



IV. B.

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 side of Old Chesterfield Road, east of Baxter Rd.

Petition: **P.Z. 16-2016 EJ Properties (16625 & 16635 Old Chesterfield Rd)**: A request for an amendment to City of Chesterfield Ordinance 2791 to modify permitted uses within an existing “PI” Planned Industrial District (LPA) for a 1.95 acre tract of land located at 16625 and 16635 Old Chesterfield Road.

Summary

Edward Struckman has submitted a request for an ordinance amendment in a “PI” Planned Industrial District with a Landmark Preservation Area (“LPA”) Overlay. The proposal seeks to add additional uses and requests flexibility in parking requirements and uses, as permitted under the “LPA” Overlay. The applicant seeks to have outdoor sales and storage on the property, allow a fast food restaurant, excluding a drive through (e.g. snow cone stand), and seeks flexibility from the requirement that all parking be on an improved, dust-free surface.

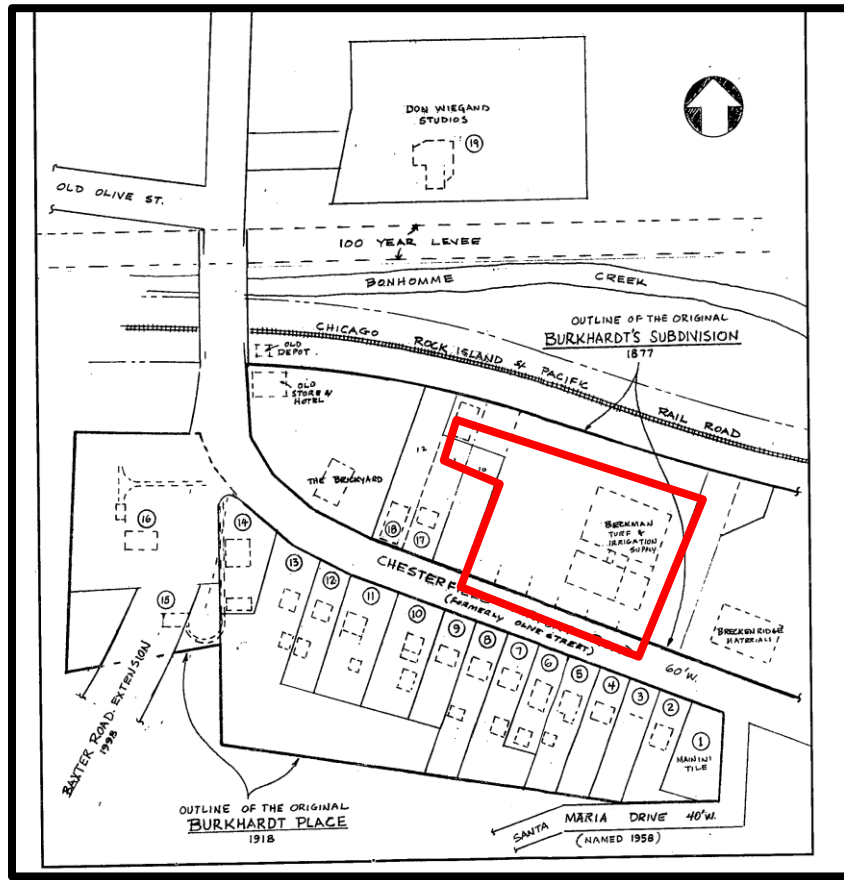
Site History

The subject site is within the boundaries of the historic Burkhardt Subdivision whose development marked the creation of Chesterfield. Originating as a 21 acre tract of land owned by Christian Burkhardt in 1877, the subject property is outlined in the image of the original Burkhardt plats on the next page.

The subject site was originally zoned “C-7” General Extensive Commercial District by St. Louis County in 1965 prior to the incorporation of the City of Chesterfield. In 1999, a change of zoning from the “C-7” General Extensive Commercial District to the “PI” Planned Industrial District was granted via City of Chesterfield Ordinance 1556.

In 2006, Ordinance 1556 was amended by Ordinance 2295 to allow for additional uses on the site and to establish the Landmark and Preservation Area Overlay for the site. The site is

currently occupied by the Chesterfield Antique Mall. The owner of the property, in addition to the subject site, owns several parcels along the Old Chesterfield Road corridor.



