

Planning Commission Public Hearing Report

Meeting Date: November 25, 2019

From: Andrew Stanislav, Planner *AS*

Location: 1 Wiegand Drive & 16905 Baxter Road

Petition: **P.Z. 15-2019 Wiegand Studio (Wiegand Foundation)**: A request for a zoning map amendment from the “NU” Non-Urban District and “C-3” Shopping District to the “PC” Planned Commercial District with an existing “H” Historic Designation to remain for two tracts of land totaling 2.82 acres located on the east side of Baxter Road at its intersection with Edison Avenue (17T220942, 17T310335).

SUMMARY

The Wiegand Foundation, with Volz, Inc., is requesting a zoning map amendment from the “NU” Non-Urban District and “C-3” Shopping District to the “PC” Planned Commercial District with an existing “H” Historic Designation to remain for two tracts of land totaling 2.82 acres located on the east side of Baxter Road at its intersection with Edison Avenue. The new “PC” Planned Commercial District would allow for the property to resume use as an “Art Studio”, and no physical improvements are proposed at this time.

HISTORY OF SUBJECT SITE

The original building was constructed as the Kroeger Slaughterhouse in 1926 by Andrew Kroeger, Edward Burkhardt, and Arthur Bierbauer. This property was used as a slaughterhouse, auction barn, and horse shoeing school for approximately 40 years. Frank Wiegand purchased the property in the mid-1950s, with restoration work and additions to the property beginning



Figure 1: Subject Site Aerial

in 1965 by Don Wiegand. A fourth phase of work began in 1985 to utilize the property an art studio. Restoration work again occurred to the site following the flood of 1993.

The current “NU” Non-Urban District zoning (1 Wiegand Drive) was established prior to the City’s incorporation, and the “C-3” Shopping District zoning (16905 Baxter Road) was established in February 1997 via City of Chesterfield Ordinance 1228 in conjunction with the Chesterfield Grove development later amended in February 1998 via Ordinance 1371.

The existing “H” Historic Designation was established on June 16, 2008, via the passage of Ordinance 2461 as recommended by the former Landmarks Preservation Commission (now Chesterfield Historic and Landmark Preservation Committee, or CHLPC) to be included on the Chesterfield Historic Register. This designation provides regulations pertaining to the building’s exterior architectural features and other features of the site which have historical significance.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The land use and zoning for the properties surrounding the subject property are as follows:

Direction	Zoning	Land Use
North	“C-3” Shopping District	Commercial/Retail
West	“M-1” Industrial District	Stone Supplier
South	“FPNU” Floodplain Non-Urban District	Levee Trail/Bonhomme Creek
East	“C-3” Shopping District	Commercial/Office

