

## Planning Commission Public Hearing Report

<b>Project Type:</b>	Rezoning
<b>Meeting Date:</b>	November 13, 2017
<b>From:</b>	Cassie Harashe, Project Planner
<b>Location:</b>	Southern side of Chesterfield Airport Road east of Long Road and north of Edison Avenue east of Long Road
<b>Petition:</b>	<b><u>P.Z. 13-2017 St. Louis Family Church Campus (St. Louis Family Church)</u></b> : A request for a zoning map amendment from a “PC” Planned Commercial District, “PI” Planned Industrial District, and “C-8” Planned Commercial District to a new “PC” Planned Commercial District for 35.3 acres located on the southern side of Chesterfield Airport Road 675 feet east of its intersection with Long Road and north of Edison Avenue 575 feet east of its intersection with Long Road. (17U140102, 17U140405, 17U140131, 17U230353, 17U230232, 17U120364).

### Summary

St. Louis Family Church is requesting a zoning map amendment from the City of Chesterfield to change the zoning of several tracts of land currently zoned “PC” Planned Commercial District, “PI” Planned



Figure 1: Subject Site Aerial

Industrial District, and “C-8” Planned Commercial District to a new “PC” Planned Commercial District. The new “PC” Planned Commercial District would allow for development of a church campus, and define development criteria for the site.

**Site History**

The property highlighted in green below was rezoned from “NU” Non-Urban to “C-8” Planned Commercial by St. Louis County Ordinance 11,667. The parcel went through two amendments, and is currently governed under City of Chesterfield Ordinance 348. The area in purple was originally rezoned by St. Louis County Ordinance 11,668 to “M-3” Planned Industrial. This area has also gone under several ordinance amendments. In 1992 by City of Chesterfield Ordinance 714, churches became a permitted use on the site. In 2000, St. Louis Family Church consolidated several parcels of different zonings to one district, “PI” Planned Industrial, by City of Chesterfield Ordinance 1679. This area has undergone two minor amendments. The area in blue was rezoned from “NU” Non-Urban to “C-4” Highway Service Commercial District by St. Louis County Ordinance 11,227 in 1983. In 2010, the purple area and blue area were rezoned into a new “PI” Planned Industrial District currently governed by City of Chesterfield Ordinance 2595. The teal area was recently rezoned to “PC” Planned Commercial by City of Chesterfield Ordinance 2753 in August 2013.



Figure 2: Subject Site Zoning History

**Surrounding Land Uses**

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

Direction	Zoning	Land Use
North	“PC” Planned Commercial and “NU” Non-Urban	Retail, automotive uses, and undeveloped land
South	“PC” Planned Commercial, “FPM3” Flood Plain Planned Industrial, and “NU” Non-Urban	Park and undeveloped land
West	“PC” Planned Commercial and “C2” Shopping Districts	Retail uses
East	“PC” Planned Commercial and “PI” Planned Industrial	City of Chesterfield Public Works Facility & Retail uses