*Illustration from Dan Rothwell's book A Guide to
Chesterfield's Architectural Treasures*

Surrounding Land Use and Zoning

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

North: The property to the north contains the railroad and is zoned "C-7" General Extensive Commercial District.

South: The property to the south is the historic Burkhardt Place subdivision and is zoned "NU" Non-Urban District, "PC" Planned Commercial District, and "UC" Urban Core District. Several of these properties have a Landmark and Preservation Area (LPA) Overlay.

East: The property to the east is vacant and zoned "PI" Planned Industrial District. The area occupied by Breckenridge Materials is zoned "M-2" Industrial District.

West: The property to the west is primarily vacant and is zoned "C-7" General Extensive Commercial District.



Aerial

Comprehensive Plan

The subject site is located within the Urban Core designation.

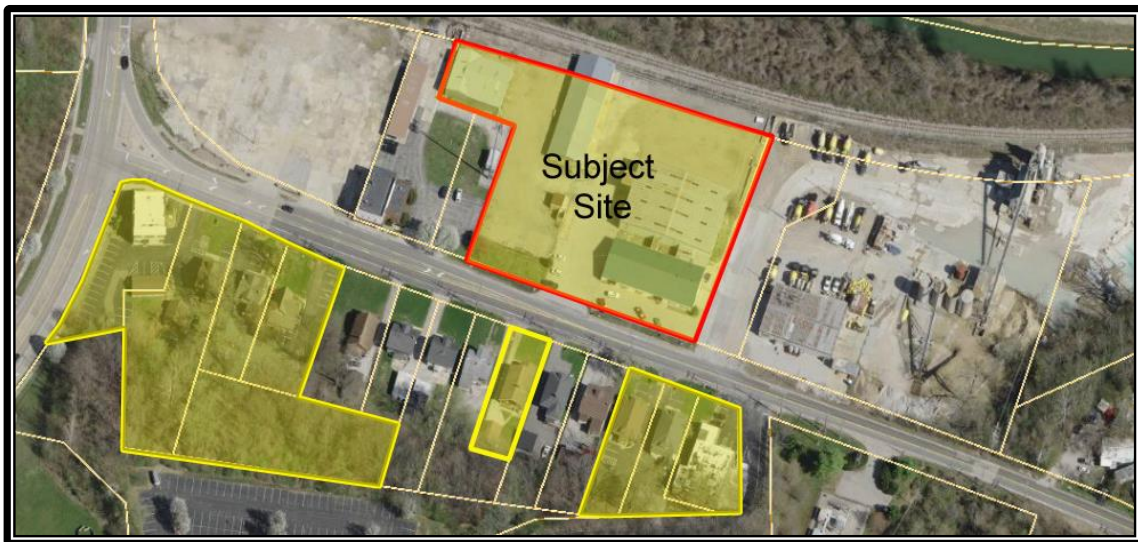


Comprehensive Land Use Plan

Landmark and Preservation Area (LPA)

Several of the properties located along the historic Old Chesterfield Road corridor have been designated as Landmark and Preservation Areas (LPA). The intent of the LPA overlay is “to encourage the rehabilitation, restoration, and adaptation of these historic elements for current use.” As this area has historic significance to the City, the LPA overlay was created to provide flexibility in development requirements and performance standards to encourage preservation of these structures and preservation of the character of the area.

The “LPA” specifically cites uses and parking areas as available incentives for the site. As part of the request, the applicant is proposing additional uses for the site that would supplement existing permitted uses. The City’s parking requirements require all parking and drive areas to be on a dust-free surface. The property owner is requesting a modification to permit the existing gravel area on the western side of the property to serve as the required parking for these uses. The “LPA” Overlay allows the City to approve flexible parking requirements as an incentive to promote preservation of significant areas and sites.



Highlighted properties have LPA Overlay zoning

The Petitioner’s narrative details that they are requesting “outdoor sales,” “farmer’s market,” and “sno cone stand.” These uses would fall under the use terms for the UDC listed below.

UDC Use	Applicant’s Proposed Use	Proposed Restrictions
Retail sales, outdoor	Outdoor Sales	In conjunction with another permitted use on the site
Farmer’s Market	Farmer’s Market	None
Restaurant, Fast Food	Sno Cone Stand	Limited to establishments which serve beverages and desserts. No drive-thru service permitted.

