


## Planning Commission Public Hearing Report

**Meeting Date:** October 11, 2021

**From:** Chris Dietz, Planner 

**Location:** 2272 Clarkson Rd.

**Description:** **P.Z. 09-2021 2272 Clarkson Road (SMS Group, LLC)**: A request for a change in zoning from an “NU” — Non-Urban District to a “PC”—Planned Commercial District for a 1.006-acre tract of land located at Clarkson Road and Wilson Avenue. (20T520103, 20T520394).

### **PROPOSAL SUMMARY**

SMS Group, LLC is requesting a change in zoning from an “NU”—Non-Urban District to a “PC”—Planned Commercial District for a property just over an acre in size, located along the west side of Clarkson Road. The request includes changes to the permitted uses, setbacks and density requirements to accommodate the development of a small office building onsite.

### **HISTORY OF SUBJECT SITE**

The subject site was zoned “NU”—Non-Urban District prior to the City’s incorporation in 1988. Though the site was never developed, the subject site includes a tract of land that covers half of Old Wilson Road, which was vacated by the City of Chesterfield in 2014. In 1993, a Conditional Use Permit was approved for the mortuary site to the north, which included the requirement for the site to provide cross access to this subject site as directed by the City of Chesterfield.



Figure 1: Subject Site Aerial

**LAND USE AND ZONING**

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

Direction	Zoning	Land Use
North	“R1” —Residence District	Mortuary (C.U.P.)
South	“PC” —Planned Commercial District “R2” —Residence District	Retail Single-Family Residential
East	“PC” —Planned Commercial District	Retail
West	(City of Clarkson Valley)	Agriculture

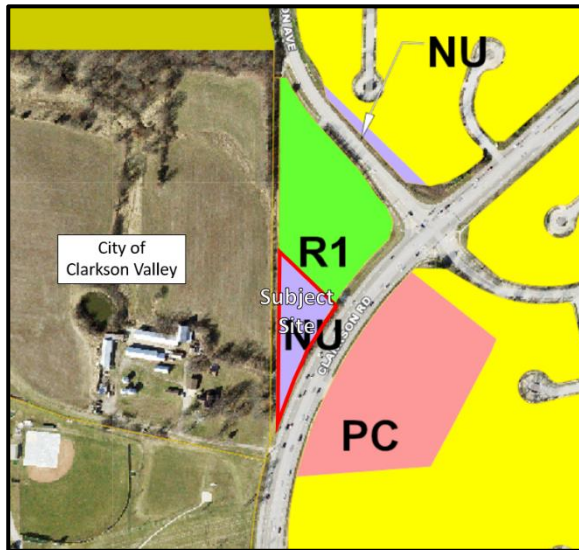


Figure 2: Zoning Map

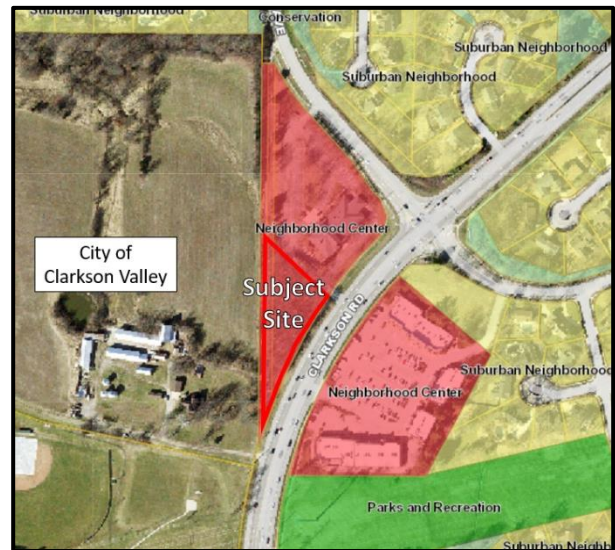


Figure 3: Land Use Map

**COMPREHENSIVE PLAN**

The subject site is located within the Neighborhood Center Character Area, as designated in the City’s Comprehensive Plan. This area is defined primarily by small-scale commercial centers that provide goods and services to surrounding neighborhoods. Due to the proximity to these neighborhoods, operations within this area are required to be low-intensity, unobtrusive and at a scale and design compatible with nearby residential development. These areas typically serve as transition areas between residential and non-residential uses and include pedestrian and bicycle accommodations for nearby residents.

**STAFF ANALYSIS**

The applicant’s request can be broken down into two (2) categories: Setbacks and Permitted Uses—both of which are described in detail below.

