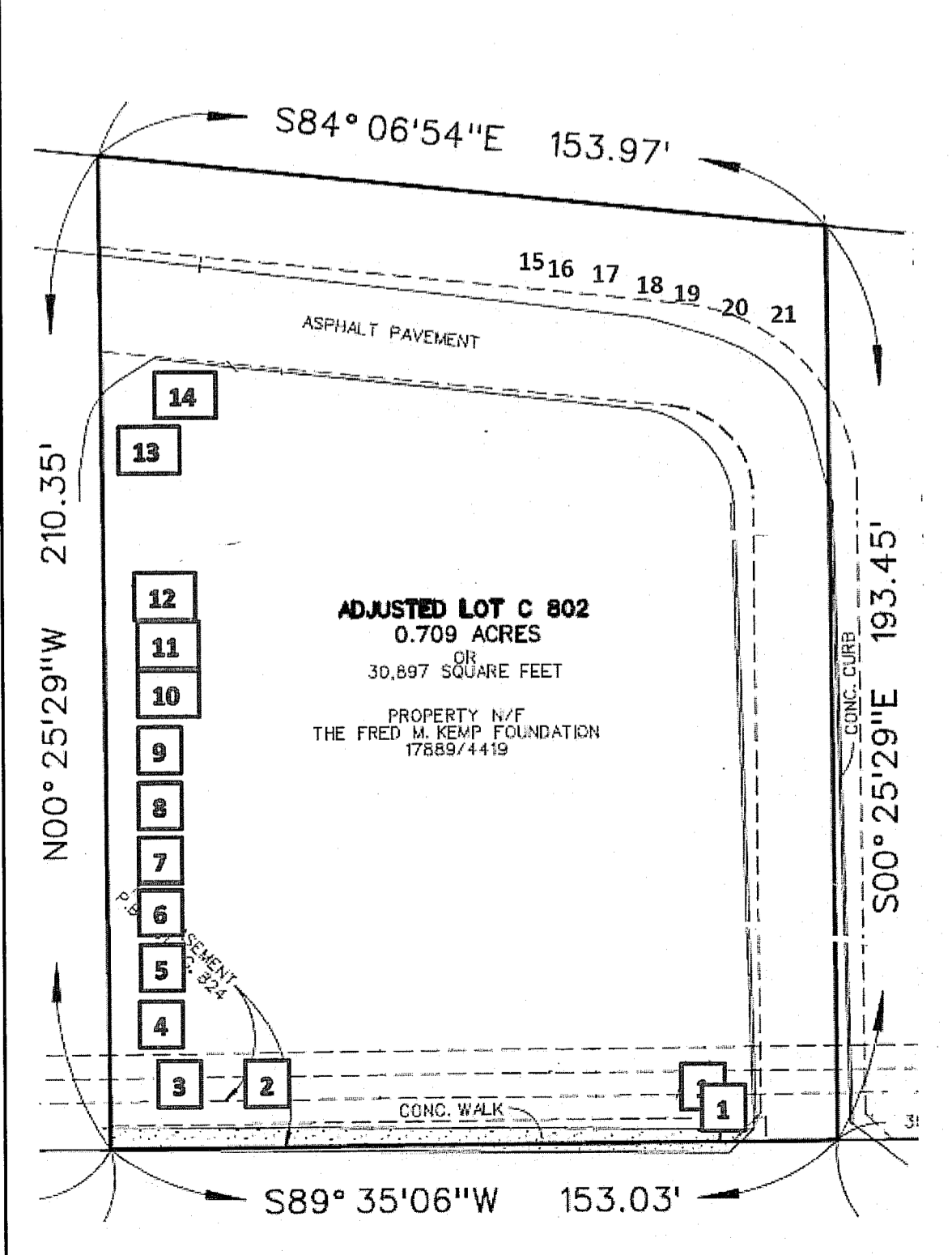
Tree Data - Chesterfield, MO - March 6, 2013

