



# IV. A.

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

## Department of Planning & Public Works Public Hearing Summary Report

**P.Z. 13-2009 Spirit Town Center (Greenberg Development):** A request for an amendment to City of Chesterfield Ordinance 2330 to modify the Floor Area and Building Requirements and Setbacks for a 7.8 acre parcel of land zoned “PC” Planned Commercial District located on Chesterfield Airport Road on the southwest corner of its intersection with Goddard Avenue. (17V230055)

### Summary

Stock and Associates, on behalf of Greenberg Development, are requesting an ordinance amendment to the City of Chesterfield Ordinance 2330 to modify the Floor Area and Building Requirements and Setbacks for an existing “PC” Planned Commercial District, Spirit Town Center. No development has occurred to date on this site. The Petitioners have potential development for the site and seek to amend the governing conditions for the site as follows:

Criteria	Ordinance 2330	Proposed Change
<b>Floor Area</b>	Total Building floor area shall not exceed 51,930 square-feet for the overall development, with the following restrictions:  (a) There shall be no more than three (3) lots adjacent to Chesterfield Airport Road. Buildings on said lots shall comprise no more than 15,490 square feet;  (b) There shall be no more than two (2) lots south of the interior connector, adjacent to Eads Avenue. Buildings on said lots shall comprise no more than 36,440 square feet.	Total Building floor area shall not exceed <b>120,000</b> square-feet for the overall development.
<b>Building Requirements</b>	This development shall have an overall Floor Area Ratio (F.A.R.) of fifteen (15%). The maximum Floor Area Ratio (F.A.R.) for an individual lot shall not exceed twenty-one percent (21%).	This development shall have an overall Floor Area Ratio (F.A.R.) of <b>thirty-five (35%)</b> .

Criteria	Ordinance 2330	Proposed Change
<b>Setbacks</b>	<p>1. Structure Setbacks:</p> <p>a. Thirty-five (35) feet from the right-of-way of Chesterfield Airport Road on the northern boundary of the "PC" Planned Commercial District.</p> <p>c. Fifty-five (55) feet from the western boundary of the "PC" Planned Commercial District.</p> <p>2. Parking Setbacks</p> <p>d. Twenty-five (25) feet from the southern boundary of the "PC" Planned Commercial District.</p>	<p>1. Structure Setbacks:</p> <p>a. <b>Thirty (30)</b> feet from the right-of-way of Chesterfield Airport Road on the northern boundary of the "PC" Planned Commercial District.</p> <p>c. <b>Ten (10)</b> feet from the western boundary of the "PC" Planned Commercial District.</p> <p>2. Parking Setbacks</p> <p>d. <b>Twenty (20)</b> feet from the southern boundary of the "PC" Planned Commercial District.</p> <p><b>Removal of the separated Loading Setbacks</b></p>

The City of Chesterfield Comprehensive Plan Land Use Map delineates this subject site within the Spirit Airport land use designation.

A public hearing further addressing the request will be held at the October 26, 2009 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice and Preliminary Plan.

Respectfully submitted,



Mara M. Perry, AICP  
Senior Planner

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



# 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 October 26, 2009 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:

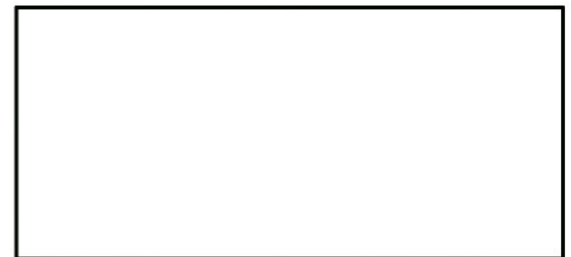
P.Z. 13-2009 Spirit Town Center (Greenberg Development): A request for an amendment to City of Chesterfield Ordinance 2330 to modify the Floor Area and Building Requirements and Setbacks for a 7.8 acre parcel of land zoned "PC" Planned Commercial District located on Chesterfield Airport Road on the southwest corner of its intersection with Goddard Avenue. (17V230055)

### Description of Property

A tract of land being part of St. Louis Air Park, according to the plat thereof recorded in Plat Book 107, Pages 42 and 43 of St. Louis County Records, located in U.S. Surveys 150 and 122, Township 45 North, Range 3 East of the Fifth Principal Meridian, St. Louis County, Missouri.



