



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

Planning and Development Services Division Public Hearing Summary Report

P.Z. 11-2015 Kemp Auto Museum (16861 Chesterfield Airport Road): A request for a zoning map amendment from a “PC” Planned Commercial District to a new “PC” Planned Commercial District for 2.65 acres located on the south side of Interstate 64 east of Chesterfield Commons Drive (17T230190).

Summary

Doster, Ullom, & Boyle, LLC on behalf of Johnny Y Properties, LLC has submitted a request for a zoning map amendment for the purpose of adding permitted uses. The current governing ordinance, Ordinance 2397, includes “Restaurants, sit down” as the only permitted use. The petitioner is requesting the addition of the following uses:

- 1) Coffee Shop
- 2) Commercial Service Facility
- 3) Office, General
- 4) Professional and Technical Service Facility
- 5) Restaurant, Take Out
- 6) Restaurant, Fast Food (without drive through and limited to “Fast Casual”)
- 7) Retail Sales Establishment, Neighborhood

Ordinance 2397 was approved under the City’s previous “PC” District regulations. Due to this, the proposed amendment will also update the governing ordinance to include all current requirements for the “PC” District which includes, but is not limited to, a 35% Open Space requirement. A copy of Ordinance 2397 can be found on the City’s website at the following link: <http://www.chesterfield.mo.us/webcontent/ordinances/2007/ord2397.pdf>.

The proposed preliminary plan features a single building that occupies the majority of the northern portion of the site as well as a parking area on the southern portion. The plan also indicates that access will be gained from shared drives located near each end of the development. Landscape buffers are proposed along the northern and southern property lines along Interstate 64 and Chesterfield Airport Road respectively. A request for modification from the landscape buffer requirements has been submitted and is discussed later in this report. The proposed preliminary plan is still under review by Staff and is subject to change based on requirements of City Code.

Zoning History

A portion of this subject site was originally zoned “M3” Planned Industrial by St. Louis County Ordinance 7014 in 1974 with the remaining portion being zoned “NU” Non-Urban. City of Chesterfield Ordinance 587 amended County Ordinance 7014 and brought the entire subject site

under the “M-3” Planned Industrial Zoning designation in 1991. Ordinance 587 governed the subject site as well as the property immediately to the east. Access management is one item that has been specifically regulated throughout the history of planned district ordinances governing this site. This will be discussed further in the Staff Analysis portion of this report.

Surrounding Land Use and Zoning

The land use and zoning for the properties surrounding this parcel are shown in Figure 1 below and are as follows:

- North:** The properties to the north across Interstate 64/Highway 40 are the Chesterfield Outlets and US Ice Sports Complex commercial subdivisions zoned “PC” Planned Commercial. Current uses on these properties include retail at the Taubman Prestige Outlets and the Hardee’s Ice Complex.
- South:** The properties to the south across Chesterfield Airport include a mixture of retail and restaurant uses located in the Chesterfield Commons East subdivision zoned “PC” Planned Commercial.
- East:** The property to the east is the former Sachs maintenance building which is also located in the Kemp Auto Museum commercial subdivision and is zoned “M3” Planned Industrial.
- West:** The properties to the west are also located in the Kemp Auto Museum commercial subdivision. These include the Kemp Auto Museum, zoned “PC” Planned Commercial with a MAA Overlay, and the Pacific Dental building, zoned “PC” Planned Commercial.

