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690 Chesterfield Pkwy W • Chesterfield MO 63017-0760  
Phone: 636-537-4000 • Fax 636-537-4798 • [www.chesterfield.mo.us](http://www.chesterfield.mo.us)

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## Planning and Development Services Division Public Hearing Summary Report

**P.Z. 06-2015 17505 Chesterfield Airport Road (Autozone)**: A request for a zoning map amendment from a “NU” Non-Urban District to a “PC” Planned Commercial District for 1.77 acres located on the north side of Chesterfield Airport Road, west of its intersection with Arnage Boulevard (17U230254).

### **Summary**

Cochran Engineering, on behalf of The Reding Company, LLC, has submitted a request for a zoning map amendment from the “NU” Non-Urban District to the “PC” Planned Commercial District. As stated in the submitted written narrative, the applicant wishes to rezone the site to allow for redevelopment of the site into two lots, each to contain a 6,000 square foot building. Further, the building on proposed Lot 1 is intended for retail use by an AutoZone automotive parts retailer. In conjunction with the application for the zoning map amendment, a Preliminary Plan is attached for the Planning Commission’s review. In addition, the applicant has requested the following uses:

1. Office, dental
2. Office, general
3. Office, medical
4. Retail sales establishment, community
5. Retail sales establishment, neighborhood
6. Coffee shop, drive thru
7. Restaurant, sit down
8. Restaurant, fast food
9. Restaurant, take out
10. Financial Institution, drive-thru
11. Dry cleaning establishment, with drive-thru
12. Vehicle repair and service facility

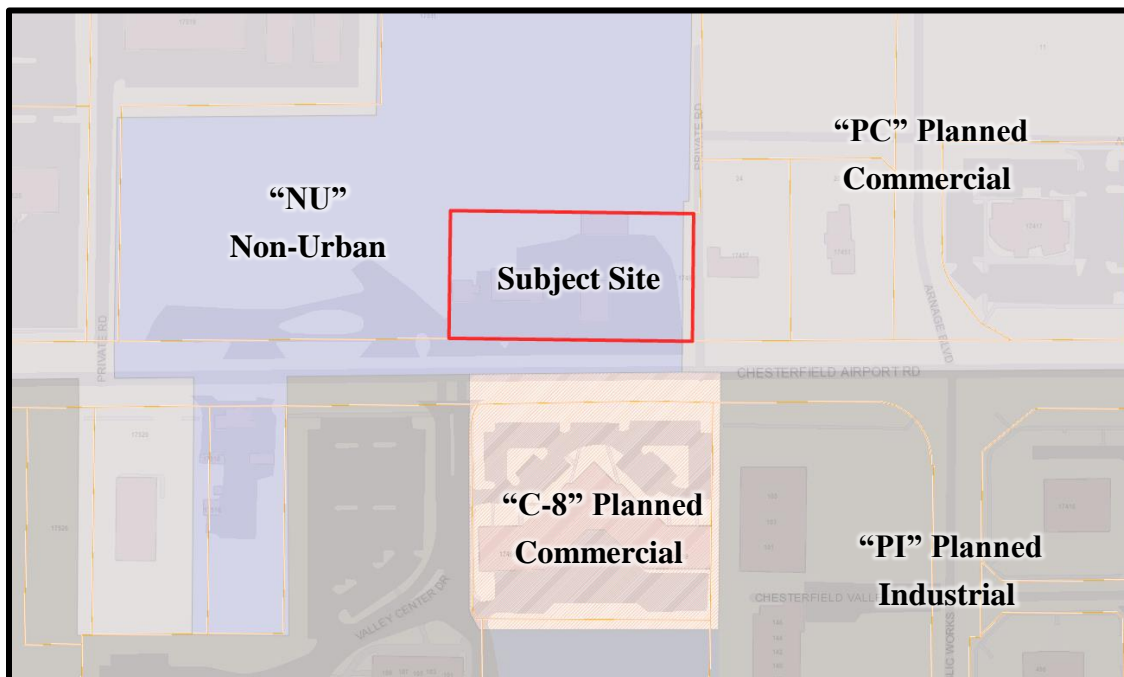
### **Site History**

The subject site consists of one parcel that is 1.77 acres in size and was originally zoned “NU” Non-Urban District by St. Louis County prior to the incorporation of the City of Chesterfield. The site currently contains three buildings that were constructed in the 1940s and a pole barn that was constructed in the 1990s. This site was formerly occupied by the Heavy Duty equipment business.



