

Memorandum Department of Planning and Public Works



TO: Planning and Public Works Committee

FROM: Kristian Corbin, Project Planner

DATE: 6.24.2010

RE: **P.Z. 05-2010 414 N. Eatherton (Mark Antonacci)**: A request for a change of zoning from “NU” Non-Urban District to “LI” Light Industrial District for a 2.903 acre tract of land located 1/3 of a mile southeast of the intersection of Wings Corporate Drive and North Eatherton Road (18W430046)

Summary

Mark Antonacci, on behalf of Jeanette Goldberg, requests a change of zoning from “NU” Non-Urban District to “LI” Light Industrial District for a 2.903 acre tract of land located 1/3 of a mile southeast of the intersection of Wings Corporate Drive and North Eatherton Road. The intent is to change the zoning for the potential sale of the subject site. The current structures on the subject site include a house and two sheds. The future of these structures will be addressed during site plan review.

The “LI” Light Industrial District is one of the City of Chesterfield’s straight zoning districts. The subject site will be developed directly from the requirements of the “LI” Light Industrial District section of the City of Chesterfield Zoning Ordinance with no modifications or exceptions. The “LI” Light Industrial District sets the following performance requirements:

- Minimum Lot area: Forty-five thousand (45,000) square feet
- Minimum Lot Width: A minimum road frontage of one hundred (100) feet or direct access by a one hundred (100) foot wide road easement or right-of-way or recorded cross easement shall be required.
- Structure Height: Thirty-five (35) feet from grade.
- Open Space: Thirty-five (35) percent.
- Density (F.A.R.): 0.40
- Setbacks: *(Structure)* Thirty (30) feet from the front, rear and side yard property lines. Fifty (50) feet from adjoining properties designated on the Comprehensive Land Use Map as being residential or “PS” Park Scenic District.

(Parking) Twenty-five (25) feet from the front, rear and side yard property lines. Thirty (30) feet from adjoining properties designated on the Comprehensive Land Use Map as being a residential district or “PS” Park Scenic District.

* Modifications can not be granted to the performance requirements for the “LI” Light Industrial District.

The following is a list of the permitted uses in the "LI" Light Industrial District which will be automatically permitted upon approval of this district.

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|---|---|
| (1) Administrative office for educational or religious facility | (13) Office, general |
| (2) Car wash, self service | (14) Park |
| (3) Cemetery | (15) Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facility |
| (4) Church and other place of worship | (16) Police, fire, and postal stations |
| (5) Commercial service facility | (17) Professional and technical service facility |
| (6) Education facility- vocational school, outdoor training | (18) Public buildings owned or leased by the City of Chesterfield |
| (7) Kennel, boarding | (19) Public Safety Facility |
| (8) Laboratory- professional, scientific | (20) Self storage facility |
| (9) Local public utility facility | (21) Telecommunications structure |
| (10) Local public utility facility-over 60 feet in height | (22) Warehouse- general |
| (11) Mail order sale warehouse | |
| (12) Manufacturing, fabrication, assembly, processing, or packing | |

The following land uses are allowed as accessory and conditional uses in this district:

Accessory Uses

- (1) Automatic vending facility
- (2) Cafeteria for employees and guests only
- (3) Donation collection bin
- (4) Parking area, including garages, for automobiles

Conditional Uses

- (1) Device for the generation of energy, such as solar panels, wind generators, and similar devices.
- (2) Satellite dish (additional provisions of Section 1003.167)
- (3) Telecommunications tower or facility

In addition, landscaping, lighting, parking requirements and signage are to meet the requirements of the City of Chesterfield Zoning Code per the "LI" Light Industrial District regulations.

A public hearing was held on June 14, 2010. At the meeting of the Planning Commission, a recommendation for approval of the above referenced matter was approved by a vote of 8-0.

Attached please find a copy of Staff's report and the Outboundary Survey.

Respectfully submitted,



Kristian Corbin
Project Planner

Respectfully submitted,



Mara Perry, AICP
Senior Planner

Cc: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Planning and Public Works
Aimee Nassif, Planning and Development Services Director



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

Planning Commission Vote Report

Subject: Change of Zoning Vote Report

Meeting Date: June 14, 2010

From: Kristian Corbin, Project Planner
Mara Perry, AICP, Senior Planner

Location: 1/3 of a mile southeast of the intersection of Wings Corporate Drive and North Eatherton Road (18W430046).

Petition: P.Z. 05-2010 414 N. Eatherton Road (Mark Antonacci):

Proposal Summary

Mark Antonacci, on behalf of Jeanette Goldberg, requests a change of zoning from “NU” Non-Urban District to “LI” Light Industrial District for a 2.903 acre tract of land located 1/3 of a mile southeast of the intersection of Wings Corporate Drive and North Eatherton Road. The intent is to change the zoning for the potential sale of the subject site. The current structures on the subject site include a house and two sheds. The future of these structures will be addressed during site plan approval.