City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017

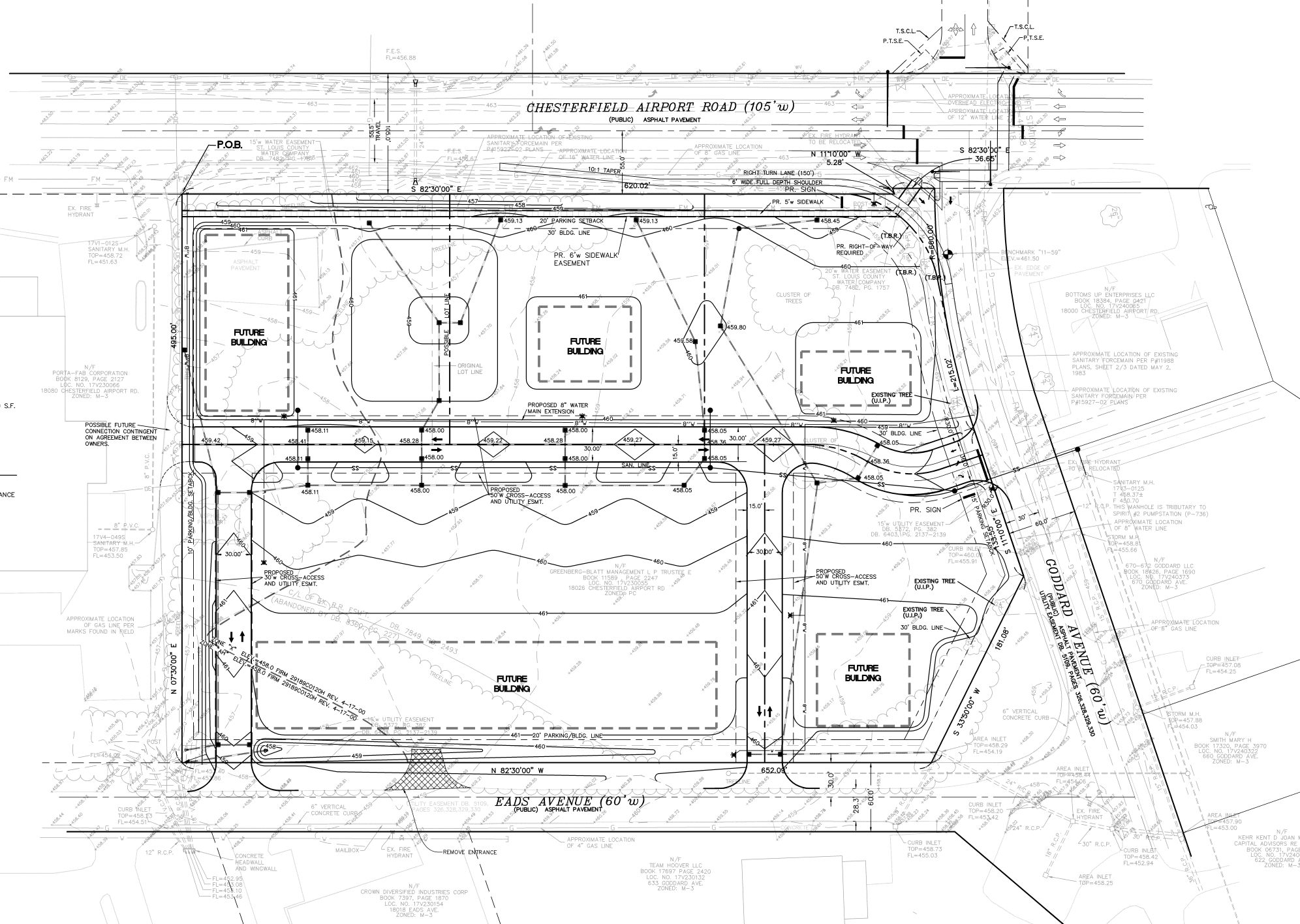
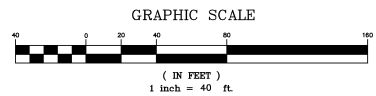


Information on this Public Hearing may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Senior Planner Mara Perry at 636.537.4744 or via e-mail at [mperry@chesterfield.mo.us](mailto:mperry@chesterfield.mo.us). All interested parties will be given an opportunity to be heard at the Public Hearing.

# SPIRIT TOWN CENTER LOT CC CHESTERFIELD AIRPORT ROAD PRELIMINARY PLAN

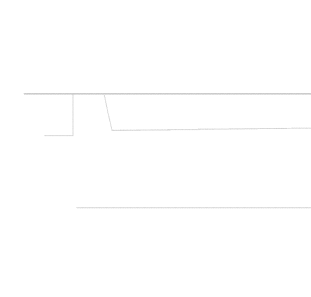
FOR A  
"PLANNED COMMERCIAL" DISTRICT - ORDINANCE NO. 2330

A TRACT OF LAND BEING PART OF ST. LOUIS AIR PARK  
AS RECORDED IN PLAT BOOK 107, PAGES 42 AND 43  
LOCATED IN U.S. SURVEYS 122 AND 150, TOWNSHIP 45 NORTH, RANGE 3 EAST  
OF THE 5TH PRINCIPAL MERIDIAN  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