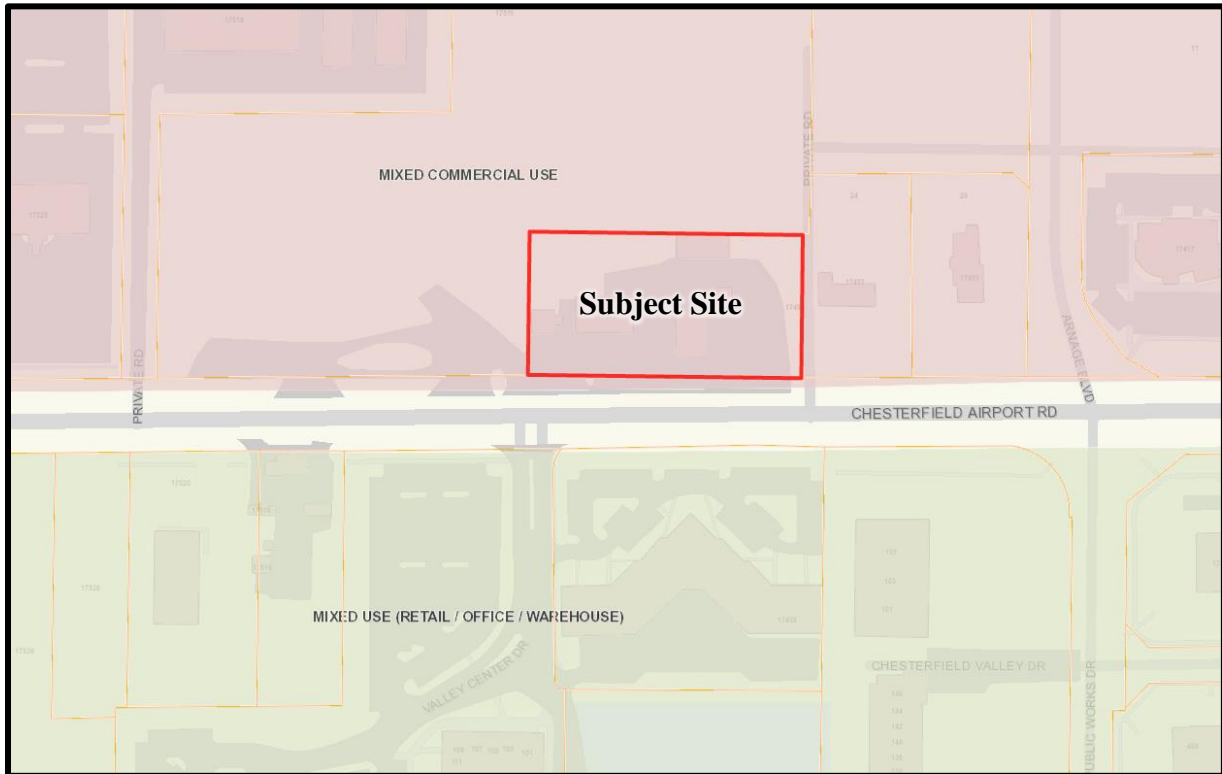
**Surrounding Land Use and Zoning**

- North:** The undeveloped property to the north of the site is zoned “NU” Non-Urban.
- South:** The property to the south is owned by the St. Louis Family Church and is zoned “C-8” Planned Commercial District.
- East:** To the east is the Chesterfield Commons Seven Development which is zoned “PC” Planned Commercial District.
- West:** The undeveloped property to the west of the site is zoned “NU” Non-Urban.



**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 Commercial Use land designation and the requested uses are compatible with this designation. The subject site is located within the Chesterfield Valley Master Plan area, and if this zoning request were to be approved, any future Site Development Plans would be required to adhere to all applicable Chesterfield Valley Design Policies.

