



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

Planning Commission Public Hearing Report

Meeting Date: August 28, 2017

From: Cecilia Dvorak, Project Planner

Location: Southeast of the intersection of Chesterfield Airport Road and Long Road.

Applicant: Automotive & Trailer II, LLC

Petition: **P.Z. 11-2017 Steve W Wallace Automotive & Trailer II, LLC (Ordinance Amendment):**
A request to amend Ordinance 2841 to amend the development conditions in a “C-8” Planned Commercial District, for a 2.93 acre tract of land located southeast of the intersection of Chesterfield Airport Road and Long Road (17U140441, 17U140450, 17U140461 & 17U140472).

SUMMARY

Automotive & Trailer II, LLC has submitted a request for an ordinance amendment to an existing “C-8” Planned Commercial District. The request is for a 2.93 acre parcel located on the southeast corner of Chesterfield Airport Road and Long Road.

The petitioner’s narrative outlines the request, and includes an increase to the maximum floor area from 2,100 square feet to 3,250 square feet, a decrease to the required open space from 27% (existing condition) to 26%, and a modification to the structure setbacks from the southern boundary of the subject site from 15 feet to 10 feet to accommodate the relocation of a trash enclosure.

HISTORY OF SUBJECT SITE

The subject site was zoned “C-8” Planned Commercial by the City in May of 1997 by ordinance number 1248. In October of the same year, an amendment was requested by the Department of Planning in order to correct errors relative to signage and entrances, and resulted in ordinance number 1328.

Another amendment was requested in 2014 by the property owner of the southernmost parcel to add thirty-three (33) uses, eliminate the maximum square footage required of the oil change facility, and to change the parking setback from ten (10) feet to three (3) feet from the southern boundary line. Ultimately, with the exception of the request for the vehicle repair use as a permitted use, all other requests were removed by the petitioner due to issues that arose at the public hearing and subsequent

meetings. The petition was ultimately approved in April 2015 resulting in ordinance number 2841 with the following additional restrictions:

- Outdoor storage of derelict, wrecked or dismantled vehicles is prohibited;
- Unscreened outdoor storage is prohibited; and
- 27% open space be required.



Figure 1: Aerial of Site and Proposed “PC” District

LAND USE AND ZONING OF SURROUNDING PROPERTIES

Direction	Zoning (this should be bolded)	Land Use
North	“NU” Non-Urban District, and “PC” Planned Commercial District	Vacant
East	“PI” Planned Industrial District	Equipment Sales and Service Center
South	“PC” Planned Commercial District	Auto Body Repair
West	“M-3” Planned Industrial District, and “C8” Planned Commercial District	Medical office Strip center commercial

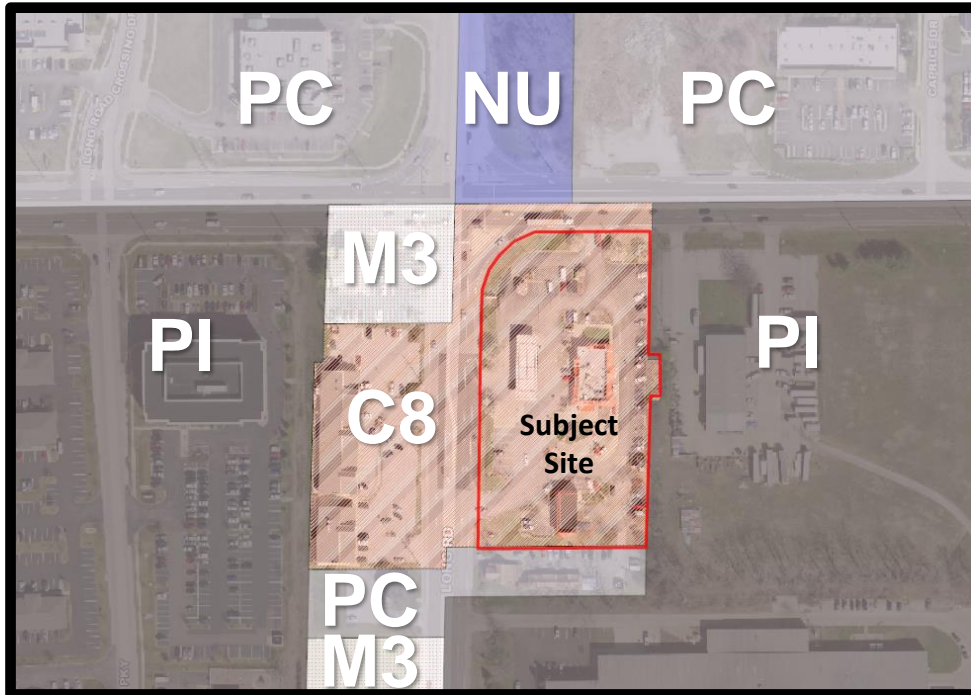


Figure 2: Zoning Map

COMPREHENSIVE PLAN ANALYSIS

The subject site is located in the Chesterfield Valley and is designated as Mixed Use (Retail/Office/Warehouse).

