



IV. A.

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

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

Meeting Date: December 12, 2016

From: Justin Wyse, AICP - Senior Planner

Location: North of North Outer 40 Road and east of Boone's Crossing

Petition: **P.Z. 14-2016 18331, 18333 & 18335 Chesterfield Airport Rd. (LSL I, LLC and LSL II, LLC.)**: A request for a zoning map amendment from a "M3" Planned Industrial District to a "PC" Planned Commercial District for a 16.0 acre area of land at 18331, 18333 and 18335 Chesterfield Airport Rd., located at the northwest side of the intersection of Chesterfield Airport Rd. and Spirit of St. Louis Blvd. (17V410060, 17V410026 and 17V410037).

Summary

Nashrallah Global RE Services has submitted a request for a zoning map amendment from a "M3" Planned Industrial District to a "PC" Planned Commercial District. The request includes three parcels totaling 16.0 acres of land located at the northwest side of the intersection of Chesterfield Airport Rd. and Spirit of St. Louis Blvd.

The preliminary plan depicts multiple buildings and the submitted narrative indicates the project is to be developed in phases. Access to the development includes a proposed curb cut off Spirit of St. Louis Blvd. and no direct access to Chesterfield Airport Rd. Additionally, the plan extends a new roadway along the northern side of the subject site. Ultimately, this roadway will connect to Chesterfield Airport Road at its intersection with Olive Street Road.

Site History

The properties were blanket zoned "M3" Planned Industrial District in 1965 by St. Louis County with no site specific ordinance for this area. A CUP was granted by St. Louis County in 1971 by St. Louis County Resolution 1768 to authorize one restaurant to be located on one of the smaller parcels.



Aerial of Site and Proposed "PC" District

Surrounding Land Use and Zoning

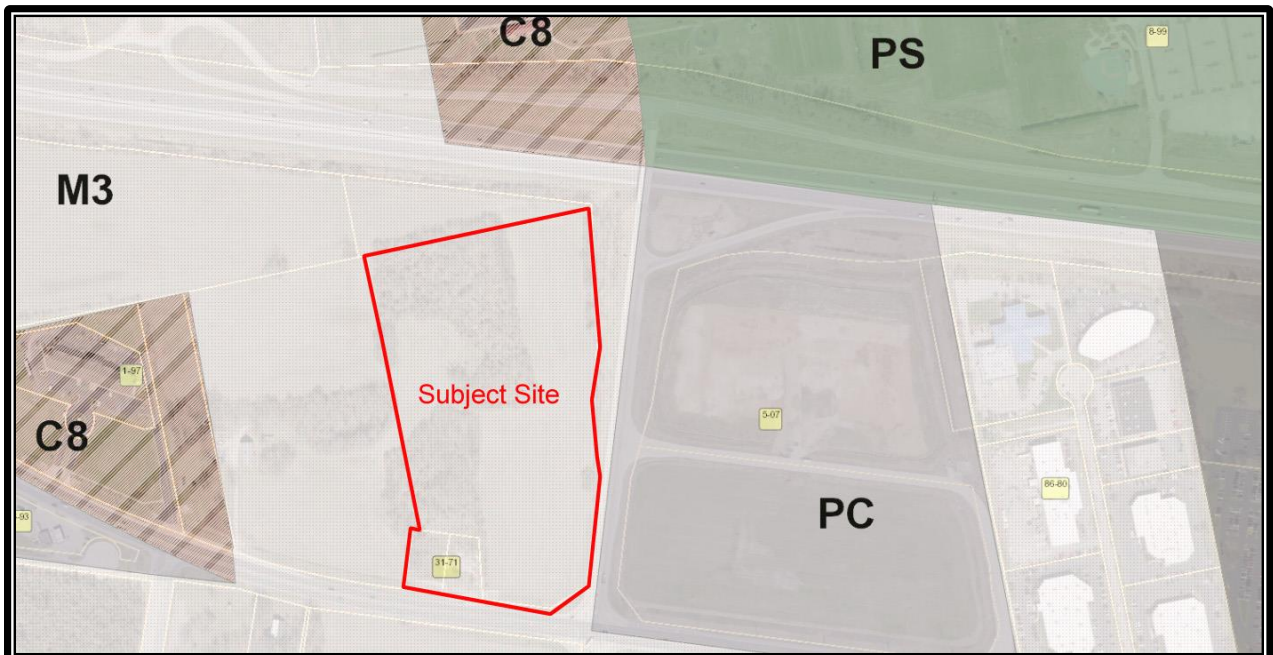
The land use and zoning for the properties surrounding this parcel are as follows:

North: Property is undeveloped and zoned "M3" Planned Industrial District.

South: Property includes a car rental facility and is zoned "M3" Planned Industrial District.

East: Property is undeveloped and zoned "PC" Planned Commercial District.

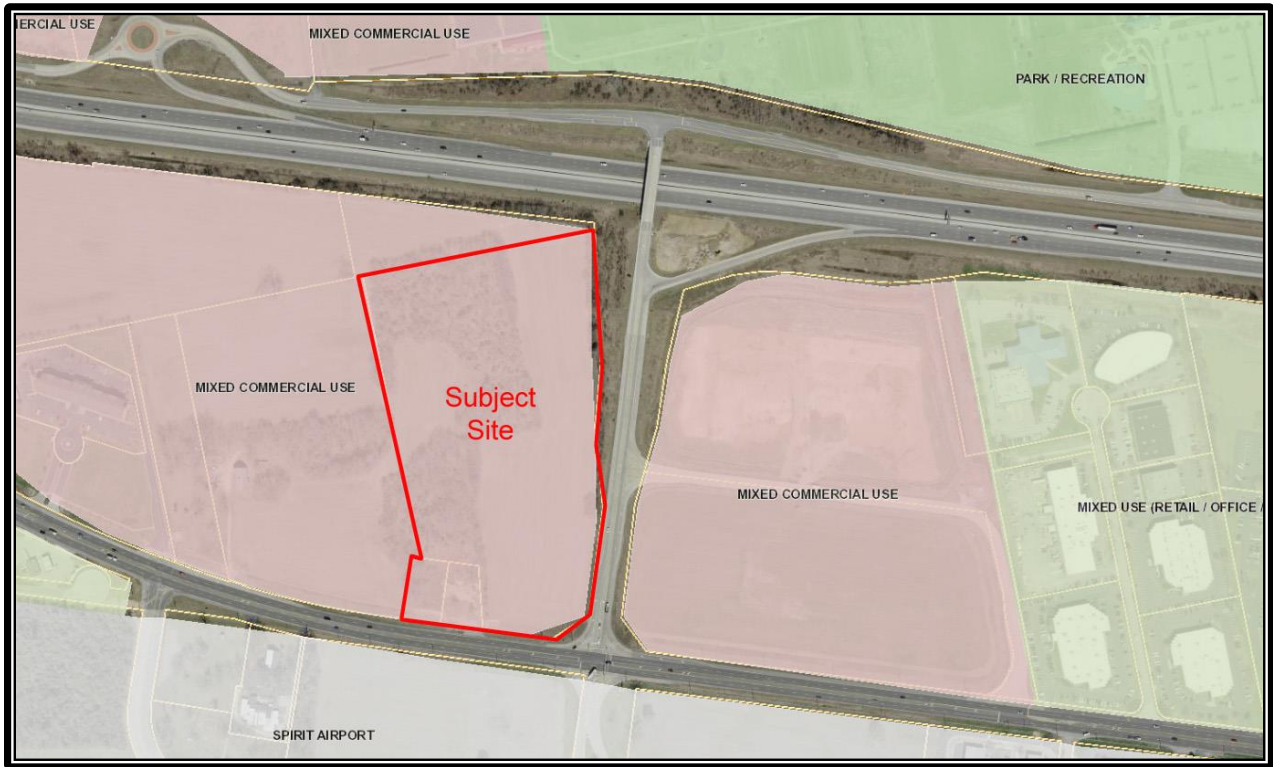
West: Property is undeveloped and zoned "M3" Planned Industrial District.