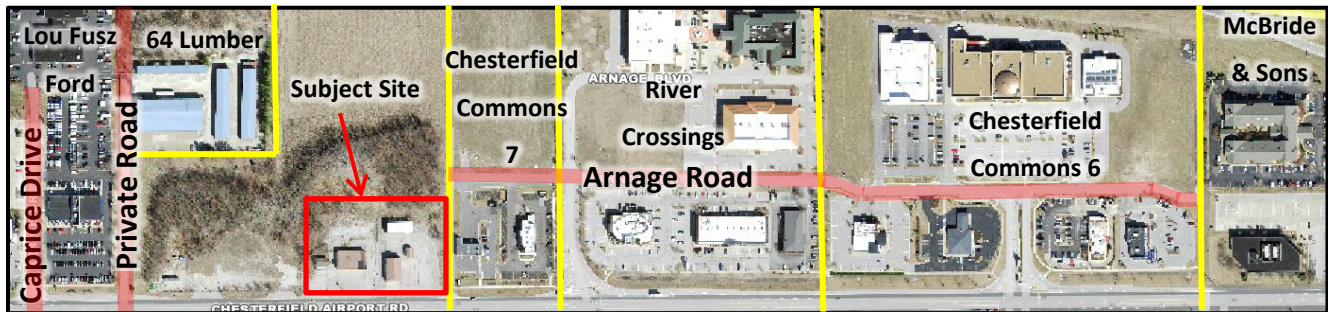


**Staff Analysis**

The Petitioner is requesting a zoning map amendment to the “PC” Planned Commercial District for 1.77 acres to develop two new mixed use retail buildings. As stated in the attached Project Narrative, the Petitioner is proposing to create two new lots and development will be constructed in two phases.

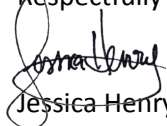
As required by the “PC” Planned Commercial District regulations, the Petitioner is proposing a 30 foot landscape buffer along Chesterfield Airport Road as well as a minimum of 35% open space on the site.

Currently, this site has direct access from Chesterfield Airport Road and no other roads serve this site. However, Arnage Road, shown in the image on the following page, provides cross access circulation through the three developments—Chesterfield Commons Seven, River Crossings, and Chesterfield Commons Six—to the west; however, Arnage Road terminates at the western perimeter of the Chesterfield Commons Seven development and does not share a boundary with the subject site. As future development occurs on the parcels to the north of the subject site, the City of Chesterfield will require that Arnage Road be extended westward to serve this new development and to alleviate traffic from Chesterfield Airport Road. In order to ensure that the subject site will be served by this future extension of Arnage Road, cross access easements to the east, west, and north are being required. At such time as the Arnage Road connection is made, direct access from Chesterfield Airport Road will be prohibited.



A public hearing further addressing the request will be held at the July 13<sup>th</sup>, 2015, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Applicant Narrative Statement, and Preliminary Plan.

Respectfully submitted,

  
Jessica Henry  
Project 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 Monday, July 13, 2015 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:

**P.Z. 06-2015 17505 Chesterfield Airport Road (Autozone)**: A request for a zoning map amendment from a “NU” Non-Urban District to a “PC” Planned Commercial District for 1.77 acres located on the north side of Chesterfield Airport Road, west of its intersection with Arnage Boulevard (17U230254).

The requested uses are as follows:

1. Office, dental
2. Office, general
3. Office, medical
4. Retail sales establishment, community
5. Retail sales establishment, neighborhood
6. Coffee shop, drive thru
7. Restaurant, sit down
8. Restaurant, fast food
9. Restaurant, take out
10. Financial Institution, drive-thru
11. Dry cleaning establishment, with drive-thru
12. Vehicle repair and service facility

Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Public Services at Chesterfield City Hall, 690 Chesterfield Parkway West during weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Ms. Jessica Henry, Project Planner, by telephone at 636-537-4741 or by email at [jhenry@chesterfield.mo.us](mailto:jhenry@chesterfield.mo.us)

CITY OF CHESTERFIELD  
Stanley Proctor, Chair  
Chesterfield Planning Commission

**PROPERTY DESCRIPTION**

A tract of land being part of Lots 5 and 6 of the subdivision in partition of the estate of Peter Steffan, deceased, in U.S. surveys 125 and 126, Township 45 North, Range 4 East, according to the plat of said subdivision attached to report of commissioners in partition suit of Kranung, ET AL vs. Steffan, ET AL in cause No. 4189 of the circuit court of St. Louis County, Missouri, A certified copy of which is recorded in Book 80 Page 457 of the St. Louis County records, in the City of Chesterfield, St. Louis County, Missouri, and said tract being more particularly described as follows:

Beginning at the point of intersection of the northerly line of Chesterfield Airport Road, 100 feet wide, with the easterly line of a parcel described in deed to James Waller

recorded in Book 4129 Page 488 of St. Louis County records, said point being 10 feet westerly of the easterly line of said lot 5; thence along the northly line of Chesterfield Airport Road South 89degrees 09 minutes 00 seconds west 385.00 feet to the westerly line of a parcel described in deed to James Waller recorded in Book 4129 Page 492 of said county records; thence along said westerly line North 00 degrees 07minutes 00 seconds east 200.00 feet to the northwesterly corner of said Waller parcel recorded in Book 4192 Page 492; thence along the northerly line of said Waller parcels and the Northerly line of a parcel described in deed to James Waller recorded in Book 2932 Page 441 of said county records, North 89 degrees 09 minutes 00 seconds East 385.00 feet to the northeasterly corner of said Waller parcel recorded in Book 4129 Page 488; thence along the easterly line of said Waller parcel recorded in Book 4129 Page 488 South 00 degrees 07 minutes 00 seconds West 200.00 feet to the Point of Beginning according to Survey No. 118469 executed by James Engineering & Surveying Co., Inc. in May 1993

