



VIII.A.

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Planning Commission Vote Report

Meeting Date: November 26, 2018

From: Jessica Henry, Assistant City Planner *jh*

Location: City of Chesterfield

Petition: **P.Z. 07-2018 City of Chesterfield (Unified Development Code—Article 3):** An ordinance amending Article 3 of the Unified Development Code to revise the “AG” Agricultural District regulations and the Use Table for Nonresidential Districts.

Proposal Summary

The Unified Development Code (UDC) was approved and adopted by the City Council in June of 2014. The purpose of this Public Hearing is to amend the permitted and conditional uses contained within the Use Table for Nonresidential Districts for the “AG” Agricultural District. Staff was authorized to pursue these updates at the November 9, 2017 Planning and Public Works Committee meeting. A Public Hearing was held for this request at the October 8, 2018 Planning Commission meeting. At that time, one member of the public spoke in favor and one spoke from a neutral standpoint. Both speakers own property, operate businesses north of the levee, and are eligible to rezone into the “AG” Agricultural District. Following the Public Hearing, Staff corresponded with these property owners to ensure that they understand the proposed revisions and how they would be impacted if they chose to file a petition to rezone their properties to the “AG” Agricultural District.

This request stems from numerous areas that are unprotected by the 500-year levee within the Chesterfield Valley. These areas are designated as “Agricultural / Flood Plain / Conservation” on the Future Land Use Map within the Comprehensive Plan. However, many of these areas are zoned either “M3” Planned Industrial District or “NU” Non-Urban District, as depicted in the zoning map image on the following page. The proposed revisions to the permitted and conditional uses of the “AG” Agricultural District would allow for more passive recreational uses as well as the current activities taking place in the area north of the Monarch Chesterfield Levee. In turn, the addition of these new uses would provide an incentive for property owners to zone away from the industrial type zoning that is currently in place in favor of the “AG” Agricultural District. This would better align the zoning designations in this area with the Comprehensive Plan’s Agricultural/Floodplain/Conservation land use designation.