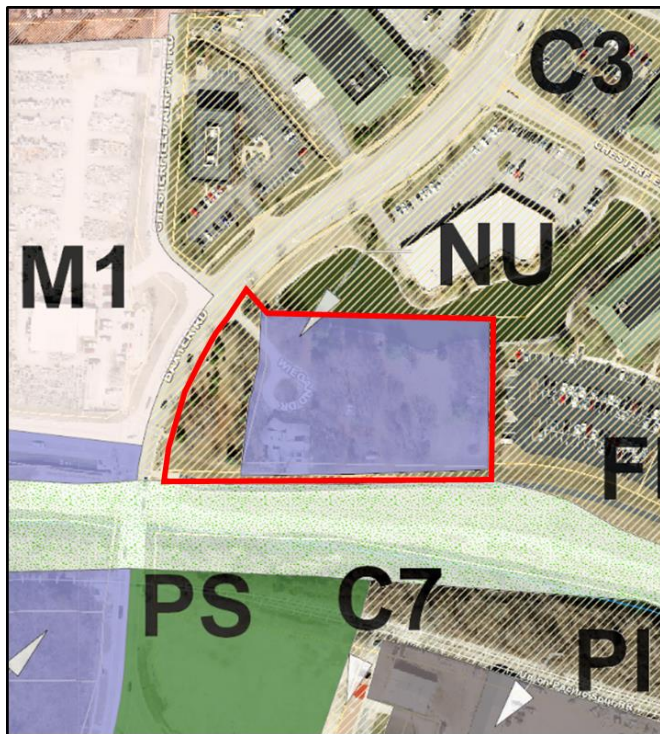


Figure 2: Zoning Map

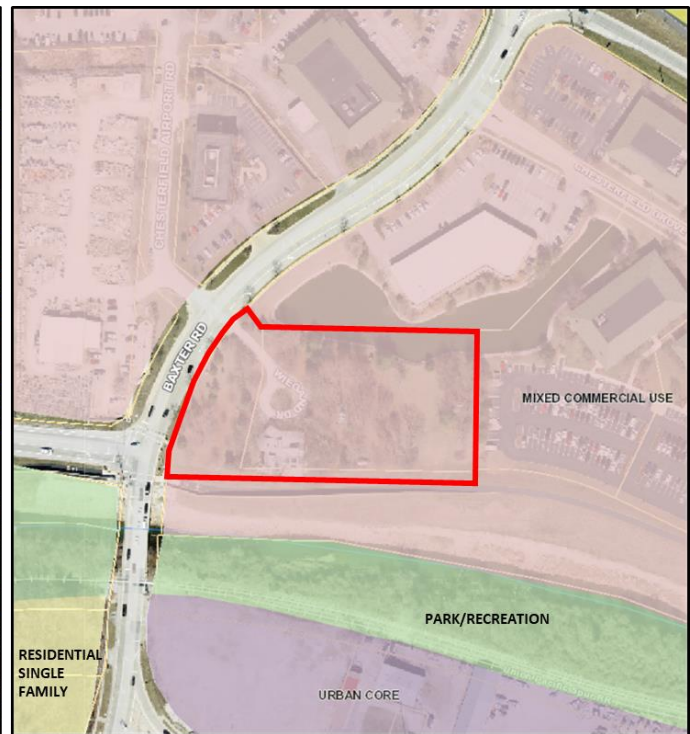


Figure 3: Future Land Use Map

COMPREHENSIVE PLAN ANALYSIS

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates this parcel is within the “Mixed Commercial Use” along with all adjacent properties. The Comprehensive Plan designates appropriate land uses of the “Mixed Commercial Use” designation as “retail, low-density office, and limited office/warehouse facilities.”

There are limited Plan Policies applicable to this request considering there are no physical improvements proposed for this site and the request is solely to resume use of the property as an art studio:

3.6.8 Historic Preservation – *Historic structures, districts, and sites should be preserved and protected and the City’s historical heritage should be promoted where appropriate.*

The proposed use to resume the use of an art studio at the subject property aligns with the above stated policy, as well as the intent to preserve the existing building and site conditions. Retaining the “H” Historic Designation for this property also follows this intention.

STAFF ANALYSIS

The Petitioner is requesting a change of zoning from the “NU” Non-Urban District and “C-3” Shopping District to the “PC” Planned Commercial District with an existing “H” Historic Designation to remain, with the purpose of resuming use of the property as an art studio.

Art Studio Use

The petitioner is requesting “art studio” as the sole permitted use for this development. The Unified Development Code (UDC) defines art studio as the following: *“Work space for artists or artisans, including individuals practicing one of the fine arts or skilled in an applied art or craft.”*

This property was formerly utilized as an art studio as a legal non-conforming use in the “NU” Non-Urban District, which has subsequently expired as this use was discontinued for greater than a twelve month period in accordance with the City’s Code. In order to resume use of this property as an art studio, a change of zoning is required to an active zoning district that allows art studio as a permitted use.

Preliminary Development Plan

A zoning map amendment to a planned zoning district, such as “PC” Planned Commercial District, requires a Preliminary Development Plan which has been included in the Planning Commission’s packet. The subject property is an existing development, and the applicant is not proposing any physical improvements at this time. All existing structures and site conditions are to remain unchanged as depicted in the attached Preliminary Development Plan. Any future improvements to the property would be required to follow the necessary review and approval process by the City.

A Public Hearing further addressing the request will be held at the November 25, 2019 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice, Applicant’s Narrative Statement, and the Preliminary Development Plan.

Attachments

1. Public Hearing Notice
2. Narrative Statement
3. Preliminary Development Plan



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 25, 2019 at 7:00 p.m. in the Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield Missouri 63017.