Department Input

This request meets all of the development requirements of the City of Chesterfield “LI” Light Industrial District. A Preliminary Plan and Attachment A are not required as the Petitioner is requesting a “straight zoning.” That is, the subject site will be developed directly from the requirements of the “LI” Light Industrial District section of the City of Chesterfield Zoning Ordinance with no modifications or exceptions. An Outboundary survey is included for reference purposes.

Surrounding Land Use and Zoning

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

North: The property to the north of the subject site is part of the Wings Corporate Estates development. This property is currently zoned “PI” Planned Industrial District.

South: The property to the south of the subject site is not part of a subdivision. It is currently zoned “NU” Non-Urban District.

East: The property to the east of the subject site is part of the Wings Corporate Estates development. This property is currently zoned “PI” Planned Industrial District.

West: The property to the west of the subject site is part of the City of Wildwood. It is currently zoned “M3” Industrial District.



View looking Northeast into the site along Wardenburg Road



View looking East from North Eatherton Road



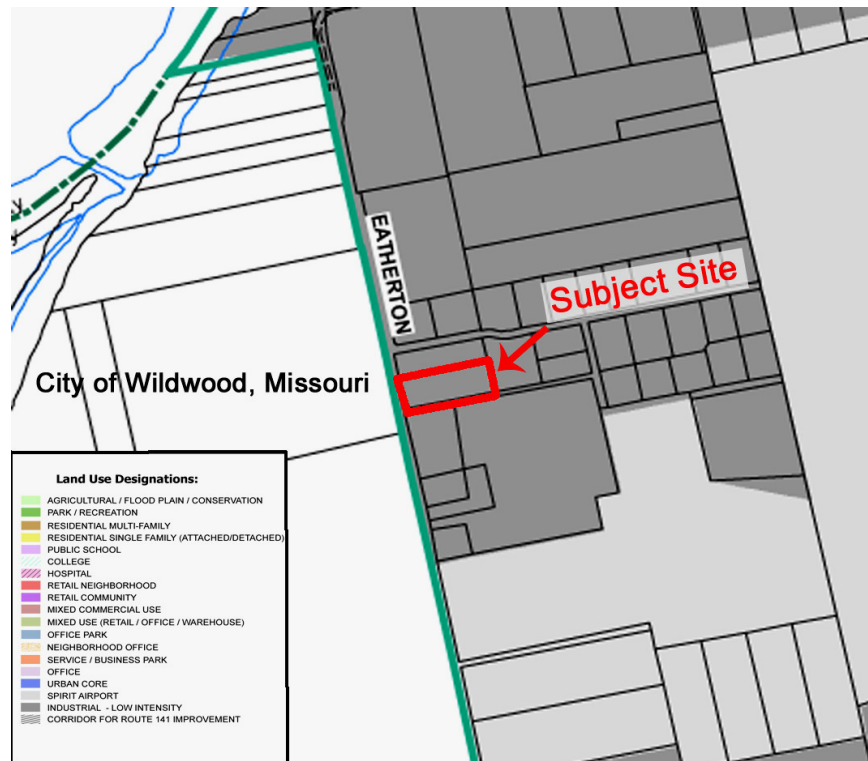
View looking Southwest into the site from the Wings Corporate Estates Subdivision



View looking West from the Wings Corporate Estates Subdivision

Comprehensive Plan Analysis

The subject site is located within Ward 4 of the City of Chesterfield. The Land Use Map from the City of Chesterfield Comprehensive Plan shows the Subject Site to be “Industrial – Low Intensity”. Appropriate uses in this designation would be manufacturing, fabrication, assembly, processing, distribution, warehousing, and/or storage. The external effects of such activities can be controlled, such as smoke, noise, vibration, and truck traffic. Properties located to the north, east and south of the subject site are also designated “Industrial – Low Intensity”. The property to the west is located within the limits of the City of Wildwood.



Site Area History

The subject site was zoned “NU” Non-Urban District prior to the incorporation of the City of Chesterfield. Since then, there has been no zoning related activity. Each of the existing structures on the subject site were constructed in 1919.

Issues

A Public Hearing is being held before Planning Commission on June 14, 2010. Staff has no outstanding issues on this request for a change in zoning.

Request

Staff has reviewed the change of zoning request and it meets all of the development requirements for the City of Chesterfield “LI” Light Industrial District. Staff requests action on P.Z. 05-2010 414 N. Eatherton Road (Mark Antonacci).

Attachments:

1. Outboundary Survey