Additionally, the following use would be modified to clarify “outdoor sales” (existing language in italics with requested provision in bold / underline).

*Service facilities, studios or work areas for antique salespersons, artists, candy makers, craftspersons, dressmakers, tailors, music teachers, dance teachers, typists and stenographers, including cabinet makers, film processors, fishing tackle and bait shops and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on premises **including outdoor sales and storage of said items.***

A public hearing further addressing the request will be held at the December 12, 2016 City of Chesterfield Planning Commission meeting. This request, as required by the Unified Development Code, will also be submitted to the Chesterfield Historic and Landmark Preservation Committee (CHLPC) for review and comments.

Attached, please find a copy of the Public Hearing Notice. As the site is already built out and the request before you is only for an ordinance amendment, a new Preliminary Plan is not required by the City of Chesterfield Zoning Ordinance for this Ordinance Amendment. A copy of the plan submitted for a prior petition is included for reference.

A copy of Ordinance 2791 may be obtained at
<http://www.chesterfield.mo.us/webcontent/ordinances/2014/ord2791.pdf>.

Attachments

1. Public Hearing Notice
2. Applicant's Narrative Statement
3. Previously Submitted Plan

cc: Aimee Nassif, Planning and Development Services Director



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.



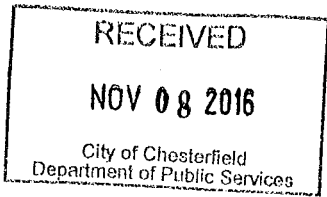
NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on Monday, December 12, 2016 at 7:00 pm, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

P.Z. 16-2016 EJ Properties (16625 & 16635 Old Chesterfield Rd): A request for an amendment to City of Chesterfield Ordinance 2791 to add permitted uses within an existing "PI" Planned Industrial District (LPA) for a 1.95 acre tract of land located at 16625 and 16635 Old Chesterfield Road (17T310379).

Description of Property

A tract of land in U.S. Survey 2031, Township 45 North, Range 4 East, St. Louis County, MO, and containing 85,049 square feet or 1.95 acres, more or less.



16635 OLD CHESTERFIELD ROAD

PROJECT NARRATIVE

We are requesting an ordinance for the usage of the vacant adjacent lot next to Chesterfield Antique Mall located at 16635 Old Chesterfield Road. There are no plans of changing or doing any new construction to the property. We respect and appreciate the historical preservation of the property and the area. Most of the homes currently located on Old Chesterfield Rd are already zoned commercial.

Chesterfield Antique Mall is currently entering its second year of operation with great success. We've had steady growth and great feedback from the both the residents of Chesterfield and outside guests as well. The store features many different vendors and craftsman displaying a wide variety of antique, unique, homemade and re-purposed merchandise.