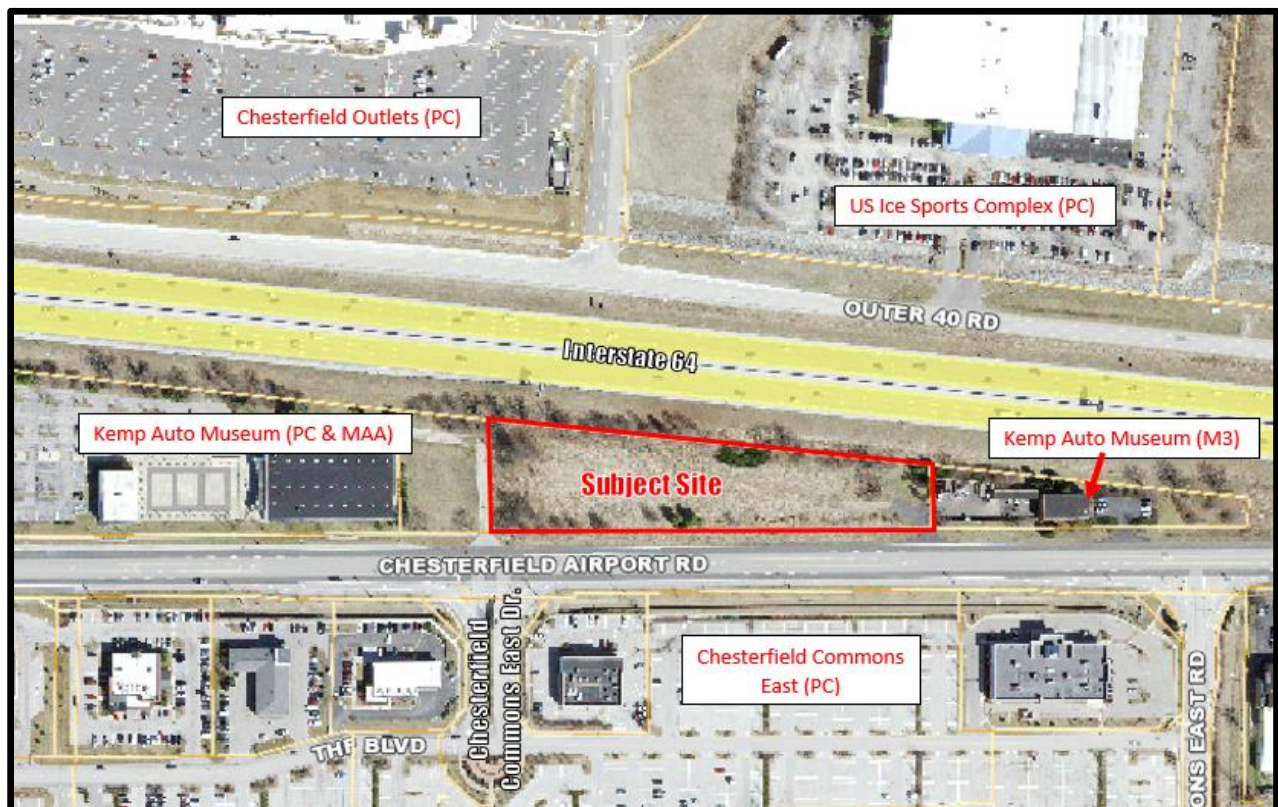


Figure 1

Comprehensive Plan Analysis

The subject site is located within the Mixed Commercial Use land use designation as seen in Figure 2 below. The Comprehensive Plan defines Mixed Commercial Use as an area where “Appropriate uses in this designation would be retail and office”. The list of requested uses are all consistent with the City’s Land Use Plan. Additionally, the Comprehensive Plan contains the following policies which apply to this development and will be included in Staff’s review of the proposal.

- **3.1 Quality Commercial Development:** To ensure developments positively reflect the image of the City of Chesterfield, provide employment opportunities and offer retail and service options to residents.
- **3.5.2 Chesterfield Valley Airport Compatibility:** Proposed developments should remain compatible with the airport in height and land use.
- **4.3 Low Density Office Development:** Development in areas adjacent to I-64 and west of Clarkson Road consist of low-density offices with a maximum structure height of 45 feet above grade, exclusive of mechanical equipment.
- **7.2.6 Cross-Access Circulation:** Cross-access is encouraged for both vehicular and pedestrian connections in all new developments.
- **7.2.9 Access Management:** The placement of driveways should be controlled to maintain the safety and efficiency of roadways.

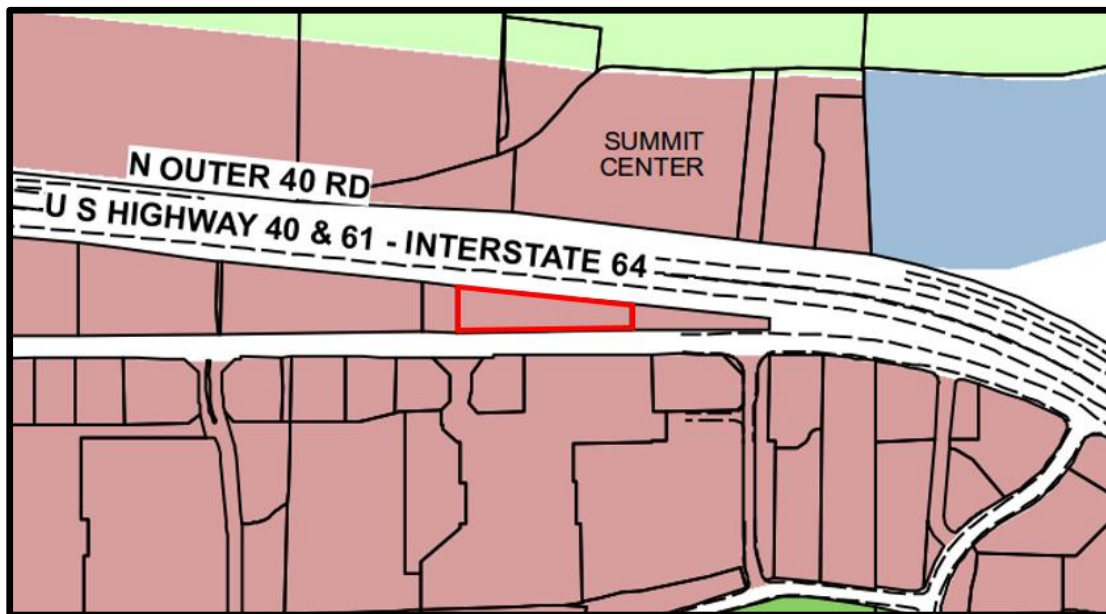
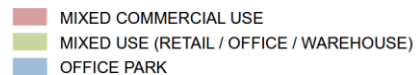


Figure 2



Staff Considerations

Access Management

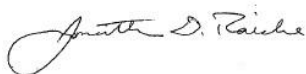
As previously mentioned, Ordinance 587 governed the subject site as well as the property immediately to the east prior to the adoption of Ordinance 2397. Between these two properties, only four (4) entrances were permitted and cross-access easements were required as directed by the City of Chesterfield. The current governing ordinance, Ordinance 2397, also requires that cross-access easements are provided as directed by the City of Chesterfield and St. Louis County. The ordinance also states that driveways must be evaluated per the requirements of the City code. Staff will continue to review the proposed access points and ensure that cross access is required as needed in the proposed Attachment A.

