



# IV. B.

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

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## Planning Commission Public Hearing Report

**Meeting Date:** December 11, 2017

**From:** Cecilia Dvorak, Project Planner

**Location:** At the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West

**Petition:** **P.Z. 19-2017 Downtown Chesterfield (Sachs Properties)**: A request to amend the legal description and preliminary plan of existing “PC&R” Planned Commercial & Residential Ordinance 2449 for a 104.9 acre tract of land located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West.

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### **SUMMARY**

A request has been submitted for an ordinance amendment to an existing “PC&R” Planned Commercial and Residence District. The request is for 104.9 acres located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West.

The petitioner’s narrative outlines the request, which is simply to change the legal description of the existing ordinance #2449 to remove a 2.95 acre parcel and replace it with a separate 3.37 parcel.

This petition is intended to run concurrently with petition P.Z. 17-2017 Aventura at Wild Horse Creek (Above All Development) to ensure that the intended land swap goes through smoothly.

### **HISTORY OF SUBJECT SITE**

The subject site was zoned “PC&R” Planned Commercial and Residential by the City in 2008 by ordinance number 2449, and “LLR” in the early 2000’s.



Figure 1: Aerial of Subject Site with requested boundary changes

**LAND USE AND ZONING OF SURROUNDING PROPERTIES**

Direction	Zoning	Land Use
North	“C8” Planned Commercial District	Office
East	“PC&R” Planned Commercial & Residence District and “C8” Planned Commercial District	Vacant/Undeveloped
South	“PC” & “C8” Planned Commercial Districts and “R5” Residence District	YMCA & Public Library
West	“R5” Residence District, “LLR” Large Lot Residence District, and “C7” General Extensive Commercial District	Floodplain, Vacant/Undeveloped, and Mobile Home Park

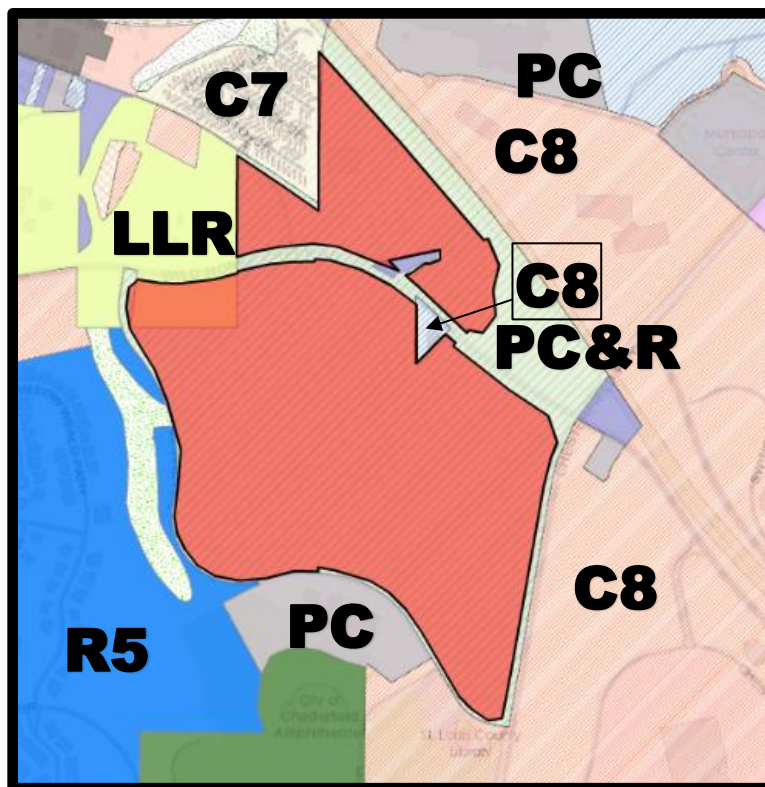
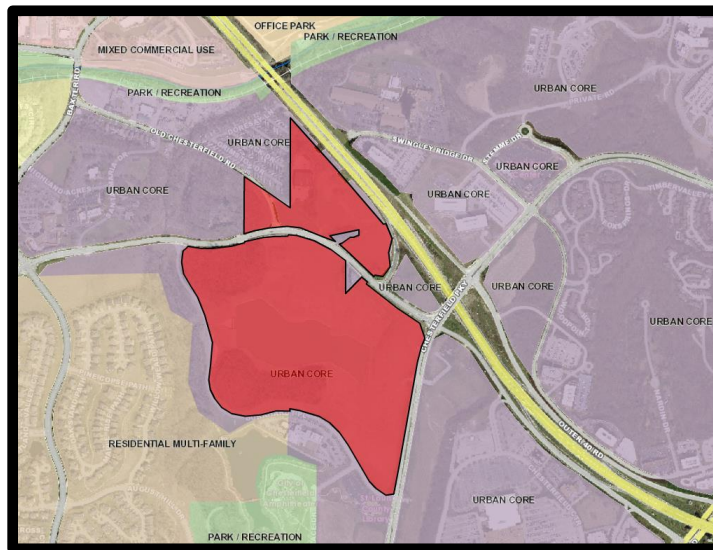


