



Memorandum Department of Planning & Public Works

To: Planning and Public Works Committee
From: Shawn Seymour, Senior Planner
Date: 11/17/2011
RE: P.Z. 13-2011 Chesterfield Village Parcel C-300 (Chesterfield Village, LLC.): A request for a Commercial-Industrial Designed Development Procedure on a "C8" Planned Commercial-zoned tract of land of 21.5 acres in size and located on the south side of Swingley Ridge Road west of its intersection with the Chesterfield Parkway (18S430237).

Summary

Chesterfield Village, Inc. is requesting a Commercial-Industrial Designed Development (CIDD) Procedure on a "C8" Planned Commercial zoned tract of land, more commonly known as Chesterfield Village Parcel C-300 or simply C-300. C-300 was zoned "C8" Planned Commercial by St. Louis County in 1979 and was amended a number of times the last of which occurred in 1997, which was approved by the City of Chesterfield. The purpose of the CIDD is to permit the land use of *office, general* in an area of C-300 where per the governing ordinance of the "C8" Planned Commercial District it is not currently permitted.

A public hearing was held for this request on November 14, 2011. At that time no issues were identified by the Planning Commission or by Staff. Additionally, on November 14, 2011 the Planning Commission further reviewed this request and by a count of 7-0 approved a motion to recommend the request for the CIDD special procedure and to permit the *office, general* land use.

Attached please find a copy of Staff's report, the Attachment A, and the Preliminary Plan.

Respectfully submitted,

Shawn P. Seymour, AICP
Senior Planner

CC: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Planning & Public Works
Aimee Nassif, Director of Planning & Development Services

ATTACHMENT A

ALL PROVISIONS OF THE GOVERNING ORDINANCE OF THIS "C8" PLANNED COMMERCIAL DISTRICT AND THE CHESTERFIELD CITY CODE SHALL REMAIN INTACT WITH THE ADDITION OF THE FOLLOWING:

1. Chesterfield Village Parcel C-300, Parcel III, Building Group B shall be permitted office, general use limited to six (6) floors in height.
 - a. In the event that Building Group B is developed as office, general; the total amount of square footage permitted for Building Group A and B shall not exceed 500,000 square feet.
 - b. Overall density of this development shall be as established in the governing ordinance for this development.



VIII.C

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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.



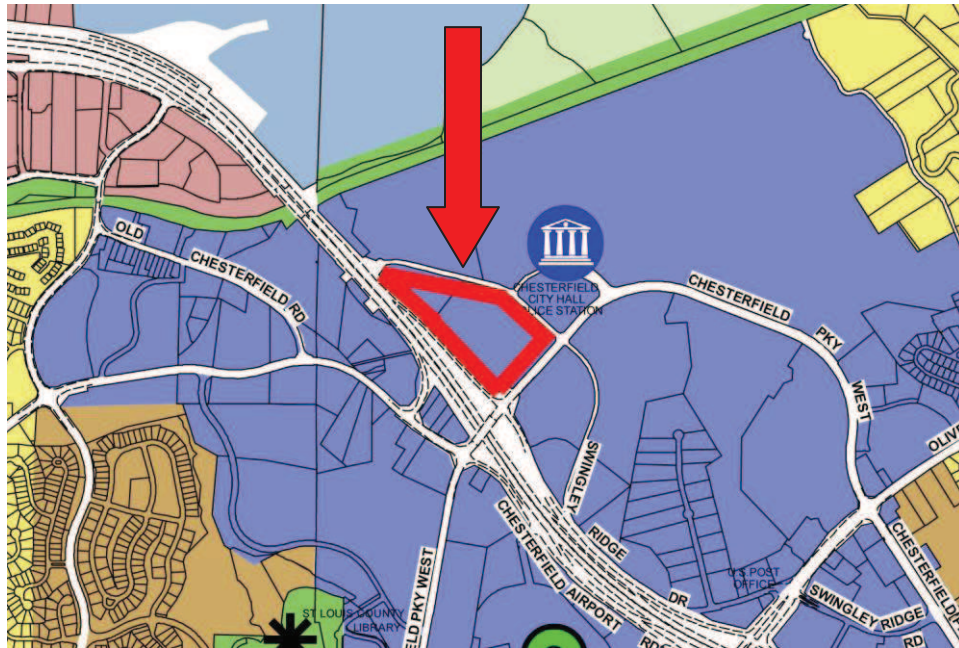
View looking northwest at Site.



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.).



Setbacks

Parcel	Boundary	Parking	Building
I	All	15'	20'
III	All	15'	20'
IV	Highway 40 Swingley Ridge Road	15' 20'	20' 30'
V	Swingley Ridge Road Hardin Drive Residential	15' 30'	20' 30'
VI	Chesterfield Village Henry High Road Hardin Drive Residential	15' 30'	20' 30'
VII	Schottler Road Olive Boulevard Hardin Drive Residential	15' 30'	20' 30'
VIII	Schottler Road Henry High Road Northern edge	15' 15'	20' 30'
IX	Olive Boulevard Henry High Road Northern & Western edges	15' 15'	20' 30'

Building Descriptions

Building Group	Floors	Area or Units	Uses
A	6 floors	440,000 SF	office, retail, service station, restaurant, theater, heliport
B	15 floors	350 units	hotel & hotel related uses
C	25 floors	350,000 SF	office, retail, restaurant
D	6 floors	170,000 SF	office, retail, restaurant, service station, theater
E	3 floors	20,000 SF	office, restaurant
F	4 floors	240,000 SF	office, restaurant
G	15 floors	225,000 SF	office, restaurant
H	8 floors	120,000 SF	office, restaurant, service station
I	3 floors	100,000 SF	office, restaurant, service station
J	3 floors	30,000 SF	office
K	3 floors	440 units	residential attached
L	3 floors	187 units	residential attached

*Recreation facilities will be located in either Group K or L or both. Facilities will consist of a swimming pool, 2 tennis courts and a 7,000 SF building.

Revised August 24, 1979
 NORTHWEST QUADRANT



**Chesterfield Village
 Development Plan**

Sachs Properties Inc. Developer



Smith-Entzeroth Architects-Planners

FILE COPY

SCANNED