

# Memorandum

## Department of Planning



**To:** Planning and Public Works Committee

**From:** Natalie Nye, Planner

**Date:** August 19, 2021

**RE:** **P.Z. 06-2021 O’Sullivan Mortuary (St. Andrew Kim Parish)**: An ordinance amending City of Chesterfield Ordinance 1313 to incorporate an additional 0.17-acre tract of land and modify permitted uses for an existing “C8” Planned Commercial District located at 13996 Olive Boulevard (16Q130977, 16R340281).

### **Summary**

Baalman Architects on behalf of the Archdiocese of St. Louis has submitted a request for an ordinance amendment to incorporate an additional 0.17-acre tract of land and modify the permitted uses for an existing “C8” Planned Commercial District located at 13996 Olive Boulevard. The governing ordinance is City of Chesterfield Ordinance 1313. The applicant would like to add “Churches and other places of worship” as a permitted use for the property. The applicant would also like to add a small piece of land to the overall parcel. The total acreage of the site would be 1.6 acres.

A Public Hearing was held on August 9, 2021, where the City of Chesterfield Planning Commission discussed the petition, but raised no issues. The Planning Commission motioned to approve this Ordinance Amendment —by a vote of 9 to 0.

Attached to this report, please find a copy of the August 9, 2021 Staff Report, Narrative Statement, Survey, and Draft Legislation.

Attachments: August 9, 2021 Staff Report  
Narrative Statement  
Survey  
Draft Legislation



Figure 1: Subject Site Aerial



# IV.A. VIII.B

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Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

## Planning Commission Public Hearing and Vote Report

**Project Type:** Ordinance Amendment

**Meeting Date:** August 9, 2021

**From:** Natalie Nye, Planner

**Location:** 13996 Olive Blvd.

**Description:** **P.Z. 06-2021 O’Sullivan Mortuary (St. Andrew Kim Parish)**: An ordinance amending City of Chesterfield Ordinance 1313 to incorporate an additional 0.17-acre tract of land and modify permitted uses for an existing “C8” Planned Commercial District located at 13996 Olive Boulevard (16Q130977, 16R340281).

### **PROPOSAL SUMMARY**

Baalman Architects on behalf of the Archdiocese of St. Louis has submitted a request for an ordinance amendment to incorporate an additional 0.17-acre tract of land and modify the permitted uses for an existing “C8” Planned Commercial District located at 13996 Olive Boulevard. The governing ordinance is City of Chesterfield Ordinance 1313. The applicant would like to add “Churches and other places of worship” as a permitted use for the property. The applicant would also like to add a small piece of land to the overall parcel. The total acreage of the site would be 1.6 acres.



Figure 1: Aerial

**HISTORY OF SUBJECT SITE**

St. Louis County rezoned the property to “C8” Planned Commercial District through Ordinance 11,344. In 1995, the City of Chesterfield approved Ordinance 1091 to permit a mortuary use on the property for the use and operation of O’Sullivan-Muckle Funeral Home. The ordinance was later amended in 1997 and is the current governing ordinance for the site today (City of Chesterfield Ordinance 1313). This ordinance covers a 2.27-acre tract of land. This includes the subject parcel as well as the parcel directly to the east containing an office building. The 0.17-acre parcel of land that will be added to the subject site as part of this petition is not located within a specific subdivision or governed by a site-specific ordinance. It is located in Ward 1 and is currently zoned “C2” Shopping District. In 2021, an application for an ordinance amendment was submitted, as well as a Boundary Adjustment Plat, to allow for St. Andrew Kim Parish to occupy the existing building on the site.

**LAND USE AND ZONING**

The land use and zoning for the properties surrounding the subject site are as follows:

Direction	Zoning	Land Use
North	“C2” Shopping District, “PUD” Planned Unit Development, “R3” Residence District	Commercial, Vacant
South	“R2” Residence District	Single-Family Residential
East	“C8” Planned Commercial District	Office
West	“C2” Shopping District	Commercial