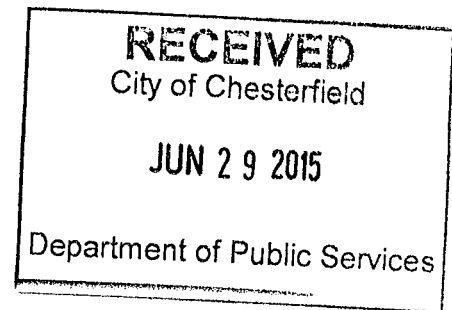


17505 Chesterfield Airport Road  
Narrative Statement

The property located at 17505 Chesterfield Airport Road measuring approximately 385 ft. wide and 200 ft. deep for a total site area of 1.76 acres is proposed to be redeveloped. The property currently contains three (3) buildings which were constructed in the 1940's and a pole barn style building which was constructed in the 1990's.

The redevelopment will remove all the current buildings, paving, septic tank, etc. and construct a 6,000 SF Autozone auto parts store on the western most portion of the property which will be known as Lot 1. The eastern portion of the property, Lot 2, will be developed in the future as one of the following:

1. Office, dental
2. Office, general
3. Office, medical
4. Retail Sales Establishment, community
5. Retail Sales Establishment, neighborhood
6. Coffee Shop, drive thru
7. Restaurant, sit down
8. Restaurant, fast food
9. Restaurant, take out
10. Financial Institution, Drive Thru
11. Dry Cleaning Establishment with Drive Thru
12. Vehicle Repair and Service Facility



This development will happen in two phases with Lot 1 (Autozone) being constructed immediately upon receiving all approvals and permits required by the City of Chesterfield. Lot 2 should see development within two years.

The project consists of a total of 1.76 acres and Lot 1 will be 0.87 acres (49.4%) while Lot 2 shall be 0.89 acres (50.6%).

The lots on the project shall utilize 30 ft. front setbacks, 10' rear setbacks and 5 ft side setbacks. The development of each lot shall not exceed 8,500 sf of building per acre. The buildings shall all be single story construction only.