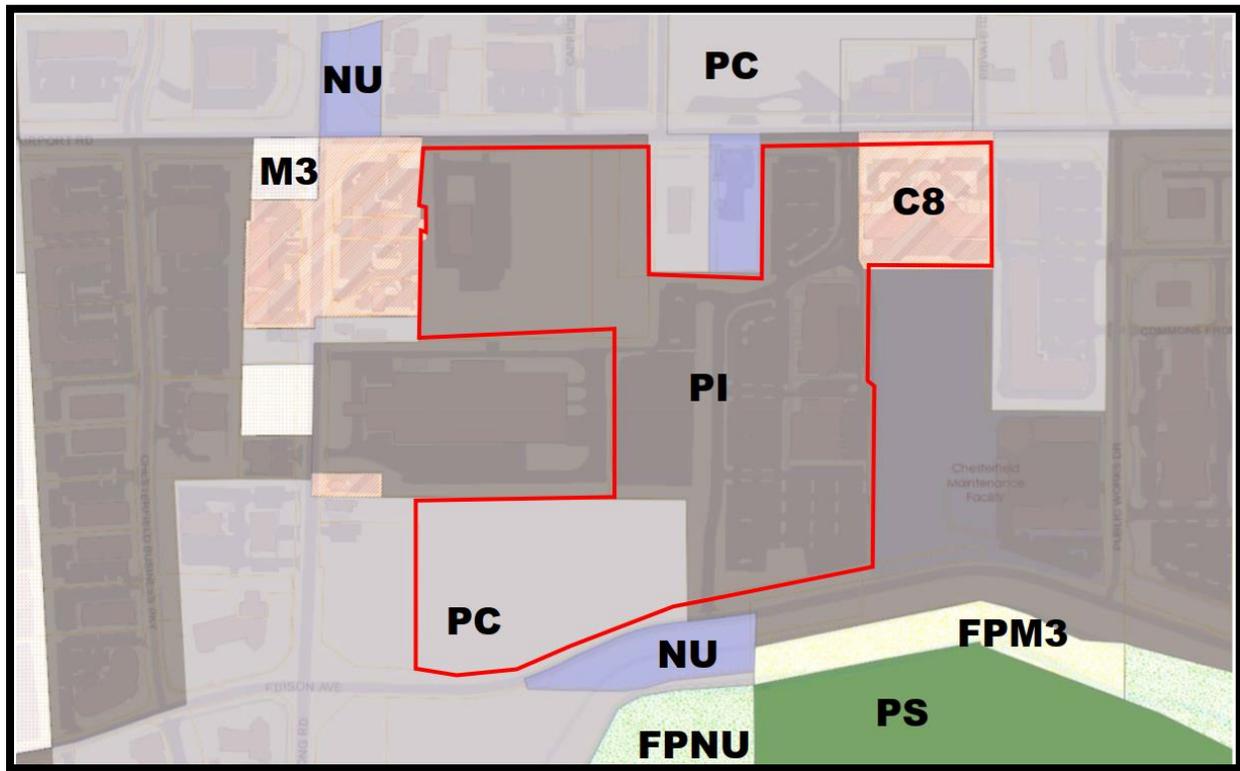


Figure 3: Adjacent Land Uses

### **Comprehensive Plan Analysis**

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Land Use Plan gives this parcel a Mixed Use (Retail/Office/Warehouse) designation, which calls for retail, Low and Mid-Density Office, and Office/Warehouse Facilities. The following Plan Policies of the Comprehensive Plan are applicable to the proposed development:

- **3.1 Quality Commercial Development** - *Commercial developments should positively affect the image of the City, provide employment opportunities, and offer retail and service options to residents.*

St. Louis Family Church has a long history of being involved with service projects in the St. Louis area and across the country. Churches traditionally do not have large numbers of employees, however, they do bring people from around the area to Chesterfield, who will then often utilize retail and service establishments nearby.

- **3.1.1 Quality of Design** - *Overall design standards should provide for smaller scale, mixed-use, project-oriented developments. Developments should emphasize architectural design, pedestrian circulation, landscaping, open space, innovative parking solutions and landscape buffering between any adjacent residential uses.*

While this rezoning is for one use, a church campus, the goal of the church is to have a wide variety of ancillary uses on the development.



Figure 4: Future Land Use Plan

- **3.5.1 Chesterfield Valley Regional Retail and Low Intensity Industry** - *Regional retail and low-intensity industrial developments should be located in Chesterfield Valley. These include mixed-use office/retail-planned developments, low-intensity industrial assembly, distribution, and research and development business parks, and corporate campuses. Specifically, low-intensity industrial use is encouraged west of Long Road.*

St. Louis Family Church is looking to expand their corporate campus in this area.

### **Preliminary Plan**

A zoning map amendment to a planned zoning district, such as "PC" Planned Commercial District, requires a Preliminary Development Plan which has been included in the Planning Commission's packet.

### **Issues & Notable Features**

Staff has identified the following issues in their review of this project:

- The 7.8 acre parcel in the southwest corner of the subject site is currently governed under City of Chesterfield Ordinance 2753; this ordinance allows 71,500 square feet of building floor area to be divided among the three parcels. By placing this parcel under a different ordinance, the properties to the west will be significantly up-zoned.
- The land in the southwest corner is planned for lit athletic fields.
- Several drive entrances are shown along Chesterfield Airport Road; St. Louis County will only permit two-the current main entrance which aligns with AutoZone Development, the other to be aligned with Caprice Drive on the north side of Chesterfield Airport Road.

