



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. 12-2014 Beckmann Properties (16625 & 16635 Old Chesterfield Rd): A request for an amendment to City of Chesterfield Ordinance 2791 to add additional permitted uses within an existing “PI” Planned Industrial District (with Landmark Preservation Area Overlay) for a 1.95 acre tract of land located at 16625 and 16635 Old Chesterfield Road. (17T310379)

Summary

Gene Beckmann, property owner, has submitted a request for an ordinance amendment to add additional permitted uses within an existing “PI” Planned Industrial District with a Landmark and Preservation Area (LPA) overlay. No other changes to the ordinance are being requested. Attached to this report is a narrative prepared by the Petitioner detailing the request. The following uses are currently being requested:

1. Administrative office for educational or religious facility
2. Animal grooming service
3. Automotive Detail Shop
4. Bakery
5. Brewery
6. Brewpub
7. Broadcasting Studio
8. Educational Facility – Specialized Private Schools
9. Kennel, Boarding
10. Kennel, Private
11. Lumberyard
12. Mail order sale warehouse
13. Office, Dental
14. Office, Medical
15. Professional and technical service facility
16. Public safety facility
17. Self-storage facility
18. Sheet metal shop
19. Union halls and hiring halls
20. Veterinary Clinic
21. Welding Shop
22. Yard for storage of contractor’s equipment, materials, and supplies

Site History

The subject site is within the boundaries of the historic Burkhardt Subdivision whose development marked the creation of Chesterfield. Originating as a 21 acre tract of land owned by Christian Burkhardt in 1877, the subject property is outlined in the image of the original Burkhardt plats below.

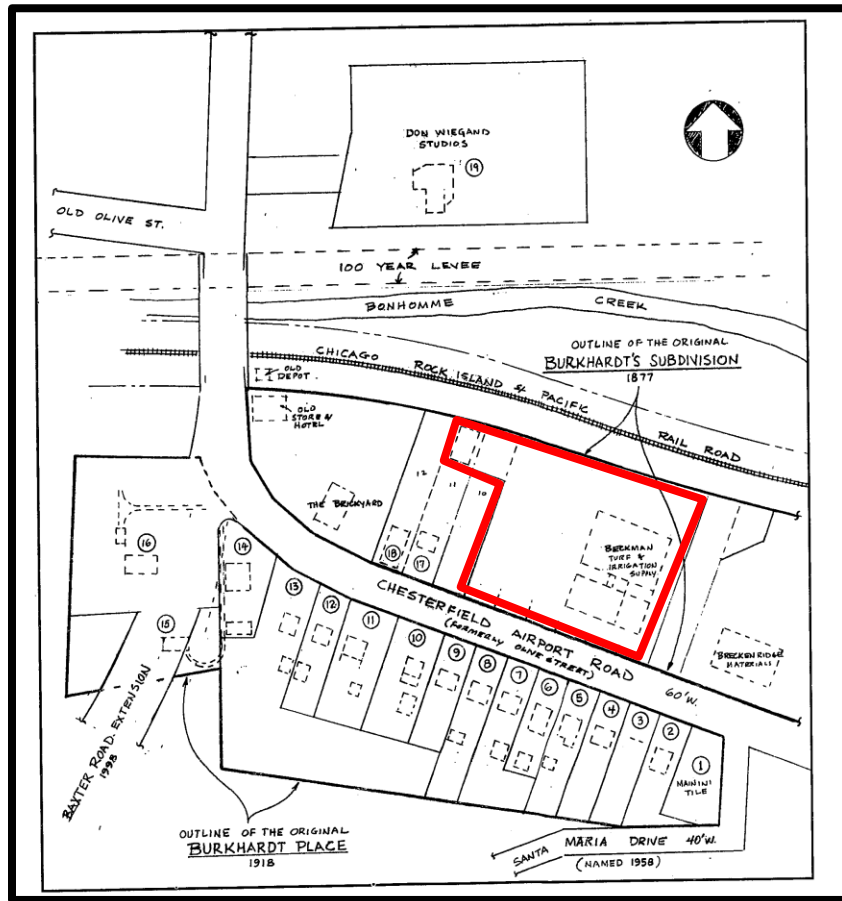


Illustration from Dan Rothwell's book A Guide to Chesterfield's Architectural Treasures

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.

In 1999, a change of zoning from the "C-7" General Extensive Commercial District to the "PI" Planned Industrial District was granted via City of Chesterfield Ordinance 1556.

In 2006, Ordinance 1556 was amended by Ordinance 2295 to allow for additional uses on the site and to establish the Landmark and Preservation Area Overlay for the site.

Most recently, in April of 2014, the "gymnasium" use was added as permitted use within the site via Ordinance 2791. This use was restricted by ordinance to be permitted only in "conjunction with the buildings which were in existence at the time of passage of this ordinance." Additionally, the square footage and hours

of operation for the gymnasium use were restricted to 6,000 square feet and 6:00 A.M. to 10:00 P.M. respectively.

Surrounding Land Use and Zoning

The land use and zoning for the properties surrounding this parcel and shown in the aerial image below 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 five.