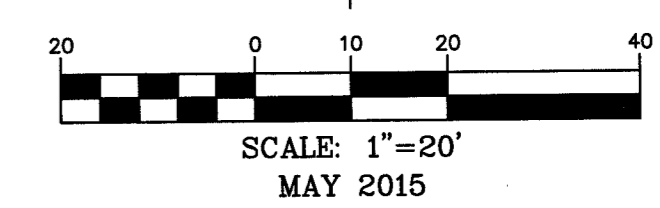
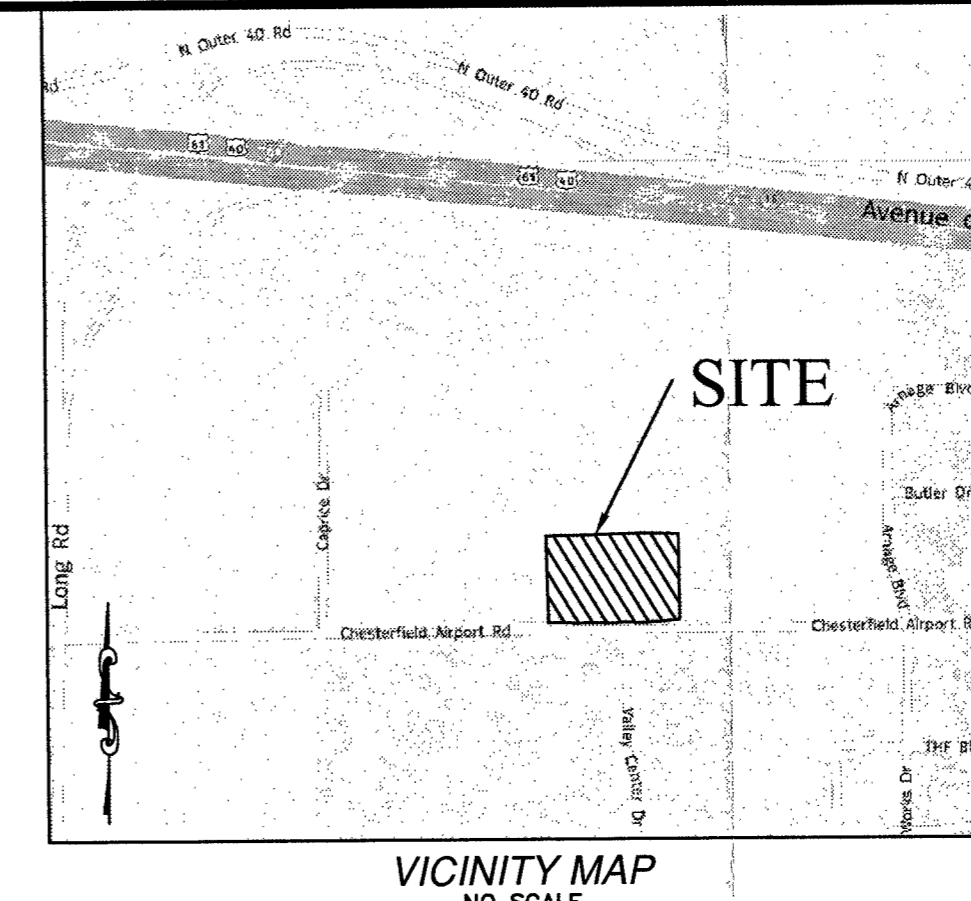
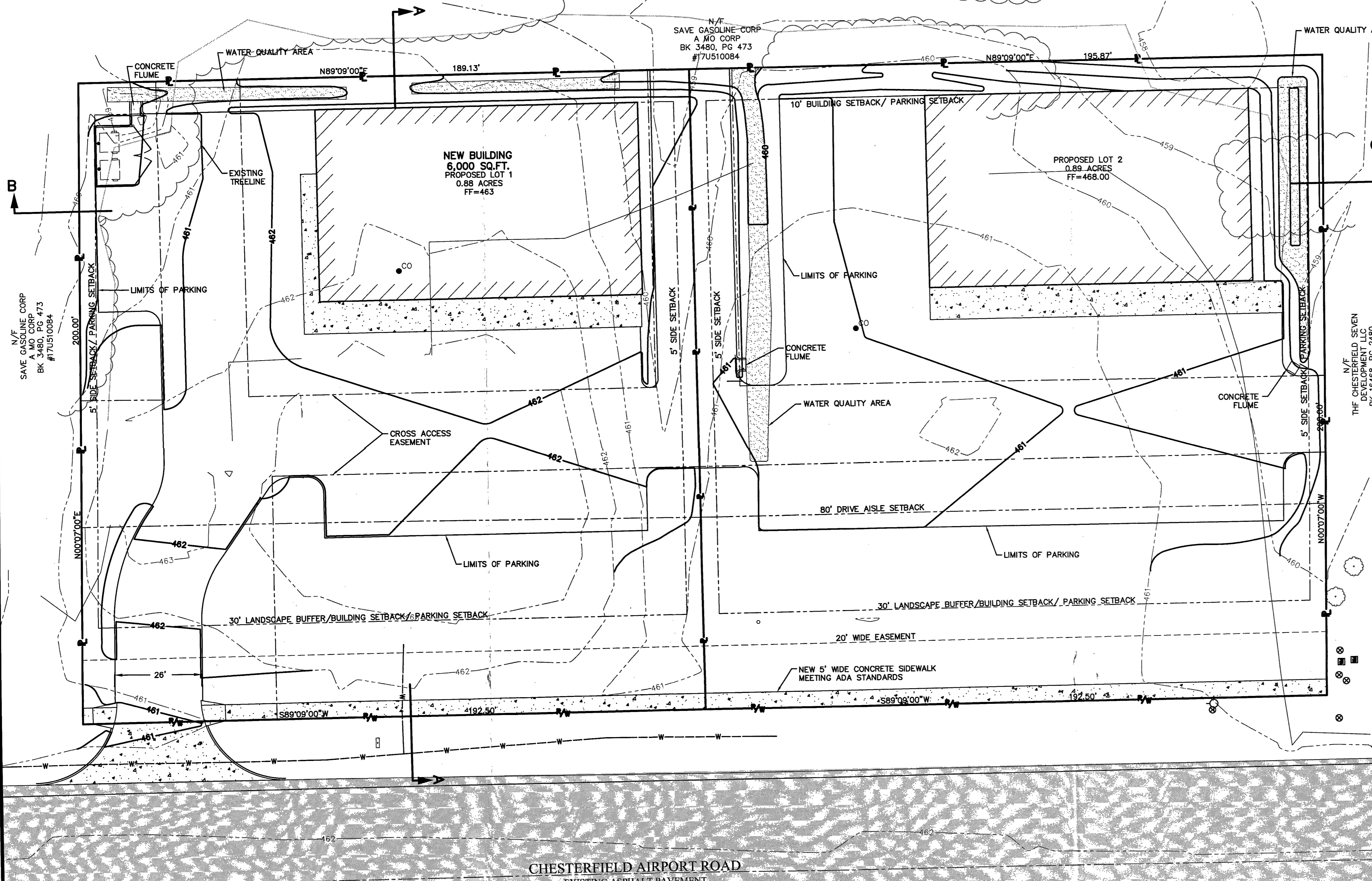
There will be adequate easements established as part of the development to allow for utilities and for cross access between the lots and to future development north of the property.

