



VILLAGE

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Planning Commission Vote Report

Subject: Commercial-Industrial Designed Development
Vote Report

Meeting Date: November 14, 2011

From: Shawn Seymour, AICP
Senior Planner

Location: On the south side of Swingley Ridge Road west of its
intersection with the Chesterfield Parkway (18S430237).

Petition: P.Z. 13-2011 Chesterfield Village C-300 (Chesterfield
Village, LLC.)

Proposal Summary

Chesterfield Village, Inc., has requested a Commercial-Industrial Designed Development (CIDD) Procedure for the property known as Chesterfield Village Parcel C-300 or simply C-300. The property was zoned "C8" Planned Commercial by St. Louis County in 1979. The "C8" zoning entitlements were amended a number of times, the last of which occurred in 1997 and was approved by the City of Chesterfield.

The petitioners are requesting to utilize the CIDD procedure for the purpose of permitting the land use of *office, general* in an area of C-300 where this land use is currently not permitted per the governing ordinance in this "C8" Planned Commercial District.

Site Area History

St. Louis County zoned the subject site "C8" Planned Commercial in 1979. This ordinance included more than eighty (80) acres of land. This area of the City is commonly referred to as the northwest quadrant of the Chesterfield Village. Parcel C-

300 is only part of this northwest quadrant. In 1982, St. Louis County amended this "C8" district with the passage of Ordinance 10,842. In 1997, the City of Chesterfield approved two (2) additional amendments to this "C8" Planned Commercial District to modify the permitted land uses and to modify the density requirements. The property has been utilized for agricultural purposes throughout the duration of initial zoning to current.

Zoning Analysis

The property was zoned "C8" Planned Commercial by St. Louis County in 1979 and was subsequently amended a number of times by both the County and the City of Chesterfield for the purpose of making minor modifications to development standards. As part of the development known as Chesterfield Village, the governing ordinance of this "C8" includes additional information as to what is typically found in similar zoning districts. Chesterfield Village is a master planned community that was designed and laid out by Sachs Properties in the 1970's. Land use plans and conceptual designs were submitted to St. Louis County at this time and zoning entitlements were granted. It is important to note, that these plans were conceptual in nature and that a Master Planned Community is an ever evolving creature from initial design through to end of development.

Parcel C-300 lies in the area known as the Northwest Quadrant of the Chesterfield Village and is governed by City of Chesterfield Ordinance 1358, the last successor of St. Louis County Ordinance 9,476. Through the Master Planning of this area of the Chesterfield Village, areas of the quadrant were divided into parcels and further into building groups. For reference, C-300 is located on Parcel III, which includes Building Groups A & B of the "C8" Planned Commercial District. The governing ordinance of this "C8" provides for a listing of permitted land uses; however they are restricted to each parcel and further restricted to the building groups within each parcel, per City of Chesterfield Ordinance 1358. This level of detailed land use allocation is done in part to fulfill the goals and vision of the Master Plan, but also to provide better predictability by the City of Chesterfield for the potential future urban form and the provision of future needs of public infrastructure.

As stated above, C-300 lies on Parcel III which includes Building Groups A & B. The permitted land uses are as follows:

Building Group A: Offices, retail commercial, one (1) service station, restaurants, theatres and heliport.

Building Group B: One (1) hotel with certain retail uses specifically accessory to a hotel facility.

Building Group A has been developed as the Dierbergs corporate office building. Chesterfield Village, Inc., is petitioning to develop Building Group B similar to Building Group A, as an office building, thusly requesting to add the land use of *office, general* to

those already permitted. Further, Chesterfield Village Inc., has elected not to amend the governing ordinance of the "C8" Planned Commercial District for a fourth time, rather they are requesting a Commercial-Industrial Designed Development (CIDD) special procedure. The basics of the CIDD special procedure are as follows. **It permits any property that is currently zoned any commercial or industrial district to request a land use either permitted or a conditional from any other commercial or industrial zoning district to be made permitted on that property. The proposed land use is required to have a direct relation to an existing land use on the petitioning site.**