A public hearing further addressing the request will be held at the November 13, 2017 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice and the Preliminary Development Plan.

**Attachments**

1. Public Hearing Notice
  2. Project Narrative
  3. Preliminary Development 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 Monday, November 13, 2017 at 7:00 pm, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017. Said Hearings will be as follows:

P.Z. 13-2017 St. Louis Family Church Campus (St. Louis Family Church): A request for a zoning map amendment from a "PC" Planned Commercial District, "PI" Planned Industrial District, and "C-8" Planned Commercial District to a new "PC" Planned Commercial District for 35.3 acres located on the southern side of Chesterfield Airport Road 675 feet east of its intersection with Long Road and north of Edison Avenue 575 feet east of its intersection with Long Road. (17U140102, 17U140405, 17U140131, 17U230353, 17U230232, 17U120364).

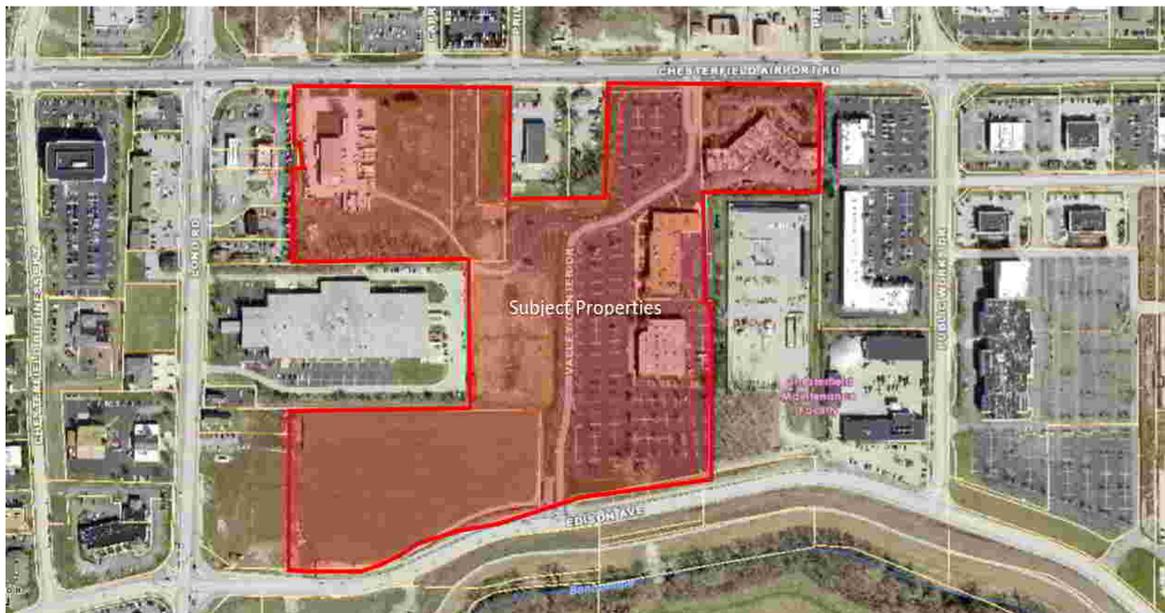
### Description of Property

THE VALLEY CENTER – PLAT 3 AS RECORDED IN PLAT BOOK 296 PAGES 96 AND 97, A BOUNDARY ADJUSTMENT PLAT OF "THE VALLEY CENTER" AS RECORDED IN PLAT BOOK 349 AND PAGE 493, LOT C OF "MONARCH CENTER: A MINOR SUBDIVISION PLAT OF THE BOUNDARY ADJUSTMENT OF VALLEY CENTER PLAT 4-A" AS RECORDED IN PLAT BOOK 363 PAGE 72 ALL OF THE ST. LOUIS COUNTY RECORDS AND PART OF LOTS 4 AND 6 OF THE WEST HALF OF U.S. SURVEY 126, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, AND CONTAINING 35.29 ACRES MORE OR LESS.

For a list of the requested uses, contact the project planner.



City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017



Information on these Public Hearings may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Project Planner Cassie Harashe at 636.537.4745 or via e-mail at [charashe@chesterfield.mo.us](mailto:charashe@chesterfield.mo.us). All interested parties will be given an opportunity to be heard at the Public Hearing.