Zoning Map

Comprehensive Plan

The City of Chesterfield Comprehensive Plan Land Use Map delineates this property as Mixed Commercial Use, which cites appropriate uses in this designation as retail and office.



Future Land Use Plan

A public hearing further addressing the request will be held at the December 12, 2016, 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. Applicant's Narrative Statement
3. Applicant's Preliminary Plan

cc: Aimee Nassif, Planning and Development Services Director



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 12, 2016 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. 14-2016 18331, 18333 & 18335 Chesterfield Airport Rd. (LSL I, LLC and LSLII, LLC.): A request for a zoning map amendment from a "M3" Planned Industrial District to a "PC" Planned Commercial District for a 16.0 acre area of land at 18331, 18333 and 18335 Chesterfield Airport Rd., located at the northwest side of the intersection of Chesterfield Airport Rd. and Spirit of St. Louis Blvd. (17V410060, 17V410026 and 17V410037).

PROPERTY DESCRIPTION - PARCEL 1 - A TRACT OF LAND, BEING PART OF LOTS 5 AND 6 OF THE SUBDIVISION OF R.H. STEVENS FARM ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 37 OF THE ST. LOUIS CITY, FORMER COUNTY, RECORDS, AND BEING PART OF U.S. SURVEYS 102 AND 122, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN IN ST. LOUIS COUNTY, MISSOURI. **PARCEL 2 AND 3** - PART OF LOT 6 OF THE SUBDIVISION OF R.H. STEVENS FARM IN U.S. SURVEY 102 TOWNSHIP 45 NORTH RANGE 3 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 37 OF THE RECORDS OF THE CITY (FORMER COUNTY) OF ST. LOUIS, MISSOURI.



City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

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 Senior Planner Justin Wyse at 636.537.4734 or via e-mail at jwyse@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.



18331 Chesterfield Airport Road

Narrative Statement

The property located at 18331, 18333 & 18335 Chesterfield Airport Road measuring approximately 600 ft. wide and 1, 200 ft. deep for a total site area of 16.03 acres is proposed to be developed. The property currently is undeveloped and is partially wooded with agricultural fields.

The development will remove portions of the wooded area according to City requirements and construct approximately 96,100 SF of mixed use commercial type development. The project will be developed using the following types of uses:

1. Church and other places of worship
2. Community Center
3. Arena and Stadium
4. Art Gallery
5. Art Studio
6. Auditorium
7. Banquet Facility
8. Recreation Facility
9. Office-dental
10. Office-general
11. Office-medical
12. Automobile dealership
13. Automotive retail supply
14. Bakery
15. Bar
16. Brewpub
17. Coffee Shop
18. Coffee Shop, drive thru
19. Grocery-community
20. Grocery-neighborhood
21. Grocery-Supercenter
22. Restaurant – sit down
23. Restaurant – Fast Food
24. Restaurant – Take Out
25. Retail Sales Establishment – Community
26. Retail Sales Establishment – Neighborhood
27. Retail Sales Establishment – Regional
28. Animal Grooming Service
29. Barber or Beauty Shop
30. Check Cashing Facility
31. Drug Store and Pharmacy
32. Drug Store and Pharmacy, with Drive Thru
33. Dry Cleaning Establishment
34. Dry Cleaning Establishment, with Drive Thru
35. Financial Institution, No Drive Thru
36. Financial Institution, Drive Thru
37. Hotel and Motel
38. Hotel and Motel-Extended Stay
39. Laundromat
40. Oil Change Facility

41. Theatre, Indoor
42. College/University
43. Kindergarten or Nursery School
44. Specialized Private School
45. Vocational School

This development will happen in phases in the coming years. Upon rezoning the property will be marketed and developed according to the users drawn to the site.