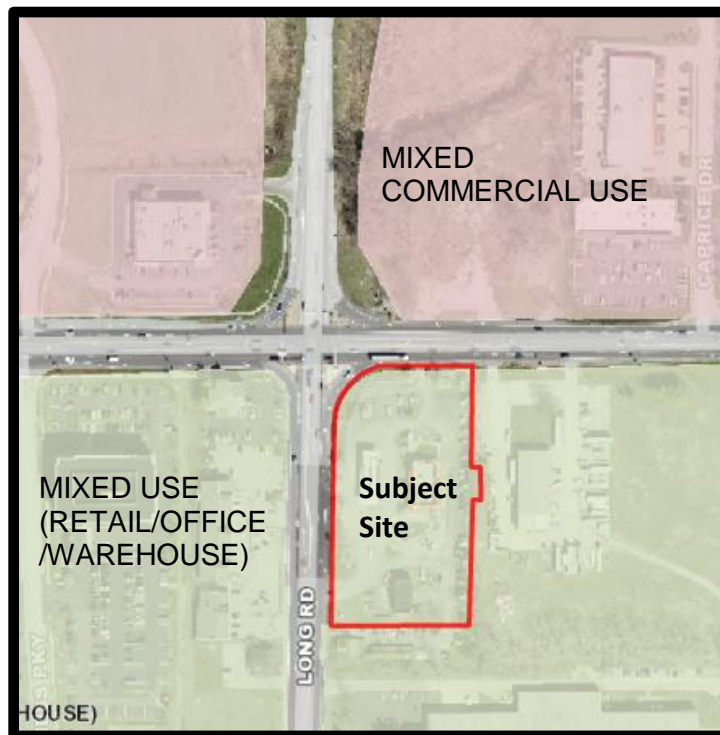


Figure 3: Future Land Use Plan

A public hearing further addressing the request will be held at the August 28, 2017 City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Applicant Narrative Statement, and the Preliminary Plan for this petition.

Attachments

1. Public Hearing Notice
2. Petitioner's Narrative Statement
3. Preliminary Plan

cc: Justin Wyse, Director of Planning and Development Services



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 August 28, 2017 at 7:00 p.m. in the Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield Missouri 63017.

Said Hearing will be as follows:

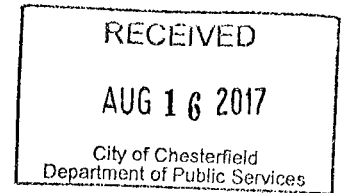
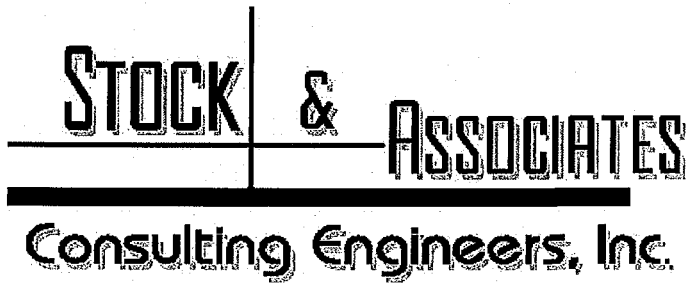
P.Z. 11-2017 Steve W Wallace Automotive & Trailer II, LLC (Ordinance Amendment): A request to amend Ordinance 2841 to amend the development conditions in a "C-8" Planned Commercial District, for a 2.93 acre tract of land located southeast of the intersection of Chesterfield Airport Road and Long Road (17U140441, 17U140450, 17U140461 & 17U140472).

PROPERTY DESCRIPTION

A tract of land being part of lot 4 of a subdivision of the west half of U.S. Survey 126, Township 45 North, Range 4 East; and a tract of land being part of lot 4 of a subdivision of the west half of U.S. Survey 126, Township 45 North, Range 4 East; and a tract of land being Lot 2 of "Steve W. Wallace Subdivision", a subdivision filed for record in Plat Book 345, Page 701 of the St. Louis County, Missouri records and being part of U.S. Survey 126 in Township 45 North, Range 4 East of the Fifth Principal Meridian. City of Chesterfield, St. Louis County, Missouri.



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 Project Planner Cecilia Dvorak at 636.537.4738 or via e-mail at Cdvorak@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.