East: The property to the east is owned by Mr. Beckmann as well and is zoned “PI” Planned Industrial District.

West: The property to the west is primarily vacant and is zoned “C-7” General Extensive Commercial District.



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.”

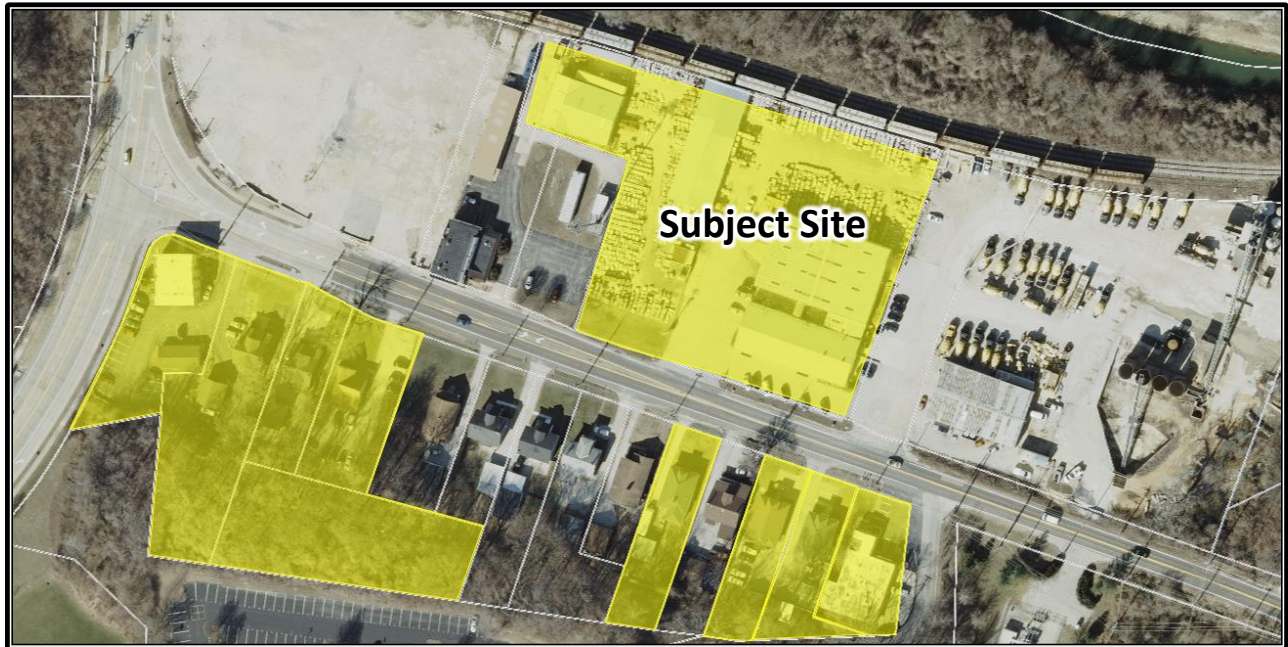
2. Plan Policy 3.6.8 Urban Core-Historic Structures

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

Landmark and Preservation Area (LPA) Analysis

As shown in the image on the following page, several of the properties located along the historic Old Chesterfield Road corridor have been designated as Landmark and Preservation Areas (LPA). Per the Municipal Code, the intent of the LPA overlay is *“to encourage the rehabilitation, restoration, and adaptation of these historic elements for current use.”* As this area has historic significance to the City, the LPA overlay was created to provide flexibility in development requirements and performance standards to encourage preservation of these structures and preservation of the character of the area.

One area where such flexibility is encouraged is in qualifying a property for *“additional uses beyond those permitted or conditional uses in the zoning district in which the property is located provided that the additional use does not create an appreciable increase in land use intensity, beyond what normally occurs in the applicable zoning district, nor substantially alter or affect the character of surrounding development.”* Although the requested uses are permitted uses within the “PI” Planned Industrial District, they are not currently permitted within the site-specific ordinance for the subject site. However, the intent of the LPA Overlay designation is clearly to encourage a variety of uses in order to foster the adaptive re-use of buildings such as those found on the subject site. Based on this information, it is important to consider each use being requested individually in order to evaluate the appropriateness of that use in this historically significant and sensitive area. Further, it is of utmost importance to strike a balance between maintaining usability of buildings and overall viability of the area and maintaining the current density and physical character of the area.



Highlighted properties have LPA Overlay zoning

Site Analysis

The subject site contains five buildings, ranging from approximately 150 square feet to 10,000 square feet in size. The breakdown of the square footage, style, and current use of the buildings is provided below.