The project consists of a total of 16.03 acres and Lot 1 will be 1.07 acres (6.67%) while the remaining property, 14.96 acres (93.33%), will contain multiple users and multiple buildings.

The lots on the project shall utilize 30 ft. front setbacks, 10 ft. rear setbacks, and 10 ft side setbacks. The retail/office/restaurant buildings shall all be single story construction only. A hotel or motel building shall be allowed to be multiple stories.

There will be adequate easements established as part of the development to allow for utilities and for cross access between the lots and to future development north of the property.

The development of each lot shall provide adequate parking according to the City's requirements based on the proposed use. The parking stalls and drive aisles shall be sized according to the City's minimum standards with stalls being 9 ft. wide and 19 ft. long with drive aisles being a minimum of 22 ft. wide. Each lot shall also provide the number of loading spaces required by the City's ordinances.

The lighting shall be positioned to provide zero intensity at the lot line. In order to obtain this it may be necessary to provide shielding on the lights in some areas.

Existing trees shall be preserved according to City requirements. The new development shall be landscaped to meet the City's landscape requirements. The development shall include a 30 ft. landscape buffer along Chesterfield Airport Road and Spirit of St. Louis Boulevard.

NOTE:
CROSS ACCESS SHALL BE PROVIDED TO THE PROPERTIES LOCATED TO THE NORTH AND WEST OF THE PROJECT.

NOTES:
EXISTING ZONING = NU (NON-URBAN)
PROPOSED ZONING = PC (PLANNED COMMERCIAL)

PROPOSED BUILDING SETBACKS:
FRONT YARD: 30 FT. (30 ft. LANDSCAPE BUFFER ALONG CHESTERFIELD AIRPORT ROAD & SPIRIT OF ST. LOUIS BLVD.)
SIDE YARD: 10 FT.
REAR YARD: 10 FT.

INTERNAL:
FRONT YARD: 10 FT.
SIDE YARD: 5 FT.
REAR YARD: 5 FT.

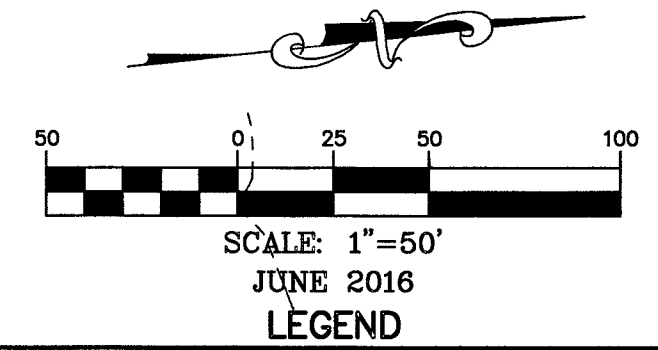
PARKING SETBACKS SHALL BE 30 FT. FROM CHESTERFIELD AIRPORT ROAD & SPIRIT OF ST. LOUIS BLVD.; 10 FT. FROM ALL OTHER EXTERIOR BOUNDARY LINES, AND 5 FT. FROM ALL INTERIOR BOUNDARY LINES.

EXISTING WOODLAND:
= 249,208.5 S.F.
30% = 74,761.9 S.F.

AREA OF TREES RETAINED ON SITE = 88,430.9 S.F.