NARRATIVE STATEMENT

Automotive and Trailer II, LLC is Petitioner with respect to this Application. The Application requests amendments to Section I.A.2.d and I.B.1.a, and I.C.1.c. of Ordinance 2841. Automotive and Trailer II, LLC is the Owner of the land identified in this Application as Lot 2 of Steve Wallace Subdivision, Plat Book 345, Page 701.

If this Application is approved, the amendment would accommodate Automotive and Trailer II, LLC's requirements. The changes requested pursuant to this Application for amendment include the following:

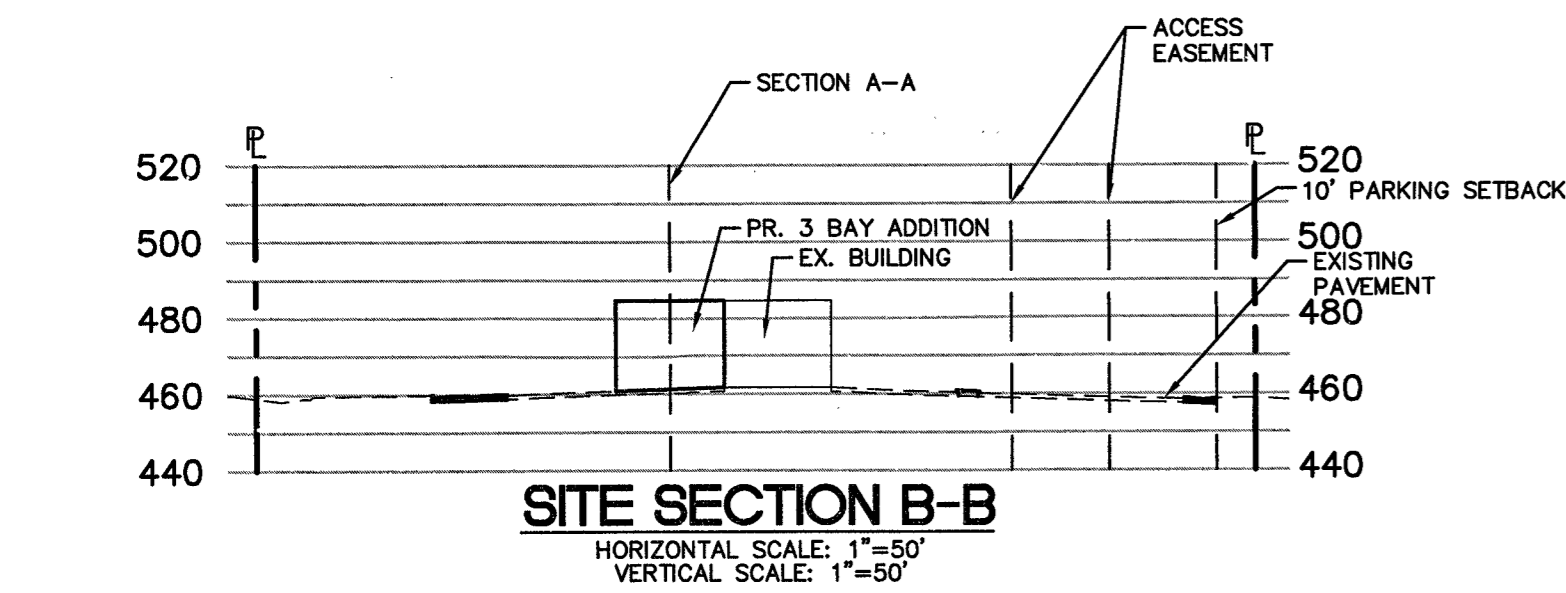
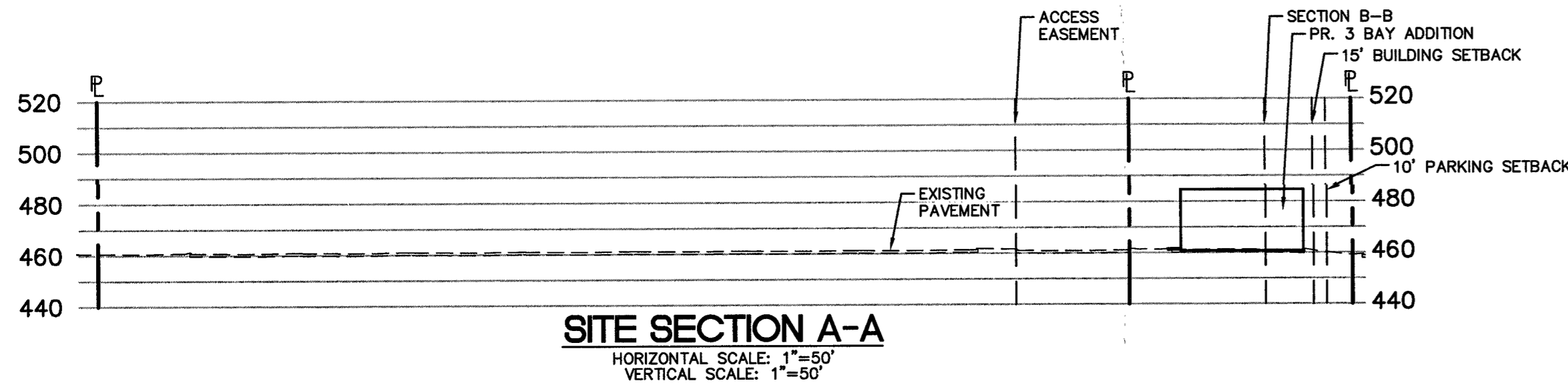
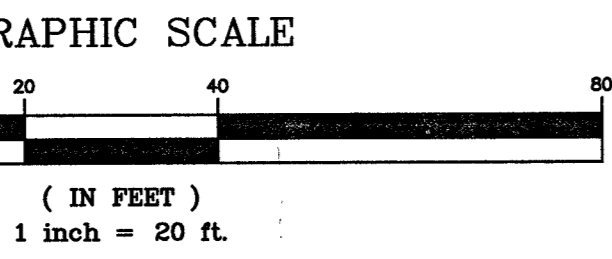
Section I of Ordinance 2814 – Proposed Minor Amendments