### TYPICAL SIGN MONUMENT

NOTE: FUTURE SITE DEVELOPMENT SECTION PLANS SHALL ENCLOSE SPECIFIC DETAILS FOR SIGNS IN ACCORDANCE WITH CITY OF CHESTERFIELD REQUIREMENTS



- LEGEND**
- EXISTING SANITARY SEWER
  - EXISTING STORM SEWER
  - EXISTING TREE
  - EXISTING BUILDING
  - EXISTING CONTOUR
  - SPOT ELEVATION
  - EXISTING UTILITIES
  - FOUND 1/2" IRON PIPE
  - SET IRON PIPE
  - FOUND CROSS
  - FOUND STONE
  - FIRE HYDRANT
  - LIGHT STANDARD
  - BUSH
  - SIGN
  - NOTES PARKING SPACES
  - GUY WIRE
  - POWER POLE
  - WATER VALVE
  - DENOTES RECORD INFORMATION
  - HANDICAPPED PARKING

### GENERAL NOTES:

1. BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. (BASIS OF BEARINGS: MISSOURI STATE PLANE, GRID NORTH)
2. GRADING & STORM WATER PER THE CITY OF CHESTERFIELD, THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC AND MSD.
3. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "AH" (AREAS WITH FLOOD DEPTHS OF 1 TO 3 FEET, USUALLY AREAS OF PONDED, BASE FLOOD ELEVATIONS 457 FEET) AND FLOOD ZONE "X" (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR THE ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS. THIS MAP IS IDENTIFIED AS MAP NO. 23189C0120 H WITH AN EFFECTIVE DATE OF AUGUST 2, 1995 REVISED TO REFLECT LOMR DATED APRIL 17, 2000.
4. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO MAKE EXISTING UTILITIES FIELD LOCATED. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
5. ARCHITECTURAL ELEVATIONS, SITE LANDSCAPING PLANS, SITE LIGHTING PLANS AND SITE SIGNAGE PLANS SHALL BE SUBMITTED TO THE CITY OF CHESTERFIELD AS INDIVIDUAL LOTS ARE DEVELOPED ON THEIR SITE DEVELOPMENT SECTION PLAN.
6. ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN AND AS DIRECTED BY THE CITY OF CHESTERFIELD.
7. OFF-SITE GRADING EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFF-SITE GRADING.
8. CROSS-ACCESS EASEMENTS WHERE REQUIRED, SHALL BE EXECUTED AND RECORDED AS INDIVIDUAL LOTS ARE DEVELOPED.
9. ALL SIDEWALKS WITHIN THE DEVELOPMENT WILL NOT BE MAINTAINED BY THE CITY OF CHESTERFIELD.
10. PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LINE OF CREDIT, MUST BE ESTABLISHED WITH THE SAINT LOUIS COUNTY.
11. ALL BUILDINGS AND ROADWAYS SHALL BE ELEVATED A MINIMUM 1 FOOT ABOVE THE MAX. HIGH-WATER ELEVATION IN THE CHESTERFIELD MASTER MODEL.
12. STREET TREES SHALL BE PROVIDED ALONG BOTH SIDES OF ANY PUBLIC ROAD IN ACCORDANCE WITH THE CITY OF CHESTERFIELD TREE MANUAL.
13. MAXIMUM HEIGHT OF ALL BUILDINGS, EXCLUSIVE OF ROOF SCREENING SHALL NOT EXCEED 45 FEET.
14. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY AND MSD STANDARDS.
15. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE ST. LOUIS COUNTY, MSD AND CITY OF CHESTERFIELD STANDARDS.
16. NO SLOPES WITHIN SAINT LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
17. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
18. A MINIMUM OF THIRTY PERCENT (30%) OPENSPACE IS REQUIRED FOR THIS DEVELOPMENT.
19. A SIGN PACKAGE IS REQUIRED FOR THIS DEVELOPMENT AND MUST BE APPROVED BY THE PLANNING COMMISSION.
20. ALL SIDEWALKS TO BE CONSTRUCTED TO SAINT LOUIS COUNTY ADA STANDARDS.
21. DEVELOPMENT IS TO PROVIDE A SIDEWALK CONFORMING TO SAINT LOUIS COUNTY ADA STANDARDS ADJACENT TO CHESTERFIELD AIRPORT ROAD. SIDEWALK TO BE ALONG ENTIRE FRONTAGE OF PROPERTY.
22. ACCESS TO THIS DEVELOPMENT FROM GODDARD SHALL BE MA ONE COMMERCIAL ENTRANCE. A SIGHT DISTANCE EXHIBIT IS REQUIRED. THE ENTRANCE SHALL BE CONSTRUCTED TO SAINT LOUIS COUNTY STANDARDS.