Example:

Site A is zoned Industrial and currently includes a widget manufacturing facility. Typical activities include the manufacturing of widgets, shipping of same product, and administrative offices. The owners of the business have determined that the onsite sale of widgets would be a profitable activity; however the industrial zoning district does not permit this land use by right or conditionally. The retail land use is permitted in a commercial zoning district. Therefore, the property owners may petition the local government to utilize the CIDD special procedure for the purpose of obtaining the retail land use in their existing industrial zoning district. This CIDD request is approved by passage of an ordinance by the City Council. All other development standards as applicable must be met by the petitioners unless otherwise stipulated in the ordinance approving the CIDD.

As stated above, Chesterfield Village, Inc., has petitioned for a CIDD on C-300 to permit the land use of *office, general* on Parcel III, Building Group B. The office land use is currently permitted on C-300, Parcel III, Building Group A and has been developed as such. The approval of this request would permit the petitioners, Chesterfield Village, Inc., to develop the site with an office building or with the previously approved hotel. Further restrictions have been added to the draft CIDD ordinance, to restrict the height of the additional office building to fifteen (15) floors and cumulatively to restrict the floor area of office on both Building Groups A and B to 500,000 sf.

Surrounding Land Use and Zoning

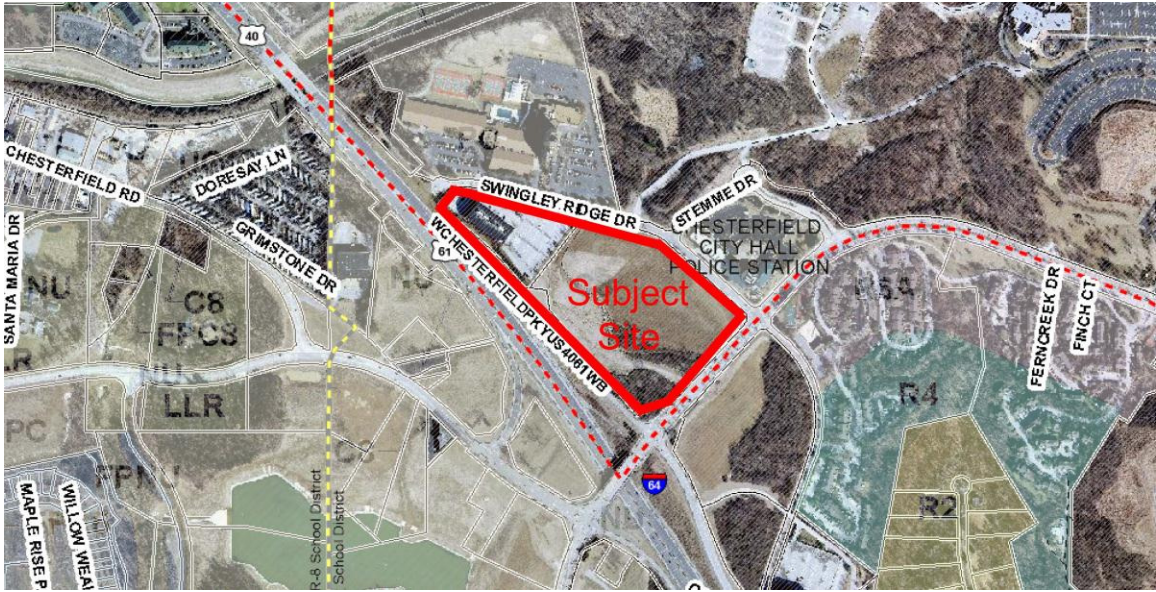
The land use and zoning for the properties surrounding this parcel are as follows:

North: The properties to the north are offices and a hotel; and are zoned "C8" Planned Commercial.

South: The adjacent properties to the south are undeveloped and are zoned "C8" Planned Commercial and "PC&R" Planned Commercial & Residential.