ST. LOUIS FAMILY CHURCH CAMPUS  
NARRATIVE STATEMENT



**A. Project Description**

St. Louis Family Church is requesting a rezoning of six tracts of land (the “Property”) from “C-8” Planned Commercial, “PI” Planned Industrial, and “PC” Planned Commercial districts to a “PC” Planned Commercial district. The Comprehensive Plan categorizes the Property as Mixed Use.

The zoning of the Property is a mixture of PI, PC, and C8. The Property is governed by three different site specific ordinances. A chart detailing of the locating number, record owner, zoning district, and applicable site specific ordinance for each parcel constituting the Property is included below:

Locator Number	Owner	Zoning District	Site Specific Ordinance
17U140102	St. Louis Family Church	PI	Chesterfield Ord. 2595
17U140405	St. Louis Family Church	PI	Chesterfield Ord. 2595
17U140131	St. Louis Family Church	PI	Chesterfield Ord. 2595
17U230353	St. Louis Family Church	PI	Chesterfield Ord. 2494
17U230232	St. Louis Family Church	C8	Chesterfield Ord. 348, amending St. Louis County Ords. 11,855 and 11,667
17U120364	The William S. Kirchoff Revocable Trust U/A dated April 6, 2012, and the Sandra A. Kirchoff Revocable Trust U/A dated April 6, 2012.	PC	Chesterfield Ord. 2753

St. Louis Family Church recently entered into a contract with the owner of Parcel Number 17U120364 (the “Parcel”) to purchase the eight acre Parcel. After conversations with City staff regarding rezoning the Parcel, it was decided to request rezoning the entire Property so that it is governed by one site specific ordinance.

St. Louis Family Church envisions expanding and reorienting its campus located on the Property. Currently St. Louis Family Church owns 27.5 acres and nearly 90,000 square feet of building space. Adding eight acres will enable St. Louis Family Church to continue to develop and expand its campus for continued growth and outreach to the community.

Requested Uses: See Exhibit B

Proposed Land Uses: Church and accessory and ancillary uses, including ball fields, administrative offices, a recreation center and multi-purpose facility, primary/secondary school, facilities and offices for Service International, the disaster relief non-profit operated by St. Louis Family Church since the 1993.

Development Standards: See Preliminary Development Plan

Permitted Uses by Tract: N/A

Exceptions or Variation from Zoning Ordinance: None

Acreage Table: Entire site to be used for Church and accessory and ancillary uses

Public Dedications and Reservations: None

Plans for Parking, Loading, Access Ways, Lighting: See Preliminary Development Plan

Landscaping and Tree Preservation: St. Louis Family Church will comply with all City landscaping and tree preservation requirements.

## **B. St. Louis Family Church History and Mission**

St. Louis Family Church is a Bible-based, Jesus-centered community of Christians with the ongoing goal to honor God and help people. The church was founded by Pastors Jeff and Patsy Perry in June 1988, with 128 people. For the next few years the church moved to new locations as we outgrew old ones, meeting every Friday night and eventually adding three Sunday morning services. In spring of 1993, St. Louis Family Church moved into our permanent facility at the present Chesterfield Valley location.

Just a few months later, we were impacted by the flood of '93 when the Missouri River submerged the entire Chesterfield Valley. Our sanctuary was filled with over 10 feet of water. At the request of Mayor Jack Leonard, Pastor Jeff Perry was assigned to the Chesterfield Flood Relief Task Force. Immediately, Pastor Perry (who founded disaster-relief organization, Service International) coordinated clean-up teams starting with the dozens of homes and businesses that needed help removing water-logged contents and important equipment right after the flood waters receded. On a daily basis our volunteers cleaned out and/or rebuilt 113 flooded Chesterfield businesses, properties, and homes. From 1993-1995 over 8,000 people volunteered through our coordination efforts.

This crisis brought out the best of Chesterfield as we worked together. Volunteers were shuttled by Parkway School District buses as we coordinated with the Chesterfield Police Department and served side by side with the local Red Cross, Salvation Army, and other church congregations and business owners.

On December 6, 1993, the Mayor and City Council of Chesterfield honored Pastor Jeff Perry and the St. Louis Family Church congregation with the City of Chesterfield Citizen Recognition Award for our outstanding contribution in the flood recovery effort. Also the Chesterfield Chamber of Commerce presented Pastor Perry with the 1993 Citizen of the Year award.