Type of Building	Square Footage	Current Use
1. Warehouse	±10,400 square feet	Vacant
2. Office/Retail	±6,000 square feet	Vacant
3. Old Shop	±5,850 square feet	Leased to Earthworks
4. Pole Barn	±4,200 square feet	Leased to Earthworks
5. Old Scale House	±150 square feet	Storage

The following list contains the uses currently permitted on the subject site. **Please note that the request is to add additional uses only; no changes are being proposed to the physical site or development criteria.**

1. Gymnasium;
2. Business, professional, and technical training schools;
3. Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, excluding indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises;
4. Business service establishments;
5. Cafeterias for employees and guests only;

6. Laundries and dry cleaning plants, which include dry cleaning drop-off and pickup stations;
7. Offices or office buildings;
8. Plumbing, electrical, air conditioning and heating equipment sales, warehousing and repair facilities;
9. Restaurants, sit down;
10. Sales, servicing, repairing, cleaning, renting, leasing and necessary outdoor storage of equipment and vehicles used by business, industry and agriculture;
11. Service facilities, studios or work areas for antique salespersons, artists, candy makers, craftpersons, dressmakers, tailors, music teachers, dance teachers, typists and stenographers, including cabinet makers, film processors, fishing tackle and bait shops and souvenir sales. Good and services associated with these uses may be sold or provided directly to the public on premises;
12. Warehousing, storage or wholesaling of manufactured commodities;
13. Or other uses which may be sought under the Chesterfield Zoning Ordinance after future public hearings.

Four of these existing uses—numbers 1, 6, 8, and 10— are restricted by Ordinance 2791 to be permitted only in “conjunction with the buildings which were in existence at the time of passage of this ordinance” and the gymnasium use was further restricted by limitations on the square footage and hours of operation. Due to the historic character of the area and the existing LPA overlay, if the Planning Commission chooses to approve this request for additional permitted uses in whole or part, Staff would recommend placing similar or even more significant restrictions on several of the requested uses as well. As discussed on page four of this report, each requested use should be evaluated by the Planning Commission on an individual basis in order to determine the appropriateness of each use for this site.

Unlike the gymnasium use that was most recently approved, many of the uses that are currently being requested entail an outdoor component. These uses include “lumberyard” and “yard for storage of contractor’s equipment, materials, and supplies”, and could potentially include “kennel, boarding”, “kennel, private”, “sheet metal shop”, “welding shop” and “automotive detail shop.” Additionally, intensive industrial uses, and particularly those with an outdoor component, may conflict with the Comprehensive Plan’s vision of the Urban Core as the “*physical and visual focus for the City.*” The Urban Core area is designated in the Comprehensive Plan as an area where mixed commercial and residential uses are appropriate. However, industrial type uses have not been identified as being appropriate for the future vision and development (or redevelopment) of this area.

As relayed by the Petitioner in the attached narrative, the requested use of “Yard for storage of contractor’s equipment, materials, and supplies” is currently in existence on the site. The reason being is that when the site was originally zoned by St Louis County prior to the City’s incorporation, this use was permitted. However, in 1999 Beckmann Brothers, Inc. petitioned the City for a change of zoning to “PI” Planned Industrial District. At that time, the Applicants requested a list of uses; however that list did not include the storage yards for construction materials. Therefore, passage of the new planned district ordinance for this site (Ordinance 1556) rendered this use no longer permitted for this site. Because the use was a current activity at that time, the Beckmann’s were permitted to continue the use but were not permitted to expand

it, enlarge it, or have new similar type tenants occupy the site. The ultimate goal was that this use would be discontinued unless otherwise re-authorized through an ordinance amendment by the property owners.

While an ordinance amendment was under review by the City last year at the request of the Beckmanns, Staff was advised of the property owners' desire to have a new tenant move into the site which would have outdoor storage of materials and supplies. At that time, Staff advised the property owners that this use was not a permitted use. The Petitioner's desire to reestablish "Yard for storage of contractor's equipment, materials, and supplies" as a legally permitted use forms the basis of the request presently before the Planning Commission.

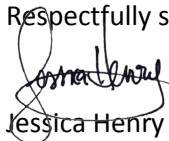
A public hearing further addressing the request will be held at the July 14, 2014, City of Chesterfield Planning Commission meeting. We have also submitted a copy of this request to the Chesterfield Landmarks and Historic Preservation Commission (CHLPC) for review and comments. Response was received from Tom Rothwell, representing the CHLPC, on July 8, 2014 and is attached for you.

Attached, please find a copy of the Public Hearing Notice. As the site is already built out and the request before you is only for an ordinance amendment, a Preliminary Plan is not required by the City of Chesterfield Zoning Ordinance for this Ordinance Amendment.

Additionally, one citizen letter regarding this petition has been received. That letter is attached for your consideration.

A copy of Ordinance 2791 may be obtained on the City of Chesterfield website or by clicking on the following link: <http://www.chesterfield.mo.us/webcontent/ordinances/2014/ord2791.pdf>

Respectfully submitted,



Jessica Henry
Project Planner

Attachments

1. Public Hearing Notice
2. Petitioner's Narrative
3. Outboundary Site Survey
4. Letter from Tom Rothwell of CHLPC
5. Citizen Comment Letter

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 July 14, 2014 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. 12-2014 Beckmann Properties (16625 & 16635 Old Chesterfield Rd): A request for an amendment to City of Chesterfield Ordinance 2791 to add additional permitted uses within an existing "PI" Planned Industrial District (LPA) for a 1.95 acre tract of land located at 16625 and 16635 Old Chesterfield Road. (17T310379)

For a list of the requested uses, contact the project planner.

