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Planning Commission Vote Report

Subject: Change of Zoning Vote Report

Meeting Date: August 22, 2011

From: Kristian Corbin, Project Planner

Location: A half mile southwest of the intersection of Chesterfield Airport Road and Trade Center Boulevard (17V340275 & 17V340242).

Petition: P.Z. 06-2011 Pets & Company (667 & 671 Trade Center Boulevard)

Proposal Summary

Pets & Company, LLC on behalf of GHH Investments, LLC has submitted a request for a change of zoning from “M3” Planned Industrial District to “LI” Light Industrial District for two (2) tracts of land totaling 2.018 acres located a half mile southwest of the intersection of Chesterfield Airport Road and Trade Center Boulevard. The intent is to change the zoning to allow for the “Kennel Boarding” use developing the land for pet care activities. The subject site is currently undeveloped.

Department Input

This request meets all of the development requirements of the City of Chesterfield “LI” Light Industrial District. The “LI” Light Industrial District is one of the City of Chesterfield’s “straight zoning” districts thus, a Preliminary Plan and Attachment “A” are not required. 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. A Resubdivision Plat is included with this petition for reference purposes only.

Surrounding Land Use and Zoning

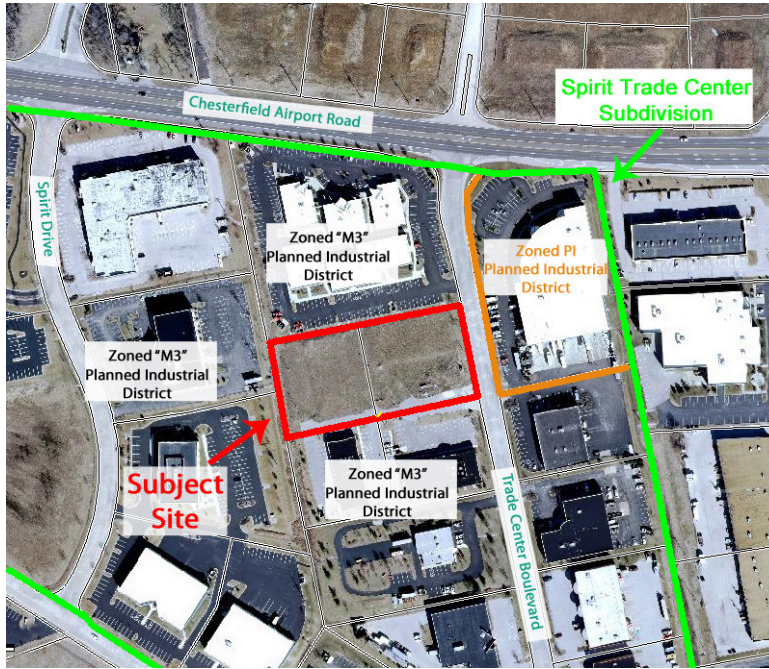
The land use and zoning for the properties surrounding this parcel are as follows:

North: The property to the north of the subject site is a part of the Spirit Trade Center Subdivision and is currently zoned “M3” Planned Industrial District.

South: The property to the south of the subject site is a part of the Spirit Trade Center Subdivision. It is currently zoned “M3” Planned industrial District.

East: The property to the east of the subject site is a part of the Spirit Trade Center Subdivision. It is currently zoned “PI” Planned Industrial District.

West: The property to the west of the subject site is a part of the Spirit Trade Center Subdivision. It is currently zoned "M3" Planned Industrial District.