East: The adjacent properties to the east are government offices and are zoned "PC" Planned Commercial.

West: The properties located to the west are undeveloped and are zoned "PC&R" Planned Commercial & Residential.



View looking west at Site.



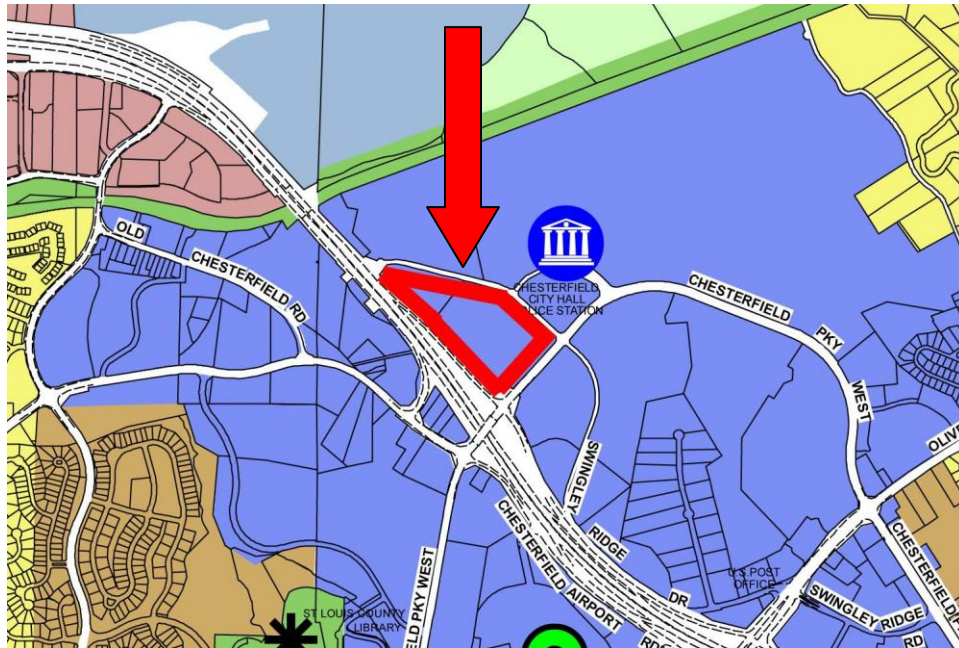
View looking northwest at Site.



View looking north across U.S. 40/Interstate 64 at Site.

Comprehensive Plan Analysis

The Comprehensive Plan Land Use Map depicts this property as Urban Core. As such, the proposed land use of office, general would be consistent with this Comprehensive Plan Land Use Plan designation. Further, the designation of Urban Core is also consistent with increased densities.



Issues

A Public Hearing was held on November 14, 2011. Staff has no outstanding issues related to this request.

Request

Staff has reviewed the request for a CIDD by Chesterfield Village, Inc. as it pertains to the proposed development, Chesterfield Village. The request to permit the *office, general* land use does not modify or otherwise change any other development standards included in the governing ordinance of the "C8" Planned Commercial District (example: access managements, open space, setbacks, etc.). **All portions of the governing ordinance will remain intact.** The request for a CIDD to permit the land use of *office, general* on Chesterfield Village Parcel C-300, Parcel III, Building Group B meets all requirements of the City of Chesterfield. Staff requests action on P.Z. 13-2011 Chesterfield Village Parcel C-300 (Chesterfield Village, Inc.).

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

The uses allowed in this "CIDD" Commercial-Industrial Designed Development shall be:

1. Chesterfield Village Parcel C-300, Parcel III, Building Group B:
 - a. Office, general.

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

1. The Office, general land use of C-300, Parcel III, Building Groups A and B, shall be limited to 500,000 sf. of floor area.
2. The above land use shall be limited to fifteen (15) floors in height.