PRELIMINARY PLAN

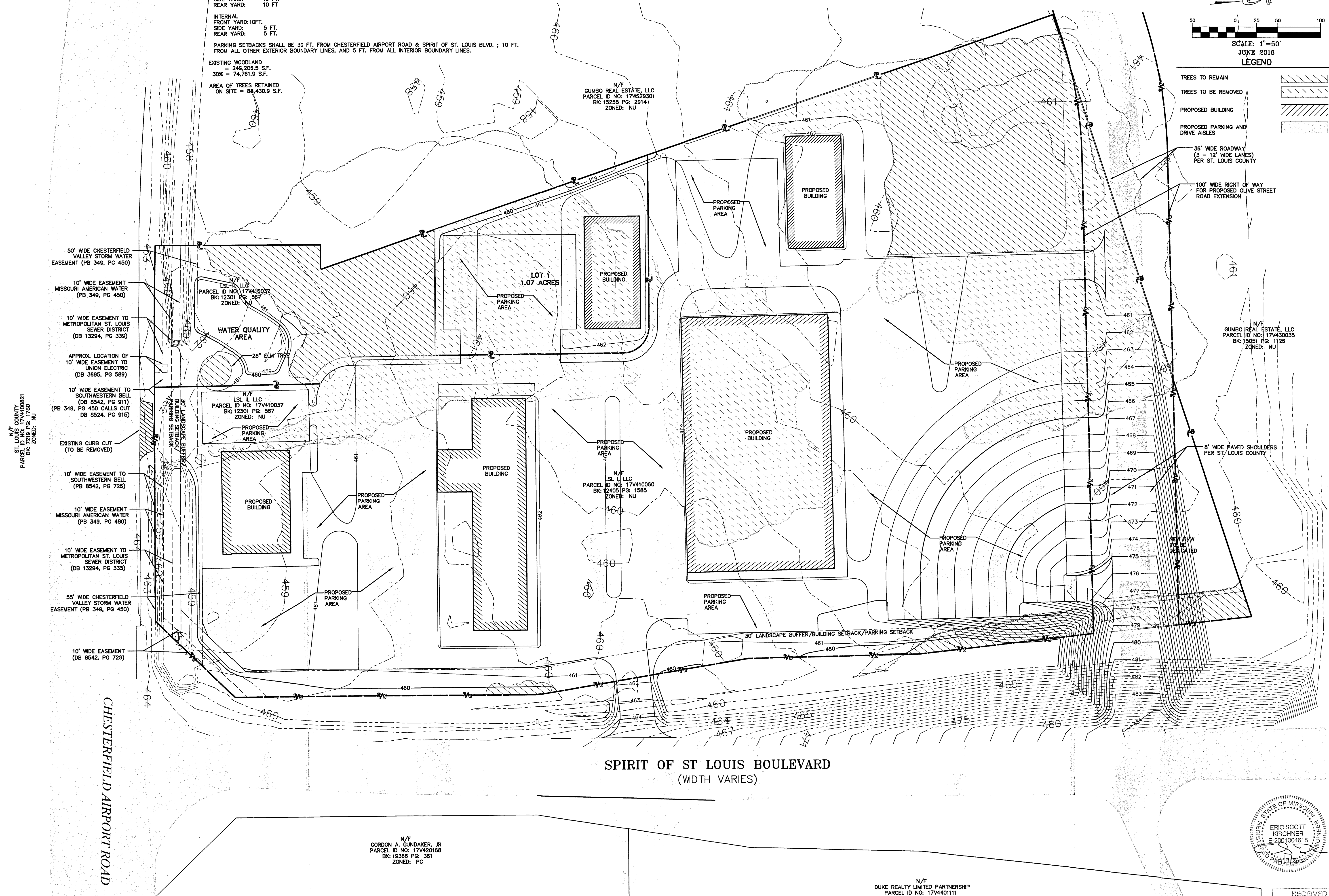
N/F
JERRY F. DAVES TRUSTEE, ETAL
PARCEL ID NO: 17W640080
BK: 18679 PG: 2708
ZONED: NU



- LEGEND**
- TREES TO REMAIN [diagonal hatching pattern]
 - TREES TO BE REMOVED [cross-hatching pattern]
 - PROPOSED BUILDING [solid black fill]
 - PROPOSED PARKING AND DRIVE AISLES [stippled pattern]