View looking Northeast onto the site



View looking Southeast into the site



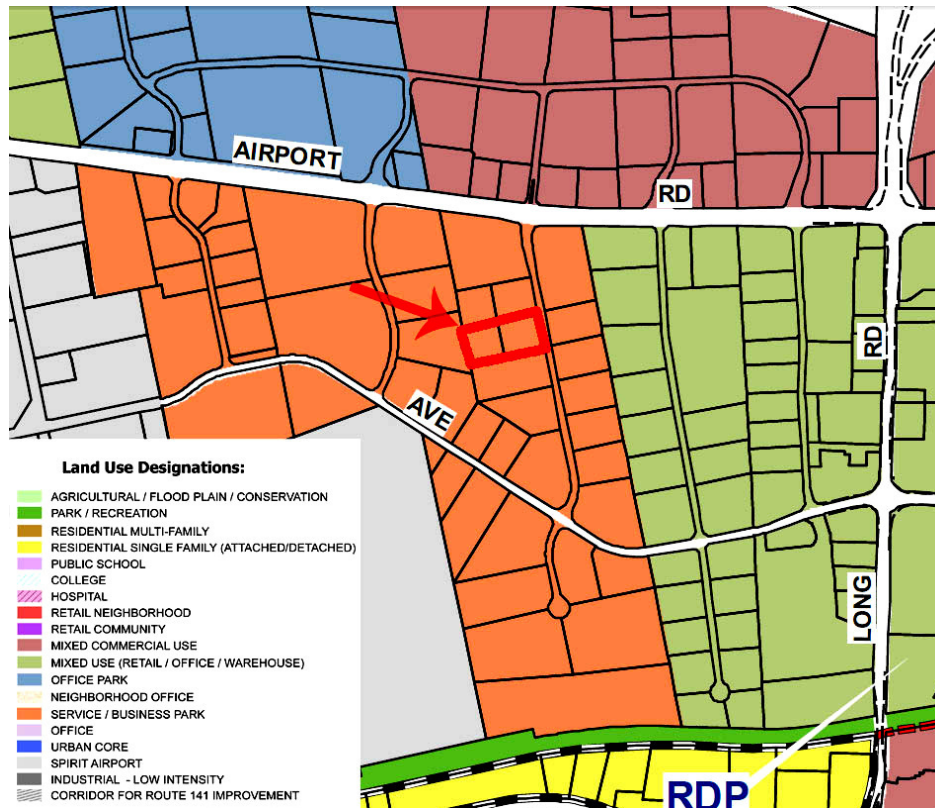
View looking Southwest into the site



View looking Northwest into the site

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 displays the subject site as “Service/Business Park” indicated in orange. The following land uses are found within the Service Business Park designation; warehouse and distribution and low-intensity industrial, and low to mid-density office. The proposed “LI” Light Industrial District zoning category and its associated uses are compatible with this Comprehensive Plan Land Use Plan.



Site Area History

Lot 12A and 12D are a part of the Spirit Trade Center Development which was zoned “M3” Planned Industrial District by St. Louis County Ordinance 13,935 in 1988. In 1992, the City of Chesterfield approved Ordinance 656 to reduce the road right-of-way for Edison Avenue.

The boundary of the “M-3” Planned Industrial District was changed via City of Chesterfield Ordinance 1156 on April 15, 1996. Ordinance 1156 amended St. Louis County Ordinance 13,838 and City of Chesterfield Ordinance 656 and repealed City of Chesterfield Ordinance 870. On September 15, 1997, the City of Chesterfield adopted Ordinance 1312 which amended Ordinance 1156 allowing for fraternal organizations within the established District. On July 20, 1998, the City of Chesterfield adopted Ordinance 1430 which reduced the side yard setback for 660 Goddard Avenue. The side yard setback changed from ten (10) feet to three (3) feet from the northern boundary and from ten (10) feet to nine (9) feet on the southern boundary.

On August 15, 2011, a Boundary Adjustment Plat was approved to remove a lot line consolidating the two (2) parcels into one (1) allowing for the subject site to meet minimum lot size requirement for the “LI” Light Industrial District.

Zoning Analysis

As previously mentioned in this report the existing parcel is zoned “M3” Planned Industrial District and is currently undeveloped. If this petition is approved, the permitted uses under the “LI” Light Industrial District would be similar to those that already exist in the Spirit Trade Center subdivision in addition to uses typically found in the surrounding area of the Chesterfield Valley. More specifically, the use “Boarding, Kennel” is compatible with the office warehouse uses surrounding the subject site.

As mentioned earlier, 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 | (8) Laboratory- professional, scientific |
| (2) Car wash, self service | (9) Local public utility facility |
| (3) Cemetery | (10) Local public utility facility-over 60 feet in height |
| (4) Church and other place of worship | (11) Mail order sale warehouse |
| (5) Commercial service facility | (12) Manufacturing, fabrication, assembly, processing, or packing |
| (6) Education facility- vocational school, outdoor training | (13) Office, general |
| (7) Kennel, boarding | (14) Park |

- (15) Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facility
- (16) Police, fire, and postal stations
- (17) Professional and technical service facility

- (18) Public buildings owned or leased by the City of Chesterfield
- (19) Public Safety Facility
- (20) Self storage facility
- (21) Telecommunications structure
- (22) Warehouse- general

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 Use

- (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.

Issues

A Public Hearing is being held before Planning Commission on August 22, 2011. Staff finds that the proposal will not adversely affect land use patterns or cause detrimental effects to the adjacent properties. Staff has no outstanding issues on this request for a change of zoning.

Request

Staff has reviewed the change of zoning request and found it to be in conformance with the City of Chesterfield “LI” Light Industrial District and all other applicable Zoning Ordinance requirements. Staff recommends P.Z. 06-2011 Pets and Company to be forwarded with a recommendation of approval as presented to the Planning and Public Works Committee.

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

Attachments:

- 1. Resubdivision Plat