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

CITY OF CHESTERFIELD
Mike Watson, Chair
Chesterfield Planning Commission

PROPERTY DESCRIPTION

A tract of land in U.S. Survey 2031, Township 45 North, Range 4 East, St. Louis County, MO, and described as follows: Beginning at a point in the north line of Olive Street Road (60 feet wide), and its intersection with the east line of a tract of land conveyed to Chesterfield Farmer's Elevator Supply Company, per deed recorded in Deed Book 467, page 165 of the St. Louis County Records; thence west along said north line of Olive Street Road, north 70 degrees, 47 minutes west, a distance of 300.00 feet to a point, and said point being the intersection of the west line of property of conveyed to St. Louis, Kansas City and Colorado Railroad Company by deed recorded in Deed Book 87, page 574 of the St. Louis County Records; thence along said west line north 19 degrees, 13 minutes east, a distance of 175.00 feet to a point, said point being the northeast corner of property conveyed to Louis C. Goehri and wife by deed recorded in Deed Book 1741, page 445 of the aforesaid records; thence along Goehri's north line north 70 degrees, 47 minutes west, a distance of 100.00 feet to a point; thence north 19 degrees, 13 minutes east, a distance of 73.84 feet to a point in the south line of the right-of-way, 100 feet wide, of Chicago, Rock Island and Pacific Railroad Company; thence along said right-of-way, along a curve to the right having a radius of 1948.90 feet, and arc distance of 47.42 feet (the cord of which bears south 73 degrees, 27 minutes, 49 seconds east, a distance of 47.41 feet) to a point of tangency; thence south 72 degrees, 46 minutes east, a distance of 302.50 feet to a point of curve; thence along a curve to the left having a radius of 1470.85 feet an arc distance of 50.39 feet (the chord of which bears south 73 degrees, 44 minutes,

53 seconds east, a distance of 50.38 feet) to a point being the intersection of the east line of aforesaid property conveyee per book 467, page 165 with said right-of-way line; thence along said east line south 19 degrees, 13 minutes west, a distance of 264.13 feet to the point of beginning and containing 85,049 square feet or 1.95 acres, more or less.





6/6/14

City of Chesterfield
Planning and Development Services Division
690 Chesterfield Parkway West
Chesterfield Mo, 63017

To whom it may concern,

This letter is concerning the property at 16635 Old Chesterfield Airport Rd. The property was zoned PI prior to the Urban Core Land use designation. We were unaware that this change eliminated the use of outdoor storage for a landscape contractor, which is how the property has been used for the last 15 years.

We have a Landscape contractor (Wells Landscaping), whose business is currently in the City of Chesterfield, who would like to lease the property and stay in Chesterfield.

We respectfully request that the current zoning be amended to allow this permitted use. We would offer to add privacy slats to the current chain link fence to provide better screening from the front, as well as evergreen tree screening in the current green space:

(109) Yard for storage of contractor's equipment, materials, and supplies

(62) Lumberyard

As we are also approached by a wide range of businesses to lease the property, we would also like to request that some or all of the following uses from the current Planned Industrial permitted uses list be added to our property:

(1) Administrative office for educational or religious facility

(3) Animal grooming service

(7) Automotive Detail Shop

(8) Bakery

Continued.....

