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Phone: 636-537-4000 • Fax 636-537-4798 • [www.chesterfield.mo.us](http://www.chesterfield.mo.us)

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## **Planning and Development Services Division Public Hearing Summary Report**

**P.Z. 10-2015 Kemp Auto Museum (16955 Chesterfield Airport Rd):** A request for a zoning map amendment from a “PC” Planned Commercial District with a “MAA” Museum and Arts Overlay District to the new “PC” Planned Commercial District for a 5.104 acre tract located northeast of the intersection of Chesterfield Airport Road and Chesterfield Commons Drive (17T140211).

### **Summary**

DosterUllom & Boyle, LLC, on behalf of Caplaco Nineteen, Inc., has submitted a request for a zoning map amendment from “PC/MAA” Planned Commercial District with a Museum and Arts Overlay District to “PC” Planned Commercial District. Per the submitted written narrative, also attached for the Planning Commission’s review, the applicant wishes to rezone the site to expand the permitted land uses for marketability.

Related with the application for the zoning map amendment, and as required associated with a planned district, a Preliminary Plan is also attached for the Planning Commission’s review. The Preliminary Plan depicts a total of two (2) structures with the eastern structure planned to remain and be retrofitted. Access is proposed to utilize existing access points to the west and east.

### **Zoning History**

Site was originally zoned “NU” Non-Urban through St. Louis County. In 1974, St. Louis County Ordinance 7,014 approved a rezoning from “NU” to “M3”, Planned Industrial for a 4.7 acre portion of the subject property. In 2002, the City of Chesterfield approved a rezoning from the previously approved “M3” and the remaining “NU” portion of the subject property to “PC” Planned Commercial for the previous Kemp Auto Museum via City of Chesterfield Ordinance 1902. This property was again rezoned in 2004 via City of Chesterfield Ordinance 2116 to add the “MAA” Museum and Arts Overlay District for the previous auto museum. A copy of City of Chesterfield Ordinances 1902 and 2116 may be found at the following links:

<http://www.chesterfield.mo.us/webcontent/ordinances/2002/ord1902.pdf>

<http://www.chesterfield.mo.us/webcontent/ordinances/2004/ord2116.pdf>

**Surrounding Land Use and Zoning**

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

**North:** The property to the north across I-64 is currently zoned “PC” Planned Commercial District. These lots consist of Chesterfield Outlets.

**South:** The property is currently zoned “C8” and “PC” Planned Commercial District. These lots are businesses within the Chesterfield Commons development.

**East:** The property to the east across Clarkson on-ramp is currently zoned “PC” Planned Commercial District. This lot consists of the Pacific Dental which is currently under construction.

**West:** The property is currently zoned “C8” Planned Commercial District. This lot consists of an office building within the Chesterfield Commons North subdivision.