In April of 1994, St. Louis Family Church moved back onto our campus. Since we first joined with our neighbors to clean up homes and businesses, we have been able to use what we learned through the flood of '93 to help other communities, towns, and villages recover from disasters. The church has since trained over 10,000 volunteers from around the world.

We've developed a wonderful connection with our neighbors over the years and are so grateful for the location in which we're planted. Our mission is to make a difference in people's lives week in and week out, communicating hope during challenging times. This home base has provided an opportunity to gather together weekly and empower the congregation to use their skills to meet the needs of people locally, regionally, nationally, and globally. Currently, as of September 2017, Service International has dispatched St. Louis Family Church members to the Houston Area to distribute emergency supplies to the displaced and is preparing to train and coordinate volunteers for next step clean-up.

**ST. LOUIS FAMILY CHURCH IS GROWING AND CONTINUES TO SERVE AND SUPPORT THE COMMUNITY HERE AT HOME. FOR EXAMPLE:**

- Pastors Jeff and Patsy Perry started JUMP! Kids Camp in 1994 to help develop future leaders. JUMP! began with 113 kids at a one-week camp. Now we've grown to two one-week day camp sessions with over 6,000 kids (Kindergarten – 8th grade) and 1,400 volunteers participating every summer! People fly in from around the country so their kids can attend JUMP!
- St. Louis Family Church has been an active member of the Catholic Youth Council's soccer program for 19 years, hosting children's soccer games for boys and girls on our campus and providing a professionally graded soccer field with lights.
- The thousands and thousands of people who pour through our campus each weekend stimulate the local economy as they do business throughout Chesterfield Valley.
- Every year St. Louis Family Church accommodates hundreds of local families at our annual Fall Festival and Easter Egg Hunt and promotes the arts by offering free musical productions including: Godspell, Joseph & The Amazing Technicolor Dreamcoat, JUMP! Musicals, & Christmas productions and concerts.
- Pastor Perry has served as Chaplain for the Chesterfield Police Department.
- The church supported the St. Louis County Police department and the family of Police Officer Blake Snyder by officiating a funeral service at St. Louis Family Church which was broadcast live to those mourning his loss in St. Louis and around the world.
- St. Louis Family Church has been a part of civic business organization Progress 64 West since 1994 which works with government and business leaders to insure a high quality of life in the community and standard of development in residential and commercial developments.
- The church has hosted community business and leadership training for local businesses and organizations. We had the distinction of accommodating Walmart as they conducted employee interviews at the start of their valley location.
- St. Louis Family Church is an active member of the Chesterfield Chamber of Commerce and has hosted a variety of Chamber events over the years.
- Along with several Rams players (Isaac Bruce, Kurt Warner, Ernie Conwell) who attended our church,
- St. Louis Family Church hosted the community memorial service for 9/11 which was broadcast live on KMOX.
- Through the years the church has worked to help those in need in our own St. Louis city including:

**Summer Lunch Program:** delivered 86,511 meals to inner city kids through the early 2000s.

**Love the Neighborhood:** spring clean-up, summer family outreach, shoe and school supply distribution, and dental care.

**Build a Bag:** delivering Christmas meals to thousands of families annually. So far, the outreach has delivered 18,750 Christmas bags groceries for a family of six.

**Give Kids a Smile:** partnering with the Dental Society to provide free dental care to kids.

**HERE ARE SOME EXAMPLES OF PROJECTS COMPLETED BY ST. LOUIS FAMILY CHURCH AND SERVICE INTERNATIONAL SINCE THE CHESTERFIELD FLOOD:**