(13) Brewery

(14) Brewpub

(15) Broadcasting Studio

(34) Educational Facility – Specialized Private Schools

(54) Kennel, Boarding

(55) Kennel, Private

(63) Mail order sale warehouse

(66) Office, Dental

(68) Office, Medical

(74) Professional and technical service facility

(75) Public safety facility

(85) Self storage facility

(85) Sheet metal shop

(103) Union halls and hiring halls

(105) Veterinary Clinic

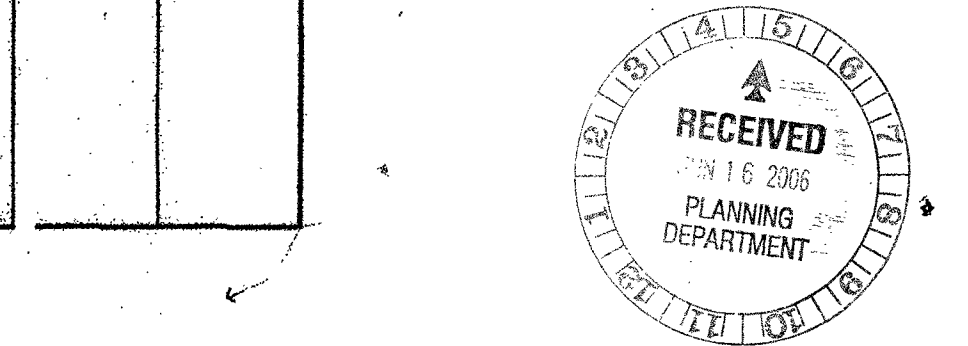
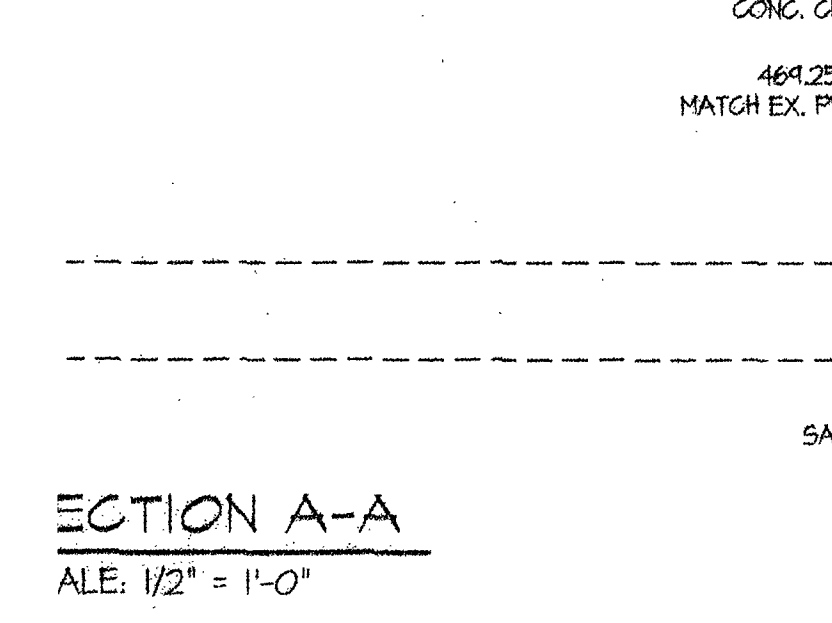
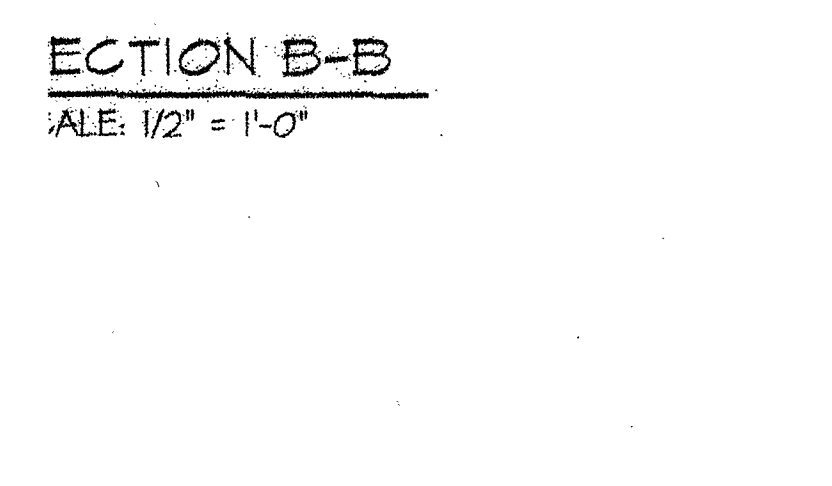
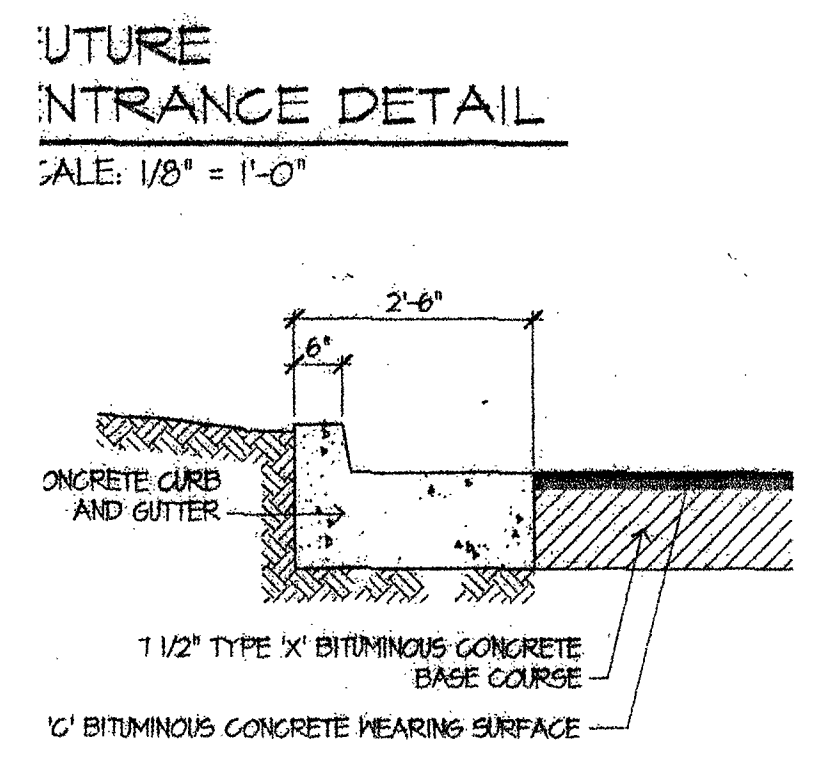
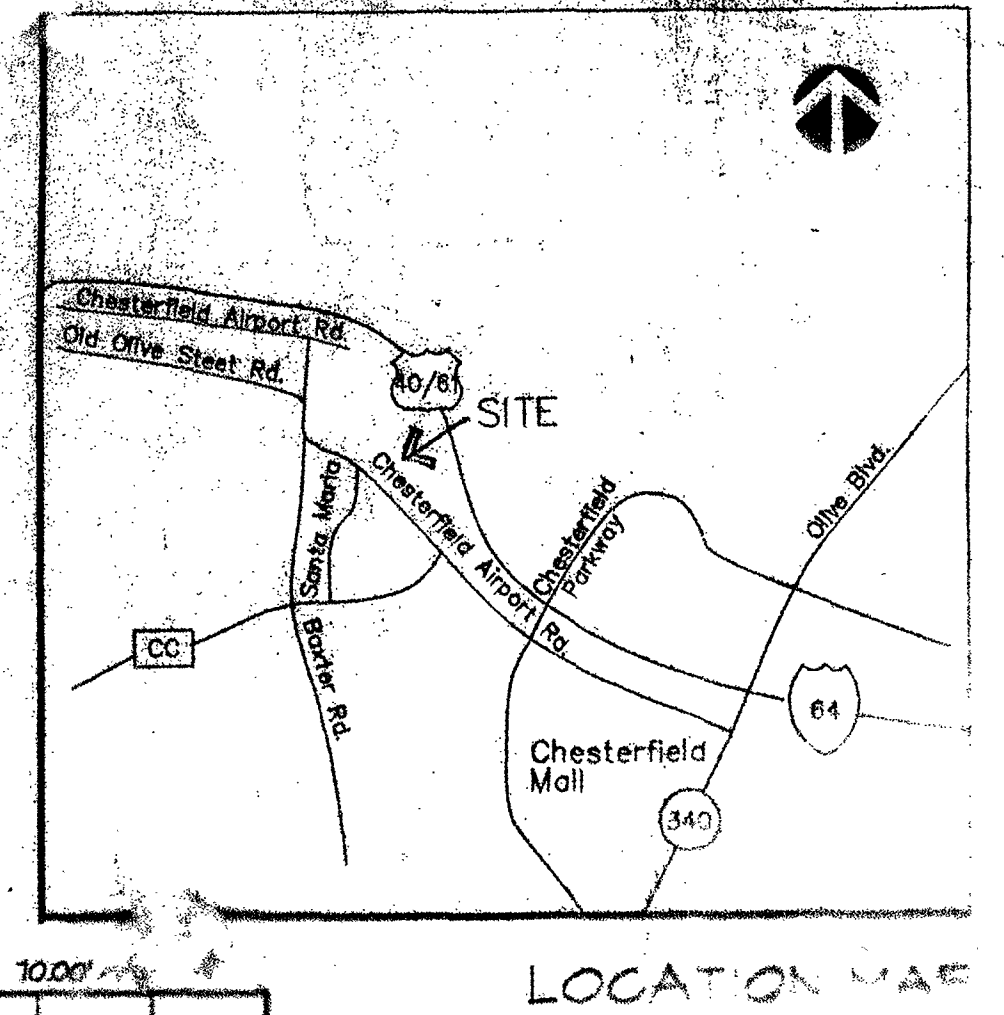
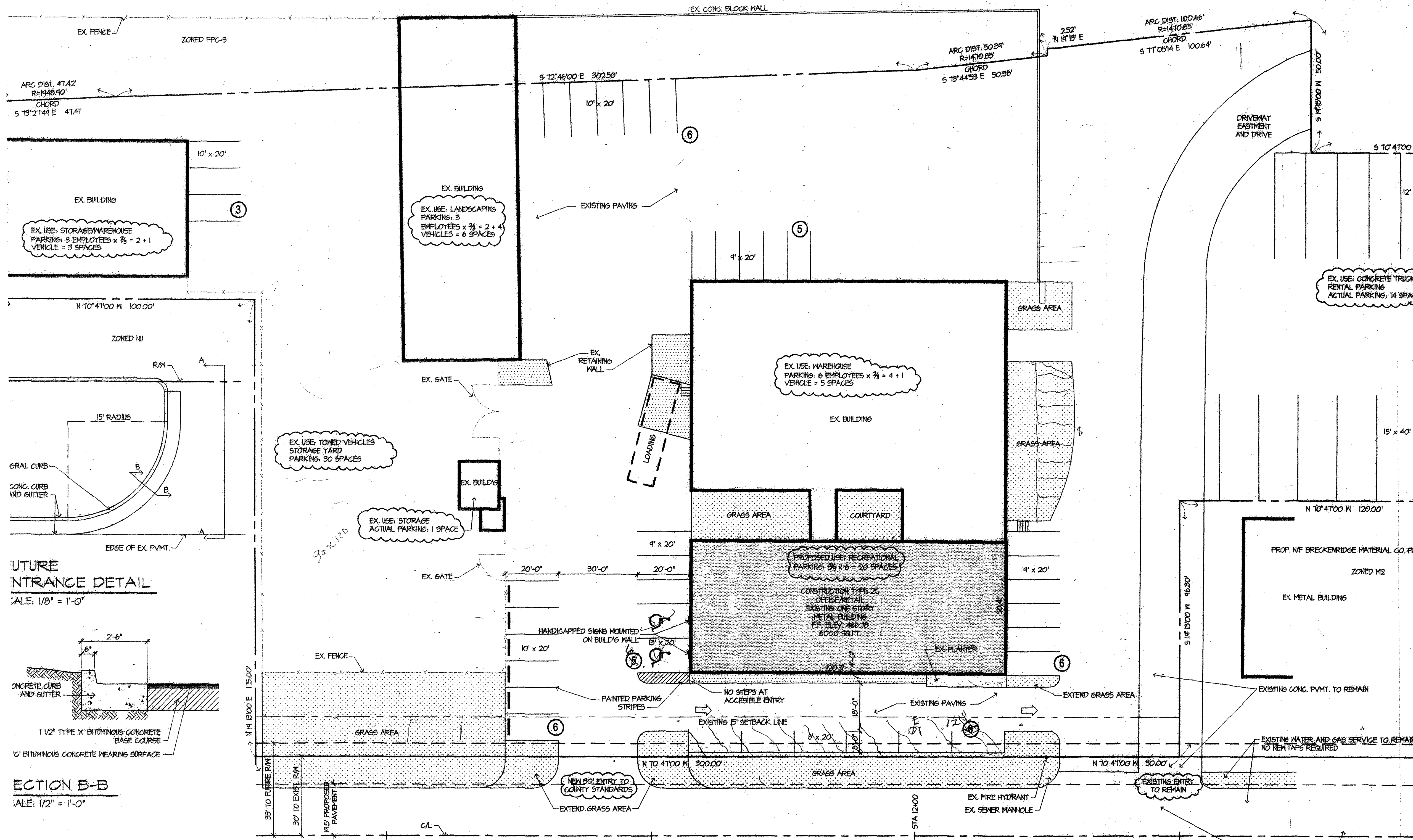
(108) Welding Shop