35' WIDE ROADWAY (3 - 12' WIDE LANES) PER ST. LOUIS COUNTY
100' WIDE RIGHT OF WAY FOR PROPOSED OLIVE STREET ROAD EXTENSION

8' WIDE PAVED SHOULDERS PER ST. LOUIS COUNTY



50' WIDE CHESTERFIELD VALLEY STORM WATER EASEMENT (PB 348, PG 450)
10' WIDE EASEMENT MISSOURI AMERICAN WATER (PB 349, PG 450)
10' WIDE EASEMENT TO METROPOLITAN ST. LOUIS SEWER DISTRICT (DB 13284, PG 339)
APPROX. LOCATION OF 10' WIDE EASEMENT TO UNION ELECTRIC (DB 3595, PG 588)
10' WIDE EASEMENT TO SOUTHWESTERN BELL (DB 8542, PG 911) PO 450 CALLS OUT DB 8524, PG 915)
EXISTING CURB CUT (TO BE REMOVED)
10' WIDE EASEMENT TO SOUTHWESTERN BELL (PB 8542, PG 728)
10' WIDE EASEMENT MISSOURI AMERICAN WATER (PB 349, PG 480)
10' WIDE EASEMENT TO METROPOLITAN ST. LOUIS SEWER DISTRICT (DB 13284, PG 335)
55' WIDE CHESTERFIELD VALLEY STORM WATER EASEMENT (PB 348, PG 450)
10' WIDE EASEMENT (DB 8542, PG 728)

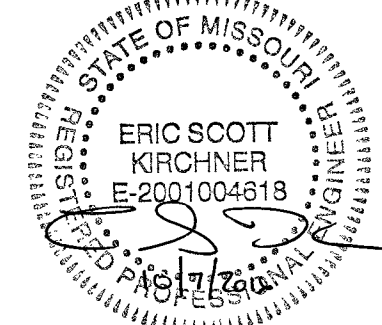
CHESTERFIELD AIRPORT ROAD

SPIRIT OF ST LOUIS BOULEVARD
(WIDTH VARIES)

N/F
GORDON A. GUNDAKER, JR
PARCEL ID NO: 17V420188
BK: 19386 PG: 361
ZONED: PC

N/F
DUKE REALTY LIMITED PARTNERSHIP
PARCEL ID NO: 17V440111
BK: 6133 PG: 320
ZONED: PC

N/F
JOE H. SCOTT SR. TRUSTEE, ETAL
PARCEL ID NO: 17V420157
BK: 8488 PG: 1761
ZONED: NU



RECEIVED
OCT 10 2016
City of Chesterfield
Department of Planning & Development

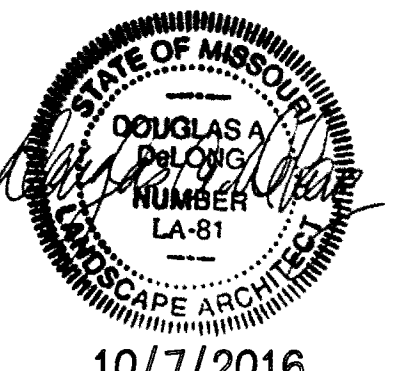
18331 CHESTERFIELD AIRPORT ROAD /
SPIRIT OF ST LOUIS BOULEVARD
CHESTERFIELD, MISSOURI

COCHRAN
Civil Engineering
Land Surveying
Structural Engineering
Site Planning
Site Construction
Master Planning

North Office
8 East Main Street
Warrenton, Missouri 63385
503-332-4574 (tel.)
503-337-0780 (fax)
warrenton@cochrancorp.com

| DATE | BY | PER CITY COMMENTS |
|---------|-----|-------------------|
| 9/25/16 | ARP | |
| | ESK | |
| | ESK | |

DATE: 9/25/16
SCALE: 1"=50"
PROJECT NO: M15-7134
SHEET NO: C1



10/7/2016
Douglas A. DeLong, Landscape Architect LA-81

Consultants:

Chesterfield Airport Road Spirit of St. Louis Boulevard

Chesterfield, Missouri

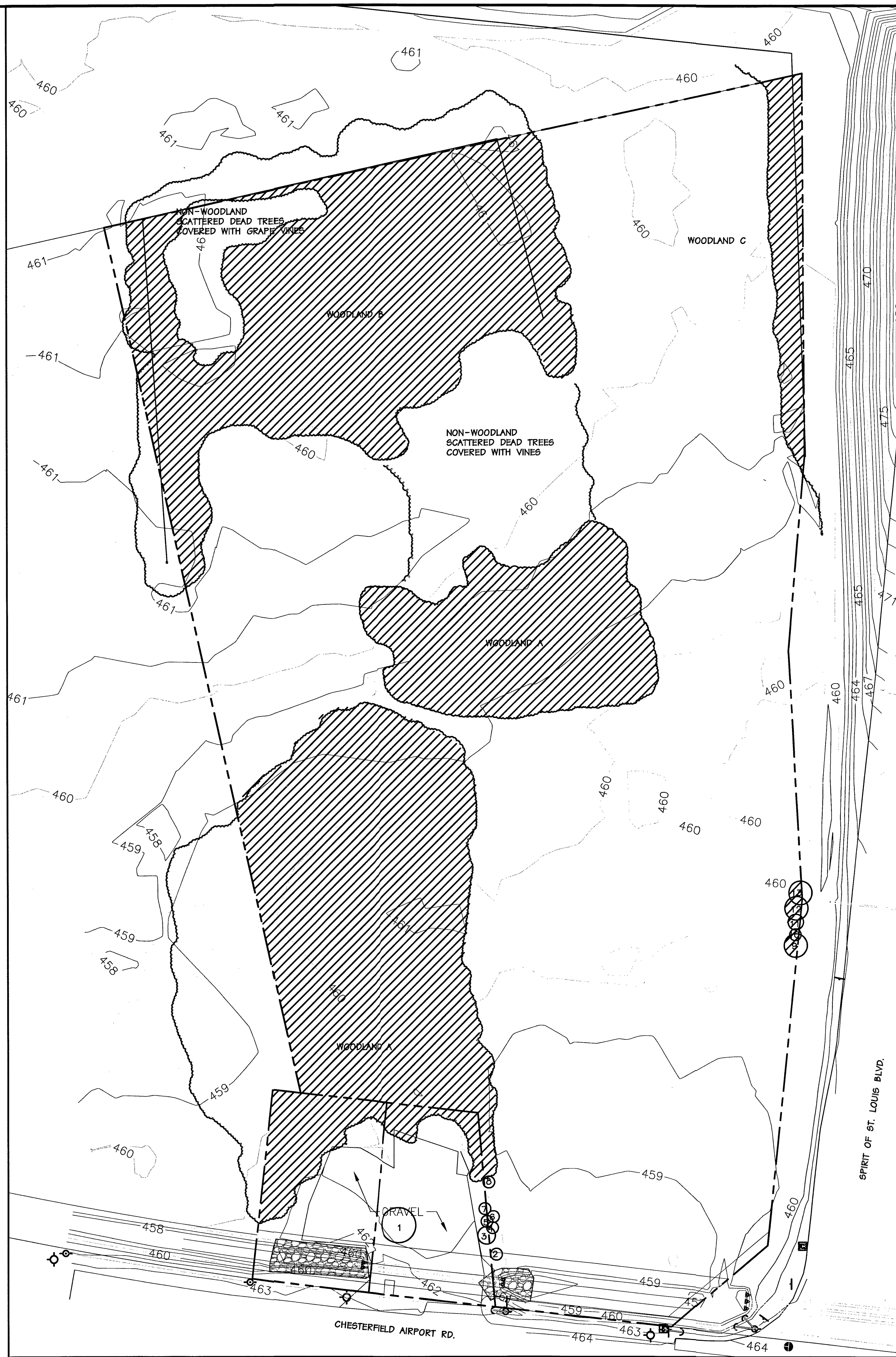
Revisions:

| Date | Description | No. |
|------|-------------|-----|
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| | | |
| | | |
| | | |