Landscape Buffer Modification

The Preliminary Plan indicates that the applicant is proposing a landscape buffer requirement modification to reduce the required northern buffer from 30' to 20' and the southern buffer from 30' to 25'. However, Staff has received and is currently reviewing a written request for this modification which indicates that the applicant is requesting a reduction to 20' on both road frontages. The applicant has indicated the preliminary plan will be updated to reflect the change along the southern frontage to be consistent with the written request. Staff will provide a recommendation to the Planning Commission on the modification request before the item is considered for a vote. The current ordinance permits a landscape buffer that varies in width but does not meet the 30' requirement consistently along the two frontages of the property. This modification was approved during the 2007 zoning process. During Staff's review of the current request, the proposal of landscape buffers on the east and west property lines will also be discussed with the applicant. City code does not require buffers between two non-residential districts.

Staff has the proposed Preliminary Plan under review and will be providing comments to the applicant. These comments will cause changes to the proposed preliminary plan which include, but are not limited to, various notes on the plan. Staff will continue to work with the applicant to ensure that all of the City's requirements and policies are met before this item is brought before the Planning Commission for a vote. A public hearing further addressing the request will be held at the November 23, 2015, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Applicant Project Narrative, Preliminary Plan, and Tree Stand Delineation.

Respectfully submitted,



Jonathan D. Raiche, AICP
Senior Planner

Attachments

1. Public Hearing Notice
2. Applicant Project Narrative
3. Preliminary Plan
4. Tree Stand Delineation

cc: 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 November 23, 2015 at 7:00 p.m. in the City Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said Hearing will be as follows:

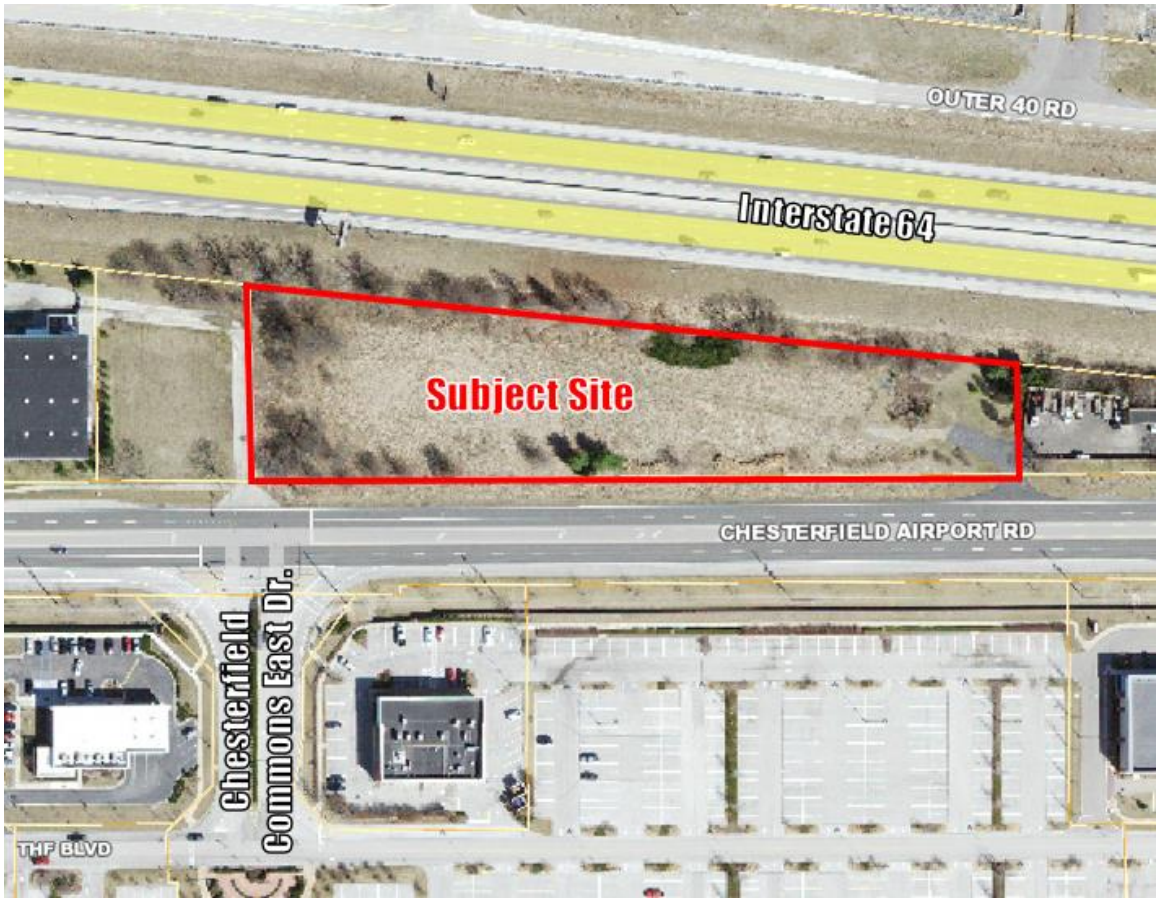
P.Z. 11-2015 Kemp Auto Museum (16861 Chesterfield Airport Road): A request for a zoning map amendment from a “PC” Planned Commercial District to a new “PC” Planned Commercial District for 2.65 acres located on the south side of Interstate 64 east of Chesterfield Commons Drive (17T230190).

Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Public Services at Chesterfield City Hall, 690 Chesterfield Parkway West during weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project or for a list of requested uses, please contact Mr. Jonathan Raiche, Senior Planner, by telephone at 636-537-4736 or by email at jraiche@chesterfield.mo.us

CITY OF CHESTERFIELD
Stanley Proctor, Chair
Chesterfield Planning Commission

PROPERTY DESCRIPTION

A tract of land being Adjusted Lot C803 of Boundary Adjustment Plat as recorded in Plat Book 355 Page 647 in U.S. Survey 2031, Township 45 North, Range 4 East of the 5th P.M., City of Chesterfield, St. Louis County, Missouri.



RECEIVED
City of Chesterfield

OCT 26 2015

Department of Public Services

Narrative Statement

The subject property (the "Site") is currently zoned Planned Commercial ("PC") and governed by Ordinance No. 2397 (the "Ordinance"). The Ordinance was adopted pursuant to the now repealed PC District regulations. The Application seeks rezoning to the current PC District regulations and the addition of uses. The Ordinance only allows one use, i.e. "Restaurant, sit down" because that is all the Petitioner requested. Unfortunately, that sole use has proved to be unfeasible for development and has adversely impacted the marketability of the Site.

The Site is within an area designated as "Mixed Commercial Use" in the Chesterfield Comprehensive Plan, and the additional uses requested are consistent with that designation and the adjacent existing uses. The uses requested will allow the Petitioner to develop a commercial center that is feasible and marketable. The uses requested are as follows:

- Restaurant, Sit Down (currently permitted under the Ordinance)
- Coffee Shop*
- Commercial Service Facility*
- Office, General*
- Professional and Technical Service Facility*
- Restaurant, Take Out*
- Restaurant, Fast Food (without drive through and limited to "fast casual")
- Retail Sales Establishment, Neighborhood*

The requested uses marked with an asterisk (*) are recently approved permitted uses on the property immediately adjacent to the Site on the West.

Petitioner is not requesting any relief from development standards except for landscape buffers on the Northern and Southern boundaries of the Site. By separate letter, Petitioner has requested relief that is consistent with the landscape buffers that exist or have been granted with respect to the properties to the West of the Site; without the requested relief, it would not be reasonably feasible to develop the Site because of the configuration of the Site which is long and narrow, narrowing from West to East.

GENERAL NOTES

- TOTAL SITE ACREAGE: +/-2.65 ACRES
- EXISTING ZONING: PC
PROPOSED ZONING: PC
- SETBACKS:
BUILDING: FRONT: 45' BUILDING SETBACK & 25' LANDSCAPE BUFFER
REAR: 20' BUILDING SETBACK & LANDSCAPE BUFFER
SIDE (EAST): 25' BUILDING SETBACK & LANDSCAPE BUFFER
SIDE (WEST): 35' BUILDING SETBACK & LANDSCAPE BUFFER
- PARKING:
FRONT: 25' LANDSCAPE BUFFER
REAR: 20' LANDSCAPE BUFFER
SIDE (EAST): 25' LANDSCAPE BUFFER
SIDE (WEST): 35' LANDSCAPE BUFFER
- THE SITE LAND USE SHALL BE COMMERCIAL.
- THE SITE IS SERVICED BY:
WATER: MISSOURI AMERICAN WATER
SEWER: METROPOLITAN ST. LOUIS SEWER DISTRICT
TELEPHONE: AT&T DISTRIBUTION/CHARTER COMMUNICATIONS/MCI
ELECTRIC: AMEREN MISSOURI ELECTRIC
GAS: LACEDS GAS COMPANY
- THIS SITE FALLS WITHIN THE "UNSHADED ZONE X" AREAS OF 500 YEAR FLOOD, AREAS PF 100 YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN 1' OR WITH DRAINAGE AREAS LESS THAN 1 SQ. MILE; AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD, PER FIRM FOR ST. LOUIS MISSOURI, MAP NUMBER 29189C0165K. EFFECTIVE DATE OF FEBRUARY 4, 2015.
- EFFORTS WILL BE MADE TO DIRECT DRAINAGE TO EXISTING DISCHARGE POINTS.
- ALL UTILITIES ARE TO BE LOCATED UNDERGROUND.
- THE PROPOSED BUILDING HEIGHT SHALL NOT EXCEED 30'.
- THE SITE SHALL CONFORM TO THE CITY OF CHESTERFIELD STANDARDS.
- UNDERGROUND STRUCTURES, FACILITIES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, DEEDS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY.THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT KNOWN.
- ALL ROADWAY DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- NO INVESTIGATION HAS BEEN PERFORMED BY ARNOLD CONSULTING ENGINEERING SERVICES REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON.
- THE DRAWING DOES NOT DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- ALL PAVEMENT STRIPPING SHALL BE 4" WIDE, PAINTED YELLOW.
- LOCATION, REPLACEMENT AND CONNECTION OF THE UTILITIES SHALL BE COORDINATED WITH THE UTILITY COMPANIES.
- TRASH ENCLOSURE IS TO BE MASONRY TO MATCH THE BUILDING AND SCREENED ACCORDING TO CITY REQUIREMENTS.
- ALL MECHANICAL, HVAC AND UTILITY EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW ACCORDING TO CITY ORDINANCE.
- ALL LANDSCAPING MATERIAL AND DESIGN WILL FOLLOW CHESTERFIELD CITY CODES, INCLUDING TYPES OF PLANTS AND SPACING.
- ALL DISTRIBUTED AREAS INTENDED FOR GRASS SHALL BE SODDED.
- MAXIMUM BUILDING HEIGHT SHALL BE TWO STORIES.
- OPEN SPACE SHALL BE A MINIMUM OF 30% OF EACH LOT FOR THE DEVELOPMENT.