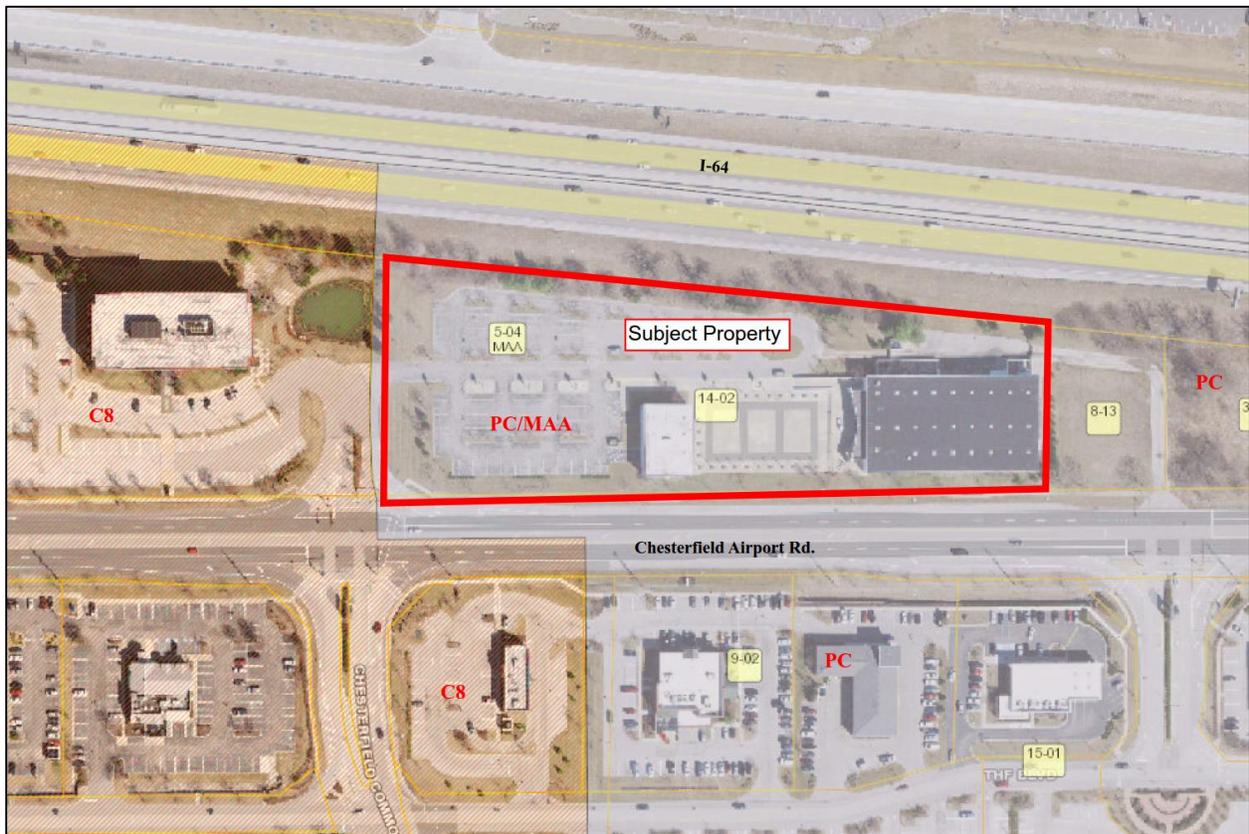


Figure 1: Aerial and Zoning Map

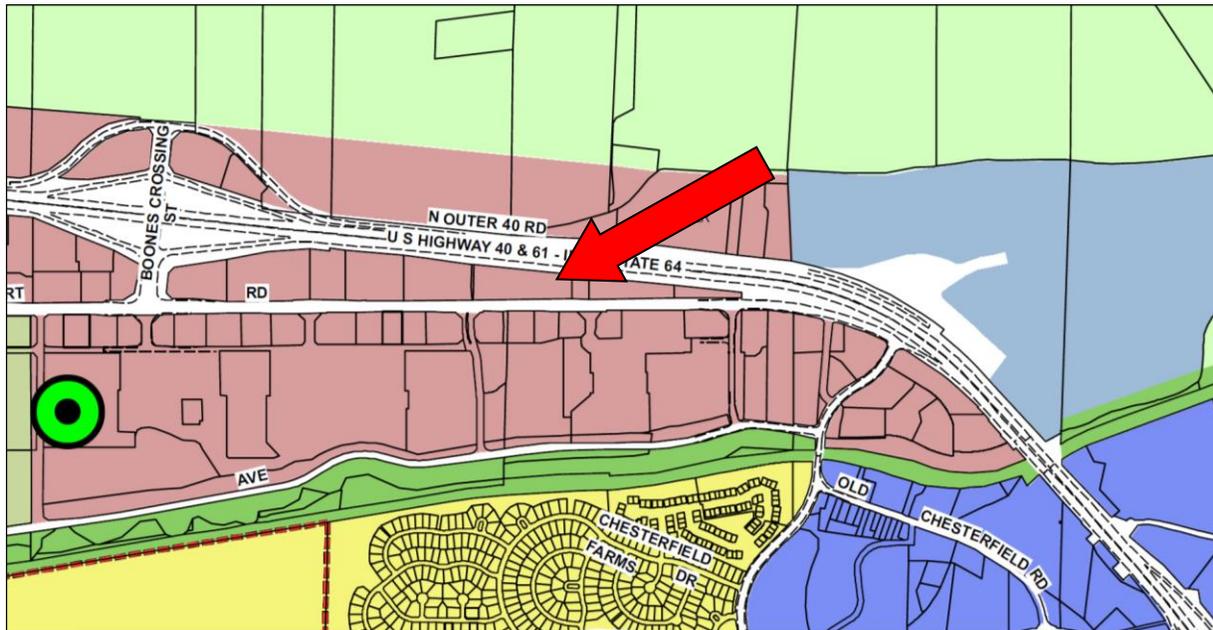


Figure 2: Future Land Use Map

### Comprehensive Plan

The subject site is located within the Mixed Commercial Use district located within Chesterfield Valley. This district would allow retail, low density office and limited office/warehouse facilities. All proposed uses associated with this request would be compliant with this designation.

Associated with the proposed uses, a proposed development should be in general compliance with the Development Policies identified within the Comprehensive Plan. Below is a list of relevant policies within the Comprehensive Plan to the zoning request.

- **3.1 Quality Commercial Development:** The intent of this policy is 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:** This policy documents that proposed developments remain compatible with the airport in height and proposed uses.
- **4.3 Low Density Office Development:** This policy recommends development in areas adjacent to I-64 and west of Clarkson Road consist of low-density offices. Low-density is recommended as structures under 45 feet in height above grade, exclusive of mechanical equipment.
- **7.2.6 Cross-Access Circulation:** Cross-access is encouraged for both vehicular and pedestrian connections. The intent of this requirement is to limit unnecessary movements on existing road networks and not negatively affect levels of service.

**Landscape Buffer Modification**

A thirty (30) foot buffer is required on the north and south property lines due to I-64 and Chesterfield Airport Road. While the minimum required buffer is provided for on the Chesterfield Airport Road frontage, the I-64 frontage depicts a