- I.A.2.d.: The Oil change facility and Vehicle repair and service facility uses shall be limited to six (6) bays and shall not exceed 3,250 square feet.
- I.B.1.a.: A minimum of twenty-six percent (26%) open space is required for this development.
- I.C.1.c: Ten (10) feet from the southern boundary of this C8 District, to accommodate proposed trash enclosure.

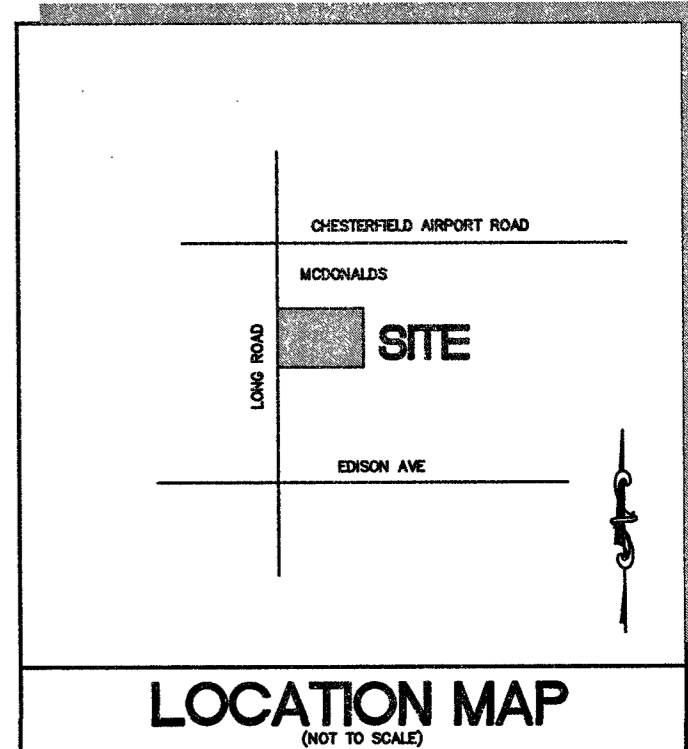
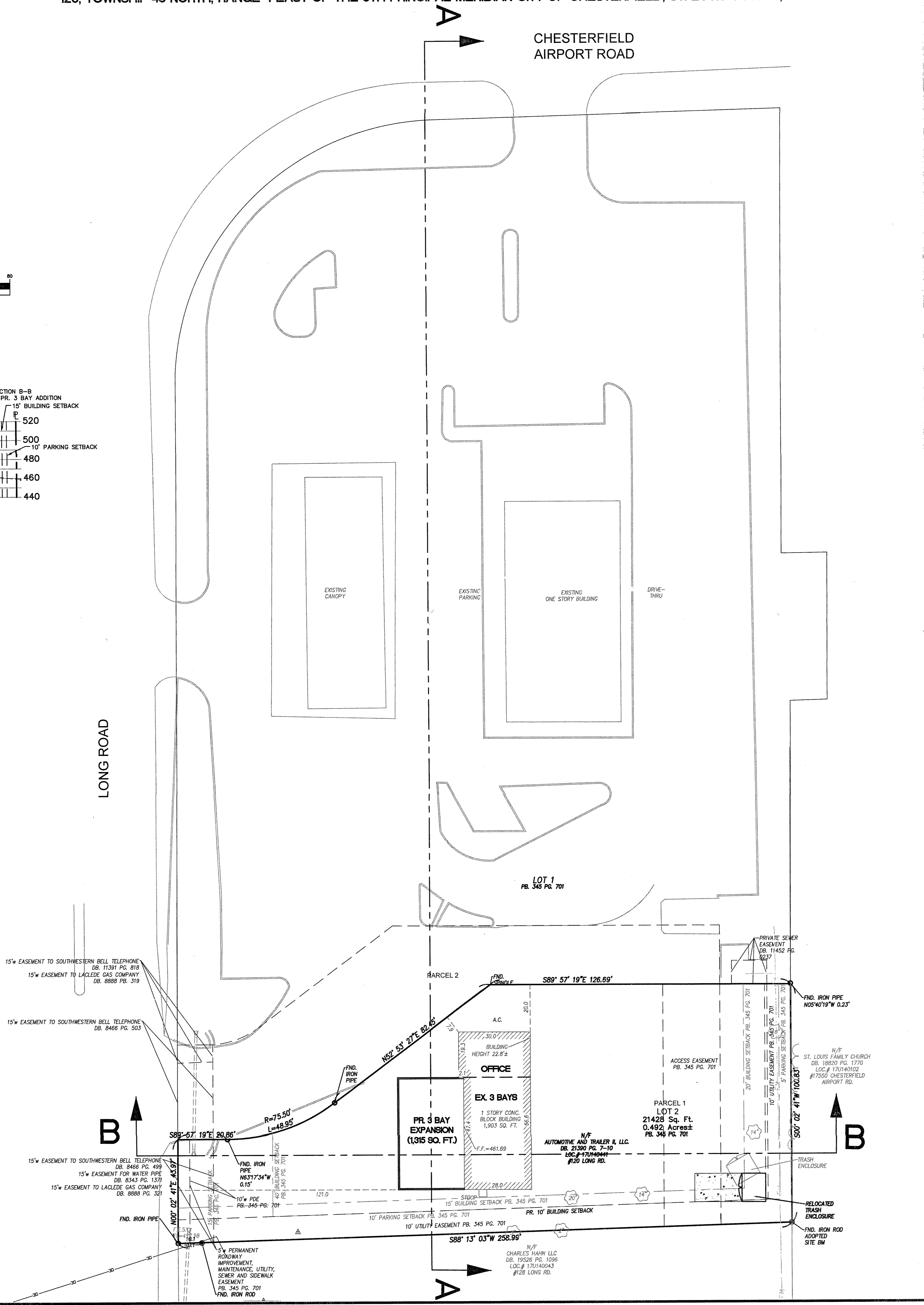
PRELIMINARY PLAN FOR TEXT AMENDMENT TO SECTION I OF ORD. NO. 2841