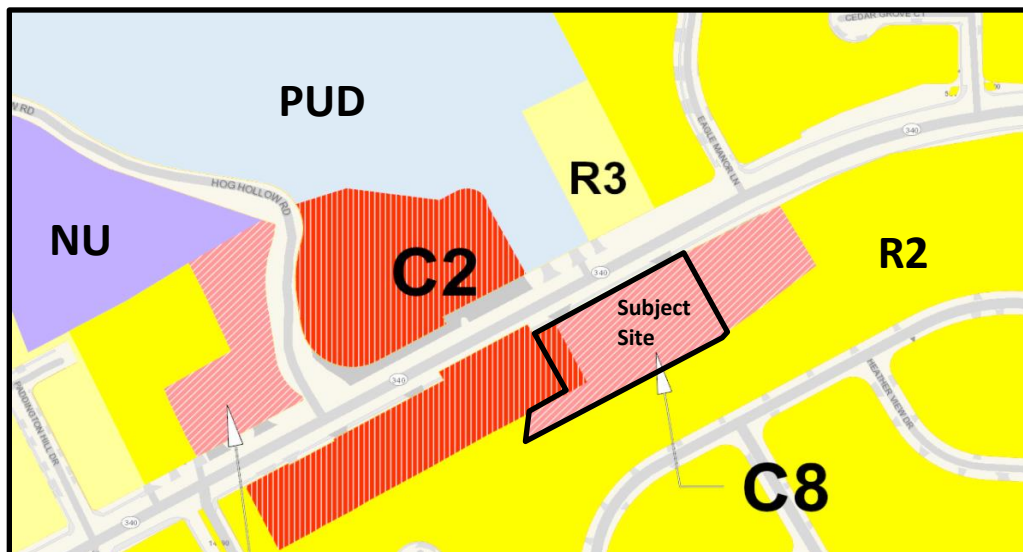


Figure 2: Zoning Map



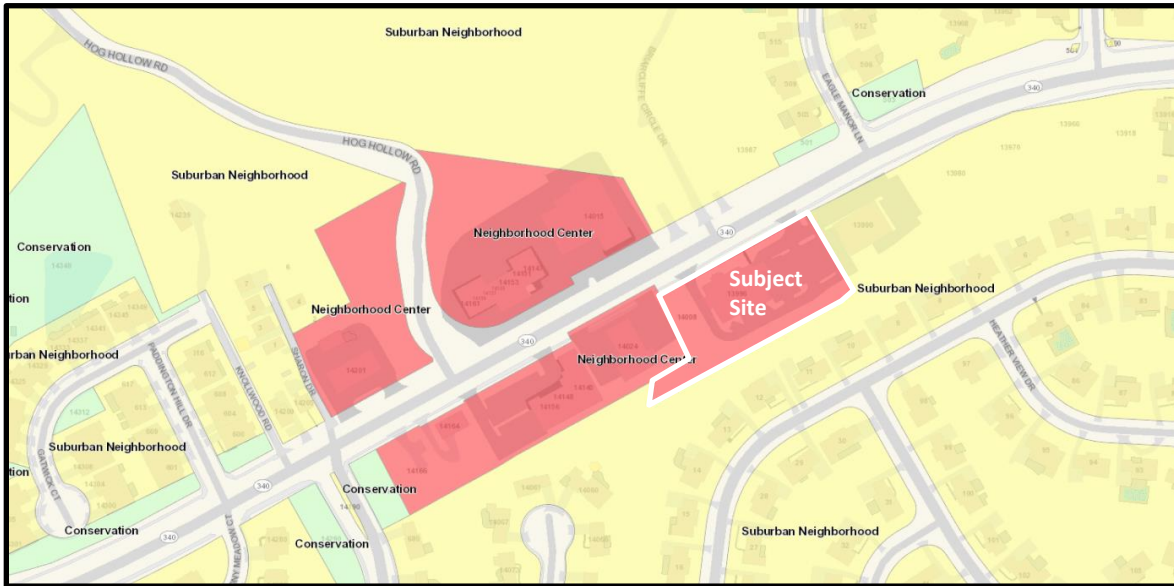


Figure 3: Land Use Map

**COMPREHENSIVE PLAN**

The City of Chesterfield Comprehensive Land Use Map designates the subject site as “Neighborhood Center.” Much of the surrounding area is designated as “Neighborhood Center” and “Suburban Neighborhood.” “Neighborhood Center” primarily supports retail, residential, office and institutional uses.

**STAFF ANALYSIS**

The applicant is requesting the addition of a 0.17-acre parcel of land to the subject site. The request also includes adding one additional permitted use to governing Ordinance 1313. The applicant has requested to add “Church and other places of worship” as a new permitted use, which would allow the St. Andrew Kim Parish to occupy the existing building on the site. No exterior site changes are proposed at this time.

The requested permitted uses can be found in the table below.