PROPOSED EXHIBIT INFORMATION:

LOT: +/- 115,315.69 S.F. / +/-2.65 ACRES
 PROPOSED BUILDING: +/- 16,900 S.F.
 PARKING REQUIRED: 109 SPACES
 PARKING PROPOSED: 117 SPACES
 PERVIOUS AREA: +/- 50,762.69 S.F. / -1.17 ACRES +/-
 IMPERVIOUS AREA: +/- 64,552.74 / -1.48 +/-

PROPERTY DESCRIPTION:

A TRACT OF LAND BEING ADJUSTED LOT C308 OF BOUNDARY ADJUSTMENT PLAT AS RECORDED IN PLAT BOOK 355 PAGE 647, IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH P.M., CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A FOUND IRON PIPE AT THE NORTHWEST CORNER OF SAID ADJUSTED LOT C803; THENCE ALONG THE NORTH LINE OF SAID LOT, S84°06'54"E, 766.43 FEET TO THE NORTHEAST CORNER OF SAID ADJUSTED LOS C803; THENCE ALONG THE EAST LINE OF SAID LOT, S00°24'54"E, 109.36 FEET TO THE SOUTHWEST CORNER OF SAID ADJUSTED LOT C803; THENCE ALONG THE SOUTH LINE OF SAID LOT, S89°35'06"W, 761.68 FEET TO THE SOUTHWEST CORNER OF SAID ADJUSTED LOT C803; THENCE ALONG THE WEST LINE OF SAID LOT, N00°25'29"W, 193.45 FEET TO THE POINT OF BEGINNING, CONTAINING 2.65 ACRES, SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, CONDITIONS, ETC. OF RECORD.