The development of each lot shall provide adequate parking according to the City's requirements based on the proposed use. The parking stalls and drive aisles shall be sized according to the City's minimum standards with stalls being 9 ft. wide and 19 ft. long with drive aisles being a minimum of 22 ft. wide. Each lot shall also provide the number of loading spaces required by the City's ordinances.

The lighting shall be positioned to provide zero intensity at the lot line. In order to obtain this it may be necessary to provide shielding on the lights in some areas.

Existing trees shall be preserved according to City requirements. The new development shall be landscaped to meet the City's landscape requirements. The development shall include a 30 ft. landscape buffer along Chesterfield Airport Road.

# PRELIMINARY PLAN



**LEGEND**

RIGHT OF WAY	---
PROPERTY LINE	---
BUILDING SETBACK	---
EXISTING EASEMENT	---
EXISTING CONTOUR	---
EXISTING CONTOUR IDX	---
EXISTING ASPHALT PAVEMENT	---
EXISTING WATER LINE	---
NEW BUILDING	---
NEW STANDARD DUTY ASPHALT	---
NEW CONCRETE SIDEWALK AND APPROACHES	---
WATER QUALITY AREA	---

- NOTES:**
- TOTAL SITE ACREAGE: 1.77 ACRES
  - EXISTING ZONING: NU - NON-URBAN
  - PROPOSED ZONING: PC - PLANNED COMMERCIAL DISTRICT
  - BUILDING SETBACK: REAR - 10', SIDE - 5'
  - THIS SITE LAND USE SHALL BE COMMERCIAL. THIS SITE IS SERVED BY: WATER - MISSOURI AMERICAN WATER SEWER - METROPOLITAN ST. LOUIS SEWER DISTRICT TELEPHONE - AT&T DISTRIBUTION/CHARTER COMMUNICATIONS/MCI ELECTRIC - AMEREN MISSOURI ELECTRIC GAS - LAUEDE GAS COMPANY
  - THIS SITE FALLS WITHIN THE "UNSHADED ZONE X" AREAS OF 500 YR FLOOD AREAS FT 100 YR FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FT. OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100 YR FLOOD, PER FIRM, FOR ST. LOUIS COUNTY, MISSOURI MAP NUMBER 291890205K, EFFECTIVE DATE OF FEBRUARY 4, 2015. EFFORTS WILL BE MADE TO DIRECT DRAINAGE TO EXISTING DISCHARGE POINTS.
  - ALL UTILITIES ARE TO BE LOCATED UNDERGROUND.
  - THE PROPOSED BUILDING HEIGHT SHALL BE NO MORE THAN 30 FT
  - THE ADMINISTRATION OF THE LANDSCAPING PLAN FOR THIS PROJECT WILL BE ACCOMPLISHED VIA THE PROVIDED PLAN FOR LOCATION, TYPE, SIZE AND QUANTITY.
  - THE SITE SHALL CONFORM TO CITY OF CHESTERFIELD STANDARDS.
  - UNDERGROUND STRUCTURES, FACILITIES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, DEEDS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT KNOWN.
  - ALL ROADWAY DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - NO INVESTIGATION HAS BEEN PERFORMED BY COCHRAN REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON.
  - THIS DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY.
  - ALL PAVEMENT STRIPING SHALL BE 4" WIDE PAINTED YELLOW.
  - ACCESSIBLE PARKING STRIPING SHALL BE BLUE.
  - LOCATION, REPLACEMENT, AND CONNECTION OF THE UTILITIES SHALL BE COORDINATED WITH THE UTILITY COMPANIES.
  - TRASH ENCLOSURE IS TO BE MASONRY TO MATCH THE BUILDING AND SCREENED ACCORDING TO CITY REQUIREMENTS.
  - ALL MECHANICAL, HVAC, AND UTILITY EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW ACCORDING TO CITY ORDINANCE.
  - A LIGHTING PLAN WILL BE PREPARED ACCORDING TO CITY REQUIREMENTS AND SUBMITTED TO THE CITY FOR REVIEW. ALL EXTERIOR LIGHTING, BUILDING AND PARKING LOT LIGHTS & LANDSCAPE LIGHTING, SHALL BE DIRECTED AWAY FROM HIGHWAYS, PUBLIC ROADS & PROPERTIES SO THAT NO LIGHT IS CAST ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS. MAX LIGHT HEIGHT IS 25'. THE POLES, POLES BASE & FIXTURES SHALL BE BLACK. ALL LIGHTING SHALL BE METAL HALIDE & SERVE WITH UNDERGROUND ELECTRIC.
  - ALL OPEN SPACE AND LANDSCAPE BEDS SHALL BE IRRIGATED.
  - ALL LANDSCAPING MATERIAL AND DESIGN WILL FOLLOW CHESTERFIELD CITY CODES, INCLUDING TYPES OF PLANTS AND SPACING.
  - ALL DISTURBED AREAS INTENDED FOR GRASS SHALL BE SODDED.
  - MAXIMUM BUILDING HEIGHT SHALL BE TWO STORY.
  - PARKING SETBACKS SHALL BE 30' FROM CHESTERFIELD AIRPORT ROAD AND 5FT. ON ALL OTHER BOUNDARY LINES
  - OPEN SPACE SHALL BE A MINIMUM OF 35% OF THE TOTAL SITE AREA