Permitted Uses per Ordinance 1313:	Requested Permitted Uses:
<ul style="list-style-type: none"> <li>• One (1) office building</li> <li>• One (1) building for a mortuary use with an accessory apartment</li> </ul>	<ul style="list-style-type: none"> <li>• One (1) office building</li> <li>• One (1) building for a mortuary use with an accessory apartment</li> <li>• One (1) church or other place of worship</li> </ul>

A Public Hearing addressing the request will be held at the August 9, 2021 City of Chesterfield Planning Commission meeting. After the completion of the Public Hearing portion of the meeting, Planning Commission may choose to vote on this item if it has no outstanding issues with the request. After the vote is taken by the Planning Commission, this project will be presented before the Planning and Public Works Committee for a recommendation to City Council.

Staff has attached a copy of the Public Hearing Notice, Narrative Statement, and Survey for further consideration.

Attachments:      Public Hearing Notice  
                         Project Narrative  
                         Survey



July 6, 2021

07/07/2021

Justin Wyse, AICP, PTP  
Director of Planning  
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017

RE: 13996 Olive Blvd.  
Zoning Amendment Narrative

Dear Justin:

The owner of this property is seeking to add Churches and Other Places of Worship as a permitted use in the C-8 District for the referenced property.

Sincerely,

A handwritten signature in blue ink that reads "Michael J. Baalman".

Michael J. Baalman, RA  
Architect / Owner

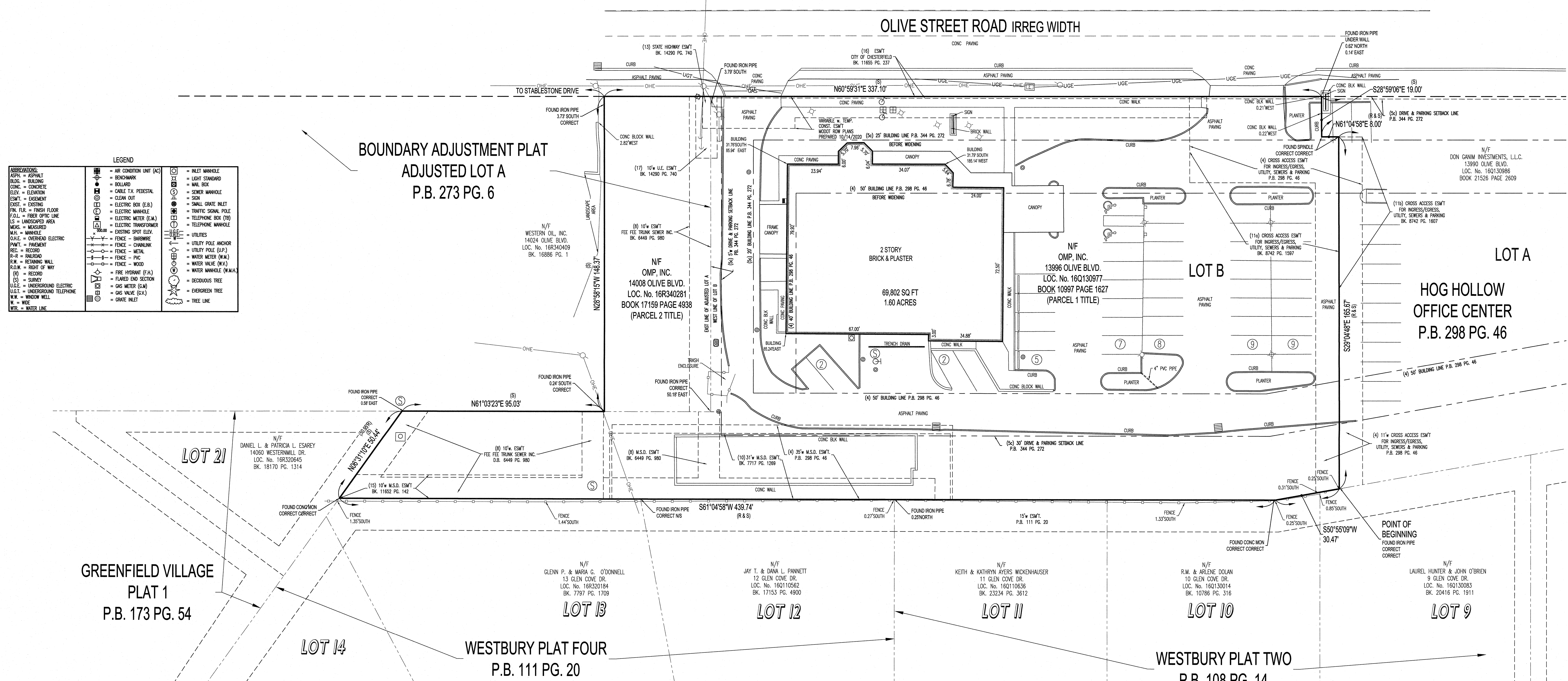
P:\Projects\2020\20-099 St. Andrew Kim Parish Chesterfield MO\Permits\Zoning\Zoning Amendment Narrative 7-6-2021.doc



OLIVE STREET ROAD IRREG WIDTH

BOUNDARY ADJUSTMENT PLAT ADJUSTED LOT A P.B. 273 PG. 6

LEGEND table with symbols for ASPHALT, CONCRETE, ELEVATION, etc.