A TRACT OF LAND LOT 2 OF STEVE W. WALLACE SUBDIVISION AS RECORDED IN PLAT BOOK 345, PAGE 701 LOCATED IN U.S. SURVEY 126, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

LEGEND	
	BENCH MARK
	FOUND IRON ROD
	FOUND IRON PIPE
	RIGHT OF WAY MARKER
	UTILITY POLE
	SUPPORT POLE
	UTILITY POLE WITH LIGHT
	LIGHT STANDARD
	ELECTRIC METER
	ELECTRIC MANHOLE
	ELECTRIC PEDESTAL
	ELECTRIC SPLICE BOX
	GAS DROP
	GAS METER
	GAS VALVE
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	TELEPHONE SPLICE BOX
	CABLE TV PEDESTAL
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	WATER MANHOLE
	WATER METER
	WATER VALVE
	POST INDICATOR VALVE
	CLEAN OUT
	STORM MANHOLE
	GRATED MANHOLE
	STORMWATER INLET
	GRATED STORMWATER INLET
	SANITARY MANHOLE
	TREE
	BUSH
	TRAFFIC SIGNAL
	PARKING METER
	STREET SIGN
	SPRINKLER
	MAIL BOX



- GENERAL NOTES:
- Subject property is Zoned C8 Planned Commercial. Setbacks established within Ordinance governing the site.
 - Subject property lies within Flood Zone X (areas protected from the one percent annual chance (100-year) flood by levee, dike, or other structures subject to possible failure or overtopping during larger floods) according to the National Flood Insurance Rate Map Number 201802014D with an Effective Date of August 2, 1995 and revised to reflect LOMR dated April 17, 2000.
 - There are 12 regular and 1 handicapped parking stalls onsite.



