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Planning Commission Public Hearing & Vote Report

Meeting Date: November 24, 2014

From: Jessica Henry
Project Planner

Location: City of Chesterfield

Petition: **P.Z. 16-2014 City of Chesterfield (Urban Core Updates)**

Proposal History and Summary

The Planning and Public Works Committee directed Staff to develop proposed regulations to be incorporated into the Unified Development Code (UDC) pertaining to pedestrian connectivity within the Downtown Chesterfield development. The results of that research were presented by Staff at the October 23, 2014 Planning and Public Works Committee meeting and Staff was directed to proceed with amending the Unified Development Code to incorporate the proposed amendments. Attached to this report is a redline copy of the language that came out of the committee.

Downtown Chesterfield is commonly referred to as the area of the City adjacent to Central Park, east of Chesterfield Parkway and south of Wild Horse Creek Road; although it has never actually been platted or subdivided. In addition, it consists of multiple parcels containing different zoning entitlements. For purposes of this report in relation to the request from the Planning and Public Works Committee, the downtown area can be described as two separate areas; **a C-8 Area and a PC&R Area**. The Planning and Public Works Committee chose to move forward with these changes to the Urban Core District even though the properties in the area known as Downtown Chesterfield are currently zoned C-8 Planned Commercial District and PC&R Planned Commercial and Residential District. The reason for incorporating these changes despite the current zoning designation is because if these properties were to request a zoning map amendment, it is likely that the request would be for a change to the Urban Core District in keeping with the Comprehensive Plan's vision for this area.

C-8 District Area

This area, shown in the image on the following page, is located adjacent to the City’s Central Park and is bordered on the north by Burkhardt Place and on the south by Lydia Hill. This area is comprised of several small parcels totaling approximately 17 acres. While some of these parcels are vacant, others are home to the HOK1 Office Building and parking structure, The Awakening Sculpture, and the Sach’s Public Library. This area was zoned “C-8” Planned Commercial District by St. Louis County in 1973 with an amendment to 6.3 acres in 1997 by the City of Chesterfield. This area is currently governed by Ordinances 6815 and 1615.



C-8 District Area

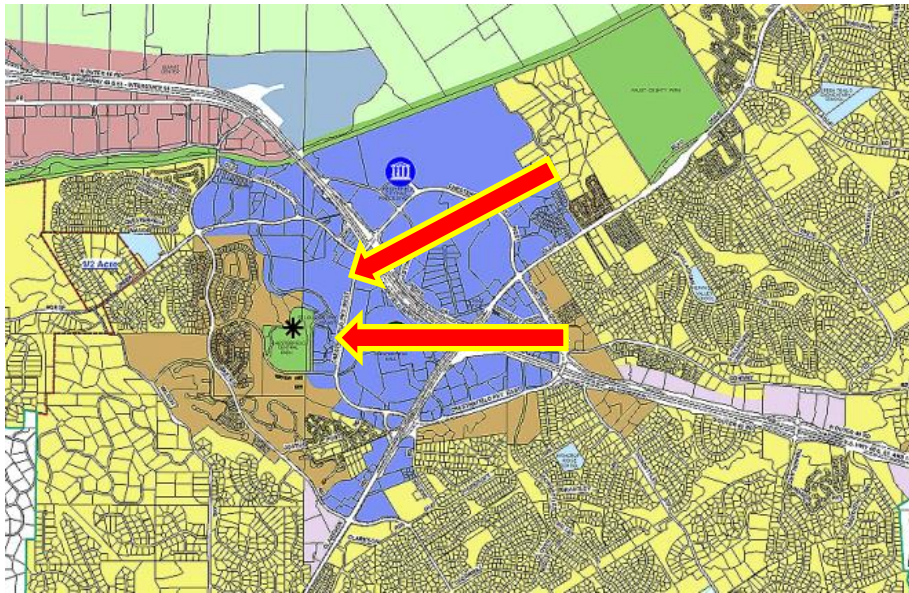
PC&R District Area

The second area, shown below, is located to the north of the previously described C-8 District area and is bordered on the north by Highway 40/61 and on the south by Burkhardt Place. This area was zoned to the Planned Commercial and Residential District (PC&R) in 2008 via Ordinance 2449. This planned district ordinance covers approximately 98.10 acres of land as depicted in the adjacent aerial.