- 1995**                    **KINSTON, NORTH CAROLINA: FLOOD**  
123 volunteers; rebuilt 16 properties.
- 1997**                    **FALMOUTH, KENTUCKY: FLOOD**  
205 volunteers, cleared and or renovated 28 properties.
- 1997**                    **ZIMBABWE, HARARE: Famine Relief**  
Provided food for 400,000 famine victims
- 1999-Present**        **KOSOVO, GJAKOVA REGION: WAR RECOVERY, MEDICAL & DENTAL OUTREACH**  
Coordinated relief effort with UNHCR and other non-government organizations. Medical outreaches treated 3652 medical patients. Established full time Dental Clinic helping 57,000 dental patients to date. Planted and supports Gjakova Family Church. 1629 volunteers total have served.
- 2001-2002**            **HOUSTON, TEXAS: FLOOD**  
Sent two semi's containing construction materials and appliances, five homes cleaned out and rebuilt.
- 2004-2005**            **SRILANKA—GALLE: TSUNAMI**  
**2009**                    125 brick homes constructed, established brick-making operation, supplied two fishing boats, 150 volunteers.
- 2005-2008**            **NEW ORLEANS, LOUISIANA & LONG BEACH, MISSISSIPPI: HURRICANE**  
Hurricane Katrina: two bases of operation established for two years completing 883 projects homes, churches, 6027 volunteers from 42 states, three-one day outreach using 700 volunteers in each day.
- 2007**                    **CAMBODIA, KÂMPÓNG CHANNG: HUNGER, ORPHANAGE**  
36 volunteers constructed orphanage for 65 children & 10 metric tons of rice distributed for 500 families.
- 2008**                    **PACIFIC, MISSOURI: FLOOD**  
300 volunteers completed flood clean up on 98 homes.
- 2009**                    **GALVESTON, TEXAS: HURRICANE**  
Hurricane Ike: SI functioned as liaison between FEMA, Galveston County, property owners to complete relief work. 1125 homes, properties, businesses receive relief help.
- 2011**                    **SUNSET HILLS & BRIDGETON, MISSOURI: TORNADO**  
A total of 345 sites, homes cleared and/or stabilized by 7,600 volunteers.
- 2011**                    **JOPLIN, MISSOURI: TORNADO**  
2,450 volunteers worked with SI to clear 92 sites.

- 2013**                    **MOORE, SHAWNEE, OKLAHOMA: TORNADO**  
5,133 volunteers. Tornado hit Moore, Shawnee, Oklahoma City, and Little Axe. Volunteers cleared & cut trees on 375 properties.
- 2016**                    **EUREKA & PACIFIC, MISSOURI: FLOOD**  
637 volunteers mucked out and cleared 51 homes.
- 2017**                    **HOUSTON AREA, TEXAS: HURRICANE**  
Hurricane Harvey: SI receiving immediate needs supplies for relief, investigating areas to do disaster relief.

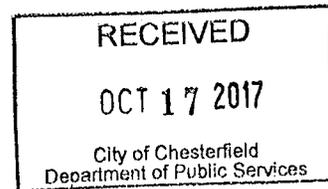
**RECOGNITION OF ST. LOUIS FAMILY CHURCH'S COMMITMENT TO THE CHESTERFIELD COMMUNITY:**

- **1993:** Chesterfield Chamber of Commerce presents 1993 Citizen of the Year award to Pastor Jeff Perry/St. Louis Family Church in recognition of dedication to the Chesterfield Community.
- **November 1993:** Rockwood Board of Education Award is presented to Pastor Perry and the congregation. Outstanding organization of people, equipment, and materials to support residents and businesses in Chesterfield Valley flood clean-up efforts.
- **December 6, 1993:** Mayor and City Council present City of Chesterfield Citizen Recognition Award to Pastor Perry/St. Louis Family Church for Outstanding Contribution in the Flood Recovery Effort.
- **1994:** Chamber of Commerce presented Pastor Perry with Business Man of the Year.
- **July 28, 1994:** Buzz Westfall, County Executive, presents Spirit of St. Louis County Award to Pastor Perry and the Congregation of St. Louis Family Church "in recognition of unselfish effort to improve our community and to aid our fellow citizens."
- **January 18, 1997:** Mayor Buddy Rich, Kinston, NC, presents the church with the key to the city.
- **2004:** "Give Kids a Smile" awarded from Greater St. Louis Dental Society in appreciation of participation in joint project which spearheaded a national project promoting dental health in underprivileged children.
- **2004:** "Sunshine Award," a community service award, given by USDA (United States Department of Agriculture).