- Notes:
- Stock and Associates Consulting Engineers, Inc. used exclusively Old Republic National Title Insurance Company, Commitment No. 15-00070, with an effective date of December 15, 2014 at 0:00 a.m. for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.
 - Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple as to Parcel 1 and Easement Rights as to Parcel 2, and title thereto is a the effective date thereof vested in:

- AUTOMOTIVE AND TRAILER II, LLC
- Title Commitment No. 15-00070 with Schedule B-Section 2 exceptions:
 - Item No. 4. Easement granted to St. Louis County Water Company by the instrument recorded in Book 8343 page 1368. "NOT SHOWN" Does not affect subject property.
 - Item No. 5. Subject to Easement granted to Southwestern Bell Telephone Company by the instrument recorded in Book 8466 page 499 "SHOWN", Book 8466 page 503, "SHOWN" and Book 11381 page 818. "SHOWN"
 - Item No. 6. Subject to Easement granted to St. Louis County Water Company by the instrument recorded in Book 8343 page 1371. "SHOWN"
 - Item No. 7. Subject to Easement granted to LaCade Gas Company by the instrument recorded in Book 8888 page 319, and Book 8888 page 321. "SHOWN"
 - Item No. 8. Terms, provisions and conditions contained within the Easement Agreement dated November 19, 1997 recorded on December 23, 1997 in Book 11398 page 2094, amended by the instrument recorded in Book 11452 page 0237. "SHOWN"
 - Item No. 9. Terms and provisions of Ordinance No. 5531 by the St. Louis County Council, a copy of which is recorded in Book 7166 page 942. "NOT SHOWN" Does not affect subject property.
 - Item No. 10. Subject to Terms and provisions of the Development Plan according to the plat thereof recorded in Plat Book 345 page 632. "NOT SHOWN" Not a survey related item.
 - Item No. 11. Subject to Building lines, easements, covenants and restrictions established by the plat recorded in Plat Book 345 page 701. "SHOWN"
 - Item No. 12. Restrictions as to the use of the subject property, for a term of Twenty (20) years contained within Special Warranty Deed dated December 16th, 1997 recorded on December 19th, 1997 in Book 11395 page 1505. "NOT SHOWN" Not a survey related item and does not affect subject property
 - Item No. 13. Subject property lies within the boundaries of the Chesterfield Monarch Levee District and may be subject to additional rights, claims or easements in favor of said district for which no constructive notice is evidenced in the chain of title.
 - Item No's 14-16 "NOT SHOWN" Not survey related.

PROPERTY DESCRIPTION

Parcel No. 1:
Lot 2 of the Steve W. Wallace Subdivision, a subdivision in the County of St. Louis, according to the plat thereof recorded in plat Book 345 page 701 in the Records Office of St. Louis County, Missouri

Parcel No. 2:
Non-Exclusive easement for vehicular and pedestrian ingress and egress created by the Easement Agreement, dated November 19, 1997 recorded on December 23, 1997 in Book 11398 page 2094, as amended by the instrument recorded on Book 11452 page 0237 over a portion of the following described property to-wit:

Lot 1 of the Steve W. Wallace Subdivision, a subdivision in the County of St. Louis, according to the plat thereof recorded in plat Book 345 page 701 in the Records Office of St. Louis County, Missouri

ST. LOUIS COUNTY BENCHMARK

BENCHMARK# 12171 (NGVD29 ELEV.=480.06)
STANDARD BAR ALUMINUM BOX STAMPED 32-38
SITUATED IN A GRASSY AREA NORTHWEST OF THE INTERSECTION OF CHESTERFIELD AIRPORT RD. AND CARPICE DRIVE, S. OF THE PARKING OR RETAIL STRIP CENTER APPROX. 0.1 MILES EAST OF LONG RD, ROUGHLY 58' WEST OF THE CENTERLINE OF CARPICE DR, 43' NORTH OF THE CENTERLINE CHESTERFIELD AIRPORT RD; AND 69' EAST OF A FIRE HYDRANT.

SITE BENCHMARK

ELEV.=457.08
FOUND IRON ROD AT THE S.E. CORNER OF THE SITE AS SHOWN HEREON

ABBREVIATIONS

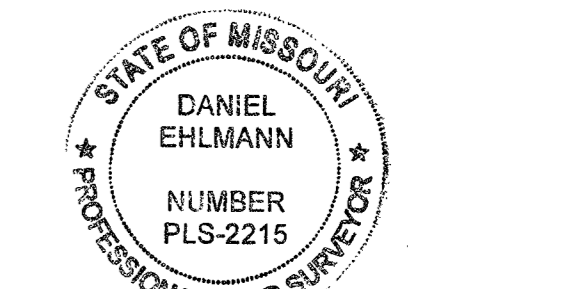
C.O.	- CLEANOUT
D.B.	- DEED BOOK
E.	- ELECTRIC
F.L.	- FLOWLINE
FT.	- FEET
FND.	- FOUND
G.	- GAS
M.H.	- MANHOLE
N/F.	- NOW OR FORMERLY
P.B.	- PLAT BOOK
P.C.	- PAGE
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCEMENT
P.V.C.	- POLYVINYL CHLORIDE PIPE
R.C.P.	- REINFORCED CONCRETE PIPE
SQ.	- SQUARE
T.	- TELEPHONE CABLE
V.C.P.	- VITRIFIED CLAY PIPE
W.	- WATER
(8'W)	- RIGHT-OF-WAY WIDTH
M.B.	- MAIL BOX

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Preliminary Plan for Text Amendment from an actual survey. The information shown is a correct representation of all existing and proposed land divisions and does not represent a property boundary survey.