proposed buffer of less than thirty (30) feet, with the smallest width on the eastern end of the site. This dimension reflects the desire to leave the existing access points to assist in cross-access with the adjacent site. Staff is continuing to evaluate this modification request.

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 Narrative Statement and Requested Uses, and the Preliminary Plan and Tree Stand Delineation for this petition.

Respectfully submitted,



John Boyer  
Senior Planner

Attachments

1. Public Hearing Notice
2. Applicant Narrative Statement and Requested Uses
3. Preliminary Plan
4. Tree Stand Delineation

cc: Aimee Nassif, Planning and Development Services Director  
Purvi Patel, Project Planner

**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. 10-2015 Kemp Auto Museum (16955 Chesterfield Airport Rd)**: A request for a zoning map amendment from a “PC” Planned Commercial District with a “MAA” Museum and Arts Overlay District to the new “PC” Planned Commercial District for a 5.104 acre tract located northeast of the intersection of Chesterfield Airport Road and Chesterfield Commons Drive (17T140211).

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 the requested uses, please contact Mr. John Boyer, Senior Planner, by telephone at 636-537-4734 or by email at [jboyer@chesterfield.mo.us](mailto:jboyer@chesterfield.mo.us)

CITY OF CHESTERFIELD  
Stanley Proctor, Chair  
Chesterfield Planning Commission

**PROPERTY DESCRIPTION**

A tract of land being part of Adjusted New Parcel 2 of the Boundary Adjustment Plat, recorded in Plat Book 350 Page 81, in U.S. Survey 2031, Township 45 North Range 4 East, City of Chesterfield, St. Louis County, Missouri and being particularly described as follows:

Beginning at the southwest corner of said adjusted new parcel 2, said beginning point being also a point on the north line of Chesterfield Airport Road, of varying width; thence, northwardly along the west line of said adjusted new parcel 2, North 12 Degree 42 Minutes 40 Seconds West 26.61 feet, North 02 Degree 08 Minutes 554 Seconds West 84.73 feet and North 01 Degree 38 Minutes 32 Seconds East 194.51 feet to a point on the south line of Interstate Highway 64, of varying width; thence eastwardly along said south line, South 84 Degrees 06 Minutes 54 Seconds East 863.23 feet to a point; thence South 00 Degrees 25 Minutes 29 Seconds East 210.35 feet to a point on the aforesaid north line of Chesterfield Airport Road, of varying width; thence westwardly along said north line South 89 Degrees 35 Minutes 06 Seconds West 856.80 feet to the point of beginning and containing 5.104 acres according to calculations by Volz, Inc. during February 2003.



Subject Property

Chesterfield Airport Road

Chesterfield Commons Drive

TWP BLVD

## **NARRATIVE STATEMENT**

### **Chesterfield Airport Road – Former Kemp Auto Museum**

Caplaco Nineteen, Inc. has filed an Application for a new “PC” Planned Commercial District for the site located on Chesterfield Airport Road formerly operated as the Kemp Auto Museum. The site is currently zoned “PC” Planned Commercial District under repealed regulations with a “MAA” District overlay. The only permitted uses are auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly. The Application proposes to rezone the property to permit the uses listed as part of Petitioner’s Application. Petitioner currently plans to re-use the Auto Museum building on the Eastern portion of the site with some modification to the building. There are multiple users who have expressed an interest in this site, but Petitioner has not yet committed to any users. Except as noted below, the proposed rezoning would comply with all development standards under the current “PC” Planned Commercial District regulations and the City’s ordinances generally.

Contemporaneous with the filing of the Application, Petitioner has requested a reduction in the landscape buffers. The requested reduction reflects existing conditions.

