



P.Z. 04-2022
14319 Olive Blvd

A request for a zoning map amendment from a “NU” Non-Urban District with a Historic Overlay to a “PC” Planned Commercial District with a Historic Overlay for 2 acres located north of Olive Blvd.

Alyssa Ahner
Planner
636-537-4738
aahner@chesterfield.mo.us



Aerial Photo



Site Photos



Site Photos



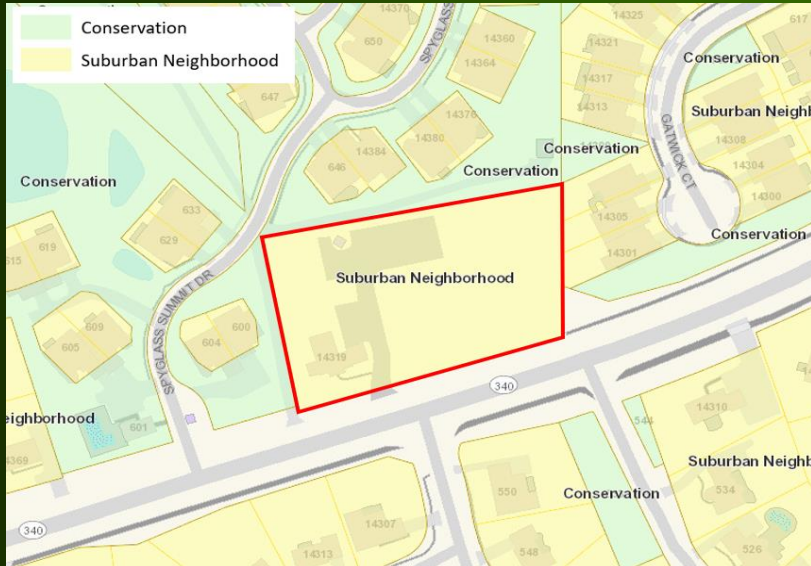


Adjacent Zoning

- “NU” Non-Urban
- “R2” Residence District
- “R3” Residence District
- “PS” Parks & Scenic
- “C8” Planned Commercial
- “C2” Shopping District



Comprehensive Plan



CHARACTER

“Land typically developed as a neighborhood for single-family detached homes with uniform housing densities. Buildings are oriented interior to the site and typically buffered from surrounding development by transitional uses, topography, preserved open space, or landscape areas. Many neighborhoods borrow open space from adjacent rural or natural settings, which means adjacent trees, pastures, etc. Homes vary in sizes and streets are suburban in character”.

SURBURBAN NEIGHBORHOOD DEVELOPMENT POLICY

- Encourage preservation of existing residential neighborhood’s identity
- New residential development should reinforce existing residential development patterns by continuing to reinforce high quality site and subdivision design, layout, and planning practices
- Uncover the anticipated expense (cost of municipal infrastructure) for each new or re-developed residential development



Planned Commercial

Planned Commercial Regulations

- Ensure consistency with the Comprehensive Plan
- Promote building styles and architectural styles that complement one another
- Promote more efficient use of land
- Incorporate site features, such as topography, views, vegetation, water features, and other factors into the design so they become assets to the development
- Promote the most efficient arrangement of circulation systems, land use, and buildings.
- Promote environmentally sensitive developments
- Allow development, under a specifically approved design concept and site plan



Project Update

A public hearing was held on September 12th, 2022:

- Staff sent the petitioner a letter providing a concise list of the issues that were raised.
- The formal response letter has been provided to Commissioners.

Staff sent a notice of violation to the petitioner:

- A copy of the notice of violation has been provided to Commissioners.
- In order to work towards remediating the open violations retroactively, the petitioner submitted a Site Development Plan for review under the existing zoning (Ordinance 1960) and applied for a Certificate of Appropriateness.



Project Update

CHLPC December 12, 2022

- 1) A motion to approve the repainted shutters. The motion passed by a vote 9-0.
- 2) A motion to deny the mural that was painted on the north elevation. The motion passed by a vote of 8-1.
- 3) A motion to approve the fencing that was installed along the western property line. The motion passed by a vote 7-2.
- 4) A motion to hold the decision regarding the flagstone patio. The motion passed by a vote 9-0.

CHLPC January 11, 2023

- 1) A motion to approve the flagstone patio. The motion passed by a vote 9-0.
- 2) A motion to approve the mural with the condition that the mural not be repainted once it starts to deteriorate. The motion passed by a vote 7-2.



Permitted Uses

Banquet facility

- i. Events shall not exceed forty-nine (49) persons and/or the occupancy limit for the site, whichever is less.

Restaurant, sit-down

- i. Seats shall not exceed forty-nine (49) and/or the occupancy limit for the site, whichever is less.

Retail sales establishment, community

Farming, livestock, and stables. Farming includes cultivation and sale of crops, plants, and domestic animals with no salesrooms

- i. The square footage and location shall be depicted on the Site Plan as approved by Planning Commission.
- ii. Livestock and stable use shall be prohibited.
- iii. Farming shall exclude the domestic animals use.



Setbacks

Structure Setbacks

- Frontyard: 50 feet
- Sideyard: 35 feet
- Rearyard: 35 feet
- An additional motion and 2/3 affirmative vote would be required to allow the existing structure within the structure setbacks.

Parking Setbacks

- Frontyard: 50 feet
- Sideyard: 25 feet
- Rearyard: 25 feet
- An additional motion and 2/3 affirmative vote would be required to allow the existing parking area within the parking setbacks.



Hours of Operation

Existing (what is allowed today under Ordinance 1960)

Retail Use: 7 a.m. to 6 p.m.

7 days a week

Restaurant Use: 7 a.m. to 4 p.m.

7 days a week

Proposed

11 a.m. to 9 p.m. Thursday through Sunday



Additional Requirements

Sound Requirements

- A sound plan for outdoor music shall be provided and will be as approved by the City of Chesterfield Planning Commission.
- No outdoor music shall be permitted without an approved sound plan.



Zoning Process

- Public Hearing
- Planning Commission Vote ←
- Planning & Public Works Meeting
- City Council 1
- City Council 2



P.Z. 04-2022
14319 Olive Blvd

A request for a zoning map amendment from a “NU” Non-Urban District with a Historic Overlay to a “PC” Planned Commercial District with a Historic Overlay for 2 acres located north of Olive Blvd.

Alyssa Ahner
Planner
636-537-4738
aahner@chesterfield.mo.us