



IV.A

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

Department of Planning, Public Works and Parks Public Hearing Summary Report

P.Z. 07-2012 Chesterfield Village NW Quadrant (RGA Insurance Co.) A request for an ordinance amendment in a “C8” Planned Commercial District of 225 acres in size located generally in the northwest quadrant of the intersection of Missouri Route 340 and US Highway 40/Interstate 64 including those properties along Chesterfield Parkway West (17S110147, 18S430237, 18S440148 & 18S420085).

Summary

Doster Ullom, LLC., on behalf of Chesterfield Village, Inc., and RGA Reinsurance Co., are requesting an Ordinance Amendment for the purpose of modifying the density standards and height requirements in a development zoned “C8” Planned Commercial District of 225 acres in size. The requested modification would permit an increase in density and an increase in height of office development on Parcel III of the NW Quadrant of the Chesterfield Village Development. Additionally, the petitioners seek to remove a density cap for both Parcels III and IV. Note, both parcels include a number of building groups, that further limit density and as such, the removal of the density cap would not remove all density restrictions on these parcels. This request will be discussed in detail at the public hearing.

The City of Chesterfield Comprehensive Plan Land Use Map delineates this development as Urban Core, which permits a mixing of land uses and the highest densities in the City.

A public hearing further addressing the request will be held at the June 25, 2012 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice and the Preliminary Plan.

Respectfully submitted,

Shawn Seymour, AICP
Senior Planner

Cc: Michael Herring, City Administrator
Rob Heggie, City Attorney
Michael Geisel, Director of Planning, Public Works and Parks
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, June 25, 2012, at 7:00 PM, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearing will be as follows:

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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 Shawn Seymour at 636.537.4741 or via e-mail at sseymour@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.



DRAWING PROVIDED COURTESY OF SACHS PROPERTIES, INC.

PARCEL III BUILDING GROUPS A & B

Setbacks

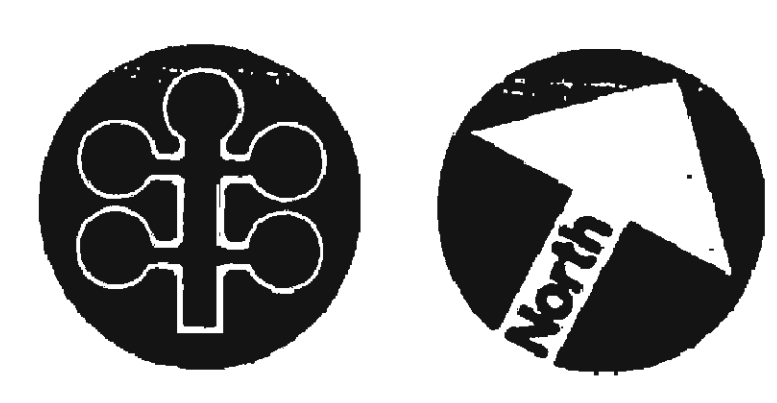
Parcel	Boundary	Setback	Building
I	All	15'	20'
III	All	15'	20'
IV	Highway 40	15'	20'
	Swingley Ridge Road	20'	30'
V	Swingley Ridge Road	15'	20'
	Madison Drive Residential	20'	30'
VII	Chesterfield Village Parkway/Schottler Road	15'	20'
	Madison Drive Residential	30'	30'
VII	Schottler Road	15'	20'
	Olive Boulevard	15'	20'
	Madison Drive Residential	30'	30'
VIII	Schottler Road	15'	20'
	Henry Hoop Road	15'	20'
	Northwest edge	15'	20'
IX	Olive Boulevard	15'	20'
	Henry Hoop Road	15'	20'
	Northwest & Western edges	15'	20'

Building Descriptions

Building Group	Maximum Units	Area or Units	Use
A	6 floors	460,000 sq ft	office, retail, service station, restaurant, theater, ballroom
B	15 floors	350 units	hotel & hotel related uses
C	23 floors	150,000 sq ft	office, retail, restaurant
D	6 floors	170,000 sq ft	office, retail, restaurant, service station, theater
E	3 floors	30,000 sq ft	office, restaurant
F	4 floors	240,000 sq ft	office, restaurant
G	13 floors	325,000 sq ft	office, restaurant
H	8 floors	120,000 sq ft	office, restaurant
I	3 floors	100,000 sq ft	office, restaurant, service station
J	3 floors	30,000 sq ft	office
K	3 floors	450 units	residential attached
L	3 floors	180 units	residential attached

*Recreation facilities will be located in either Group B or L or both. Facilities will consist of a swimming pool, 2 tennis courts and a 3,000 sq ft ballroom.

Revised August 24, 1979
NORTHWEST QUADRANT



Chesterfield Village Development Plan

Sachs Properties Inc. Developer

Smith-Entzeroth Architects-Planners

FILE COPY

SCANNED

PRELIMINARY PLAN

C2

PRELIMINARY PLAN

Project Address
16600 SWINGLEY RIDGE ROAD
CHESTERFIELD, MO

DATE: 05/24/79
REVISIONS PER CITY: 05/28/79

DESIGNER: SMITH-ENTZEROTH ARCHITECTS-PLANNERS
200 Chesapeake Building
1615 South Grand Blvd.
St. Louis, MO 63104
Tel: 314-433-1100

CONSULTANTS:
 CIVIL ENGINEER: STOKK & ASSOCIATES
 CONTRACTOR/DEVELOPER: CLAYCO
 MECHANICAL ENGINEER: STOKK & ASSOCIATES
 ELECTRICAL ENGINEER: STOKK & ASSOCIATES
 PLUMBING ENGINEER: STOKK & ASSOCIATES
 FIRE PROTECTION ENGINEER: STOKK & ASSOCIATES

CLAYCO
THE ART & SCIENCE OF BUILDING

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SAINT LOUIS, MISSOURI 63114
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GEORGE M. STOKK - E-23116
CIVIL ENGINEER

GRAPHIC SCALE
1 inch = 200 ft.

0 200 400 600 800 1200