Map ID	Common Name	Diameter (inches @ 4.5')	Canopy Spread (feet)	Canopy Area (sq feet)	Condition Rating	Monarch Tree?
1	Japanese Pagodatre	18	30	707	Poor	No
2	Japanese Pagodatre	18	30	707	Poor	No
3	Japanese Pagodatre	24	30	707	Fair	No
4	Norway Spruce	5	10	79	Excellent	No
5	Norway Spruce	5	10	79	Excellent	No
6	Norway Spruce	5	10	79	Excellent	No
7	Norway Spruce	5	10	79	Good	No
8	Norway Spruce	4	8	50	Good	No
9	Norway Spruce	4	8	50	Fair	No
10	Norway Spruce	3	7	38	Poor	No
11	Norway Spruce	3	7	38	Poor	No
12	Norway Spruce	3	7	38	Poor	No
13	Norway Spruce	3	7	38	Poor	No
14	Norway Spruce	3	7	38	Dead	No
15	Amur Maple	6	12	113	Poor	No
16	Amur Maple	8	12	113	Poor	No
17	Amur Maple	3	8	50	Poor	No
18	Amur Maple	6	10	79	Poor	No
19	Amur Maple	3	8	50	Poor	No
20	Amur Maple	7	10	79	Poor	No
21	Amur Maple	4	8	50	Poor	No
Total Canopy On-Site				3262		

TREE DELINEATION PREPARED ON MARCH 6, 2013 BY:

Skip Kincaid 3/21/2013
 Senior Consulting Urban Forester
 ISA Board Certified Master Arborist #MW - 0155BM
 SAF Certified Forester #1516

DAVEY RESOURCE GROUP
 A Division of The Davey Tree Expert Company



LOCATOR # 17T230189

Boundary Adjustment Plat of Lots C 802 & 803 of Kemp Automobile Museum Subdivision