II. ALL OTHER PROVISIONS OF THE GOVERNING ORDINANCE OF THIS "C8" PLANNED COMMERCIAL DISTRICT SHALL REMAIN INTACT.

PROJECT & GENERAL NOTES:

LOCATOR NUMBERS:
 C300A 18543237
 16800 SWINGLEY RIDGE ROAD
 CHESTERFIELD, MISSOURI 63017
 BK 06403 PG 2203

C300B
 175210147
 16800 SWINGLEY RIDGE ROAD
 CHESTERFIELD, MISSOURI 63017
 BK 18803 PG 1287

AREA OF SITE: C300A - 16.92 ACRES / C300B - 4.65 ACRES
EXISTING ZONING: "C-3" PLANNED COMMERCIAL DISTRICT
REQUIRED PARKING: PER CITY CODE
ORDINANCE NO.: 1358
BUILDING SETBACK: 30'
PARKING SETBACK: 15'

OWNER OF RECORD:
 CHESTERFIELD VILLAGE INC.
 400 CHESTERFIELD CENTER DRIVE
 CHESTERFIELD, MISSOURI 63017
 636.537.1000

PREPARED BY:
VOLZ Incorporated
 10849 INDIAN HEAD INDL BLVD
 ST. LOUIS, MISSOURI 63132
 314.426.6212
 314.890.1250 F

CHESTERFIELD VILLAGE Incorporated
 400 CHESTERFIELD CENTER DRIVE
 CHESTERFIELD, MISSOURI 63017
 636.537.1000

THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
 MISSOURI AMERICAN WATER COMPANY
 AMEREN UE COMPANY
 SOUTHWESTERN BELL TELEPHONE COMPANY
 CHARTER COMMUNICATIONS (CABLE TV)
 LACLEDE GAS COMPANY

THIS SITE IS IN THE FOLLOWING DISTRICTS:
 METROPOLITAN ST. LOUIS SEWER DISTRICT
 MONARCH FIRE PROTECTION DISTRICT
 PARKWAY SCHOOL DISTRICT
 MISSOURI RIVER WATERSHED

SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND THE CITY OF CHESTERFIELD.

STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGED AT A NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.

THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATELY ONLY. ACTUAL LOCATION SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.

ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH ST. LOUIS COUNTY, CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARDS.

ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY AND CITY OF CHESTERFIELD STANDARDS.

NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).

ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS FOR NEW DEVELOPMENT SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.

LANDSCAPING, STREETLIGHTS AND SIDEWALKS SHALL BE PER CITY OF CHESTERFIELD STANDARDS.

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

- C-300A**
 A tract of land being Lot C-300A of "Chesterfield Village NW Quadrant - Dierberg Tract," a subdivision according to the plat thereof recorded in Plat Book 346, Pages 567 and 568 of the St. Louis County Records.
- C-300B**
 A tract of land being part of Lot "B" of "Chesterfield Village North Plat 1", a Subdivision according to the Plat thereof recorded in Book 157, Page 12 of the St. Louis County Records and part of U.S. Survey 123, Township 45 North, Range 4 East, in the City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