We think that all of these uses open the property in its current configuration to be put to use and leased without changing its current and long standing character.

Sincerely

Gene Beckmann

CHICAGO ROCK ISLAND AND PACIFIC RAILROAD (100'W)



PROF. W.F. BRECKENRIDGE MATERIAL CO. PER D.B. 4571 P. 360 (1984)

Chesterfield Airport Road, 450 feet east of Baxter Road Extension in the City of Chesterfield described as follows:

A. TRACT OF LAND IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MO, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF OLIVE STREET ROAD (60 FEET WIDE), AND ITS INTERSECTION WITH THE EAST LINE OF A TRACT OF LAND CONVEYED TO CHESTERFIELD FARMER'S SUPPLY COMPANY, PER DEED RECORDED IN DEED BOOK 467, PAGE 165 OF THE ST. LOUIS COUNTY RECORDS; THENCE WEST ALONG SAID NORTH LINE OF OLIVE STREET ROAD, NORTH TO DEGREES, 47 MINUTES WEST, A DISTANCE OF 300.00 FEET TO A POINT, AND SAID POINT BEING THE INTERSECTION OF THE WEST LINE OF PROPERTY OF CONVEYED TO ST. LOUIS, KANSAS CITY AND COLORADO RAILROAD COMPANY BY DEED RECORDED IN DEED BOOK 87, PAGE 514 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID WEST LINE NORTH 19 DEGREES, 13 MINUTES EAST, A DISTANCE OF 175.00 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF PROPERTY CONVEYED TO LOUIS C. COBIRI AND WIFE BY DEED RECORDED IN DEED BOOK 1741, PAGE 445 OF THE AFORESAID RECORDS; THENCE ALONG COBIRI'S NORTH LINE NORTH 70 DEGREES, 47 MINUTES WEST, A DISTANCE OF 100.00 FEET TO A POINT; THENCE NORTH 19 DEGREES, 13 MINUTES EAST, A DISTANCE OF 73.84 FEET TO A POINT IN THE SOUTH LINE OF THE RIGHT-OF-WAY, 100 FEET WIDE, OF CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY; THENCE ALONG SAID RIGHT-OF-WAY, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1948.90 FEET, AND AN ARC DISTANCE OF 47.42 FEET (THE CHORD OF WHICH BEARS SOUTH 73 DEGREES, 27 MINUTES, 49 SECONDS EAST, A DISTANCE OF 47.41 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 72 DEGREES, 46 MINUTES EAST, A DISTANCE OF 302.50 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1470.85 FEET AN ARC DISTANCE OF 50.39 FEET (THE CHORD OF WHICH BEARS SOUTH 73 DEGREES, 44 MINUTES, 53 SECONDS EAST, A DISTANCE OF 50.38 FEET) TO A POINT BEING THE INTERSECTION OF THE EAST LINE OF AFORESAID PROPERTY CONVEYED PER DEED BOOK 467, PAGE 165 WITH SAID RIGHT-OF-WAY LINE, THENCE ALONG SAID EAST LINE SOUTH 19 DEGREES, 13 MINUTES WEST, A DISTANCE OF 264.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 85,049 SQUARE FEET OR 1.95 ACRES, MORE OR LESS.