Figure 2: Zoning Map

## **COMPREHENSIVE PLAN ANALYSIS**

The subject site is located in the Chesterfield Valley and is designated as Urban Core.



*Figure 3: Future Land Use Plan*

## **STAFF ANALYSIS**

The only requested amendment before you tonight is for a change of the legal description for existing ordinance #2449. This request is to remove a 2.95 acre tract and add a separate 3.37 tract of land. No development requirements are being requested to change at this time, including requirements for access/access management, stormwater, etc.

A public hearing further addressing the request will be held at the December 11, 2017 City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Applicant Narrative Statement, and the Preliminary Plan for this petition.

### Attachments

1. Public Hearing Notice
2. Letter of Support
3. Petitioner's Narrative Statement
4. Preliminary 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 December 11, 2017 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. 19-2017 Downtown Chesterfield (Sachs Properties):** A request to amend the legal description and preliminary plan of existing "PC&R" Planned Commercial & Residential Ordinance 2449 for a 104.9 acre tract of land located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West.

## PROPERTY DESCRIPTION

A tract of land being part of U.S. Surveys 123, 415 and 2031 and part of Lot C120 of "Chesterfield Village Area A Phase One Plat Two" in Township 45 North – Range 4 East;

And

A tract of land in U.S. Surveys 123 and 2031, Township 45 North – Range 4 East;

And

A tract of land being part of U.S. Survey 2031 in Township 45 North - Range 4 East;

And

A tract of land in U.S. Survey 123, Township 45 North – Range 4 East, City of Chesterfield, St. Louis County, Missouri.



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 Project Planner Cecilia Dvorak at 636.537.4738 or via e-mail at [Cdvorak@chesterfield.mo.us](mailto:Cdvorak@chesterfield.mo.us). All interested parties will be given an opportunity to be heard at the Public Hearing.



SACHS PROPERTIES®



December 1, 2017

Merrell Hansen, Chairperson  
City of Chesterfield Planning Commission  
690 Chesterfield Parkway West  
Chesterfield, Missouri 63017-0760

RE: P.Z.17-2017 Adventura of Wild Horse Creek (Above All Development)  
P.Z.19-2017 Downtown Chesterfield (Sachs Properties)

Dear Ms. Hansen:

We are writing to express our support for the captioned Petitions and, without further modifications to Ordinance 2449, the (i) removal of 16523 Wild Horse Creek Road therefrom and its inclusion in the Adventura at Wild Horse Creek project, and (ii) the rezoning of 16550 Wild Horse Creek Road from the LLR District to the PC&R District and its inclusion in Downtown Chesterfield.

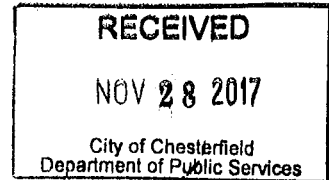
Sincerely yours,

SACHS PROPERTIES, INC.