NEW LEGAL DESCRIPTION: A PARCEL OF LAND BEING PART OF LOT B OF HOG HOLLOW OFFICE CENTER...

TITLE NOTES: 1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE...

LOT B OF HOG HOLLOW OFFICE CENTER, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 298 PAGE 46 OF THE ST. LOUIS COUNTY RECORDS...

SURVEYORS NOTES:

- 1. BEARING BASIS: STATE PLANE GRID NORTH DATE: NOVEMBER 2020 NORTH: 1025671.750 (GRS US FT) EAST: 802884.764 (GRS US FT) FIELD MEASURED DATA

DEED DESCRIPTION BOOK 10997 PAGE 1627:

LOT B OF HOG HOLLOW OFFICE CENTER, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 298 PAGE 46 OF THE ST. LOUIS COUNTY RECORDS...

TO: OMP INC., ST. LOUIS TITLE, LLC AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND SURVEYS"...

DATE OF PLAT OR MAP: DECEMBER 14, 2020

WILLIAM K. BERTHOLO, MOLS 2619 FITZMAN'S CO. OF SURVEYORS & ENGINEERS CORPORATE LICENSE NO. 20207031036

ORDER#:

20-132 sv

C.B. OR F.P.P.:

A K B

DEPUTY:

S L D

REVIEWED BY:

W K B

DATE:

DEC 14, 2020

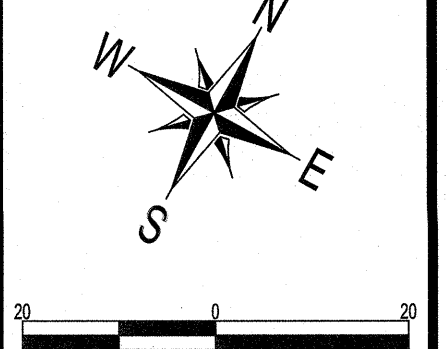
LOCATOR#

16Q130977

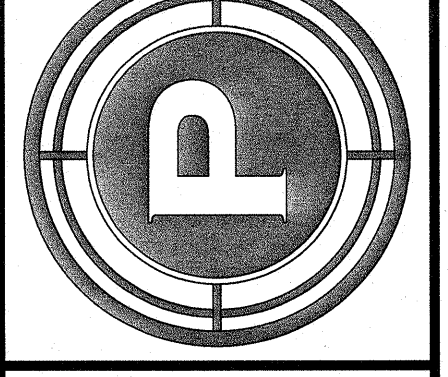
SHEET

1 of 1

ALTA/NSPS LAND TITLE SURVEY BOUNDARY AND IMPROVEMENT SURVEY PART OF LOT B OF HOG HOLLOW OFFICE CENTER, IN PLAT BOOK 298 PAGE 46 AND PART OF ADJUSTED LOT A OF THE BOUNDARY ADJUSTMENT PLAT, IN PLAT BOOK 273 PAGE 6 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



Fitzman's Co. of Surveyors & Engineers 2725 Sutton Blvd. St. Louis, MO 63143



THE PROFESSIONAL SEAL AND SIGNATURE APPLY ONLY TO THIS DOCUMENT TO WHICH THEY ARE AFFIXED. THE PROFESSIONAL EXPRESSLY DISCLAIMS ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS...