**Setbacks**

The current regulations for “NU” Districts do not define setbacks for parking specifically. The requested structure and parking setbacks within this “PC” District would be one and the same, with the front setbacks from Clarkson Road matching that of the adjacent mortuary site to the north, as indicated in the table below:

Current Structure Setbacks (“NU”)	Proposed Structure and Parking Setbacks (“PC”)	Adjacent Mortuary Site Structure and Parking Setbacks (C.U.P.)
Front (ROW): 50’ Side: 20’ Rear: 20’	Front (ROW): 30’ Side: 10’ Rear: 20’	Front (ROW): 30’ Side: 15’ (30’ Landscape Buffer—West) Rear: 15’

**Permitted Uses**

The current permitted uses on site are predicated on the size of the property and do not include the permitted uses sought by the applicant. The current “NU” District and proposed “PC” District proposed Permitted Uses for this site are show below:

Current Permitted Uses (“NU”)	Proposed Permitted Uses (“PC”)
<ul style="list-style-type: none"> <li>• Churches</li> <li>• Commercial vegetable and flower gardening, as well as plant nurseries and greenhouses (no salesroom)</li> <li>• Dairy farming</li> <li>• Dwelling, single-family</li> <li>• Dwelling, single-family earth sheltered</li> <li>• Farming, including the cultivation and sale of any plant crops and domestic animals.</li> <li>• Forests, wildlife reservations, as well as conservation projects.</li> <li>• Golf courses, including practice driving tees on the same premises. (excluding mini-golf and independent practice driving tees).</li> <li>• Home Occupations</li> <li>• Hunting and fishing as well as propagation of wildlife of any kind.</li> <li>• Libraries (Public or Private)</li> <li>• Local public utility facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Office—General</li> <li>• Office—Dental</li> <li>• Office—Medical</li> <li>• Retail—Neighborhood (4,000 sq. ft. or less)</li> <li>• Retail—Community (4,000 – 25,000 sq. ft.)</li> <li>• Animal Grooming</li> <li>• Barber or Beauty Shop</li> <li>• Veterinary Clinic</li> <li>• Financial Institution—No Drive Through</li> </ul>

**Density Requirements**

While the narrative does not openly state the requested Open Space and Floor Area Ratio (FAR), the Preliminary Plan shows the Open Space set at 56% and FAR set at 0.17—both of which comply with UDC requirements (35% minimum and 0.55 maximum, respectively).

**PRELIMINARY PLAN**

The Preliminary Plan provided with this petition depicts a single office building and parking area on the property, with a shared access to Clarkson Road through the Mortuary site to the north. The Plan also

includes an area for public art located in the parking area and a pedestrian bench located along Clarkson Road. Though not depicted, a sidewalk will be required along Clarkson Road once developed, as directed by the City and St. Louis County.

A Public Hearing further addressing the request will be held at the October 11, 2021 City of Chesterfield Planning Commission meeting. This petition will ultimately come before the Planning Commission for a formal recommendation once all agency comments are received.

Staff has attached a copy of the Public Hearing Notice, Narrative Statement, current Preliminary Development Plan, Survey, and Tree Stand Delineation for further consideration.

Attachments:       Public Hearing Notice  
                          Project Narrative  
                          Preliminary Development Plan  
                          Survey  
                          Tree Stand Delineation



# 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 October 11, 2021 at 7:00 p.m. in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said Hearing will be as follows:

P.Z. 09-2021: 2272 Clarkson Road (SMS Group, LLC): – A request for a change in zoning from a “NU” Non-Urban District to a “PC”—Planned Commercial District for a 1.006-acre tract of land located at Clarkson Road and Wilson Avenue. (20T520103, 20T520394).

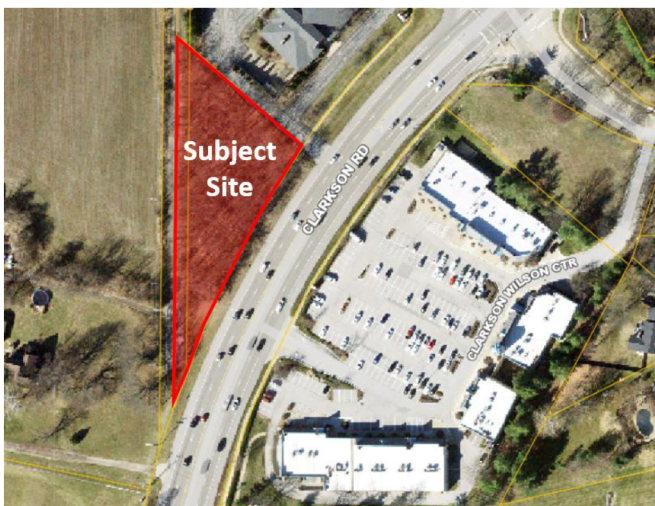
## PROPERTY DESCRIPTION

A tract of land in the North ½ of Section 21, Township 45 North, Range 4 East containing 43,833 square feet or 1.006 acres more or less and subject to deeds, easements, and restrictions of record.



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 Planner Chris Dietz at 636.537.4745 or via e-mail at [cdietz@chesterfield.mo.us](mailto:cdietz@chesterfield.mo.us). All interested parties will be given an opportunity to be heard at the Public Hearing.