BY:   
Ami E. Kutz, Vice President

cc: Mr. Justin Wyse, AICP, Director of Planning & Development Services  
Ms. Cecilia Dvorak, Project Planner  
Dr. Marylin F.M. Johnson, Richard Godwin Bausch Trust U/I/T  
Mr. Stan McCurdy  
Mr. Bryan Aston, Above All Development  
Mr. Jeff McCurdy, Above All Development  
Mr. Todd Ohmes, Civil Engineer

# PROJECT NARRATIVE (Sachs)



Subject: Request regarding 16550 and 16523 Wild Horse Creek Road - Change to Zoning / Ordinance Amendment – Application Submittal

This request seeks to incorporate the 16550 Wild Horse Creek Road into the Downtown Chesterfield development which is governed by Ordinance 2449. In order to accomplish this, the legal description contained within Ordinance 2449 will be amended to include the subject property.

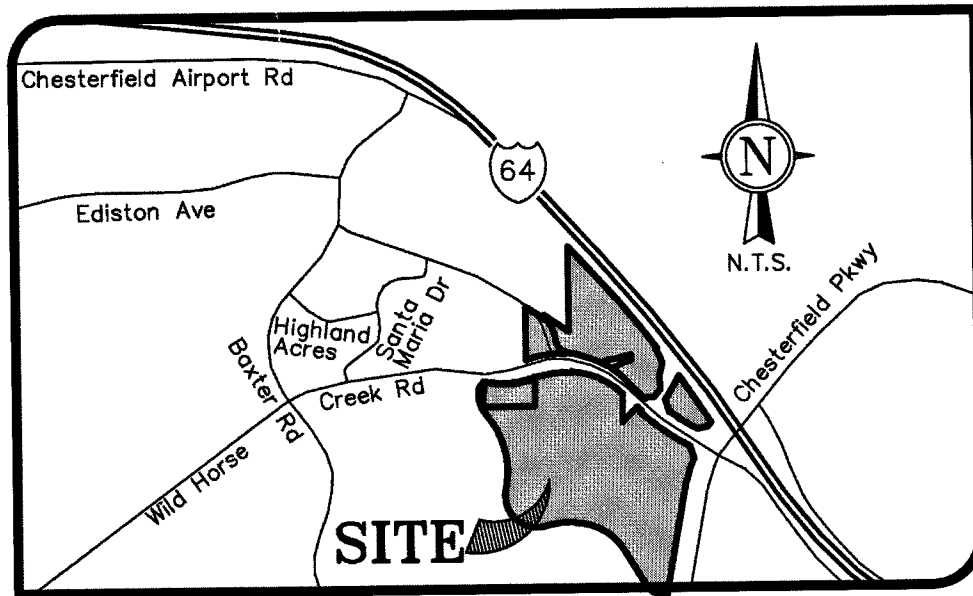
We are also requesting to remove the property addressed as 16523 Wild Horse Creek Road from Ordinance 2449 and be included in PZ17-2017 Aventura at Wild Horse Creek (Above All Development).

In addition to incorporating the subject parcel into the Downtown Chesterfield development, this request also seeks a zoning map amendment from the LLR District to the to the PC&R District and that no changes to the Ordinance criteria governing Downtown Chesterfield are being requested.

If requested and required by the City of Chesterfield, a TSD will provided in conjunction with the development of Downtown Chesterfield.