## PERMITTED USES

<ul style="list-style-type: none"><li>• Administrative offices for educational or religious institutions</li><li>• Church and other places of worship</li><li>• Community Center</li><li>• Library</li><li>• Postal stations</li><li>• Public building facilities owned or leased by the City of Chesterfield</li><li>• Public safety facility</li><li>• Art gallery</li><li>• Art studio</li><li>• Auditorium</li><li>• Banquet facility</li><li>• Club</li><li>• Gymnasium</li><li>• Museum</li><li>• Reading room</li><li>• Recreation facility</li><li>• Office-dental</li><li>• Office-general</li><li>• Office-medical</li><li>• Automobile dealership</li><li>• Automotive retail supply</li><li>• Bakery</li><li>• Bar</li><li>• Bowling center</li><li>• Brewpub</li><li>• Coffee shop</li><li>• Grocery-community</li><li>• Grocery-neighborhood</li><li>• Newspaper stand</li><li>• Restaurant-sit down</li><li>• Restaurant-fast food</li><li>• Restaurant-take out</li><li>• Retail sales establishment-community</li><li>• Retail sales establishment-neighborhood</li><li>• Tackle and bait shop</li><li>• Animal grooming service</li></ul>	<ul style="list-style-type: none"><li>• Barber or beauty shop</li><li>• Broadcasting studio</li><li>• Commercial service facility</li><li>• Day care center</li><li>• Drug store and pharmacy, with drive-thru</li><li>• Dry cleaning establishment</li><li>• Filling station and convenience store with pump stations</li><li>• Film drop-off and pick up stations</li><li>• Financial Institution, drive-thru</li><li>• Hospital</li><li>• Hotel and motel</li><li>• Hotel and motel-extended stay</li><li>• Nursing home</li><li>• Oil change facility</li><li>• Professional and technical service facility</li><li>• Research laboratory &amp; facility</li><li>• Theatre, indoor</li><li>• Vehicle repair and service facility</li><li>• Veterinary clinic</li><li>• College/university</li><li>• Kindergarten or nursery school</li><li>• Specialized private school</li><li>• Vocational school</li><li>• Telecommunications structure</li><li>• Telecommunications tower or facility</li></ul>
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<b>PROJECT NOTES:</b>	
AREA OF SITE:	5.1 ACRES
LOCATOR NO:	17T 14 0211 / 17T140202
ADDRESS:	16955 CHESTERFIELD AIRPORT RD CHESTERFIELD, MO. 63005
OWNER OF RECORD:	CAPLACO NINETEEN, INC. DEVELOPMENT 11850 STUDD AVENUE P.O. BOX 419121 ST LOUIS, MISSOURI 63141 314-991-8900 EXT. 253
PREPARED FOR:	<b>CAPITOL</b> LAND 11850 STUDD AVENUE P.O. BOX 419121 ST LOUIS, MISSOURI 63141 314-991-8900 EXT. 253
PREPARED BY:	<b>VOLZ</b> Incorporated 10849 INDIAN HEAD INDL. BLVD. ST. LOUIS, MO 63132 314.426.6212 MAIN 314.890.1250 FAX
SUBDIVISION:	PARCEL 1: LOT C 800 KEMP AUTOMOBILE MUSEUM SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 351 PAGE 824 AND 825 OF THE ST. LOUIS COUNTY RECORDS.
EXISTING ZONING:	PC "PLANNED COMMERCIAL DISTRICT WITH "MAA" MUSEUM ARTS AREA ORDINANCE #2116
PROPOSED ZONING:	PC "PLANNED COMMERCIAL DISTRICT
LANDSCAPE BUFFER:	30' REQUIRED ON HWY 40/61 & CHESTERFIELD AIRPORT ROAD
BUILDING & PARKING SETBACKS:	30' FRONT 10' SIDE YARD
PARKING REQUIRED & PROPOSED:	PER THE CITY OF CHESTERFIELD "UDC"
LEGAL DESCRIPTION:	A TRACT OF LAND BEING C 800 OF "KEMP AUTOMOBILE MUSEUM SUBDIVISION" IN U.S. SURVEY 2031 TOWNSHIP 45 NORTH - RANGE 4 EAST - CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

**GENERAL NOTES:**

**THIS SITE IS IN THE FOLLOWING DISTRICTS:**

METROPOLITAN ST. LOUIS SEWER DISTRICT  
MONARCH FIRE PROTECTION DISTRICT  
ROCKWOOD R8 SCHOOL DISTRICT  
BONHOMME CREEK WATERSHED  
WARD 4

**THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:**

MISSOURI AMERICAN WATER COMPANY  
LACLEDE GAS COMPANY  
AMEREN COMPANY  
SOUTHWESTERN BELL TELEPHONE COMPANY  
CHARTER COMMUNICATION (CABLE TV)

SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT.

STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO THE CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.