**Zoning Change Request**  
**2272 Clarkson Rd Chesterfield MO 63017**

We are requesting a change in zoning for 2272 Clarkson Rd from the current NU zoning to a PC District. This zoning request aligns the zoning with the most recent Comprehensive Plan for the City of Chesterfield. Below are the detailed parameters of our request:

**Setbacks**

- Front Building and Parking Setback (Southeast) along Clarkson Rd – 30’
- Rear Building and Parking Setback along Old Wilson Rd (West along private/vacated drive) – 20’
- Side yard Building and Parking Setback (Northeast along Bucholz Mortuary) – 10’

**Uses**

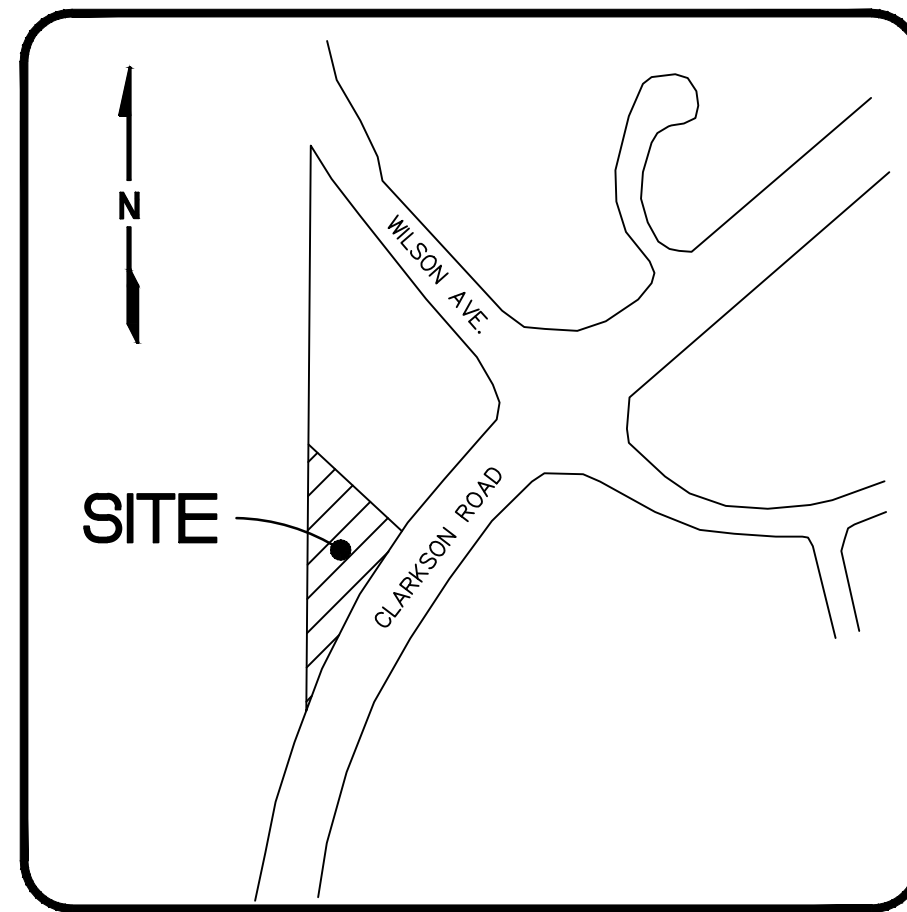
- Office
  - General
  - Dental
  - Medical
- Retail
  - Neighborhood
  - Community
- Service
  - Animal Grooming
  - Barber or Beauty Shop
  - Veterinary Clinic
  - Financial Institution – No Drive Through

**Additional Features**

- The proposed building height will not exceed 20’ with a proposed area of +/-7300 sq ft
- We have provided for an art exhibit area in the center of the parking lot (island). Detail will be provided with the landscape plan.
- We have provided for a public use area in the Southern corner. We plan to create a sitting area for pedestrians, on foot or bike. Detail will be provided with the landscape plan.
- We will work to have a building design that is interesting and aligns with the spirit of the area.

LEGEND

Table with 2 columns: DESCRIPTION and SYMBOL. Lists symbols for existing and proposed contours, sanitary and storm sewers, waterlines, fire hydrants, gas lines, overhead utilities, and various removal/relocation types.



LOCATION MAP

N.T.S.

SITE DEVELOPMENT PLAN

2272 CLARKSON ROAD

CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

PROPERTY DATA

LOCATOR NO. : 201520103
ADDRESS : 2272 CLARKSON ROAD
OWNER : SMS GROUP, LLC
AREA OF TRACT : 43,833 S.F. = 1.01 Ac.±
PRESENT ZONING : NU - NON URBAN
PROPOSED ZONING : PC - PLANNED COMMERCIAL

PROPERTY LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTH HALF OF SECTION 21, TOWNSHIP 45 NORTH, RANGE 4 EAST, IN THE COUNTY OF ST. LOUIS, MISSOURI, AS DESCRIBED IN DEED RECORDED IN DEED BOOK 20715 PAGE 1964 AND DEED RECORDED IN DEED BOOK 21137 PAGE 1282, AND BEING FURTHER DESCRIBED AS:

SETBACK REQUIREMENTS

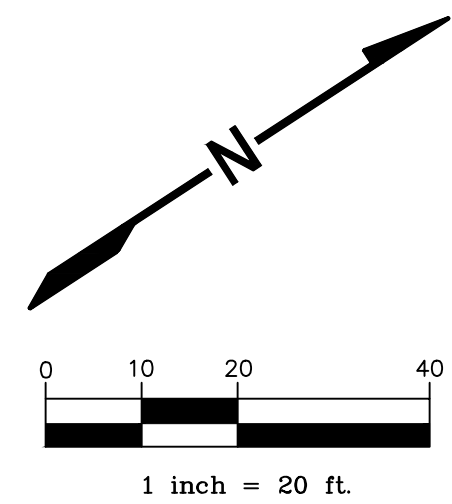
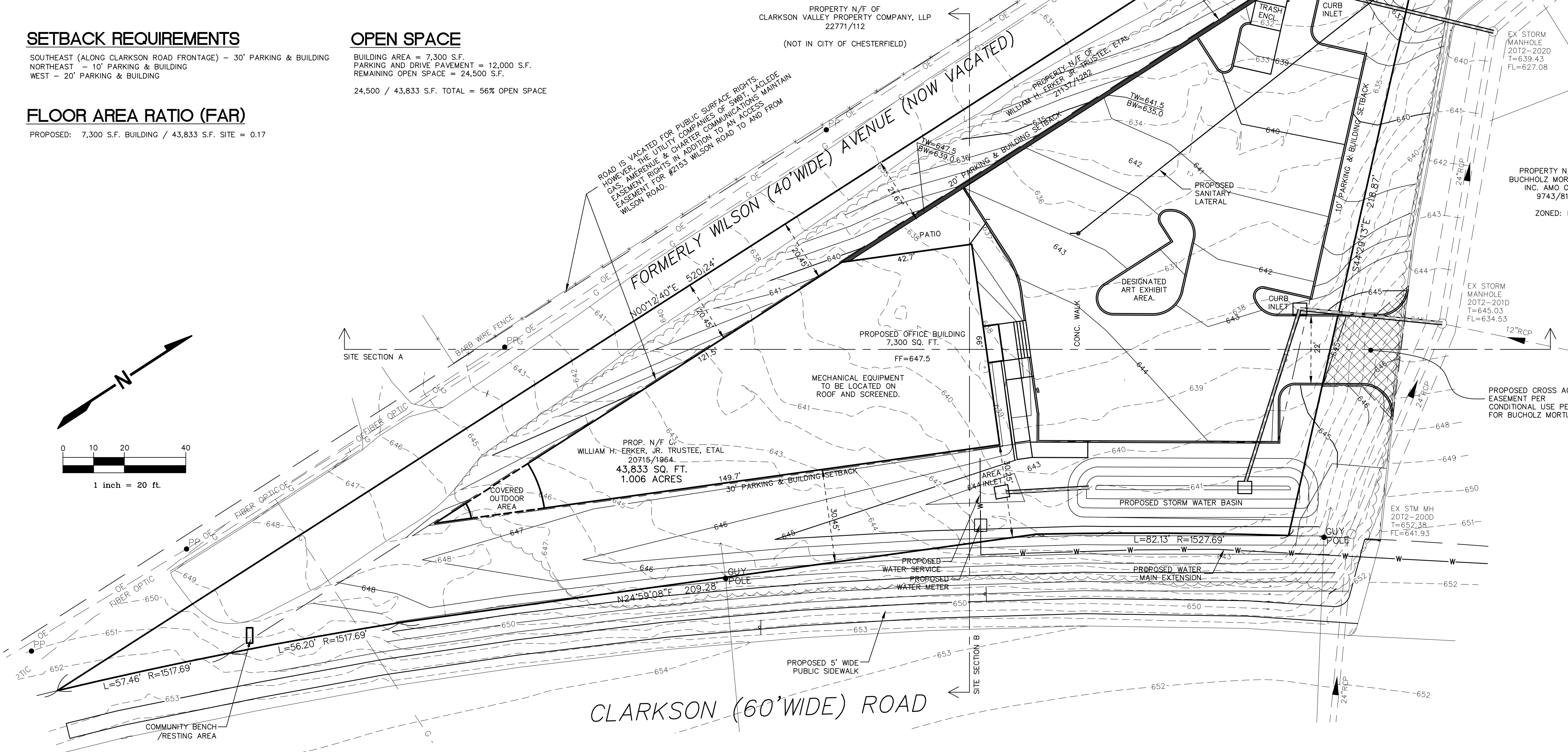
SOUTHEAST (ALONG CLARKSON ROAD FRONTAGE) - 30' PARKING & BUILDING
NORTHEAST - 10' PARKING & BUILDING
WEST - 20' PARKING & BUILDING

OPEN SPACE

BUILDING AREA = 7,300 S.F.
PARKING AND DRIVE PAVEMENT = 12,000 S.F.
REMAINING OPEN SPACE = 24,500 S.F.
24,500 / 43,833 S.F. TOTAL = 56% OPEN SPACE

FLOOR AREA RATIO (FAR)

PROPOSED: 7,300 S.F. BUILDING / 43,833 S.F. SITE = 0.17



Professional engineering information including the engineer's name (Michael Clay Vance, P.E.), license number (E-25616), date (9/14/2021), and authority number (2003022194).