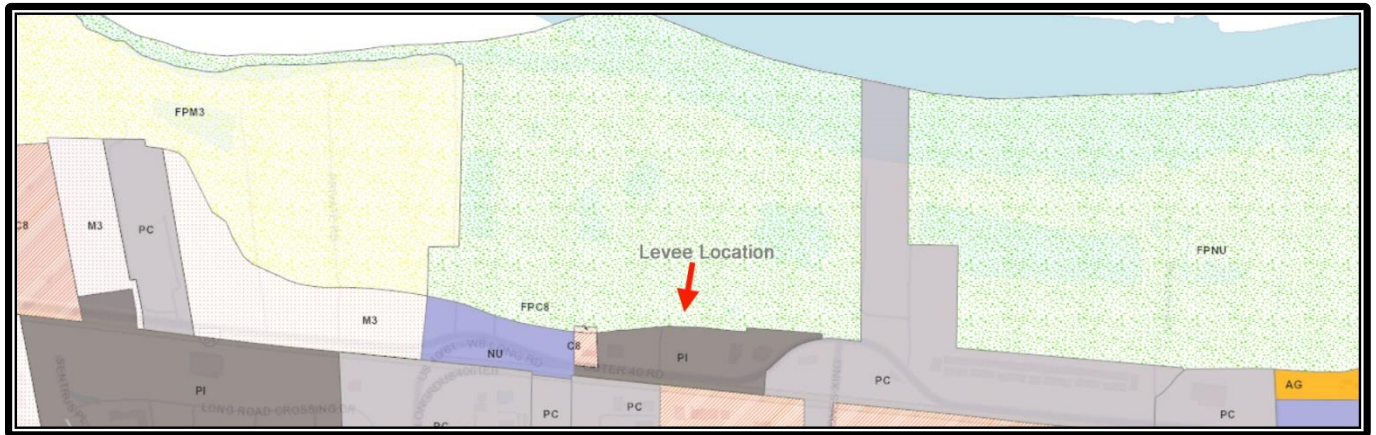


Figure 1: Zoning Map

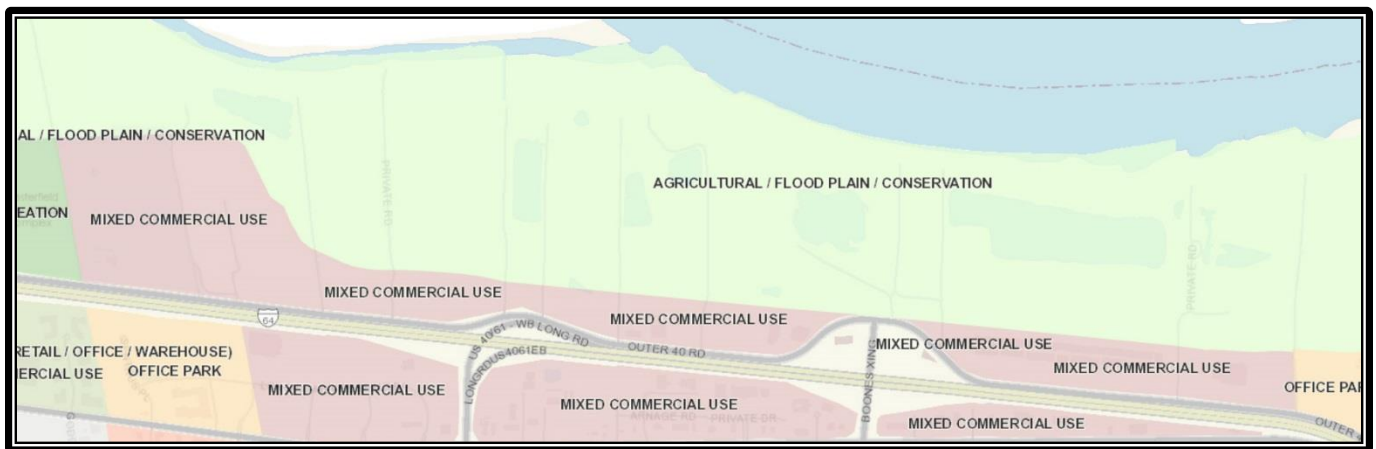


Figure 2: Future Land Use Map

Request

The changes herein are recommended by Staff in an effort to provide realistic opportunities to encourage property owners to change to a zoning designation in compliance with the Comprehensive Plan as directed by the Planning and Public Works Committee. A redline of the proposed use revisions is attached for the Commission’s consideration. Staff is recommending that the Planning Commission approve these amendments. After the vote is taken by the Planning Commission, this project will be presented before the Planning and Public Works Committee for a recommendation to the City Council.

Attachments

- 1. Amendment to UDC Article 3 Use Table for Nonresidential Districts

Sec. 03-01. **USE TABLE FOR NON-RESIDENTIAL DISTRICTS**

Use Table for Non-Residential Districts

Uses:

P- Permitted

C-Conditional

* means the use is allowed with conditions. See Section 03-04 for additional regulations

** refers to light industrial type uses permitted in certain geographical areas in a PC district

USE GROUP	ZONING DISTRICTS
	AG
AGRICULTURE	
Agriculture and agricultural buildings	P
Livestock raising and keeping of animals	P
CIVIC	
Administrative offices for educational or religious institutions	C
Church and other places of worship	C
Community center	
Correctional institution	
Highway department garage	
Historic sites, including buildings	P
Library	
Natural or primitive areas and forests encompassed by the provisions of the Missouri State Forestry Law	P
Parks	P
Postal stations	
Public building facilities owned or leased by the City of Chesterfield	
Public safety facility	P
Railroad switching yard and tracks and associated structures	
Retreat center	C
Sales yard operated by a church, school, or other not-for-profit organization	
Wildlife habitats, forests, conservation projects and fish hatcheries	P
RESIDENTIAL	
Dwelling, employee	
Dwelling, single-family detached	
Dwellings, multi-family	
Home Occupation	P
Group residential facility	

USE GROUP	ZONING DISTRICTS
	AG
<i>PUBLIC/RECREATIONAL</i>	
Airport, public or private	C
Amusement park	
Arena and stadium	
Art gallery	
Art studio	
Athletic fields	P
Auditorium	
Banquet facility	
Botanical garden	
Camping facility	C
Cemetery	C
Club	C
Correctional institution	
Driving ranges	
Fairground	
Farmer's market	C
Golf courses	C
Gymnasium	
Harbor, marina, and dock for water-borne vehicles including repair facilities and sales of fuel and supplies	
Heliport-public and private	
Mortuary	C
Museum	
Reading room	
Recreation facility	C
Riding stable	P
Transit transfer station	
Union halls and hiring halls	
Zoological gardens	
<i>OFFICE</i>	
Office-dental	
Office-general	
Office-medical	