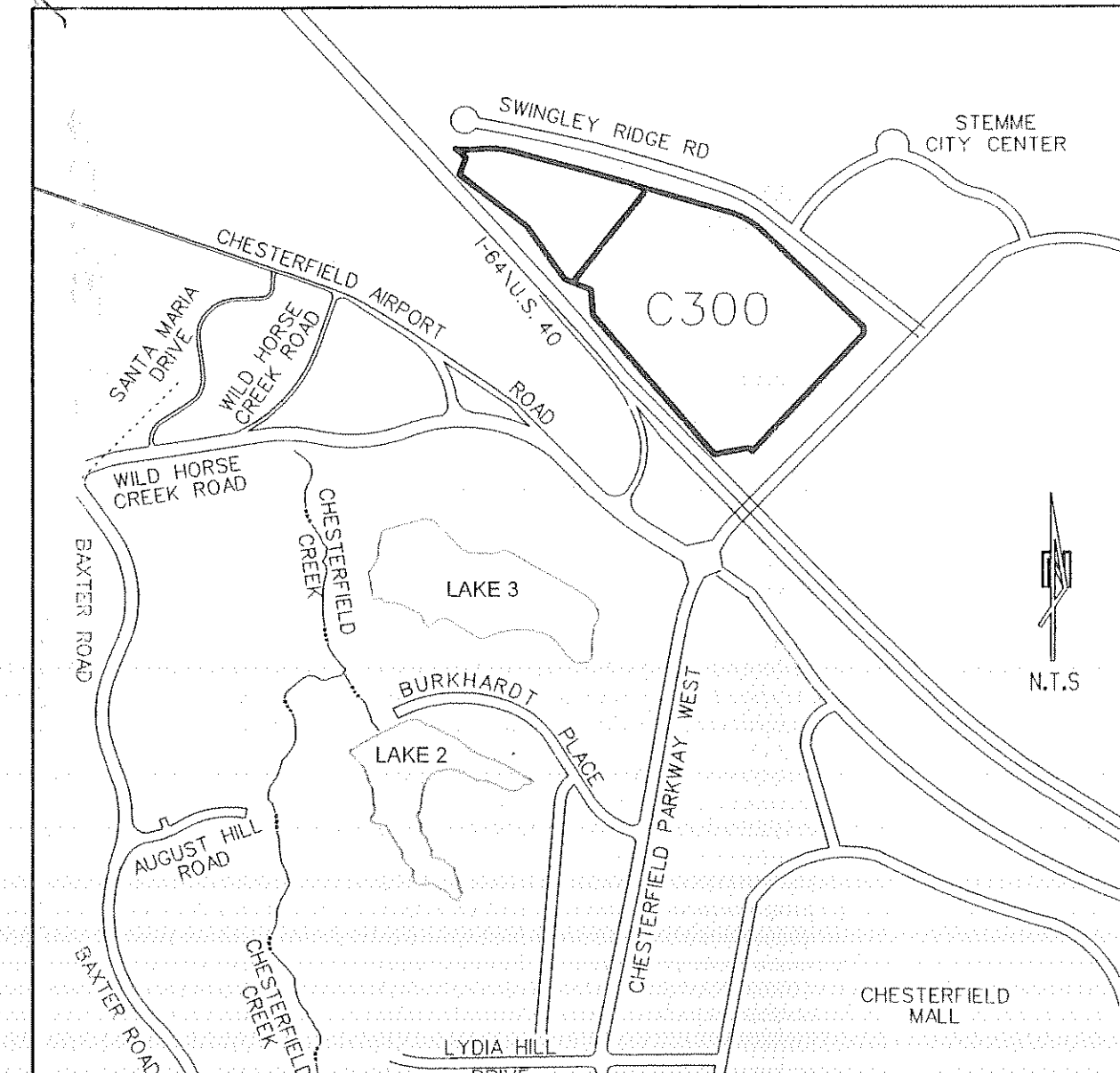
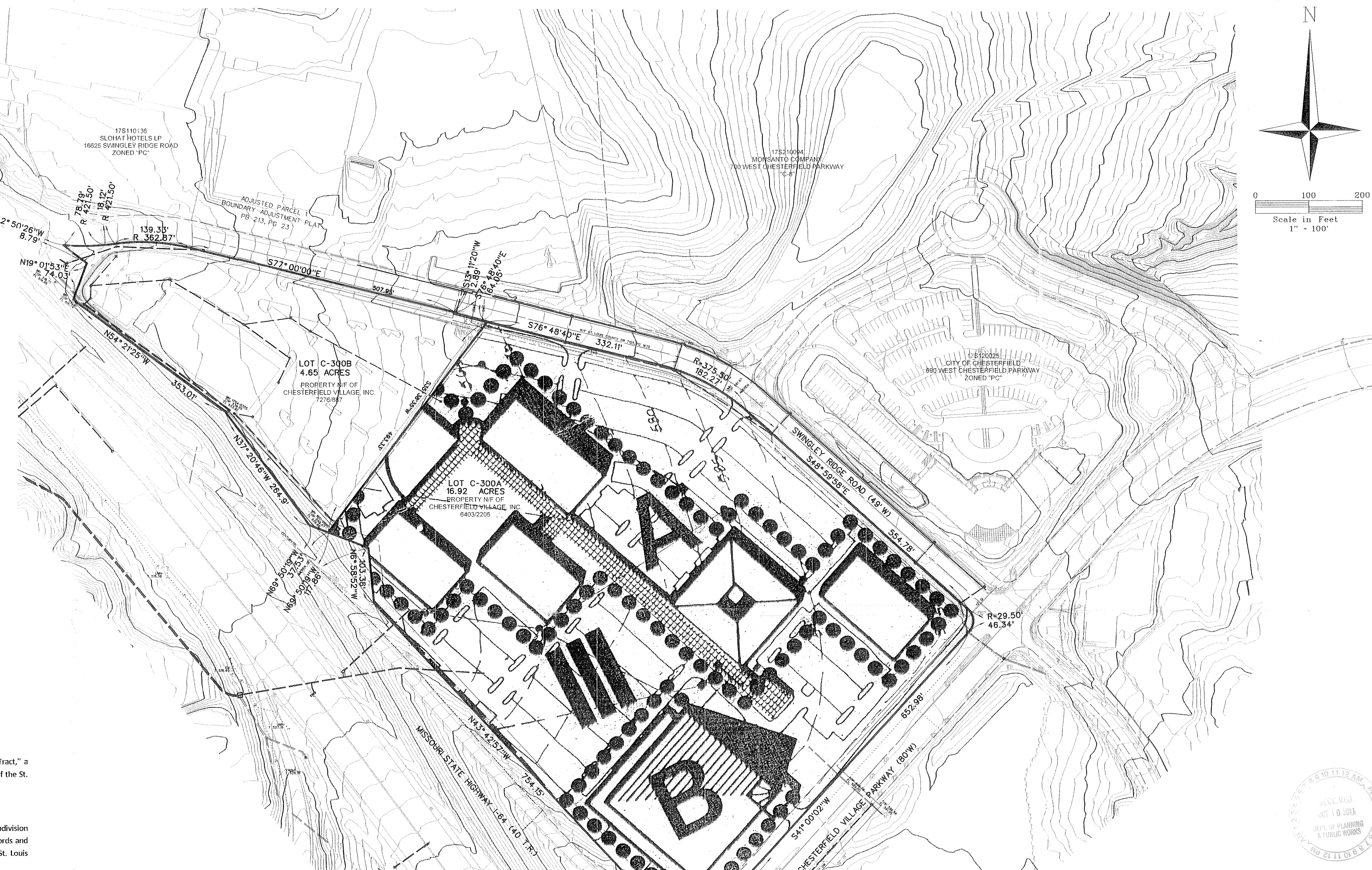
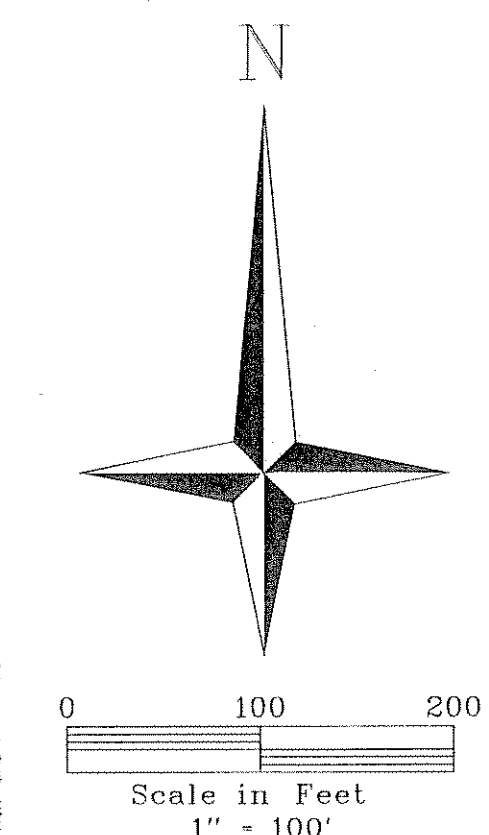
Commencing at a point on the Northeastern Line of a tract of land conveyed to the State of Missouri (for the widening of Missouri State Highway 40 TR, also known as I-64), by Deed recorded in Book 6187, Page 409 of the St. Louis County Records, at its intersection with the Southern Right of Way Line of Swingley Ridge Road, as established by the plat of "Chesterfield Village North Plat 1", as aforementioned, thence along said Southern Right of Way Line, Northeastwardly, 78.79 feet along a curve to the left having a radius of 421.50 feet and a chord bearing North 88 degrees 49 minutes 07 seconds East to the true point of beginning of the herein described tract of land; thence continuing along said Southern Right of Way Line, Northeastwardly, 18.12 feet along a curve to the left having a radius of 421.50 feet and a chord bearing North 82 degrees 13 minutes 54 seconds East to a point of reverse curvature; thence Southeastwardly, 139.33 feet along a curve to the right having a radius of 362.87 feet and a chord bearing South 88 degrees 00 minutes 00 seconds East to