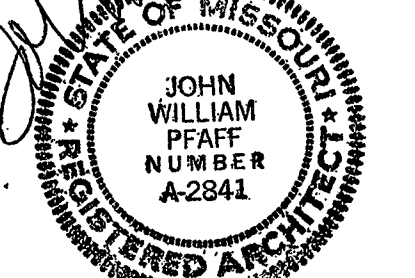
AND

A. TRACT OF LAND IN LOT 3 AND PART OF LOT 2 OF "BURKHARDT'S SUBDIVISION", NO RECORDED, IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MO, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF CHESTERFIELD AIRPORT ROAD (FORMERLY OLIVE STREET ROAD) 60 FEET WIDE, AND THE WEST LINE OF AFORESAID LOT 3; THENCE ALONG THE WEST LINE OF LOT 3, NORTH 19 DEGREES, 13 MINUTES EAST, A DISTANCE OF 266.63 FEET TO THE SOUTH LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, 100 FEET WIDE; THENCE ALONG SAID RAILROAD, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1470.85 FEET AND AN ARC DISTANCE OF 100.64 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO E.E. BRECKENRIDGE MATERIAL CO. BY DEED RECORDED IN DEED BOOK 4571, PAGE 308 OF ST. LOUIS COUNTY RECORD; THENCE ALONG SAID BRECKENRIDGE LINE SOUTH 19 DEGREES, 15 MINUTES WEST, 50.39 FEET TO A POINT; THENCE SOUTH 70 DEGREES, 47 MINUTES WEST, A DISTANCE OF 120.00 FEET TO THE WEST LINE OF A TRACT OF LAND CONVEYED TO OTTO BIELE BY DEED RECORDED IN DEED BOOK 132, PAGE 421 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE WEST LINE OF LOT 2, SOUTH 19 DEGREES, 13 MINUTES WEST, A DISTANCE OF 96.39 FEET TO THE SOUTHWEST CORNER THEREOF BEING ALSO THE NORTH LINE OF AFORESAID CHESTERFIELD AIRPORT ROAD; THENCE ALONG SAID ROAD, NORTH 70 DEGREES, 47 MINUTES WEST, 50.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 31,343 SQUARE FEET OF 72 ACRES, MORE OR LESS.

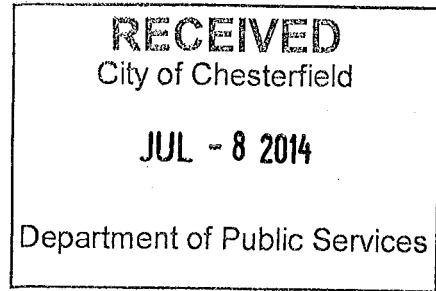
SITE PLAN
SCALE: 1" = 20'-0"

RECEIVED
City of Chesterfield
JUN - 6 2014
Department of Public Services



DEAN
 JOB NUMBER 0206
 DATE 06/12/09
 REVISIONS 06/12/09
 SHEET NUMBER 13 of 17
 OF

7-7-2014



Ladies & Gentlemen,

Re: Bruce and Gene Beckmann Request

After the members discussed the matter they did not have any problems with any of the suggestions for use.

The committee did recommend that it is essential that an attempt be made to have the style of the exterior blend in with the historical ambience of the area.

It was also discussed and decided that if the usage of the area included equipment storage it is also essential that the equipment would be stored inside a building or at the very least behind a façade.

Thanks for caring about our opinion.

Let us know if you have any other questions.

A handwritten signature in black ink that reads "Tom Rothwell". The signature is written in a cursive style with a large, looped "R" and "W".

Tom Rothwell

Chesterfield Historic and Landmark Preservation Committee

July 3, 2014

RECEIVED
City of Chesterfield

JUL - 7 2014

Department of Public Services

Planning Commission
Project Planner
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

To whom it may concern,

This is in regards to P.Z. 12-2014 Beckmann properties (16625 and 16635 Old Chesterfield Road, Chesterfield MO).

We the property owners along Old Chesterfield Road in the historic district of Chesterfield are against the Beckmann properties being zoned to become a kennel. We feel it would devalue our properties, plus the noise of the barking dogs twenty four seven would be very annoying, plus impossible for the residents to sleep at night. A dog kennel should be in a rural area where it would not cause a nuisance to neighbors and the other businesses.

Sincerely yours,

Ruth M. Hausseis

RUTH M. HAUSSEIS

Donald W. Hausseis

DONALD W. HAUSSEIS

16640 OLD CHESTERFIELD RD.

CHESTERFIELD, MO 63017

636-532-8180

Kesae Galen

Kesae Galen

16656 Old Chesterfield Rd.

636-532-0772 63017