Said Hearing will be as follows:

P.Z. 15-2019 Wiegand Studio (Wiegand Foundation): A request for a zoning map amendment from the “NU” Non-Urban District and “C-3” Shopping District to the “PC” Planned Commercial District with an existing “H” Historic Designation to remain for two tracts of land totaling 2.82 acres located on the east side of Baxter Road at its intersection with Edison Avenue (17T220942, 17T310335).

PROPERTY DESCRIPTION

Parcel 1: A tract of land in U.S. Survey 2031 Township 45 North Range 4 East AND Parcel 2: A tract of land located in U.S. Survey 2031 Township 45 North Range 4 East.



Information on this Public Hearing may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Planner Andrew Stanislav at 636.537.4738 or via e-mail at astanislav@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.



September 26, 2019

Wiegand Foundation

The project located at 1 Wiegand drive is an existing Art Studio with a “H” Historical designation recently purchased by the Wiegand Foundation it is their desire to rezone the site which is currently zoned “C3” and “NU” to “PC” Planned Commercial. There are no improvements planned at this time and the use will remain “Artist Studio”.

Setbacks:

30’ Building & Parking setback from Baxter Road

15’ Building & Parking setback from the northern property line & from the Lake easement.

10’ Building & Parking setback from the southern property line

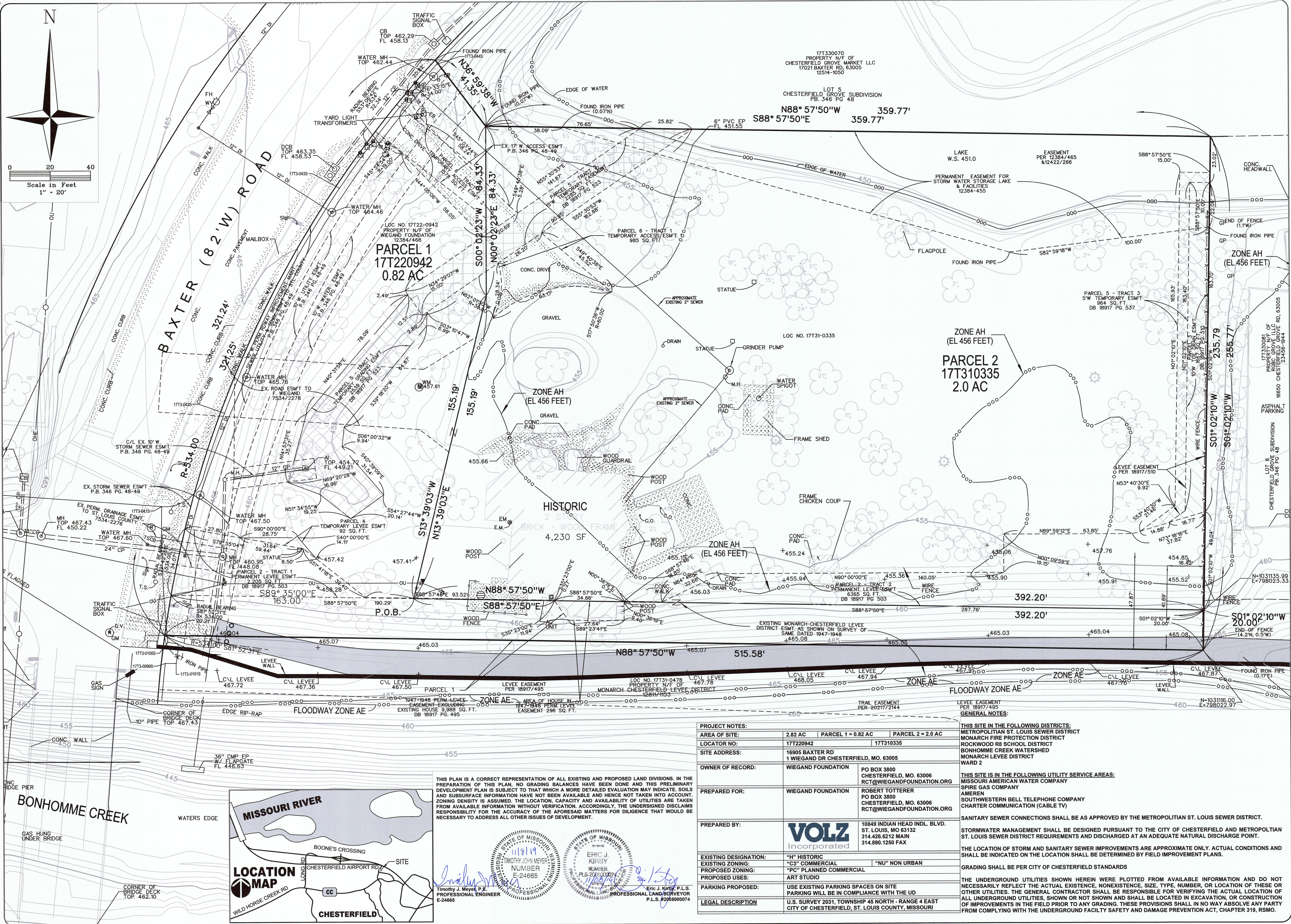
15’ Building & Parking setback from the eastern property line