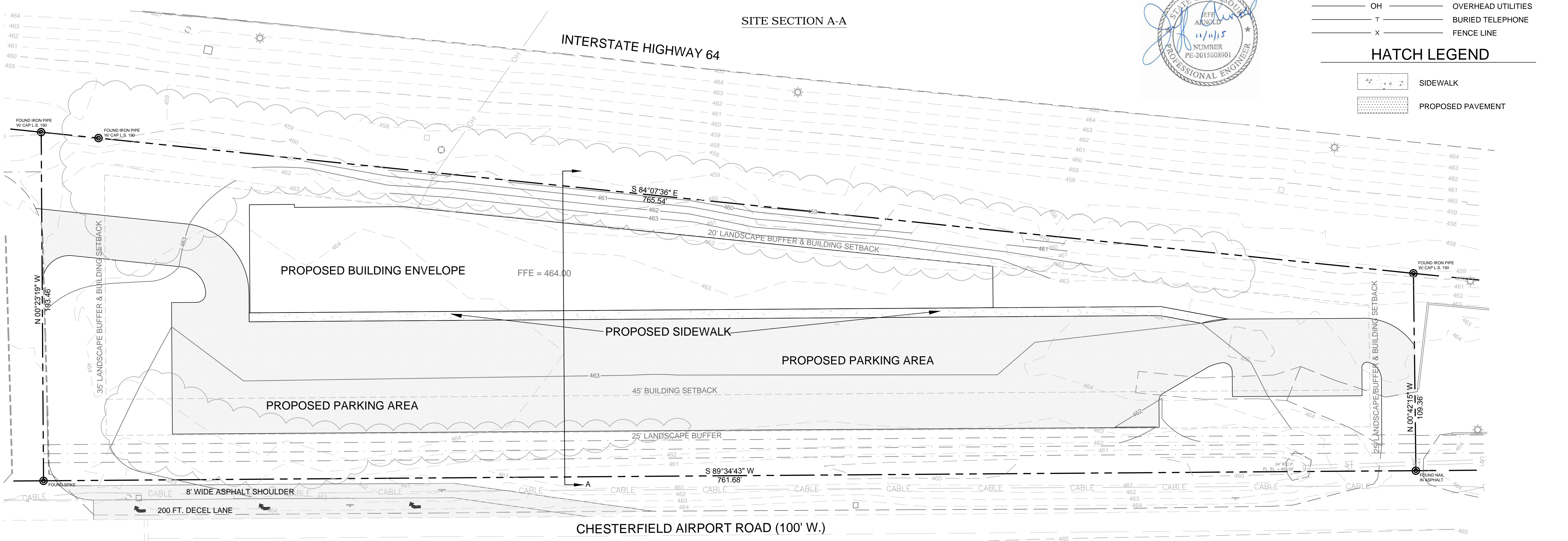
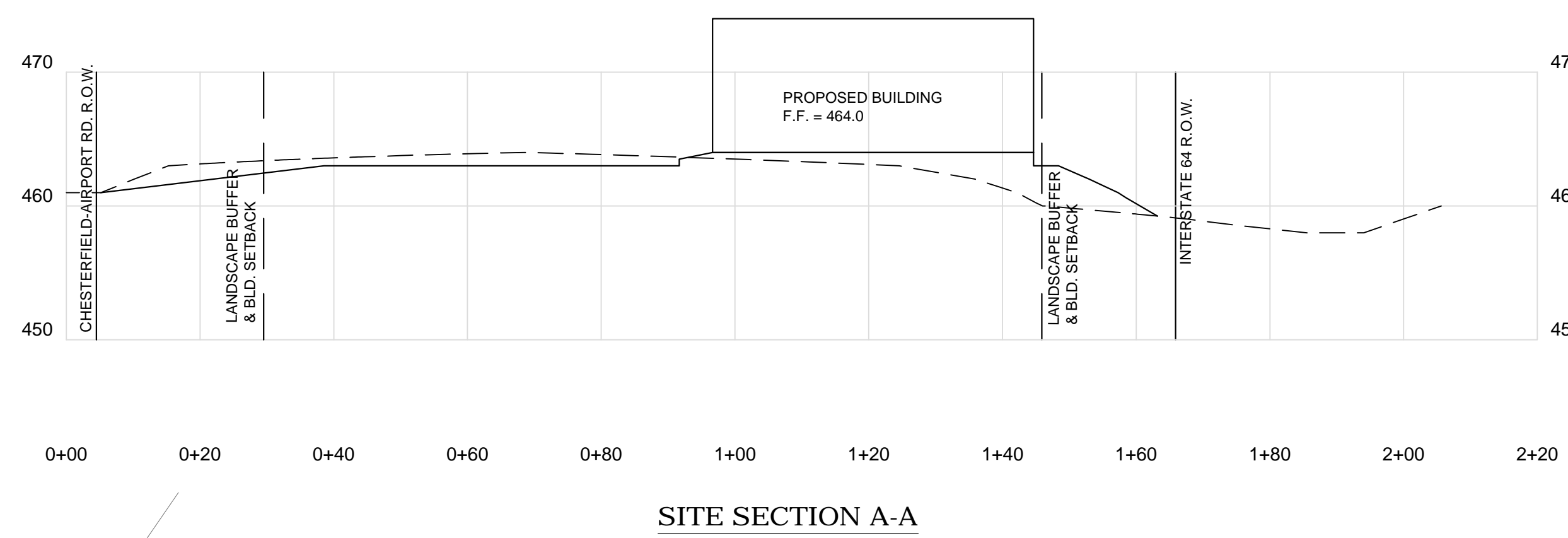
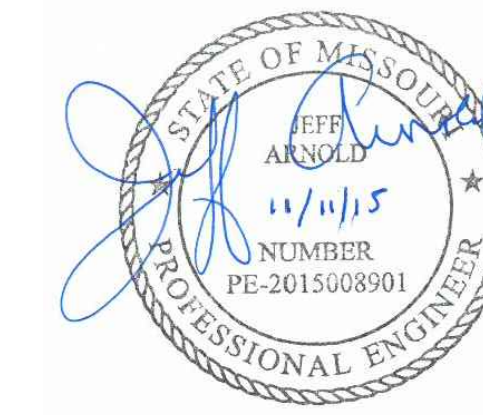
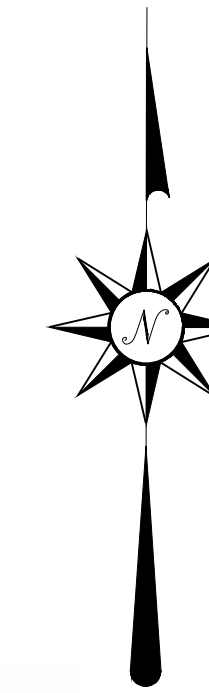


NOTES:

- BEARINGS REFERENCED TO GRID NORTH OF THE MISSOURI COORDINATE SYSTEM 1983, EAST ZONE AND ELEVATIONS REFERENCED TO NAVD 1988 PER GPS OBSERVATIONS UTILIZING THE MODOT VRS RTK NETWORK.
- THIS SURVEY WAS EXECUTED WITHOUT A TITLE COMMITMENT AND IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, CONDITIONS, ETC. OF RECORD.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE LAND SURVEYOR.
- (R) - DENOTES RECORDED DEED AND PLAT INFORMATION.
- (M) - DENOTES MEASURED SURVEY INFORMATION GATHERED BY 21 DESIGN GROUP.
- THIS SURVEY MEETS THE ACCURACY STANDARDS FOR "URBAN" PROPERTY AS DEFINED BY THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
- UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.

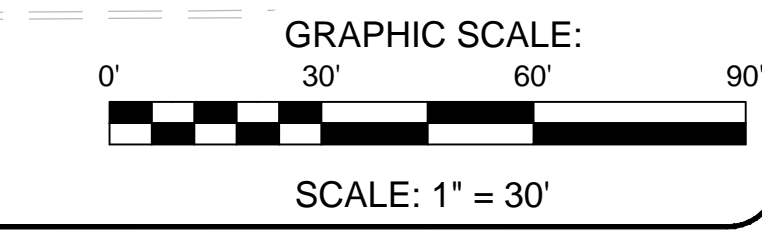
LEGEND

- BENCHMARK
- 1/2" IRON PIN W/ 1" PLASTIC CAP STAMPED "WHEELER KY 2508" FOUND UNLESS NOTED
- IRON PIN SET
- CONCRETE R/W MONUMENT
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- ANCHOR
- UTILITY POLE
- SIGNAL POLE
- ELECTRIC BOX
- ELECTRIC METER
- GAS VALVE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- GAS METER
- TELEPHONE PEDESTAL
- STORM SEWER MANHOLE
- DROP BOX INLET
- CURB BOX INLET
- PIPE BOLLARD
- GUTTER OUTLET
- ROAD SIGN
- TREE
- MAILBOX
- LAMP POLE
- FFE
- PROPERTY LINE
- SETBACK LINE
- EASEMENTS
- LOT LINE TO BE ABANDONED
- CENTERLINE
- UNDERGROUND ELECTRIC
- GAS LINE
- OVERHEAD UTILITIES
- BURIED TELEPHONE
- FENCE LINE