Notary Public information for Sean M. Sortor, County of St. Louis, Missouri, including a notary seal and signature line.

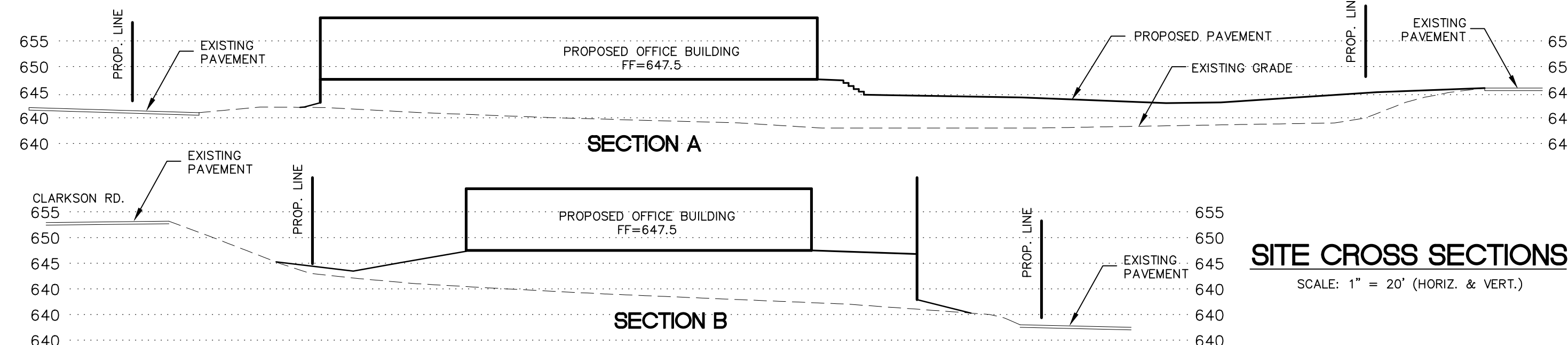
City of Chesterfield approval information, including the date (8/26/21), city commission (9/14/21), and the name of the city clerk (Vickie Hass).

SMS GROUP, LLC, THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAN FOR AND IN CONSIDERATION OF BEING GRANTED APPROVAL OF SAID PLAN TO DEVELOP PROPERTY UNDER THE PROVISIONS OF SECTION 03 OF THE CITY OF CHESTERFIELD UNIFIED DEVELOPMENT CODE...

SEAN M SORTOR
STATE OF MISSOURI )
COUNTY OF ST. LOUIS ) ss.
ON THIS ... DAY OF ... A.D. 20... BEFORE ME PERSONALLY APPEARED SEAN M. SORTOR, TO ME KNOWN, WHO, BEING BY ME SWORN IN, DID SAY THAT HE IS THE MANAGING MEMBER OF SMS GROUP, LLC...

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE CITY OF CHESTERFIELD PLANNING COMMISSION AND DULY VERIFIED ON THE ... DAY OF ... 20... BY THE CHAIRPERSON OF SAID COMMISSION, AUTHORIZING THE RECORDING OF THIS SITE DEVELOPMENT PLAN PURSUANT TO CHESTERFIELD ORDINANCE NUMBER 200, AS ATTESTED TO BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE CITY CLERK.

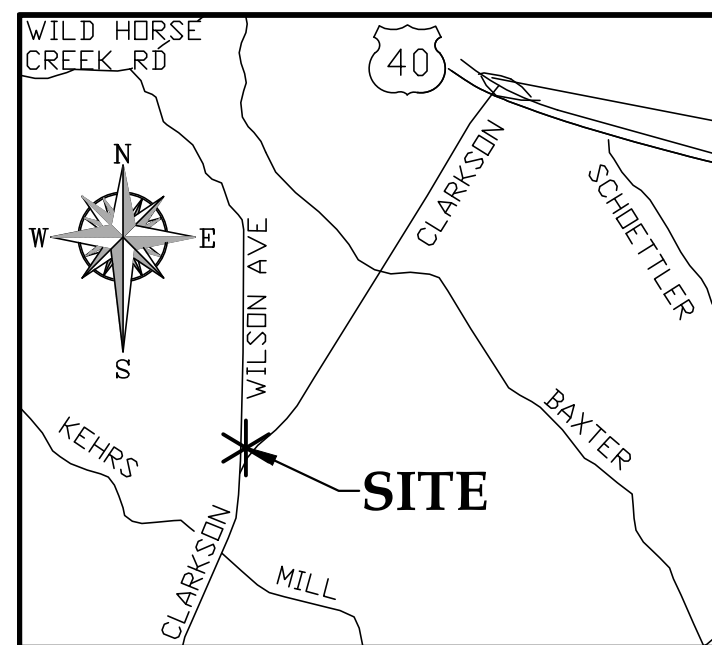
JUSTIN WYSE, AICP
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES
CITY OF CHESTERFIELD, MISSOURI
VICKIE HASS,
CITY CLERK
CITY OF CHESTERFIELD, MISSOURI