**PROPERTY DESCRIPTION:**  
 FIRST AMERICAN TITLE INSURANCE COMPANY  
 FILE NO.: 05020600REV1; EFFECTIVE DATE: APRIL 7, 2015  
 SCHEDULE "A", NO. 4;

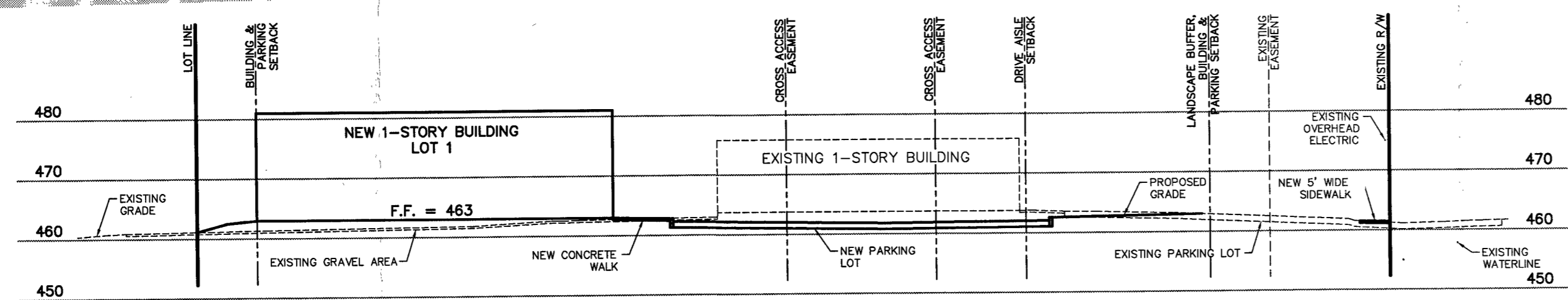
A TRACT OF LAND BEING PART OF LOTS 5 AND 6 OF THE SUBDIVISION IN PARTITION OF THE ESTATE OF PETER STEFFAN, DIVIDED, IN U.S. SURVEYS 125 AND 126, TOWNSHIP 45 NORTH, RANGE 4 EAST, ACCORDING TO THE PLAT OF SAID SUBDIVISION ATTACHED TO REPORT OF COMMISSIONERS IN PARTITION SUIT OF KRANUNG, ET AL VS. STEFFAN, ET AL IN CAUSE NO. 4188 OF THE CIRCUIT COURT OF ST. LOUIS COUNTY, MISSOURI, A CERTIFIED COPY OF WHICH IS RECORDED IN BOOK 80 PAGE 457 OF THE ST. LOUIS COUNTY RECORDS, IN THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF CHESTERFIELD AIRPORT ROAD, 100 FEET WIDE, WITH THE EASTERLY LINE OF A PARCEL DESCRIBED IN DEED TO JAMES WALLER RECORDED IN BOOK 4129 PAGE 488 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING 10 FEET WESTERLY OF THE EASTERLY LINE OF SAID LOT 5; DEGREES 09 MINUTES 00 SECONDS WEST 385.00 FEET TO THE WESTERLY LINE OF A PARCEL DESCRIBED IN DEED TO JAMES WALLER RECORDED IN BOOK 4129 PAGE 492 OF SAID COUNTY RECORDS; THENCE ALONG SAID WESTERLY LINE NORTH 00 DEGREES 07 MINUTES 00 SECONDS EAST 200.00 FEET TO THE NORTHWESTERLY CORNER OF SAID WALLER PARCEL RECORDED IN BOOK 4192 PAGE 492; THENCE ALONG THE NORTHERLY LINE OF SAID WALLER PARCEL AND THE NORTHERLY LINE OF A PARCEL DESCRIBED IN DEED TO JAMES WALLER RECORDED IN BOOK 2332 PAGE 441 OF SAID COUNTY RECORDS; NORTH 89 DEGREES 09 MINUTES 00 SECONDS EAST 385.00 FEET TO THE NORTHEASTERLY CORNER OF SAID WALLER PARCEL RECORDED IN BOOK 4129 PAGE 488; PAGE 488 SOUTH 00 DEGREES 07 MINUTES 00 SECONDS WEST 200.00 FEET TO THE POINT OF BEGINNING ACCORDING TO SURVEY NO. 118469 EXECUTED BY JAMES ENGINEERING & SURVEYING CO., INC. IN MAY 1993.