EXHIBIT B

Requested Uses

1. Administrative offices for educational or religious institutions
2. Banquet facility
3. Church and other places of worship
4. Community center
5. Fairground
6. Office – general
7. Recreation facility
8. Kindergarten or nursery school
9. Specialized private school
10. Vocational school







BRANDON A. HARP, P.E. E-28850  
 PROFESSIONAL ENGINEER  
 CEDC LICENSE NO. 2003004674

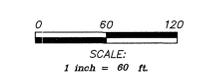
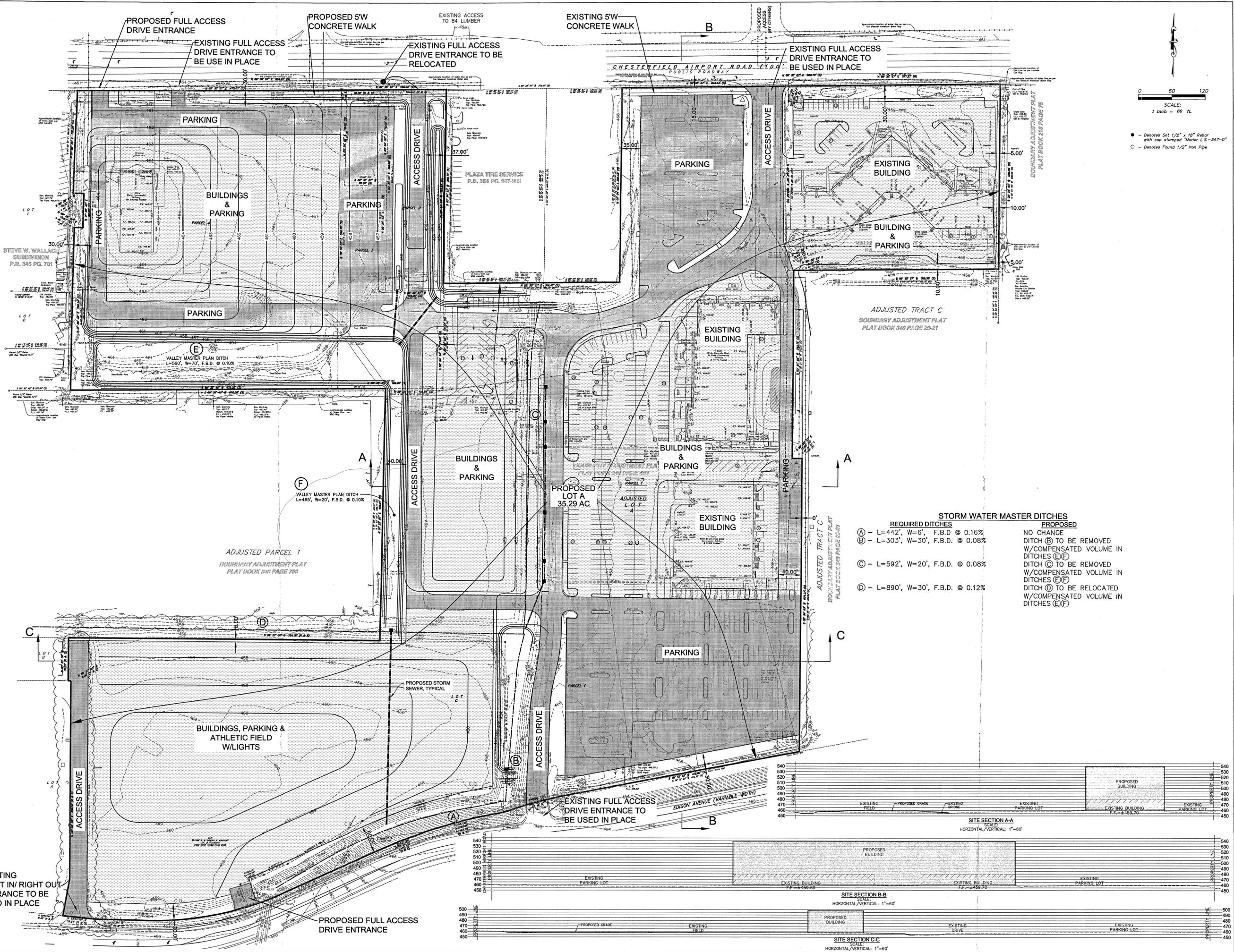
**CEDC**  
 CIVIL ENGINEERING  
 DESIGN CONSULTANTS

Preliminary Development Plan for  
**St. Louis Family Church**  
 17458 Chesterfield Airport Road  
 Chesterfield, Missouri