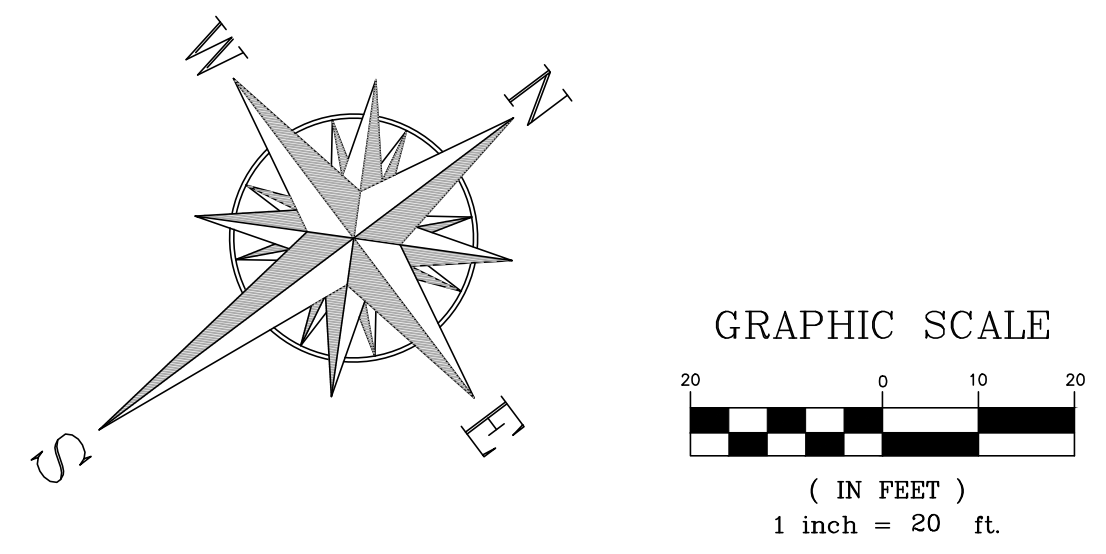
SITE CROSS SECTIONS
SCALE: 1" = 20' (HORIZ. & VERT.)

THIS PLAN WAS PREPARED USING RECORD/AVAILABLE SURVEYS, PROPERTY DESCRIPTIONS, TOPOGRAPHIC INFORMATION, UTILITY MAPS/MARKINGS, AERIAL PHOTOS, ETC. AS SUCH, THE DESIGN OF IMPROVEMENTS SHOWN HEREON IS TO BE CONSIDERED STRICTLY PRELIMINARY AND SUBJECT TO REVISION AS A RESULT OF ACTUAL BOUNDARY SURVEYS, FINAL ENGINEERING DESIGN AND AGENCY(S) REVIEW/APPROVAL.

I HEREBY CERTIFY THAT I HAVE PREPARED OR DIRECTED THE PREPARATION OF THIS PLAN BASED ON THIS INFORMATION. IT IS TO BE CONSIDERED STRICTLY PRELIMINARY, AND IS NOT TO BE USED FOR CONSTRUCTION.
MICHAEL CLAY VANCE, PE
E-25616
VANCE ENGINEERING, INC. AUTHORITY NO. 2003022194



**LOCATION MAP**  
NOT TO SCALE



# BOUNDARY & TOPOGRAPHIC SURVEY FOR #2272 CLARKSON ROAD

A TRACT OF LAND BEING IN THE NORTH HALF OF SECTION 21, TOWNSHIP 45 NORTH, RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

**SURVEYOR'S STATEMENT**

This is to certify that we have, by the order of Sean Sorter, during June 2019, executed a Boundary & Topographic Survey of a tract of land being in the north half of Section 21, Township 45 North, Range 4 East, St. Louis County, Missouri, in accordance with the current minimum standards for property boundary surveys of the Missouri Department of Agriculture, Land Survey office, and that result of said survey is shown on this plat. We certify that the above plat was made from an actual survey according to the records available and recorded.



*Michael A. Sater*  
Michael A. Sater  
Missouri P.L.S. #2001001915

- GENERAL NOTES:**
- The basis of the bearing system is the right-of-way line of vacated Wilson (40' W.) Avenue per Deed Book 20715, Page 1964, Said bearing is north 00 degrees, 12 minutes, 40 seconds east.
  - This is an urban survey.
  - ( ) denotes record information.
  - Title Commitment provided is per First American Title Insurance Company with a commitment date of December 21, 2020 and a commitment number of 210066. See Schedule "B", Section II for the following survey related items:
    - item 12) Terms and provisions of Access Easement, according to instrument recorded in Book 21137 Page 1282.

This document contains the ordinance which vacated the portion of Wilson road adjacent to the subject site. Also this document creates easement in the same area for utilities and access for the property owner at #2153 Wilson Road. The utilities with easement rights include Southwestern Bell Telephone, AmerenUE, Charter Communications, and LaClede gas Company.

item 15) easements granted to Union Electric Company, according to instruments recorded in Book 1095 Page 381, Book 3307 Page 93, and Book 6324 Page 2336.