**BENCHMARKS:**  
 PROJECT BENCHMARK:  
 ELEV=460.06 (NGVD 1929)

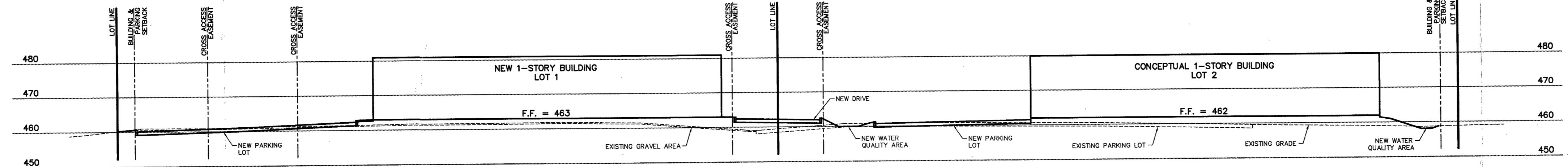
ST. LOUIS COUNTY BENCHMARK SYSTEM 12-171: "STANDARD ALUMINUM DISK" STAMPED SL-38, 1990. DISK IS SET AT THE NORTHWEST CORNER OF CHESTERFIELD AIRPORT ROAD AND CAPRICE DRIVE.

**SITE BENCHMARK:**  
 ELEV=463.04

\*0" IN OPEN ON A FIRE HYDRANT LOCATED APPROXIMATELY 50 NORTH OF THE CENTERLINE OF CHESTERFIELD AIRPORT ROAD AND 1,165 FEET EAST OF THE INTERSECTION WITH CAPRICE DRIVE IN CHESTERFIELD, MISSOURI.



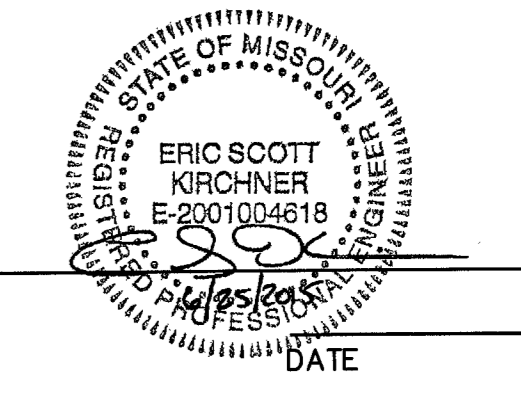
**SITE SECTION A-A**  
SCALE: 1"=20'



**SITE SECTION B-B**  
SCALE: 1"=20'

**DEVELOPER:**  
 THE REDING COMPANY, LLC  
 2460 EXECUTIVE DRIVE, SUITE 114.  
 ST. CHARLES, MO 63303

**RECEIVED**  
 City of Chesterfield  
 JUN 29 2015  
 Department of Public Services



Eric S. Kirchner No. E-2001004618  
 Registered Professional Engineer  
 State of Missouri  
 for Cochran Engineering & Surveying

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 636-327-0760 (fax)  
 wenmal@cochran.com  
 North Office: 8 East Main Street, Wentzville, Missouri 63385  
**COCHRAN**  
 Civil Engineering  
 Land Surveying  
 Architecture  
 Site Development  
 General Consulting  
 Master Planning

**PRELIMINARY PLAN**  
**AUTOZONE**  
**CHESTERFIELD, MISSOURI**

DATE: 5-23-15	REVISION: REVISED PER CITY COMMENTS	OWN BY: ESK	APPR BY: ESK
DATE: 5-12-15	SCALE: 1"=20'	PROJ NO: M14-7090	DWG NO: 1 OF 1