Drawn: BAD
Checked: DAD

DeLong
landscape Architecture, LLC
7620 West Bruno Ave
St. Louis, MO. 63117
(314) 346-4856
delong.la@gmail.com
Missouri State Certificate of Authority: #001300145

| | |
|--------------|------------------------|
| Sheet Title: | Tree Stand Delineation |
| Sheet No.: | TSD-1 |
| Date: | 05/03/2016 |
| Job #: | 163.001 |



| Number | Common Name | DBH Of Trunk | Canopy Area | Condition Rating |
|--------|---------------|--------------|-------------|------------------|
| 1 | Elm | 26 | 1017 | 1 |
| 2 | Austrian Pine | 8 | 113 | 3 |
| 3 | Elm | 5 | 254 | 3 |
| 4 | Elm | 5 | 113 | 3 |
| 5 | Elm | 5 | 113 | 3 |
| 6 | Elm | 6 | 153 | 3 |
| 7 | Elm | 6 | 113 | 3 |
| 8 | Juniper | 8 | 113 | 3 |
| 9 | Boxelder | 18 | 188 | 2 |
| 10 | Hackberry | 5 | 88 | 2 |
| 11 | Hackberry | 8 | 88 | 2 |
| 12 | Mulberry | 8-10 | 290 | 2 |
| 13 | Mulberry | 8-10 | 290 | 2 |
| Total | | | 2933 | |

Tree Stand Delineation Narrative
May 3, 2016
The overall property comprises a total of 16.2 Ac and has a total of 5.7 Ac. of Woodlands. The attached detailed Tree Stand Delineation map was completed by field inspection.

Woodland A: This woodland area covers a portion of southern part of the lot. The dominate canopy is comprised of primarily Silver Maple, boxelder, and mulberry that vary in size 5-12" DBH. There are a few scattered larger trees but they do not meet the definition of "Monarch". The understory is comprised of shrub honeysuckle.

Woodland B: This woodland area is on the North and West part of the property. The dominate canopy is comprised of primarily Hackberry, Boxelder, and Mulberry. Co-dominate species include Elm, Black Locust, and Black Cherry. The predominate size varies from 5-12" DBH. There are a few scattered larger trees but they do not meet the definition of "Monarch". The understory is shrub honeysuckle. Grape and other vines cover some areas and have killed the trees and so not meet the definition of woodlands.

Woodland C: This woodland is along the eastern property line. The dominate canopy is comprised of Boxelder, Mulberry, and Hackberry. The size varies from 5-12" DBH. The understory is shrub honeysuckle.

RATING: 1=Poor Quality
3=Average Quality
5=Excellent Quality

No state champion or rare trees were found on the site.

WOODLAND A = 3.10 Ac. (135,352.8 sq. ft.)
WOODLAND B = 2.28 Ac. (99,444.2 sq. ft.)
WOODLAND C = 0.26 Ac. (11,476.5 sq. ft.)
INDIVIDUAL TREES = 0.08 Ac. (2,933.0 sq. ft.)
TOTAL = 5.70 Ac. (249,206.5 sq. ft.)

LEGEND
+ Location
10 Reference Number

Tree Stand Delineation

SCALE 1"=60'-0"

Tree Stand Delineation Plan Prepared by Douglas A. DeLong Certified Arborist MW-4826A

Douglas A. DeLong

Base Map Provided by: Cochran Civil Engineering