RECEIVED
AUG 18 2017
City of Chesterfield
Department of Public Services

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
By:
DANIEL EHLMANN, Missouri, R.L.S./No. 2215



PREPARED FOR:
AUTOMOTIVE AND TRAILER II, LLC
c/o GUNDAKER COMMERCIAL GROUP, INC.
MR. MIKE HEJNA
2458 OLD DORSETT RD. SUITE 311
ST. LOUIS, MO. 63043

PREPARED BY: **STOCK & ASSOCIATES** Consulting Engineers, Inc.
297 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 500-9100 FAX: (636) 500-9100
e-mail: general@stockandassociates.com Web: www.stockandassociates.com

ZONING TEXT AMENDMENT

NORTHWEST TIRE & AUTO EXPANSION

120 LONG RD.
CHESTERFIELD, MO

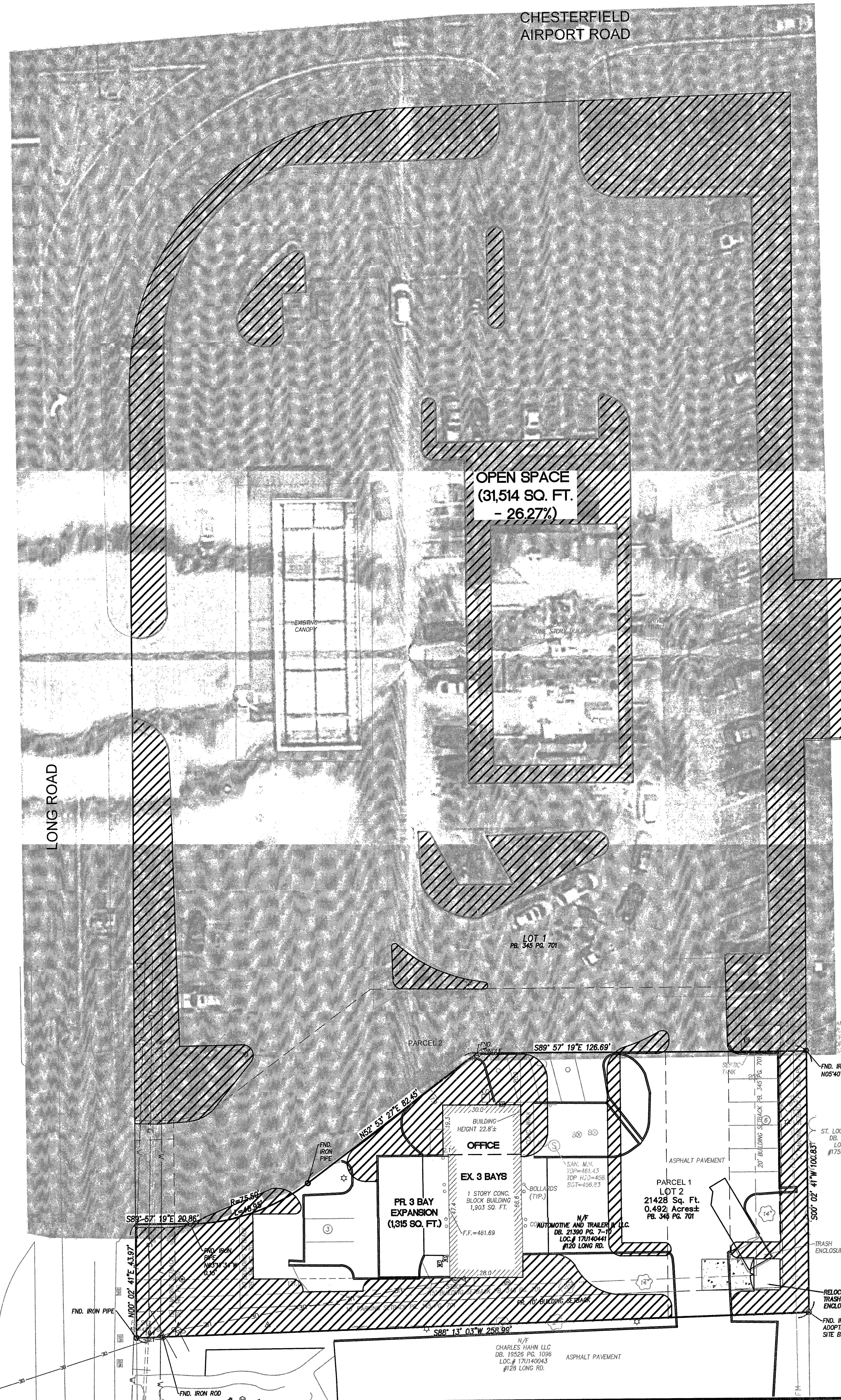
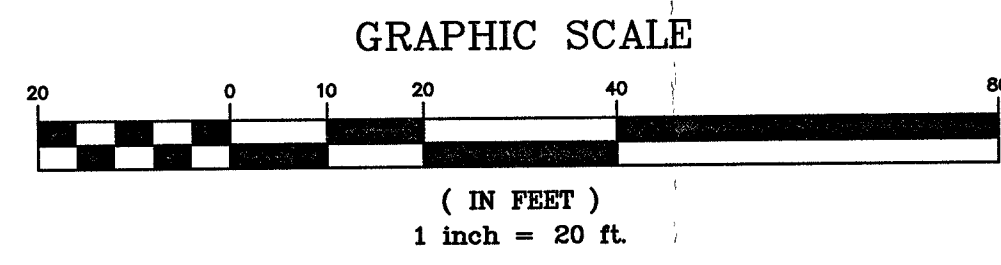
STATE OF MISSOURI
GEORGE MICHAEL STOCK
MEMBER PE-21116
REGISTERED PROFESSIONAL ENGINEER
07/27/2017