Attached are the following:

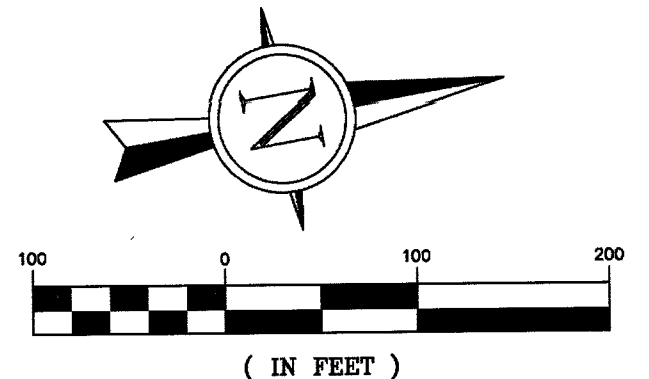
- (i) Letter from Sachs Properties, Inc. authorizing the zoning map amendment and amendment to Ordinance 2449.
- (ii) A redacted copy of the the Land Exchange Agreement for the “Sachs” parcels is attached.



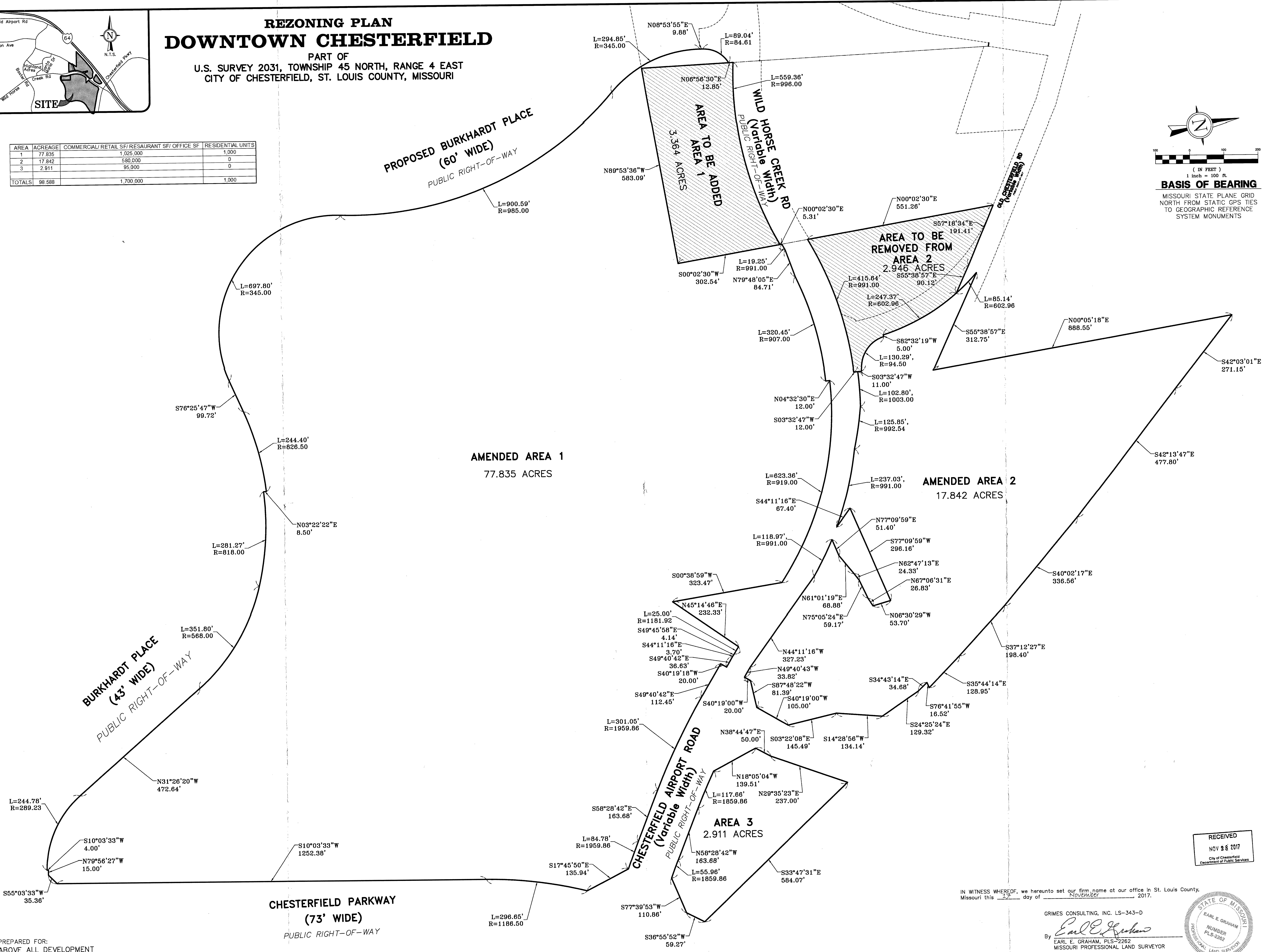
# REZONING PLAN DOWNTOWN CHESTERFIELD

PART OF  
U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

AREA	ACREAGE	COMMERCIAL/RETAIL SF/RESTAURANT SF/OFFICE SF	RESIDENTIAL UNITS
1	77.835	1,025,000	1,000
2	17.842	580,000	0
3	2.911	95,000	0
TOTALS	98.588	1,700,000	1,000



**BASIS OF BEARING**  
MISSOURI STATE PLANE GRID  
NORTH FROM STATIC GPS TIES  
TO GEOGRAPHIC REFERENCE  
SYSTEM MONUMENTS



**PROPOSED BURKHARDT PLACE  
(60' WIDE)**  
PUBLIC RIGHT-OF-WAY

**BURKHARDT PLACE  
(43' WIDE)**  
PUBLIC RIGHT-OF-WAY

**CHESTERFIELD PARKWAY  
(73' WIDE)**  
PUBLIC RIGHT-OF-WAY

**CHESTERFIELD AIRPORT ROAD  
(Variable Width)**  
PUBLIC RIGHT-OF-WAY

**AREA TO BE ADDED  
AREA 1  
3.364 ACRES**

**AREA TO BE REMOVED FROM  
AREA 2  