The easement in Book 1095 Page 381 may affect this site on the southern end but appears to have been reserved for transmission lines that were built farther south, and therefore may be considered extinguished for non use. The easement in Book 3307 Page 93 also appear to be for the electric transmission lines built farther to the south of this tract.

The easement in Book 6324 Page 2336 also appear to be for the electric transmission lines built farther to the south of this tract.

item 16) Easement to St. Louis County Water Company, according to instrument recorded in Book 5808 Page 394.

Does not appear to affect this tract.

Easement for right of way for relocated state highway 340 (Clarkson Road) to state of Missouri, acting by and through the Missouri Highway and Transportation Commission, according to instrument recorded in Book 8625 Page 577.

This easement is shown as the right of way for this tract for Clarkson Road.

- 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 said utilities shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMO.

6) St. Louis County Benchmark referenced:  
12334 NAVD88(SLC2011a) Elev = 653.22 FUS

Cut triangle on the west side of the concrete base of traffic signal mast in the east quadrant of the intersection of Clarkson Road with Clarkson Woods Drive to the southeast and with Wilson road from the Northwest. The traffic signal base is situated in the tree line east of the curb rounding between Clarkson Woods Drive and Clarkson Road, and north of the sidewalk of handicap curb ramp.

EASEMENT PER 1095/381 MAY AFFECT THIS AREA BUT WAS WRITTEN FOR ELECTRIC TRANSMISSION LINES WITH "H" FRAME CONSTRUCTION. ELECTRIC TRANSMISSION LINES ARE BUILT FARTHER SOUTH FROM THIS TRACT. THIS EASEMENT MAY BE EXTINGUISHED FOR NON USE IF THE LOCATION FARTHER SOUTH WAS USED AS AN ALTERNATE LOCATION IN 1930.

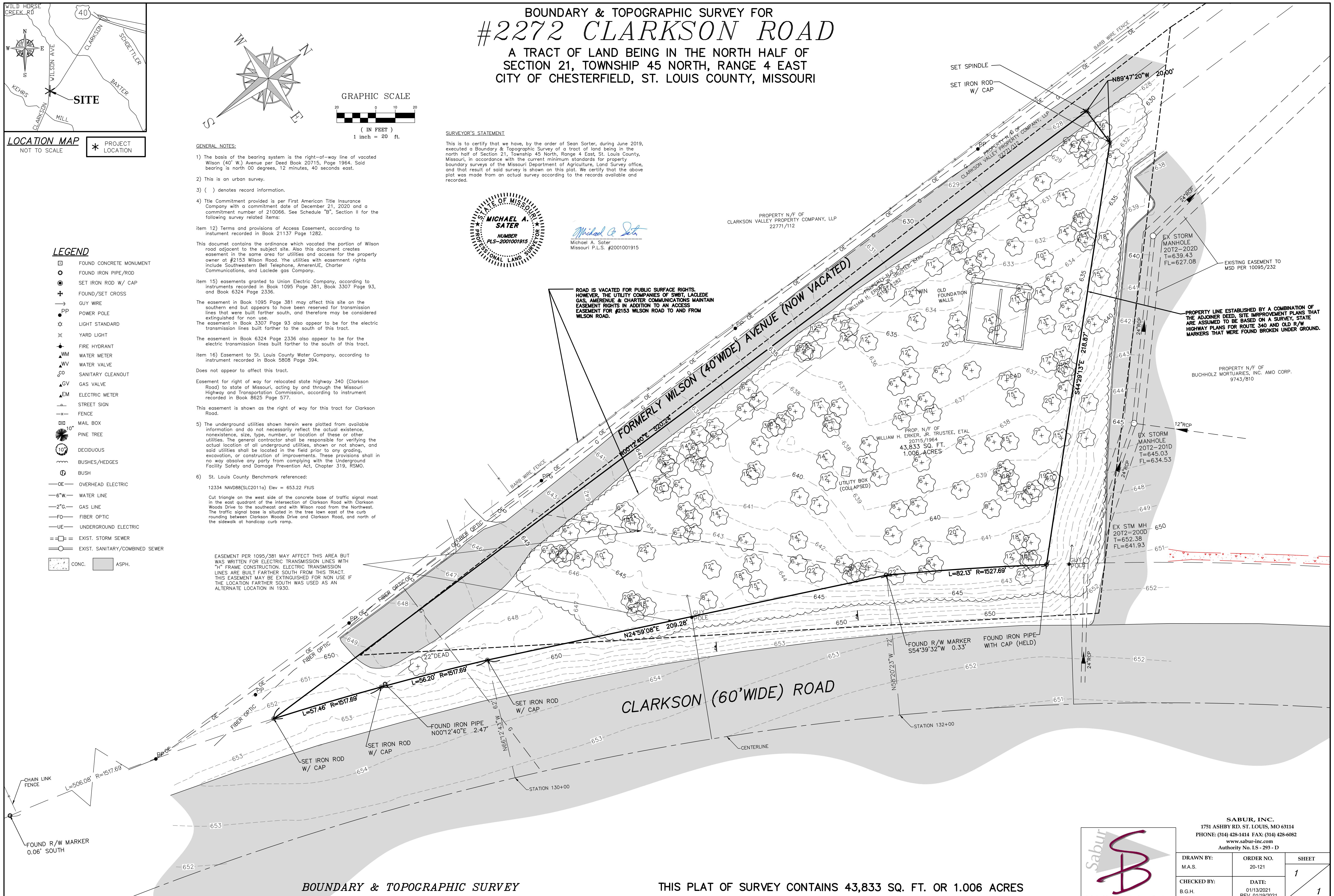
ROAD IS VACATED FOR PUBLIC SURFACE RIGHTS. HOWEVER, THE UTILITY COMPANIES OF SWBT, LACLEDE GAS, AMERENUE & CHARTER COMMUNICATIONS MAINTAIN EASEMENT RIGHTS IN ADDITION TO AN ACCESS EASEMENT FOR #2153 WILSON ROAD TO AND FROM WILSON ROAD.