### PROPERTY DESCRIPTION

A tract of land being part of St. Louis Air Park, according to the plat thereof recorded in Plat Book 107, Pages 42 and 43 of St. Louis County Records, located in U.S. Surveys 150 and 122, Township 45 North, Range 3 East of the Fifth Principal Meridian, St. Louis County, Missouri, more particularly described as follows:

BEGINNING at the Northeast corner of a tract of land conveyed to Porta-Fab Corporation by deed recorded in Book 8129, Page 2127 of said records, said corner also being on the South right-of-way line of Chesterfield Airport Road (variable width); thence along said South line, South 82 degrees 30 minutes 00 seconds East, 620.02 feet; thence North 11 degrees 10 minutes 00 seconds West, 5.28 feet; thence along said South line, South 82 degrees 30 minutes 16 seconds East, 660.00 feet from the last mentioned point, an arc distance of 215.02 feet; thence South 11 degrees 10 minutes 00 seconds East, 133.55 feet; thence South 33 degrees 50 minutes 00 seconds West, 181.08 feet to the North right-of-way line of Eads Avenue (60 feet wide); thence along said line, North 82 degrees 30 minutes 00 seconds East, 495.00 feet to the POINT OF BEGINNING and containing 339,949 square feet or 7.804 acres more or less.

### FLOODPLAIN NOTE:

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "AH" (AREAS WITH 1-3 FEET FLOOD DEPTHS, PONDED AND FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP FOR THE ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS PER MAP NO. 23189C0120 H, WITH A MAP REVISION DATE OF APRIL 17, 2000.

### ST. LOUIS COUNTY BENCHMARK

11-59; ELEV=461.50 (U.S.G.S. = NGVD 1929 DATUM)  
1/4" ON BACK OF ROLLED CURB; 107' SOUTH OF THE CENTERLINE OF CHESTERFIELD AIRPORT ROAD AND 13' WEST OF THE CENTERLINE OF GODDARD AVENUE.

### GEOTECHNICAL ENGINEER'S NOTE

Neither SCI Engineering, Inc. (SCI) nor the undersigned has prepared any part of these plans. The signature and seal are intended to confirm our review and professional opinion that these plans and revisions, through the date given below, comply with the Preliminary Geotechnical Report for the project, dated July 2007, and are compatible with the soil and geologic conditions at the site, as anticipated from the limited exploration data. This opinion is based on widely-spaced borings. Additional exploration was recommended in the preliminary report to better define the subsurface conditions.

Conditions may vary from those encountered during the preliminary exploration or can change due to construction activities, weather, or other conditions. Therefore, SCI must be involved during the construction of this project to observe the actual subsurface conditions and implementation of our recommendations relative to construction. Construction means and methods shall be left to the Contractor.

SCI ENGINEERING, INC.  
Allen G. Minks, P.E.  
Date: \_\_\_\_\_

### PERTINENT DATA

- SITE ACREAGE = 7.804 ACRES
- EXISTING ZONING = "PC" (Ordinance 2330)
- FIRE DISTRICT = MONARCH FIRE PROTECTION
- SCHOOL DISTRICT = ROCKWOOD
- SEWER DISTRICT = METROPOLITAN ST. LOUIS SEWER DIST.
- WATERSHED AREA = MISSOURI RIVER
- WATER SERVICE = MISSOURI AMERICAN WATER CO.
- GAS SERVICE = LACLEDE GAS
- ELECTRIC SERVICE = AmerenUE
- PHONE SERVICE = AT&T
- LOCATOR NUMBER = 17V23-0055
- OWNER = GREENBERG DEVELOPMENT DB. 11589 P.G. 2247

### SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Preliminary Plan from a field survey and does not represent a property boundary survey. This Preliminary Plan is a correct representation of all existing and proposed land divisions.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.  
L.S. No. 222-D  
By: DANIEL EHLMANN, Missouri L.S. No. 2215

M.S.D. P# 28052-00  
BASE MAP # 17-V

GEORGE M. STOCK E-2516  
CIVIL ENGINEER

### SPIRIT TOWN CENTER - LOT CC CHESTERFIELD AIRPORT ROAD PRELIMINARY PLAN

**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.

257 Chesterfield Business Parkway  
St. Louis, MO 63005  
PH: (636) 530-9100  
FAX: (636) 530-9100  
e-mail: general@stockassoc.com  
Web: www.stockassoc.com

CREATED BY: R.E.S. DATE: 09/30/09  
THEORY BY: G.M.S. DATE: 09/30/09  
JOB NUMBER: 205-3627.1  
SHEET: 1 of 1

PREPARED FOR:  
GREENBERG DEVELOPMENT  
11906 MANCHESTER ROAD, SUITE 105  
ST. LOUIS, MISSOURI 63131  
PHONE: (314) 965-2000  
FAX: (314) 966-3667