HATCH LEGEND

- SIDEWALK
- PROPOSED PAVEMENT

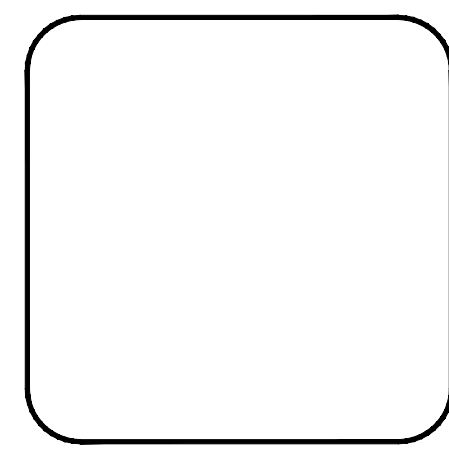


REVISIONS

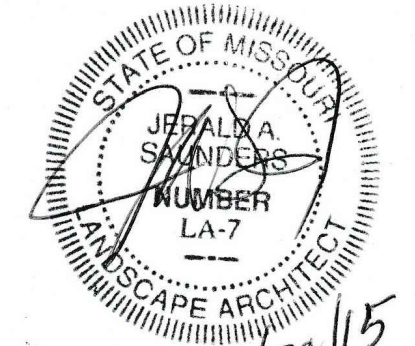
**16861 CHESTERFIELD AIRPORT ROAD
 CHESTERFIELD, MO**

ACES
 ARNOLD CONSULTING ENGINEERING SERVICES, INC.
 P.O. BOX 1338
 BOWLING GREEN, KY 42101
 PHONE (270) 780-9445

JOB NUMBER:
 DATE: 10/8/2015
 SCALE: 1" = 30'
 DRAWN: N. CAPPS
 CHECKED: J. ARNOLD
 FILE PATH:



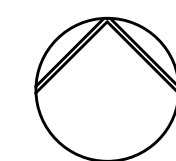
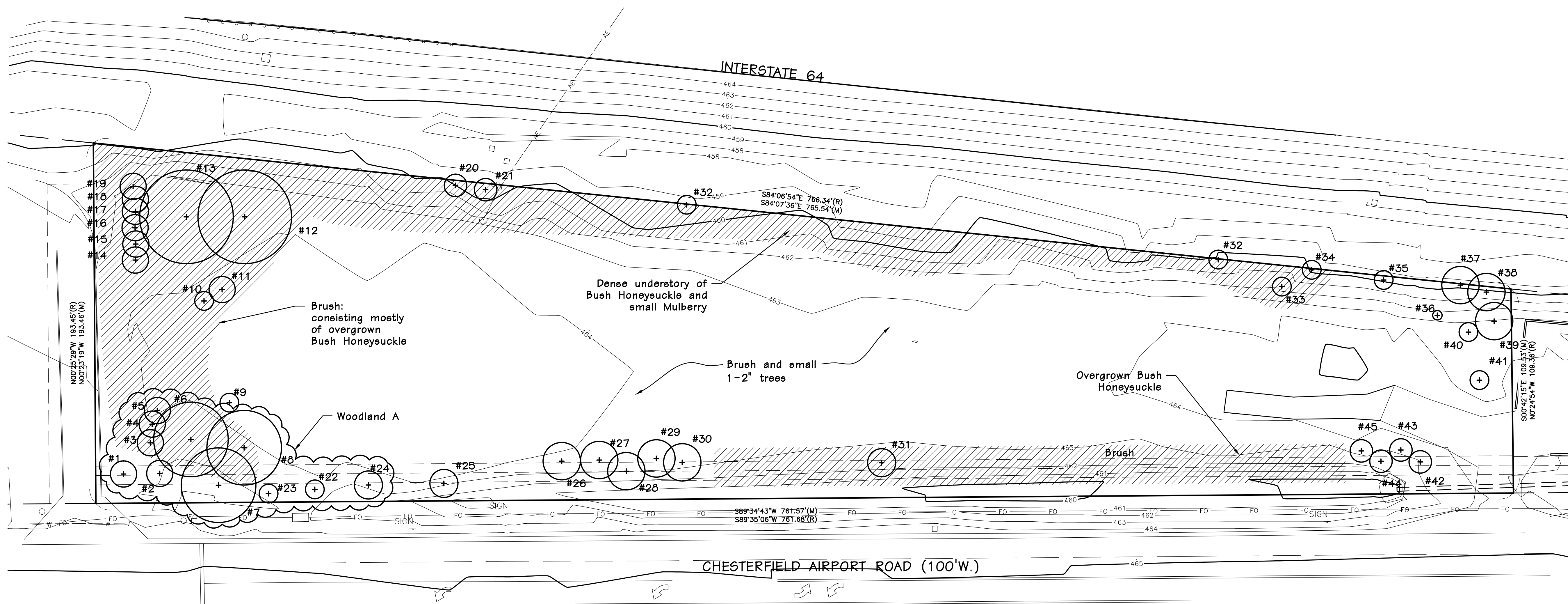
PP
 PRELIMINARY PLAN