Proj. #	1623
No. Description	Date
To City	09/01/17
Per City	10/17/17

SITE PLAN

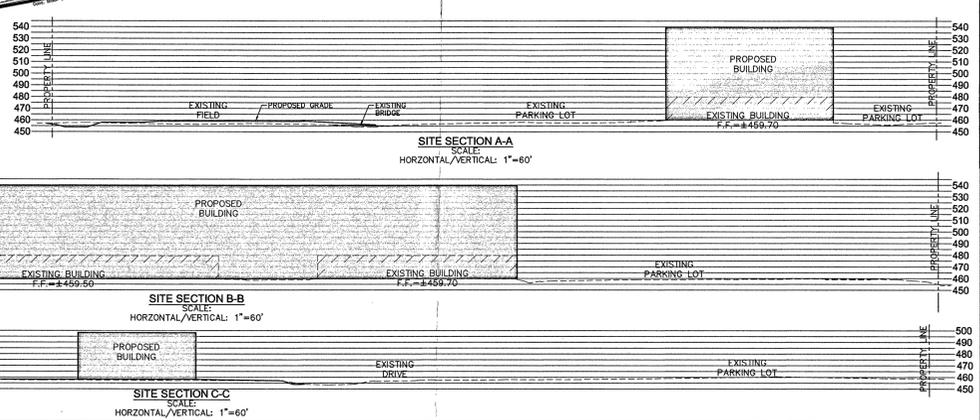
C02



- - Denotes Set 1/2" x 18" Rebar with cap stamped "Marker L.S.-347-D"
- - Denotes Found 1/2" Iron Pipe

**STORM WATER MASTER DITCHES**

REQUIRED DITCHES	PROPOSED
(A) - L=442', W=6', F.B.D. @ 0.16%	NO CHANGE
(B) - L=303', W=30', F.B.D. @ 0.08%	DITCH (B) TO BE REMOVED W/COMPENSATED VOLUME IN DITCHES (E)(F)
(C) - L=592', W=20', F.B.D. @ 0.08%	DITCH (C) TO BE REMOVED W/COMPENSATED VOLUME IN DITCHES (E)(F)
(D) - L=890', W=30', F.B.D. @ 0.12%	DITCH (D) TO BE RELOCATED W/COMPENSATED VOLUME IN DITCHES (E)(F)



EXISTING RIGHT IN/ RIGHT OUT ENTRANCE TO BE USED IN PLACE

PROPOSED FULL ACCESS DRIVE ENTRANCE

EXISTING FULL ACCESS DRIVE ENTRANCE TO BE USED IN PLACE

STEVE W. WALLACE SUBDIVISION P.B. 345 PG. 701

ADJUSTED PARCEL 1 BOUNDARY ADJUSTMENT PLAT PLAT BOOK 346 PAGE 780

ADJUSTED TRACT C BOUNDARY ADJUSTMENT PLAT PLAT BOOK 346 PAGE 20-21

PROPOSED LOT A 35.29 AC ADJUSTED LOT A

PLAZA TIRE SERVICE P.B. 354 PG. 017 4R13

VALLEY MASTER PLAN DITCH L=465', W=20', F.B.D. @ 0.10%

PROPOSED 5'W CONCRETE WALK

EXISTING 5'W CONCRETE WALK

PROPOSED FULL ACCESS DRIVE ENTRANCE

EXISTING FULL ACCESS DRIVE ENTRANCE TO BE USED IN PLACE

EXISTING FULL ACCESS DRIVE ENTRANCE TO BE RELOCATED

EXISTING FULL ACCESS DRIVE ENTRANCE TO BE USED IN PLACE

CHESTERFIELD AIRPORT ROAD 1100' PUBLIC ROADWAY

ACCESS DRIVE

ACCESS DRIVE

ACCESS DRIVE

ACCESS DRIVE

ACCESS DRIVE

ACCESS DRIVE

EDISON AVENUE (VARIABLE WIDTH)

SITE SECTION A-A SCALE: HORIZONTAL/VERTICAL: 1"=60'

SITE SECTION B-B SCALE: HORIZONTAL/VERTICAL: 1"=60'

SITE SECTION C-C SCALE: HORIZONTAL/VERTICAL: 1"=60'