PC&R District Area

Both areas of Downtown Chesterfield are located in a section of the City identified in the Comprehensive Plan as the Urban Core. As illustrated below, the Urban Core is designated in blue on the City's Land Use Plan exhibit within the Comprehensive Plan. **The Urban Core is not a legally identified subdivision or development, but simply a group of parcels described in the City's Comprehensive Plan for higher density development.** The Comprehensive Plan policy for the Urban Core states the following: The Urban Core should be developed to contain the highest density of mixed-use development in Chesterfield. It should serve as the physical and visual focus for the City and include both residential and commercial developments with parks, municipal services, and preservation of historic structures and areas, with cultural, entertainment and pedestrian amenities for its residents.



Staff Analysis

Increasing connectivity and pedestrian options through the active promotion of cohesive and continuous covered pedestrian walkways and bridges, enhanced sidewalks, trail systems and other innovative pedestrian friendly site and building design features is an integral component of downtown planning initiatives and best practices. Amongst such initiatives, Safe Growth America highlights the ability of these items to bring additional safety and security to users by reducing or mitigating vehicle pedestrian conflicts, providing secure paths between structures and parking areas, and encouraging physical activity. The incorporation of the proposed amendments into the Urban Core district will serve as an important first step in realizing the City's vision for increased walkability and pedestrian access in the Comprehensive Plan and City Code.

Request

Staff is requesting action by the Planning Commission on these amendments to the Unified Development Code. A draft was presented to the Planning and Public Works Committee with their recommendation to move forward to the Planning Commission. After the vote is taken by the Planning

Commission, this project will be presented before the PPW Committee for a recommendation to the City Council.

Respectfully Submitted,

Jessica Henry
Project Planner

Attachments

1. Public Hearing Notice
2. Proposed Amendments

**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 24, 2014, at 7:00 p.m. in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearing will be as follows:

P.Z. 16-2014 City of Chesterfield (Urban Core Updates): An ordinance amending Article 3 Section 03-04.H of the Unified Development Code to amend development criteria and standards to encourage pedestrian connectivity and access within the Urban Core District (P.Z. 16-2014 City of Chesterfield {Urban Core District Updates}).

Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review from the Planning and Development Services Division at Chesterfield City Hall, 690 Chesterfield Parkway West, weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Jessica Henry, Project Planner by telephone at 636-537-4741 or by email at jhenry@chesterfield.mo.us.

CITY OF CHESTERFIELD
Michael Watson, Chair
Chesterfield Planning Commission

For information about this and other projects under review by the Planning and Development Services Division, please visit “Planning Projects” at www.chesterfield.mo.us

A. "UC" Urban Core District.

1. Purpose. The "UC" Urban Core District is intended to provide a method for commercial or mixed commercial and residential development within the area known as the Urban Core. The regulations for the "UC" District offer a method that allows flexibility in applying certain zoning standards. Such flexibility requires a review process and development plan to safeguard health, safety, and welfare concerns. In exchange for flexibility, "UC" Districts are required to provide exceptional design and amenities not otherwise required through traditional zoning techniques. These requirements are designed to offset the impact of changes in development standards allowed through these provisions. The "UC" District allows innovative designs, solves problems on difficult sites, meets market niches, encourages pedestrian access and connectivity between developments, and promotes well designed developments. The "UC" District regulations should have the following outcomes:

- a.) Implement the vision of the area of the City identified as the Urban Core in the Comprehensive Plan;
- b.) Promote pedestrian access, connectivity and facilities between sites, between developments and to public facilities through inclusion of a variety of site and building design features such as continuous pedestrian walkways between buildings and from parking areas, trails, bicycle paths, covered walkways between buildings, widened sidewalks at the entrance to commercial and office structures, bicycle parking and continuous walkways through parking areas to buildings within the development.
- c.) Allow flexibility that is not available through standards and restrictions contained elsewhere in the Zoning Ordinance;
- d.) Promote more efficient use of land;
- e.) Incorporate site features such as topography, views, vegetation, water features, and other factors into the design so they become assets to the development;
- f.) Promote building styles and architectural styles that complement one another;
- g.) Allow a mix of uses that are designed to negate potential conflicts that normally occur between incompatible land uses;
- h.) Promote the most efficient arrangement of circulation systems, land use, and buildings;
- i.) Promote environmentally sensitive developments; and