USE GROUP	ZONING DISTRICTS
	AG
COMMERCIAL/SALES	
Automobile dealership	
Automotive detailing shop	
Automotive retail supply	
Bakery	
Bar	
Bowling center	
Brewery	
Brewpub	
Coffee shop	
Coffee shop, drive-thru	
Farming, livestock and stables. Farming includes cultivation and sale of crops, plants and domestic animals with no salesrooms	P
Grocery-community	
Grocery-neighborhood	
Grocery-supercenter	
Newspaper stand	
Pawnshop	
Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facility	
Restaurant-sit down	
Restaurant-fast food	
Restaurant-take out	
Retail sales establishment-community	
Retail sales establishment-neighborhood	
Retail sales establishment-regional	
Salesrooms for commercial gardens, plant nurseries, and greenhouses	C
Tackle and bait shop	
SERVICE/INDUSTRIAL	
Animal grooming service	
Barber or beauty shop	
Batching plant	
Blacksmith shop	
Boat (and marine supply) storage, charter, repair, sale	
Broadcasting studio	
Car wash	
Car wash, industrial	
Car wash, self service	
Check cashing facility	

USE GROUP	ZONING DISTRICTS
	AG
Commercial service facility	
Day care center	
Drug store and pharmacy	
Drug store and pharmacy, with drive-thru	
Dry cleaning establishment	
Dry cleaning establishment, with drive-thru	
Dry cleaning plant	
Extraction & processing of raw materials from the earth and processing thereof	P
Filling station and convenience store with pump stations	
Film drop-off and pick up stations	
Film processing plant	
Financial Institution, no drive-thru	
Financial Institution, drive-thru	
Heliport-public or private	
Hospice	
Hospital	
Hotel and motel	
Hotel and motel-extended stay	
Incinerator	
Industrial sales, service, and storage	
Junk or salvage yard	
Kennel, boarding	P*
Kennel, private	P*
Laboratory-professional, scientific	
Laboratory	
Laundromat	
Lumberyard	
Mail order sales warehouse	
Manufacturing, fabrication, assembly, processing, or packing except explosives or flammable gases or liquids	
Meat packing facility	
Nursing home	
Oil change facility	
Parking area (stand-alone), including garages, for automobiles. Not including sales or storage of damaged vehicles for more than 72 hours	
Professional and technical service facility	

USE GROUP	ZONING DISTRICTS
	AG
Research laboratory & facility	
Self-storage facility	
Sheet metal shop	
Shooting range, indoor	
Shooting range, outdoor	
Steel mill, foundry, and smelter	
Substance abuse facilities-outpatient	
Substance abuse facilities-inpatient	
Sulphur, cement, or rubber reclamation plants	
Tattoo parlor/body piercing studio	
Theatre, indoor	
Theatre, outdoor	
Tow yard	
Transit storage yard	
Transit transfer station and terminals for trucks, buses, railroads, watercraft or other modes of public transportation	
Trucks, trailers, construction equipment, agricultural equipment sales, rental, leasing, outdoor storage	
Vehicle repair and service facility	
Veterinary clinic	P
Warehouse, general	
Warehouse, wholesale or storage of live animals, explosives, or flammable gases and liquids	
Welding shop, sheet metal and blacksmith shop	
Yard for storage of contractors' equipment, materials and supplies	
EDUCATIONAL	
College/university	
Kindergarten or nursery school	
Specialized private school	
Vocational school	
Vocational school with outdoor training	
ADULT USES	
Adult bookstore	
Adult entertainment business or establishment	
Adult entertainment facility	
Adult motion picture theatre	
Bathhouse	
Massage parlor	
Modeling studio	
Specific sexual activities	
UTILITIES	

USE GROUP	ZONING DISTRICTS
	AG
Device for energy generation	P
Individual sewage treatment facilities	P
Public utility facilities	p*
Public facilities over 60 ft. in height	
Public utility transmission and distribution lines and pipelines, underground and aboveground, including booster stations	C
Radio, television, and communication transmitting, receiving, or relay towers and facilities	
Sanitary landfill	
Sewage treatment facilities, other than facilities permitted as an accessory use	C
Sewage system	
Solid waste, compost facility	
Solid waste, facility	
Solid waste, transfer facility	
Telecommunications structure	P
Telecommunications tower or facility	P