PROPERTY N/F OF CLARKSON VALLEY PROPERTY COMPANY, LLP 22771/112

PROPERTY LINE ESTABLISHED BY A COMBINATION OF THE ADJOINER DEED, SITE IMPROVEMENT PLANS THAT ARE ASSUMED TO BE BASED ON A SURVEY, STATE HIGHWAY PLANS FOR ROUTE 340 AND OLD R/W MARKERS THAT WERE FOUND BROKEN UNDER GROUND.

PROPERTY N/F OF BUCHHOLZ MORTUARIES, INC. AMO CORP. 9743/810

- LEGEND**
- FOUND CONCRETE MONUMENT
  - FOUND IRON PIPE/ROD
  - SET IRON ROD W/ CAP
  - FOUND/SET CROSS
  - GUY WIRE
  - POWER POLE
  - LIGHT STANDARD
  - YARD LIGHT
  - FIRE HYDRANT
  - WATER METER
  - WATER VALVE
  - SANITARY CLEANOUT
  - GAS VALVE
  - ELECTRIC METER
  - STREET SIGN
  - FENCE
  - MAIL BOX
  - PINE TREE
  - DECIDUOUS
  - BUSHES/HEDGES
  - BUSH
  - OVERHEAD ELECTRIC
  - WATER LINE
  - GAS LINE
  - FIBER OPTIC
  - UNDERGROUND ELECTRIC
  - EXIST. STORM SEWER
  - EXIST. SANITARY/COMBINED SEWER
  - CONC.
  - ASPH.



BOUNDARY & TOPOGRAPHIC SURVEY

THIS PLAT OF SURVEY CONTAINS 43,833 SQ. FT. OR 1.006 ACRES



**SABUR, INC.**  
1751 ASHBY RD. ST. LOUIS, MO 63114  
PHONE: (314) 428-1414 FAX: (314) 428-6082  
www.sabur-inc.com  
Authority No. 15 - 293 - D

DRAWN BY: M.A.S.	ORDER NO. 20-121	SHEET 1
CHECKED BY: B.G.H.	DATE 01/13/2021 REV. 01/19/2021	



Trees worth noting due to their size but do not meet the criteria of a Monarch Tree. No Monarch Trees are present in this stand.

Tree #	Species	Common Name	DBH	Condition Rating	Monarch Tree	Notes
1	<i>Juglans nigra</i>	black walnut	24"	Poor	No	Due to condition, not worth preserving. Dead/decay parts
2	<i>Quercus imbricaria</i>	oak, shingle	25"	Poor	No	Moderate <i>Hypoxylon</i> canker - not worth preserving
3	<i>Celtis occidentalis</i>	common hackberry	21"	Fair	No	Codominant stems with included bark

**Stand Observations/Comments:**

Four plots were selected at random to measure stand basal area using a 10BAF prism. The average basal area of this stand is 90 and, according to a hardwood stocking chart, is considered "fully-stocked" at roughly 200 trees/acre. However, this data may be skewed due to the overwhelming presence of *Amur honeysuckle (Lonicera maackii)* which is densely distributed throughout the entire stand's understory.

This approximate 1-acre stand is well-stocked with a diverse number of native hardwoods. The black walnut size class was 8-16", the red elm size class was 14-18", and hackberry was present in all generations of the stand. The SE portion of the stand had wetter soils where there were some American sycamore and sugar maple present. The eastern edge, along Clarkson Road, had the largest trees in the stand, none meeting the criteria of "Monarch Tree".

<b>Overstory Composition</b>	Black walnut, red elm, hackberry, and white ash. Red oak species along the edges.
<b>Midstory Composition</b>	Red elm, hackberry, black walnut, black cherry, persimmon, red maple, and sugar maple. Red oak species and sassafras along the eastern edge.
<b>Understory Composition</b>	Limited regeneration: Hackberry and Amur honeysuckle

**SMS Group, LLC – Tree Stand Delineation**

2272 Clarkson Road Chesterfield, MO 63017

Data Collected on March 24, 2021

Andy Berg, ISA Board Certified Master Arborist, IL-5361B