2.946 ACRES**

**AREA 3  
2.911 ACRES**

**AMENDED AREA 1  
77.835 ACRES**

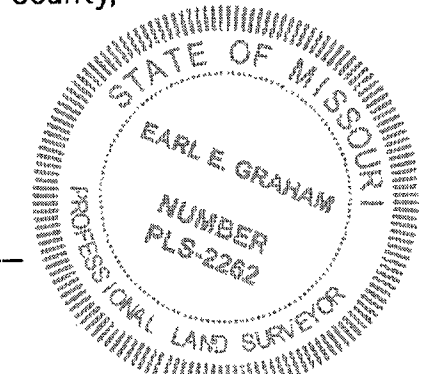
**AMENDED AREA 2  
17.842 ACRES**

PREPARED FOR:  
ABOVE ALL DEVELOPMENT  
CONTACT: STAN MCCURDY  
10411 CLAYTON ROAD, SUITE 308  
PHONE 314-473-1332

IN WITNESS WHEREOF, we hereunto set our firm name at our office in St. Louis County,  
Missouri this 27 day of November, 2017.

GRIMES CONSULTING, INC. LS-343-D  
By *Earl E. Graham*  
EARL E. GRAHAM, PLS-2262  
MISSOURI PROFESSIONAL LAND SURVEYOR

RECEIVED  
NOV 28 2017  
City of Chesterfield  
Department of Public Services



**GRIMES CONSULTING, INC.**  
Civil Engineering & Surveying Services  
14300 OLD TESSON ROAD  
SUITE 3000  
ST. LOUIS, MO 63126  
PHONE (314) 848-6010  
FAX (314) 848-6010  
www.grimesconsulting.com

REV. NO.	REMARKS	DATE
1		
2		
3		
4		
5		

**DOWNTOWN  
CHESTERFIELD**  
CHESTERFIELD, MISSOURI

**PRELIMINARY PLAN**

SHEET TITLE  
JOB NUMBER: 3044  
DRAWN BY: RCS  
DATE: 10/2/17  
CHECKED BY: EEG  
DATE: 10/2/17  
SHEET:

