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## **Planning Commission Staff Report**

**Subject:** Change of Zoning Vote Report

**Meeting Date:** October 27, 2008

**From:** Shawn Seymour, AICP, Project Planner

**Location:** An 8.328 acre tract of land zoned "M3" Planned Industrial District located along Long Road south of the Chesterfield Airport Road and Long Road intersection (18S240478).

**Petition:** P.Z. 24-2008 Polhman Industrial Park (PPM/Long Road, LLC)

### **Proposal Summary**

PPM/Long Road, LLC. is requesting a change of zoning from an "M3" Planned Industrial District to a "PI" Planned Industrial District for a 8.328 acre tract of land located along Long Road south of the Chesterfield Airport Road and Long Road intersection.

The Petitioner is seeking a change of zoning in order to add additional permitted uses on site. A portion of floor space within the existing building has become available and the petitioner wishes to locate a recreational business aimed at youths within that space.

### **Staff Recommendation**

The Attachment A for this request meets all of the development requirements of the City of Chesterfield for a "PI" Planned Industrial District.

### **Zoning Analysis**

A preliminary plan accompanies all rezoning requests when the change of zoning is to a Planned District. When a vote is taken on a rezoning request, the vote is to approve the change of zoning with an Attachment A written by Staff. The vote is not to approve the accompanying preliminary plan which is provided for informational purposes only.

The current tenant within the building on site has determined that they no longer require to occupy the entire building and therefore a significant portion of floor space has become available. The petitioner is requesting the change of zoning to locate a youth recreational business in this space. The adding of this use requires a zoning change due to the site being zoned "M3" Planned Industrial District, a St. Louis County

zoning district that is no longer used by the City of Chesterfield. Modifications made to the Attachment A will include adding the recreational use and a gymnasium use to those already permitted and updating the development standards to bring the governing ordinance up to current City of Chesterfield Code. The applicant is also adding the following uses from the "PI" Planned Industrial District as they are currently not permitted on site:

- (f) Auditoriums, churches, clubs or lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.
- (g) Automatic vending facilities for:
  - (i) Ice and solid carbon dioxide (dry ice);
  - (ii) Beverages; and
  - (iii) Confections.
- (gg) Medical and dental offices.
- (ii) Offices or office buildings.
- (vv) Restaurants, fast food.
- (ww) Restaurants, sit down.

### 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 is a gas station with a fast food restaurant and is zoned "C8" Planned Commercial District.
- South: The property to the south is an undeveloped lot, which is zoned "PC" Planned Commercial District.
- East: The property to the east is a church which is zoned "PI" Planned Industrial District.
- West: The property located to the west is an undeveloped property, which is zoned "PI" Planned Industrial District.





View looking east at the site



View looking north along Long Road to wards Chesterfield Airport Road

### Comprehensive Plan Analysis

The subject site is located within Ward 4 of the City of Chesterfield. The Comprehensive Plan designates this as Mixed Use (Retail/Office/Warehouse). The subject parcels are not located in any sub-area identified by the Comprehensive Plan; therefore there are no additional development guidelines for this site.



### Site Area History

The subject site was zoned "M3" Planned Industrial District by St. Louis County prior to incorporation of the City of Chesterfield.

**Request**

Staff has reviewed the zoning map amendment request for the proposed "PI" Planned Industrial District and the Attachment A as written adheres to all applicable requirements of the City of Chesterfield. Staff requests action on P.Z. 24-2008 Pohlman Industrial Park (PPM/Long Road, LLC).

Respectfully submitted,



Shawn P. Seymour, AICP  
Project Planner

Respectfully submitted,



Mara M. Perry, AICP  
Senior Planner

Attachments

1. Attachment A

## ATTACHMENT A

**All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.**

### **I. SPECIFIC CRITERIA**

#### **A. PERMITTED USES**

1. The uses allowed in this "PI" District shall be:
  - a. Auditoriums, churches, clubs or lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.
  - b. Business service establishments.
  - c. Gymnasiums, indoor swimming pools, indoor handball and racquetball courts (public or private), and indoor and unlighted outdoor tennis courts (public or private).
  - d. Manufacturing, fabrication, assembly, processing or packaging of any commodity except:
    - (i) Facilities producing or processing explosives or flammable gases or liquids;
    - (ii) Facilities for animal slaughtering, meat packing, or rendering;
    - (iii) Sulphur plants, rubber reclamation plants or cement plants; and
    - (iv) Steel mills, foundries, or smelters.
  - e. Medical and dental offices.
  - f. Offices or office buildings.
  - g. Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practicing ranges, tennis courts and gymnasiums, and indoor theaters, including drive-in theaters.
  - h. Restaurants, fast food.
  - i. Restaurants, sit down.

- j. Warehousing, storage, or wholesaling of manufactured commodities, except:
  - (i) Live animals;
  - (ii) Explosives; and
  - (iii) Flammable gases and liquids.
- 2. The ancillary uses permitted in this "PI" District shall be:
  - a. Automatic vending facilities for:
    - (i) Ice and solid carbon dioxide (dry ice);
    - (ii) Beverages; and
    - (iii) Confections.
- 3. Hours of Operation.
  - a. Hours of operation for this "PI" District shall not be restricted.

**B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS**

1. HEIGHT

- a. The maximum height of the building, exclusive of roof screening, shall not exceed forty-five (45) feet or two (2) stories.

**C. SETBACKS**

1. STRUCTURE SETBACKS

No building or structure, other than: a freestanding project identification sign, light standards, or flag poles will be located within the following setbacks:

- a. Thirty (30) feet from the right-of-way of Long Road on the western boundary of the "PI" District.
- b. Ten (10) feet from the northern boundary of the "PI" District.
- c. Ten (10) feet from the southern boundary of the "PI" District.
- d. Ten (10) feet from the eastern boundary of the "PI" District.

2. PARKING SETBACKS

No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:

- a. Fifteen (15) feet from the right-of-way of Long Road.
- b. Five (5) feet from the northern boundary of the "PI" District.
- c. Five (5) feet from the southern boundary of the "PI" District.
- d. Five (5) feet from the eastern boundary of the "PI" District.

**D. PARKING AND LOADING REQUIREMENTS**

Parking and loading spaces for this development will be as required in the City of Chesterfield Code.

**E. LANDSCAPE AND TREE REQUIREMENTS**

The developer shall adhere to the Tree Manual of the City of Chesterfield Code.

**F. SIGN REQUIREMENTS**

Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.

**G. LIGHT REQUIREMENTS**

Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

**H. ARCHITECTURAL**

1. The developer shall submit architectural elevations, including but not limited to, colored renderings and building materials. Architectural information is to be reviewed by the Architectural Review Board and the Planning Commission.
2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.



3. Trash enclosures: The location, material, and elevation of any trash enclosures will be as approved by the Planning Commission on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high sight-proof enclosure complimented by adequate landscaping approved by the Planning Commission on the Site Development Plan.
4. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.

**I. ACCESS/ACCESS MANAGEMENT**

Access to Long Road shall be limited to no more than two entrances as directed by the Department of Planning and Public Works and the St. Louis County Department of Highways and Traffic.

**J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION**

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the St. Louis County Department of Highways and Traffic. No gate installation will be permitted on public right of way.
2. Provide a five (5) foot sidewalk, conforming to ADA standards, along the entire Long Road frontage of the site, as directed by the Department of Planning and Public Works and St. Louis County Department of Highways and Traffic.

**K. TRAFFIC STUDY**

In the future should any change is made to the buildings or the site layout which may require an amendment to the recorded Site Development Plan for the site, as determined by the City of Chesterfield, provide a traffic study as directed by the City of Chesterfield\_\_\_\_\_. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, accident data, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.



**L. POWER OF REVIEW**

The Mayor or a Councilmember of the Ward in which a development is proposed may request that the Site Development Plan be reviewed and approved by the entire City Council. This request must be made no later than 24 hours before posting the agenda for the next City Council meeting after Planning Commission review and approval of the Site Development Plan. The City Council will then take appropriate action relative to the proposal.

**M. STORMWATER**

1. The Chesterfield Valley Master Storm Water Plan indicates that the existing ditch should be widened to allow for a 30 foot wide flat bottom ditch to be constructed centered along the south property line of this site and that drainage from this site is to be directed to the east to the pump station at Long Road. The developer shall be responsible for construction of the required storm water improvements and coordination with the owners of the properties affected by construction of the required improvements. In the event that the ultimate required improvements cannot be constructed concurrently with this development, the developer shall provide interim drainage facilities and establish sufficient escrows as guarantee of future construction of the required improvements, including removal of interim facilities. Interim facilities shall be sized to handle runoff from the 100-year, 24-hour storm event as produced by the Master Storm Water Plan model. The interim facilities shall provide positive drainage and may include a temporary pump station, if necessary. Interim facilities shall be removed promptly after the permanent storm water improvements are constructed.

The developer may elect to propose alternate geometry, size and/or type of storm water improvements that are functionally equivalent to the required improvements. Functional equivalence is said to be achieved when, as determined by the Director of Public Works, the alternate proposal provides the same hydraulic function, connectivity, and system-wide benefits without adversely affecting any of the following: water surface profiles at any location outside the development; future capital expenditures; maintenance obligations; equipment needs; frequency of maintenance; and probability of malfunction. The City will consider, but is not obligated to accept, the developer's alternate plans. If the Director of Public Works determines that the developer's proposal may be functionally equivalent to the Chesterfield Valley Master Storm Water Plan improvements, hydraulic routing calculations will be performed to make a final

determination of functional equivalence. The Director will consider the developer's proposal, but is not obligated to have the hydraulic analysis performed if any of the other criteria regarding functional equivalence will not be met. The hydraulic routing calculations regarding functional equivalence may be performed by a consultant retained by the City of Chesterfield. The developer shall be responsible for all costs related to consideration of an alternate proposal, which shall include any costs related to work performed by the consultant.

2. Provide a Chesterfield Valley Storm Water Easement along the south property line to accommodate the future construction of the Chesterfield Valley Master Storm Water Plan channel in that area, and depict the channel on any Amended Site Development Plan(s) and improvement plans. Maintenance of the required channel shall be the responsibility of the property owner.
3. All Chesterfield Valley Master Storm Water Plan improvements shall be operational prior to the paving of any driveways or parking areas.

**G. GEOTECHNICAL REPORT**

In the future should any change is made to the buildings or the site layout which may require an amendment to the recorded Site Development Plan for the site, as determined by the City of Chesterfield, prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Planning and Public Works. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and improvement plans.

**H. MISCELLANEOUS**

1. All utilities will be installed underground.
2. Prior to the issuance of any Municipal Zoning Approvals (MZAs) or reoccupancy permits, the existing stormwater channels located along the southern portion of the site shall be regraded to restore the channel to the line and grade of the original design.

**II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS**

- A. The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.
- C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

**III. COMMENCEMENT OF CONSTRUCTION**

- A. Substantial construction shall commence within two (2) years of approval of the site development concept plan or site development plan, unless otherwise authorized by ordinance.
- B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

**IV. GENERAL CRITERIA**

**A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS**

The Site Development Plan shall include, but not be limited to, the following:

- 1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
- 2. Outboundary plat and legal description of property.
- 3. Density calculations.

4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide open space percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, and significant natural features, such as wooded areas and rock formations, that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.

19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, Monarch Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.

**V. RECORDING**

Within 60 days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

**VI. ENFORCEMENT**

- A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Site Development Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D. Waiver of Notice of Violation per the City of Chesterfield Code.
- E. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.