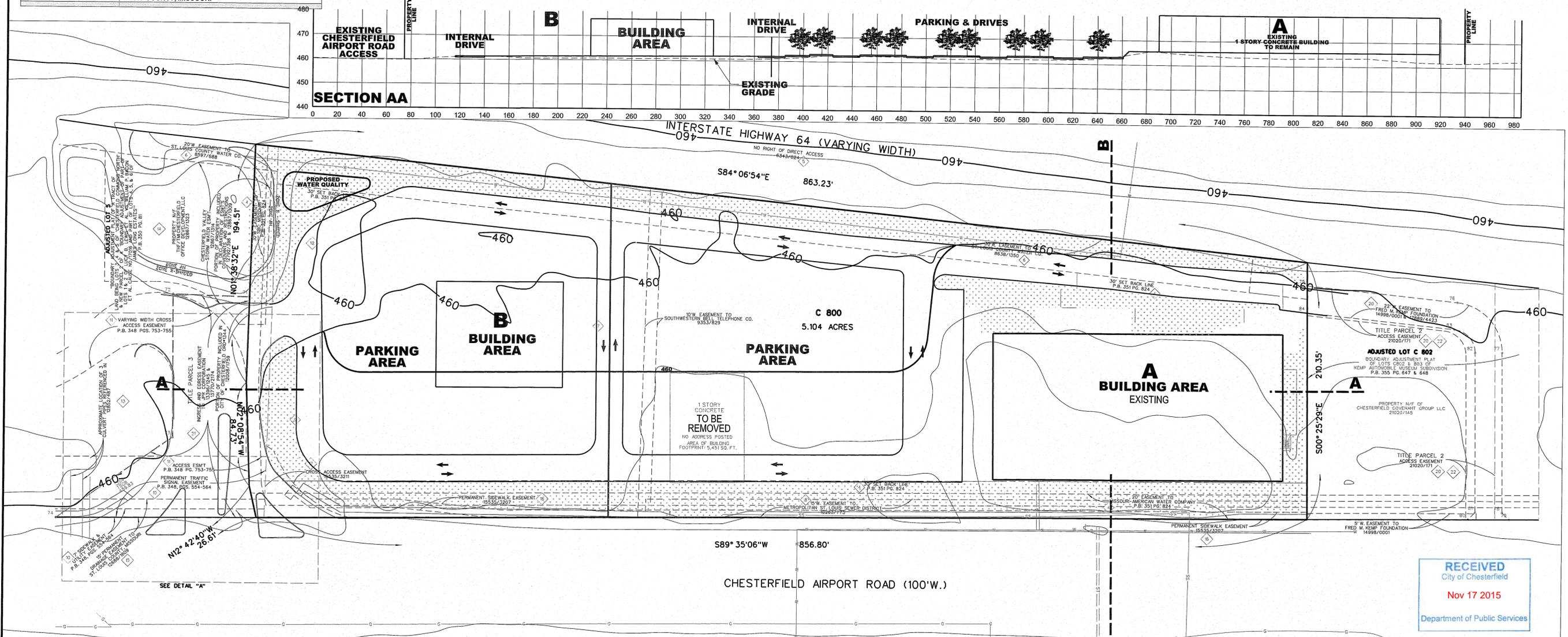
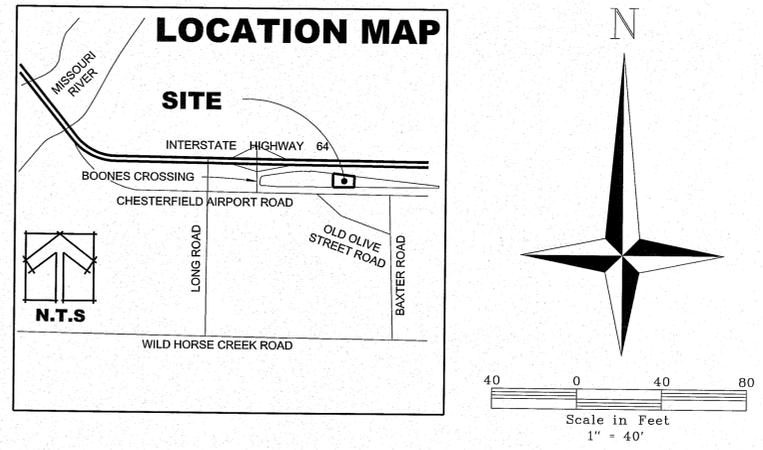
THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL CONDITIONS AND SHALL BE INDICATED ON THE LOCATION SHALL BE DETERMINED BY FIELD IMPROVEMENT PLANS.

GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS

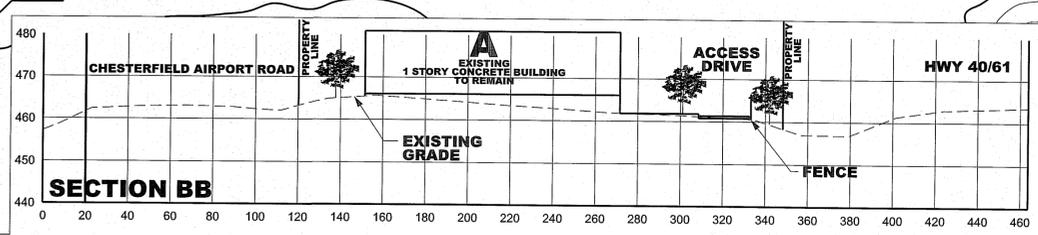
THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND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

A TRACT OF LAND BEING PART OF ADJUSTED NEW PARCEL 2 OF THE BOUNDARY ADJUSTMENT PLAT, RECORDED IN PLAT BOOK 350 PAGE 81, IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID ADJUSTED NEW PARCEL 2, SAID BEGINNING POINT BEING ALSO A POINT ON THE NORTH LINE OF CHESTERFIELD AIRPORT ROAD, OF VARYING WIDTH; THENCE NORTHWARDLY ALONG THE WEST LINE OF SAID ADJUSTED NEW PARCEL 2, NORTH 12 DEGREES 42 MINUTES 40 SECONDS WEST 26.61 FEET, NORTH 02 DEGREES 08 MINUTES 54 SECONDS WEST 84.73 FEET AND NORTH 01 DEGREE 38 MINUTES 32 SECONDS EAST 194.51 FEET TO A POINT ON THE SOUTH LINE OF INTERSTATE HIGHWAY 64, OF VARYING WIDTH; THENCE EASTWARDLY ALONG SAID SOUTH LINE, SOUTH 84 DEGREES 06 MINUTES 54 SECONDS EAST 863.23 FEET TO A POINT; THENCE SOUTH 00 DEGREES 25 MINUTES 29 SECONDS EAST 210.35 FEET TO A POINT ON THE AFORESAID NORTH LINE OF CHESTERFIELD AIRPORT ROAD, OF VARYING WIDTH; THENCE WESTWARDLY ALONG SAID NORTH LINE SOUTH 89 DEGREES 35 MINUTES 06 SECONDS WEST 856.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.104 ACRES ACCORDING TO CALCULATIONS BY VOLZ, INC. DURING FEBRUARY 2003.



**SECTION AA**



**RECEIVED**  
City of Chesterfield  
Nov 17 2015  
Department of Public Services

PARCEL 1: LOT C 800 KEMP AUTOMOBILE MUSEUM SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 351 PAGE 824 AND 825 OF THE ST. LOUIS COUNTY RECORDS.

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 AMENDED SITE DEVELOPMENT PLAN IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY INDICATE. SOILS AND SUBSURFACE 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 ASSUMES RESPONSIBILITY FOR THE ACCURACY OF THE AFORESAID MATTERS. FOR DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.

TIMOTHY J. MEYER, P.E.  
PROFESSIONAL ENGINEER  
E24665

ERIC J. KIBBY, P.L.S.  
PROFESSIONAL LAND SURVEYOR  
P.L.S. #200500074

**CAPLACO NINETEEN, INC. DEVELOPMENT**  
"FORMERLY KNOWN AS KEMP AUTOMOBILE MUSEUM"  
16955 CHESTERFIELD AIRPORT RD.  
A TRACT OF LAND BEING C 800 OF "KEMP AUTOMOBILE MUSEUM SUBDIVISION" IN U.S. SURVEY 2031  
TOWNSHIP 45 NORTH - RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

**PRELIMINARY DEVELOPMENT PLAN**

LOCATOR # 17T 14 0211  
PROJECT # 2005-03  
BASE MAP NO. 17T

10/15/2015

**VOLZ**  
Incorporated  
ENGINEERS  
LAND PLANNING  
TRANSPORTATION  
CONST. MANAGEMENT  
10849 Indian Head In'dl. Blvd.  
St. Louis, Missouri 63132  
314.890.1250 Fax  
www.volzinc.com  
Authority #205

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