- j.) Allow development, under a specifically approved design concept and site plan, which otherwise may not be permitted by the Zoning Ordinance.
- 2. Scope of Provisions. This Section contains the regulations of the "UC" District. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in the UDC. Additional conditions may be established in the planned district ordinance authorizing the establishment of a "UC" District.
- 3. Where the City Council determines that any particular tracts or areas should be developed for commercial use, a "UC" District may be established on a tract of land in single ownership or single management control provided that:
 - a.) The preliminary development plan and the application for change of zoning are approved by the City Council; and
 - b.) A site development plan is approved by the Planning Commission and recorded in compliance with requirements of this Section.
- 4. Minimum Standards of Design. In addition to the development standards and district requirements in Article 04 of this UDC, the following performance standards are applicable to the "UC" District:
 - a.) Uses. Permitted land uses shall be established in the conditions of the ordinance governing the particular "UC" District. Uses may include those uses designated as permitted or conditional uses in any commercial or residential district listed in Table A-1 of Section 03-02 of this Article.
 - (1) Uses requiring an Adult Entertainment Area Permit are not permitted.
 - (2) Light industrial type uses which are permitted in limited areas within a "PC" District are not permitted in the "UC" District.
 - b.) In order to promote reasonable and orderly development within the City of Chesterfield, the following standards shall be considered by the Planning Commission and City Council in consideration for a change in zoning to the "UC" District. These standards are minimum requirements and may be made more restrictive in the conditions of the planned district ordinance governing the particular "UC" District.
 - (1) Lot Area. The minimum lot area for this district is three (3) acres.

- (2) Density. A maximum Floor Area Ratio (F.A.R.) of 0.55 is allowed.
 - (3) Height. The total height of any structure shall not exceed eight (8) stories in height, excluding mechanical devises.
 - (4) Open Space. A minimum of 30% common open space is required. Open space should be integrated into the development to provide aesthetic, recreational, or other public benefit. **Covered pedestrian walkways and bridges may be counted towards the 30% common open space requirement.**
 - (5) Setbacks.
 - (a) The minimum yard setback for any structure from the boundary of a "UC" District shall be 35 feet.
 - (b) The minimum yard setback for any parking area, parking structure, internal drive or loading space shall be 30 feet.
5. Site Design Features and Flexibility. Any design features approved under this Section shall be assured and implemented through inclusion in the planned district ordinance. This ordinance shall be approved concurrently with the change in zoning to the "UC" District.
- a.) While these features are not mandatory for approval, they are desirable to the City of Chesterfield and may increase the flexibility of design and the ability of the developer to negotiate the mitigation of other requirements.
 - (1) Incorporation of parking areas into the design of the development to minimize visual expanses of parking lots;
 - (2) Placement of structures on most suitable sites with consideration of topography, soils, vegetation, slope, etc.;
 - (3) Preservation of natural and cultural areas, as well as the creation of open space through active and passive recreation areas to include greenways, walking and cycling trails that serve to connect significant areas and various land uses;
 - (4) Enhanced landscaping, deeper and opaque buffers, and increased planting along residential properties, public rights-of-way, open space/recreational areas, and the overall perimeter of the project;

- (5) Utilization of mixed use buildings;
 - (6) Segregation of vehicular traffic from pedestrian/bicycle circulation networks, and other traffic mitigation measures;
 - (7) Promotion of pedestrian access and connectivity throughout the development as well as between sites and developments and to public and community facilities;
 - (8) Incorporation of Transit Oriented Development or direct access to public transportation;
 - (9) Utilization of Leadership in Energy and Environmental Design (LEED) construction and development standards and the proposed LEED certification of buildings;
 - (10) Public benefits and community facilities and the access thereto; and
 - (11) Sensitive treatment of perimeters to mitigate impact upon adjoining property.
6. The procedure for zoning to the "UC" District and site development plan approval is established in Article 02 of this UDC.