**BILL NO.** \_\_\_\_\_

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE AMENDING CITY OF CHESTERFIELD ORDINANCE 1313 TO INCORPORATE AN ADDITIONAL 0.17-ACRE TRACT OF LAND AND MODIFY PERMITTED USES FOR AN EXISTING “C8” PLANNED COMMERCIAL DISTRICT LOCATED AT 13996 OLIVE BOULEVARD (P.Z. 06-2021 O’SULLIVAN MORTUARY [ST. ANDREW KIM PARISH] 16Q130977, 16R340281).**

**WHEREAS**, the petitioner, Baalman Architects, has submitted a request for an ordinance amendment to incorporate an additional 0.17-acre tract of land currently zoned “C-2” Planned Commercial District into an existing “C-8” Planned Commercial District; and,

**WHEREAS**, the petitioner has requested to modify the permitted uses of said “C-8” Planned Commercial District; and,

**WHEREAS**, a Public Hearing was held before the Planning Commission on August 9, 2021; and,

**WHEREAS**, the Planning Commission, having considered said request, recommended approval of the planned district; and,

**WHEREAS**, the Planning and Public Works Committee, having considered said request, recommended approval of the request; and,

**WHEREAS**, the City Council, having considered said request voted to approve the ordinance amendment request.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**

**Section 1.** City of Chesterfield Ordinance 1313 is hereby amended and the City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a “C-8” Planned Commercial District for a 1.60-acre tract of land located at 13996 Olive Boulevard and as described as follows:

A parcel of land being part of Lot B, of Hog Hollow Office Center, recorded in Plat Book 298 page 46, of the St. Louis County Recorder's Office and part of

the eastern 50.00 feet, of adjusted Lot A, of the Boundary Adjustment Plat, recorded in Plat Book 273 page 6, of the St. Louis County Recorder's Office, in the City of Chesterfield, St. Louis County, Missouri, more particularly described as follows;

Beginning at the southeastern corner of said Lot B, also being the southwest corner of Lot A of said Hog Hollow Office Center and a point, in the northern line of Lot 9, of Westbury Plat Two, recorded in Plat Book 108 page 14, St. Louis County Recorder's Office; Thence south 50 degrees 55 minutes 09 seconds west 30.47 feet, to a found concrete monument; Thence south 61 degrees 04 minutes 58 seconds west 439.74 feet, along the southern line of said Lot B, also being the northern lines of Lots 9, 10 and 11 of said Westbury Plat Two and the northern lines of Lots 12 and 13, of Westbury Plat Four, recorded in Plat Book 111 page 20, St. Louis County Recorder's Office, to a found concrete monument located at the southwestern corner of said Lot B, said point being in the eastern line of Lot 21, of Greenfield Village Plat 1, recorded in Plat Book 173 page 54, St. Louis County Recorder's Office; Thence north 06 degrees 31 minutes 10 seconds east 50.44 feet, along the western line of said Lot B, also being the eastern line of said Lot 21, to a point in the southern line of said adjusted Lot A; Thence north 61 degrees 03 minutes 23 seconds east 95.03 feet, along the northern line of said Lot B, also being the southern line of said adjusted Lot B, to a point; Thence north 28 degrees 58 minutes 15 seconds west 148.37 feet, along a line parallel with the eastern line of said adjusted Lot A, to a point in the southern line of Olive Street Road, irregular width; Thence north 60 degrees 59 minutes 31 seconds east 337.10 feet, along the southern line of said Olive Street Road, to a point, in the eastern line of said Lot B; Thence along the eastern line of said Lot B, the following courses and distances, south 28 degrees 59 minutes 06 seconds east 19.00 feet to a point; thence north 61 degrees 04 minutes 58 seconds east 8.00 feet to a point; thence south 29 degrees 04 minutes 48 seconds east 165.67 feet, to the southeastern corner of said Lot B being the point of beginning and containing 69,802 square feet or 1.60 acres, more or less.

**Section 2.** Section 1 of Attachment 'A' of City of Chesterfield Ordinance 1313 is hereby repealed and in lieu thereof the following is adopted:

**1. PERMITTED USES**

- A. The uses permitted in this "C-8" Planned Commercial District shall be:
- i. One (1) office building; and

- ii. One (1) building for a mortuary use with an accessory apartment;  
or
- iii. One (1) church or other place of worship

**Section 3.** The preliminary approval, pursuant to the City of Chesterfield Unified Development Code is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendation to the City Council, which are set out in the Attachment 'A' and the preliminary plan indicated as Attachment 'B' which is attached hereto as and made part of.

**Section 4.** The City Council, pursuant to the petition filed by Baalman Architects in P.Z. 06-2021, requesting the rezoning embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 9<sup>th</sup> Day of August 2021, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

**Section 5.** This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Article 8 of the City of Chesterfield Unified Development Code.

**Section 6.** This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021

\_\_\_\_\_  
PRESIDING OFFICER

\_\_\_\_\_  
Bob Nation, MAYOR

ATTEST:

\_\_\_\_\_  
Vickie McGownd, CITY CLERK

FIRST READING HELD:   /  /