PROPERTY N/F THE FRED M. KEMP FOUNDATION 17889/4419

ADJUSTED LOT C802

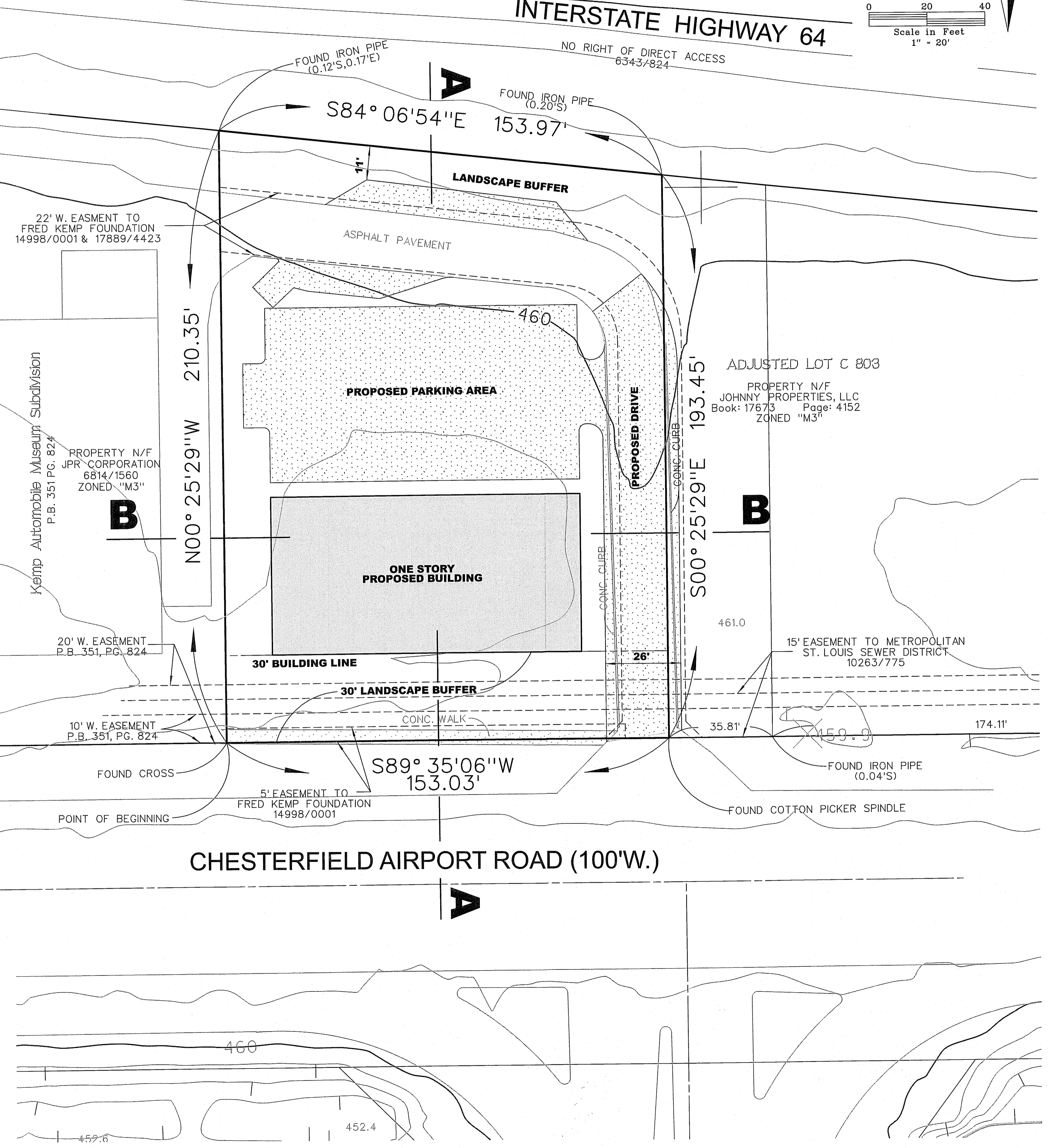
A tract of land being Adjusted Lot C802 of the "Boundary Adjustment Plat of Lots C 802 & 803 of Kemp Automobile Museum Subdivision", as recorded in Plat Book 355 pages 647 and 648 of the St. Louis County Records in U.S. Survey 2031, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the intersection of the West lot line of Lot C802 of said "Kemp Automobile Museum Subdivision" with the North right of way line of Chesterfield Airport Road, varying width; thence along the line common to Lots C802 and C800, North 00 degrees 25 minutes 29 seconds West, 210.35 feet to the South right of way line of Interstate 64, varying width; thence along said South right of way line of Interstate 64, South 84 degrees 06 minutes 54 seconds East, 153.97 feet to a point; thence along a line parallel to the East line of the line common to Lots C802 and C803, South 00 degrees 25 minutes 29 seconds East, 193.45 feet to a point in the North right of way line of Chesterfield Airport Road; thence along said North line of Chesterfield Airport Road, South 89 degrees 35 minutes 06 seconds West, 153.03 feet to the point of beginning and containing 0.709 acres.

THIS PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS. IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCES HAVE BEEN DONE AND THIS PRELIMINARY DEVELOPMENT PLAN IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY INDICATE. SOILS AND SUBSURFACE INFORMATION HAVE NOT BEEN AVAILABLE AND HENCE NOT TAKEN INTO ACCOUNT. ZONING DENSITY IS ASSUMED, THE LOCATION, CAPACITY AND AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT VERIFICATION. ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF THE AFORESAID MATTERS FOR DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.

TIMOTHY J. MEYER, P.E.
 PROFESSIONAL ENGINEER
 E-24665

ERIC J. KIRBY
 NUMBER 112/13
 PROFESSIONAL LAND SURVEYOR
 P.L.S. #200500074



CHESTERFIELD COVENANT GROUP
 2860 MICHELLE DR.
 2ND FLOOR
 IRVINE, CA 92606
 PH 949-295-2096

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 314.890.1200 fax
 www.volzinc.com

ENGINEERING - LAND PLANNING - LAND SURVEYING
 TRANSPORTATION - CONSTRUCTION MANAGEMENT

16889 CHESTERFIELD AIRPORT ROAD

A TRACT OF LAND BEING ADJUSTED LOT C802 OF THE BOUNDARY ADJUSTMENT PLAT OF LOTS C 802 & 803 OF KEMP AUTOMOBILE MUSEUM SUBDIVISION IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH - RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

PRELIMINARY DEVELOPMENT PLAN

LOCATOR # 17T230189
 BASE MAP # 17T
 VOLZ JOB# 11276-1
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04-11-2013