Jerald Saunders - Landscape Architect
MO License # LA-007

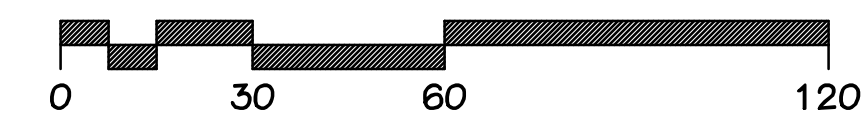
Consultants:

16861 Chesterfield Airport Road
Chesterfield, Missouri
Arnold Consulting and Engineering Services



TREE STAND DELINEATION PLAN

SCALE 1" = 30'



Woodland A:
Woodland A is located in the southwest corner of the property along Chesterfield Airport Road. The upper canopy consists of Red Oaks and White Oaks ranging from 16 to 21" DBH. The understory is dominated by overgrown Bush Honeysuckle with a small population of Amur Maple along the western property line, and some Crabapples along the roadway. The overall canopy covers 8,018 sq. ft.

Site Vegetation Description:
The interior of the site is host to overgrown grasses and forbs, and sparsely populated with 1-3" caliper Pear, Boxelder, and Mulberry trees.
The property lines are densely overgrown with Mulberry ranging in sizes from 1 to 8" and Bush Honeysuckle. There are two stands of large White Pine and Norway Spruce with sizes of 8 to 12" DBH.
Along Chesterfield Airport Road at the east entrance to the site there is a small stand of Cornelian Cherry Dogwood. These are multi-stemmed at about ground level with an overall caliper inch of 10".
The northern boundary consists of small Mulberry and Bush Honeysuckle with an overhanging canopy from the Hwy 40 Right-of-Way.
The northwest boundary features 2 large Red Oak of 20 and 23" with an understory of poor-conditioned Amur Maples and a thicket of Bush Honeysuckle.

There are no rare or champion trees on this property.

Woodland A = 8,018 sq. ft. or 0.18 ac.
Individual Trees = 9,451 sq. ft. or .22 ac.

Total Canopy Coverage = 17,469 sq. ft. or 0.40 ac.

Existing Tree List					
	Type	Size (DBH)	Condition	Area- S.F.	Addt. Comments
1	Amur Maple	13	Fair	177	
2	Amur Maple	10	Fair	177	
3	Amur Maple	10	Fair	177	Multi-stem
4	Amur Maple	10	Poor	177	Multi-stem
5	Amur Maple	10	Fair	177	Multi-stem
6	Red Oak	21	Good	1963	
7	Red Oak	20	Fair	1963	
8	Red Oak	20	Good	1963	
9	Ash	6	Dead	0	Dead
10	Ash	8	Dead	0	Dead
11	Mulberry	5	Fair	79	
12	Red Oak	20	Good	1963	
13	Red Oak	23	Good	1963	
14	Amur Maple	8	Fair	154	Multi-stem
15	Amur Maple	8	Fair	154	Multi-stem
16	Amur Maple	8	Fair	154	Multi-stem
17	Amur Maple	8	Poor	154	Multi-stem
18	Amur Maple	8	Poor	154	Multi-stem
19	Amur Maple	8	Fair	154	Multi-stem
20	Mulberry	5	Fair	79	
21	Mulberry	5	Fair	79	
22	Crabapple	12	Fair	314	
23	Crabapple	10	Fair	314	
24	White Oak	16	Good	616	
25	White Oak	16	Good	616	
26	White Oak	14	Good	616	
27	White Pine	12	Good	314	
28	Norway Spruce	10	Good	254	
29	White Pine	12	Good	314	
30	White Pine	12	Good	314	
31	River Birch	8	Fair	177	
32	Mulberry	6	Fair	79	
33	Mulberry	8	Fair	79	
34	Mulberry	6	Fair	79	
35	Mulberry	7	Fair	79	
36	White Pine	3	Fair	13	
37	White Pine	8	Fair	314	
38	Norway Spruce	10	Good	254	
39	Norway Spruce	10	Good	254	
40	Hornbeam	10	Good	79	
41	Hornbeam	8	Good	79	
42	Dogwood	10	Good	113	Multi-stem at Ground
43	Dogwood	10	Good	113	Multi-stem at Ground
44	Dogwood	10	Good	113	Multi-stem at Ground
45	Dogwood	10	Good	113	Multi-stem at Ground

Revisions:

Date	Description	No.

Drawn: BB
Checked: JS

loomisAssociates
landscape architects/planners
707 Spirit-40 Park Drive, Suite 105
Chesterfield, Missouri 63005-1054
Tel: 636.437.1977
Email: info@loomisassociates.com

Loomis Associates, Inc.
Missouri State Certificate of Authority #: LAC #0000191

Sheet Title: TSD Plan

Sheet No: TSD

Date: 09/24/15
Job #: 968.001

Tree Stand Delineation & Preservation Plan Prepared under direction of:
Brian Bage
Certified Arborist MW- 5033A