REVISIONS:
1 CITY COMMENTS 07.27.2017

DRAWN BY: G.M.S.
CHECKED BY: Z.P.S.
DATE: 3/22/17
JOB NO: 215-0495
M.S.D. P.#: BASE MAP #
S.L.C. H&T # H&T S.L.P. #
M.O.N.R. #
SHEET TITLE: PRELIMINARY SITE PLAN
SHEET NO.: C1

PRELIMINARY PLAN FOR TEXT AMENDMENT TO SECTION I OF ORD. NO. 2841

A TRACT OF LAND LOT 2 OF STEVE W. WALLACE SUBDIVISION AS RECORDED IN PLAT BOOK 345, PAGE 701 LOCATED IN U.S. SURVEY 126, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



OPEN SPACE CALCULATIONS

EXISTING:
LOT 1:
 OPEN: 23,220 SQ. FT.
 TOTAL: 98,551 SQ. FT.
 ●23.56% OPEN SPACE

LOT 2:
 OPEN: 10,050 SQ. FT.
 TOTAL: 21,428 SQ. FT.
 ●46.90% OPEN SPACE

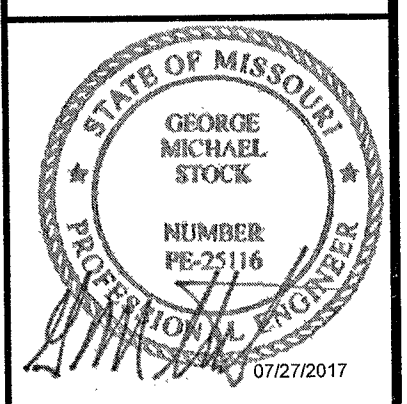
PROPOSED:
LOT 1:
 OPEN: 23,220 SQ. FT.
 TOTAL: 98,551 SQ. FT.
 ●23.56% OPEN SPACE

LOT 2:
 OPEN: 8,294 SQ. FT.
 TOTAL: 21,428 SQ. FT.
 ●38.71% OPEN SPACE

LOTS 1 AND 2:
 OPEN: 31,514 SQ. FT.
 TOTAL: 119,979 SQ. FT.
 ●26.27%

PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 257 Chesterfield Business Parkway
 Chesterfield, MO 63005
 P: 636.800.5141 F: 636.800.9100
 e-mail: gmoore@stockinc.com
 Web: www.stockinc.com

ZONING TEXT AMENDMENT
NORTHWEST TIRE & AUTO EXPANSION
 120 LONG RD.
 CHESTERFIELD, MO



GEORGE M. STOCK E-25116
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 00096

REVISIONS:
 1 CITY COMMENTS 07/27/2017

DRAWN BY: Z.P.S.	CHECKED BY: G.M.S.
DATE: 3/22/17	JOB NO. #: 215-5495
M.S.D. P. #:	BASE MAP #:
S.L.C. HAT #:	HAT SUR. #:
M.D.N.R. #:	
SHEET TITLE: PROPOSED SITE OPEN SPACE	
SHEET NO. #: C2	