a point of tangency; thence South 77 degrees 00 minutes 00 seconds East, 507.95 feet to a point on the Western Line of a tract of land conveyed to St. Louis County (for the widening of Swingley Ridge Drive), by Deed recorded in Book 7125, Page 1670 of the St. Louis County Records; thence along the Western and Southern Lines of said tract, South 13 degrees 11 minutes 20 seconds West, 2.89 feet to a point; thence South 76 degrees 48 minutes 40 seconds East, 64.05 feet to a point; thence departing said Southern Line, South 35 degrees 38 minutes 35 seconds West, 493.33 feet to a point on the Southwestern Line of a tract of land conveyed to Chesterfield Village, Inc. by Deed recorded in Book 7276, Page 887 of the St. Louis County Records; thence along said Southwestern Line, North 69 degrees 50 minutes 19 seconds West, 37.53 feet to a point; thence North 37 degrees 20 minutes 46 seconds West, 264.90 feet to a point; thence North 54 degrees 21 minutes 25 seconds West, 353.01 feet to a point; thence North 19 degrees 01 minute 53 seconds East, 74.03 feet to a point on the Northeastern Line of the tract of land conveyed to the State of Missouri, as aforementioned; thence departing said Northeastern Line, North 42 degrees 50 minutes 26 seconds East, 48.79 feet to the point of beginning, containing 4.65 acres, more or less.

THIS PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS. IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCES HAVE BEEN DONE AND THIS PRELIMINARY DEVELOPMENT PLAN IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY INDICATE. SOILS AND SURFACE INFORMATION HAVE NOT BEEN AVAILABLE AND HENCE NOT TAKEN INTO ACCOUNT. ZONING DENSITY IS ASSUMED. THE LOCATION, CAPACITY AND AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT VERIFICATION. ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF THE AFORESAID MATTERS FOR DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.

Daniel Robert Kozlauer, P.E.
 PROFESSIONAL ENGINEER - PE 2004017198
 P.E. #2004017198

Eric J. Kirby
 PROFESSIONAL LAND SURVEYOR
 PLS 2026500074
 P.L.S. #2026500074

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 PROFESSIONAL LAND SURVEYOR
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PARCEL C300

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PRELIMINARY DEVELOPMENT PLAN

LOCATOR NO. 18543237 - C300A / 175210147 - C300B
 VOLZ JOB# 1073843

10/10/11