16905 Baxter Rd – Locator # 17T220942 “C3”

1 Wiegand Dr – Locator # 17T310335 “NU”

Studio History

- ❖ The original part of the building (brick structure) is the restored Andy Kroeger slaughter house constructed in 1926;
- ❖ Restoration and expansion for art studio begun in 1965 by sculptor, Don Wiegand;
- ❖ Recipient of Excellent Adaptive Reuse award, St. Louis County Historic Buildings Commission, 1985;
- ❖ Restoration and renovation of structure begun in 1993 after the great flood, concluded in 1997 and inspected and approved by St. Louis County;
- ❖ City Council of Chesterfield, MO, in association with the Landmarks Preservation Commission of Chesterfield, recognized the building and property as an historical site in 2008;
- ❖ U.S. Army Corps of Engineers constructed flood wall on the property's southern boundary, 2009-2011;
- ❖ Mr. Wiegand holds three copyrights on the structure, registered with the Library of Congress, Washington, DC: an architectural copyright on the design and construction of the building itself and two copyrights for embellishments within the structure;
- ❖ Mr. Wiegand considers the studio his largest sculpture. The surrounding grounds were designed and maintained as Land Art;



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 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 DISCLAIMS 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
E-24665

Eric J. Kirby, P.L.S.
PROFESSIONAL LAND SURVEYOR
P.L.S. #290500074

PROJECT NOTES:	2.82 AC	PARCEL 1 = 0.82 AC	PARCEL 2 = 2.0 AC
AREA OF SITE:	17T220942	17T310335	
LOCATOR NO.:	16905 BAXTER RD 1 WIEGAND DR CHESTERFIELD, MO. 63005		
SITE ADDRESS:	OWNER OF RECORD:	WIEGAND FOUNDATION PO BOX 3800 CHESTERFIELD, MO. 63006 RCT@WIEGANDFOUNDATION.ORG	
PREPARED FOR:	WIEGAND FOUNDATION	ROBERT TOTTERER AMEREN PO BOX 3800 CHESTERFIELD, MO. 63006 RCT@WIEGANDFOUNDATION.ORG	
PREPARED BY:	VOLZ Incorporated	10849 INDIAN HEAD INDL. BLVD. ST. LOUIS, MO 63132 314.426.6212 MAIN 314.890.1250 FAX	
EXISTING DESIGNATION:	"H" HISTORIC	"NU" NON URBAN	
EXISTING ZONING:	"C3" COMMERCIAL		
PROPOSED ZONING:	"PC" PLANNED COMMERCIAL		
PROPOSED USES:	ART STUDIO		
PARKING PROPOSED:	USE EXISTING PARKING SPACES ON SITE PARKING WILL BE IN COMPLIANCE WITH THE UD		
LEGAL DESCRIPTION	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
MONARCH LEVEE DISTRICT
WARD 2

THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
MISSOURI AMERICAN WATER COMPANY
SPIRE GAS COMPANY
AMEREN
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.

VOLZ Incorporated
10849 INDIAN HEAD INDL. BLVD
ST. LOUIS, MISSOURI 63132
314.426.6212 MAIN
314.890.1250 FAX

WIEGAND ART STUDIO
U.S. SURVEY 2031, TOWNSHIP 45 NORTH - RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

PRELIMINARY DEVELOPMENT PLAN

LOCATOR NUMBER: 17T220942
BASE MAP: 17T
VOLZ JOB# 21182
10/18/2016

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