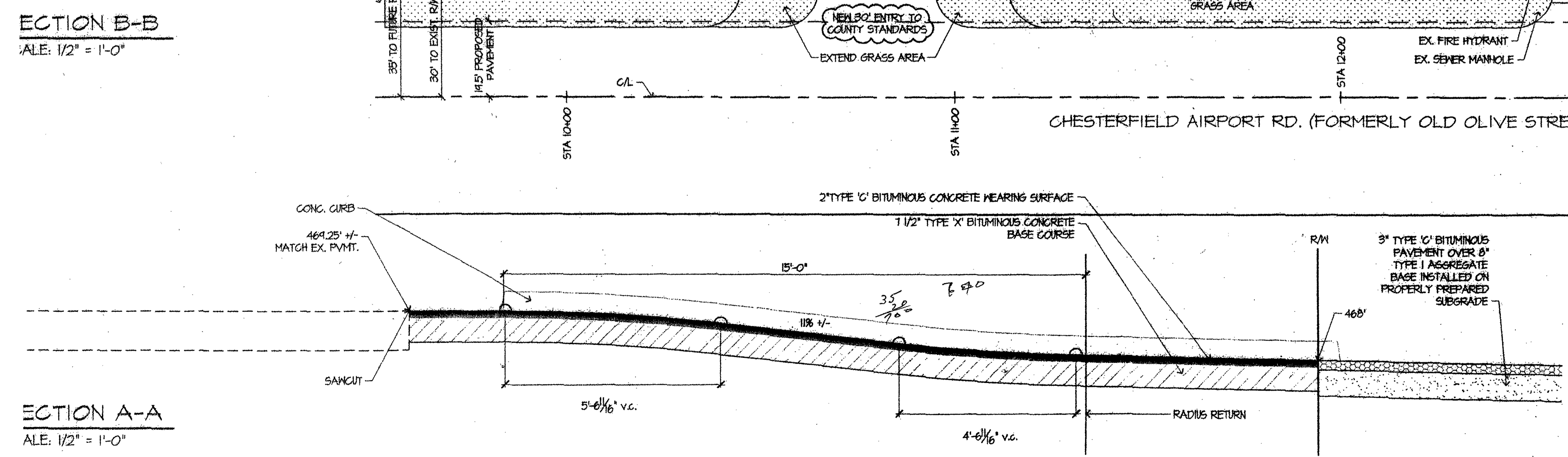
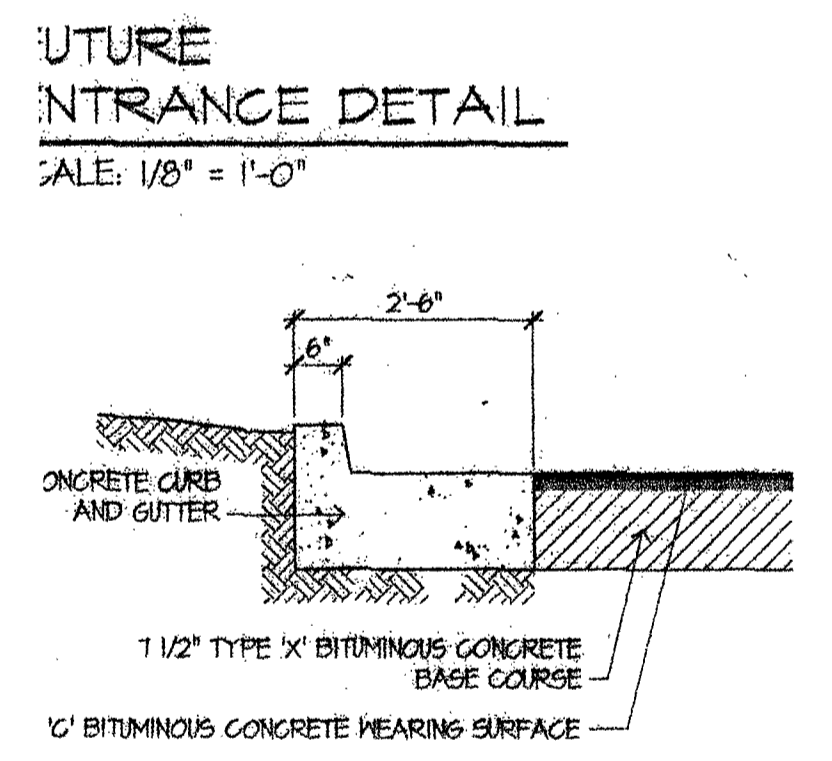
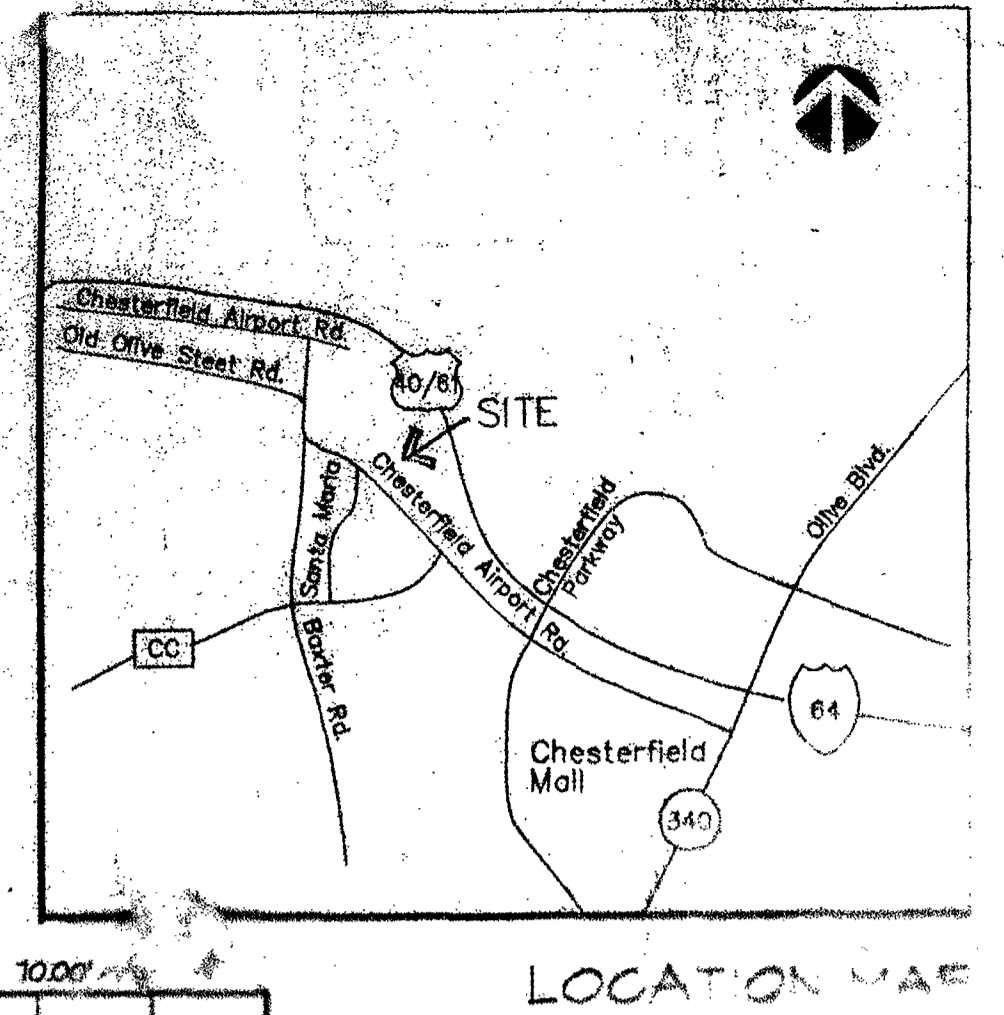
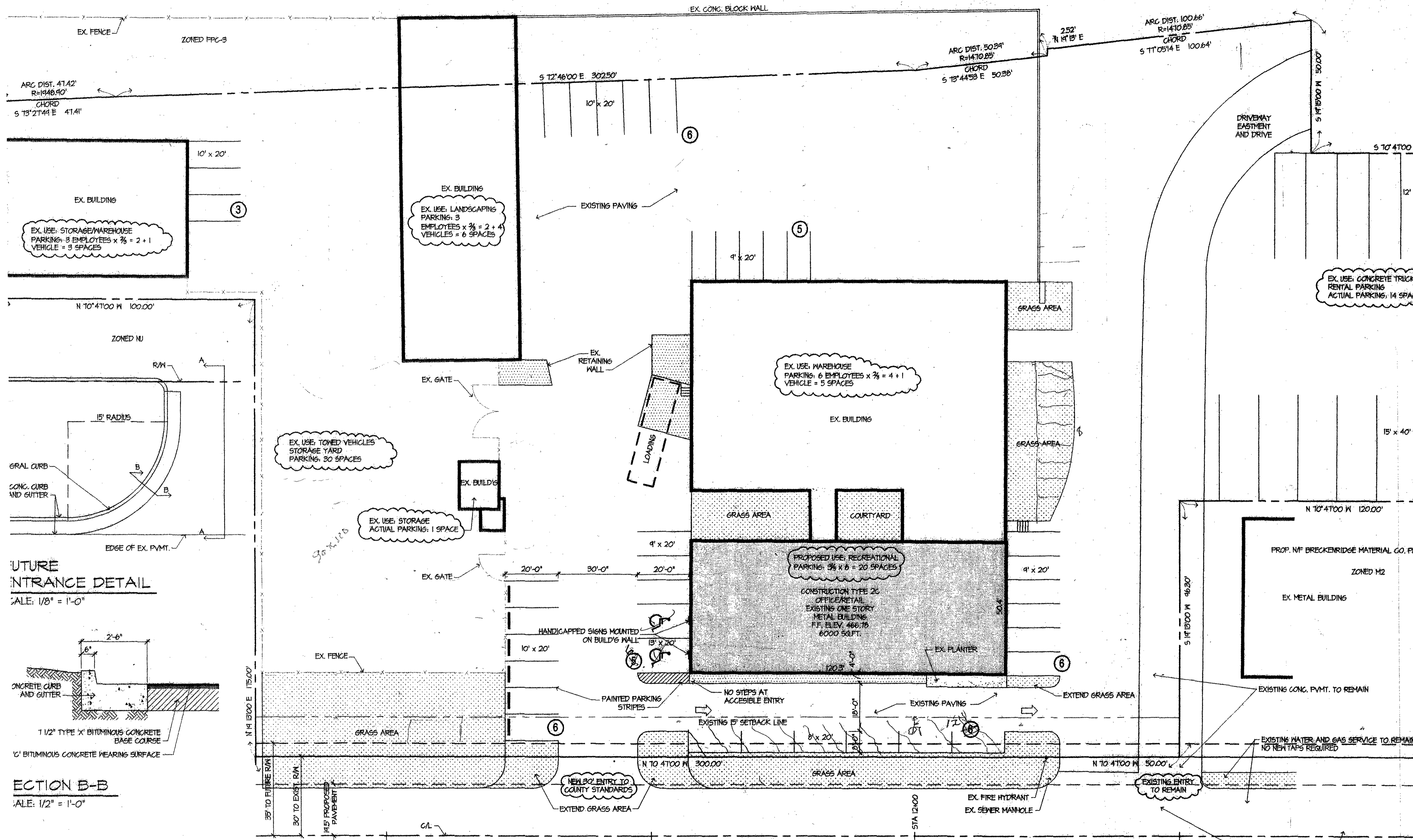
We would like the empty lot outside next to the store to offer something compatible to what we have inside and to compliment the overall theme of the products and services we are offering. With that in mind we are requesting an amendment to allow some or all of the following:

- **Outdoor Sales** – We would like the ability to sell outdoor merchandise. Again we intend to keep the overall theme attempting to offer similar type items to what we are selling on the inside. For example, outdoor furniture, custom made furniture, outdoor emporium type items; such as fountains, statues, garden items, pottery, etc. Hand crafted, vintage, re-purposed items.
- **Farmers Market** – We would like the ability to sponsor a Farmer's Market on weekends during the appropriate seasonal months. Vendors would be the traditional type that you would find in all Farmer's Markets selling homemade, handcrafted, produce, baked goods, etc... And we would only be open during the early hours of 8am – 12pm.
- **Sno Cone Stand** – Although a sno cone stand is an allowable use, we currently do not have a paved parking lot to service would be customers. We are therefore requesting the ability for customers to park on our empty gravel lot.

A handwritten signature in black ink, appearing to read "Edward Struckman".

Edward Struckman
Owner

CHICAGO ROCK ISLAND AND PACIFIC RAILROAD (100'W)



RECEIVED
JUN 16 2014
PLANNING DEPARTMENT

PROF. W.F. BRECKENRIDGE MATERIAL CO. PER D.B. 4571 PG. 360 (1984)

Chesterfield Airport Road, 450 feet east of Baxter Road Extension in the City of Chesterfield described as follows:

A. TRACT OF LAND IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MO, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF OLIVE STREET ROAD (60 FEET WIDE), AND ITS INTERSECTION WITH THE EAST LINE OF A TRACT OF LAND CONVEYED TO CHESTERFIELD FARMER'S SUPPLY COMPANY, PER DEED RECORDED IN DEED BOOK 467, PAGE 165 OF THE ST. LOUIS COUNTY RECORDS; THENCE WEST ALONG SAID NORTH LINE OF OLIVE STREET ROAD, NORTH TO DEGREES, 41 MINUTES WEST, A DISTANCE OF 300.00 FEET TO A POINT, AND SAID POINT BEING THE INTERSECTION OF THE WEST LINE OF PROPERTY OF CONVEYED TO ST. LOUIS, KANSAS CITY AND COLORADO RAILROAD COMPANY BY DEED RECORDED IN DEED BOOK 87, PAGE 514 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID WEST LINE NORTH 19 DEGREES, 13 MINUTES EAST, A DISTANCE OF 175.00 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF PROPERTY CONVEYED TO LOUIS C. COBIRI AND WIFE BY DEED RECORDED IN DEED BOOK 1741, PAGE 445 OF THE AFORESAID RECORDS; THENCE ALONG COBIRI'S NORTH LINE NORTH 70 DEGREES, 47 MINUTES WEST, A DISTANCE OF 100.00 FEET TO A POINT; THENCE NORTH 19 DEGREES, 13 MINUTES EAST, A DISTANCE OF 73.84 FEET TO A POINT IN THE SOUTH LINE OF THE RIGHT-OF-WAY, 100 FEET WIDE, OF CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY; THENCE ALONG SAID RIGHT-OF-WAY, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1948.90 FEET, AND AN ARC DISTANCE OF 47.42 FEET (THE CHORD OF WHICH BEARS SOUTH 73 DEGREES, 27 MINUTES, 49 SECONDS EAST, A DISTANCE OF 47.41 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 72 DEGREES, 46 MINUTES EAST, A DISTANCE OF 302.50 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1470.85 FEET AN ARC DISTANCE OF 50.39 FEET (THE CHORD OF WHICH BEARS SOUTH 73 DEGREES, 44 MINUTES, 53 SECONDS EAST, A DISTANCE OF 50.38 FEET) TO A POINT BEING THE INTERSECTION OF THE EAST LINE OF AFORESAID PROPERTY CONVEYED PER DEED BOOK 467, PAGE 165 WITH SAID RIGHT-OF-WAY LINE, THENCE ALONG SAID EAST LINE SOUTH 19 DEGREES, 13 MINUTES WEST, A DISTANCE OF 264.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 85,049 SQUARE FEET OR 1.95 ACRES, MORE OR LESS.

AND

A. TRACT OF LAND IN LOT 3 AND PART OF LOT 2 OF "BURKHARDT'S SUBDIVISION", NO RECORDED, IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MO, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF CHESTERFIELD AIRPORT ROAD (FORMERLY OLIVE STREET ROAD) 60 FEET WIDE, AND THE WEST LINE OF AFORESAID LOT 3; THENCE ALONG THE WEST LINE OF LOT 3, NORTH 19 DEGREES, 13 MINUTES EAST, A DISTANCE OF 266.63 FEET TO THE SOUTH LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, 100 FEET WIDE; THENCE ALONG SAID RAILROAD, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1470.85 FEET AND AN ARC DISTANCE OF 100.64 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO E.E. BRECKENRIDGE MATERIAL CO. BY DEED RECORDED IN DEED BOOK 457, PAGE 308 OF ST. LOUIS COUNTY RECORD; THENCE ALONG SAID BRECKENRIDGE LINE SOUTH 19 DEGREES, 15 MINUTES WEST, 50.3 FEET TO A POINT; THENCE SOUTH 70 DEGREES, 47 MINUTES WEST, A DISTANCE OF 120.00 FEET TO THE WEST LINE OF A TRACT OF LAND CONVEYED TO OTTO BIELE BY DEED RECORDED IN DEED BOOK 132, PAGE 421 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE WEST LINE OF LOT 2, SOUTH 19 DEGREES, 13 MINUTES WEST, A DISTANCE OF 96.30 FEET TO THE SOUTHWEST CORNER THEREOF BEING ALSO THE NORTH LINE OF AFORESAID CHESTERFIELD AIRPORT ROAD; THENCE ALONG SAID ROAD, NORTH 70 DEGREES, 47 MINUTES WEST, 50.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 31,343 SQUARE FEET OF 72 ACRES, MORE OR LESS.

SITE PLAN
SCALE: 1" = 20'-0"

RECEIVED
City of Chesterfield
JUN - 6 2014
Department of Public Services

JOHN WILLIAM
PLANNING
NUMBER
A-2841

DEAL

LEWIS & CLARK BUILDING

JOB NUMBER 0206

DATE 06/12/09

REVISIONS 06/12/09

SHEET NUMBER 1 OF 1