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Planning Commission Public Hearing Report

Meeting Date: July 10, 2023

From: Alyssa Ahner, Planner

Location: 730, 732, 734, 736, 738 Long Road Crossing Dr.

Description: P.Z. 01-2023 Long Road Lipton Parcel (Cronin Valley Real Estate, LLC): A request to amend an existing "PI" Planned Industrial District for 8.83 acres of land located north of Chesterfield Airport Rd and south of Interstate 64 (17U410115, 17U410160, 17U410126, 17U410159, 17U410137, 17U410148).

PROPOSAL SUMMARY

Cronin Valley Real Estate, LLC, has submitted a request to amend the permitted uses of a "PI" Planned Industrial District governed under [Ordinance 1540](#). The existing ordinance encompasses 18.54 acres of land; however, the proposed amendment applies only to 8.83 acres of the development. The 8.83 acres is located north of Long Road Crossing Dr. and is under contract by one party while the remainder of the 18.54 acres located south of Long Road Crossing Dr. is owned by another party.



Figure 1: Subject Site

HISTORY OF SUBJECT SITE

Pre-1988: Subject site was zoned "M-3" Planned Industrial.

1999: Subject site was rezoned from "M-3" Planned Industrial to "PI" Planned Industrial under governing [Ordinance 1540](#). A Site Development Concept Plan was subsequently approved.

2006: An Amended Site Development Concept Plan was approved.

2007: A Record Plat was approved.

ZONING & LAND USE

The subject site is currently zoned "PI" Planned Industrial under governing [Ordinance 1540](#) and the land is designated as "Industrial" in the Comprehensive Plan.



Figure 2: Zoning Map



Figure 3: Land Use Map

Direction	Zoning	Land Use
North	Interstate 64	Interstate 64
South	"PI" "M-3" & "PC"	Office
East	"PC"— Planned Commercial	Car dealership, Retail, Utilities
West	"PI" Planned Industrial	Undeveloped

COMPREHENSIVE PLAN - *Industrial*

The City of Chesterfield provides a character description of this area: "Conventional industrial park and associated activity involving an airport. These areas generally support manufacturing and production uses, including warehousing, distribution, light manufacturing, airport support businesses, and assembly operations. They are found in close proximity to major transportation corridors (i.e., highways and airports) and are generally buffered from surrounding development by transitional uses or landscaped areas that shield the view of structures, loading docks, or outdoor storage from adjacent properties". Industrial areas have the following Development Policies:

- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points
- Primary entrance points should be aligned with access points immediately across the street

- Connectivity may vary as industrial parks may have low connectivity due to dead ends and lack of connection to adjacent areas
- Landscape buffering should be utilized between roadways to screen areas of surface parking
- Residential projects should be limited to areas outside of the Chesterfield Valley

UNIFIED DEVELOPMENT CODE - *Planned Industrial District*

The regulations of the Planned Industrial District offer a method for the industrial and selected commercial development of land in the City of Chesterfield that allows flexibility in applying certain zoning standards. The requirements of this Section are designed to offset the impact of changes in development standards allowed through these provisions. The PI District regulations should have the following outcomes:

- Ensure consistency with the Comprehensive Plan;
- Promote building styles and architectural styles that complement one another, as well as the surrounding area;
- 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; and
- Allow development, under a specifically approved design concept and site plan.

STAFF ANALYSIS

The applicant is proposing an amendment to the existing site-specific ordinance ([Ord. 1540](#)) which was originally approved in 1999. The amendment requested would add “Automobile Dealership” including outdoor storage as a permitted use for the northern portion of the development (see Figure 4 & 5). “Automobile Dealership” is a use that may be considered in the “PI” Planned Industrial District and the “PC” Planned Commercial District. The existing development criteria would be retained. There are no other proposed changes at this time.



Figure 4: Entire Subject Site



Figure 5: Proposed Amendment Area

PRELIMINARY DEVELOPMENT PLAN

A zoning map amendment to a planned district requires a Preliminary Development Plan which has been included in the Planning Commission packet.

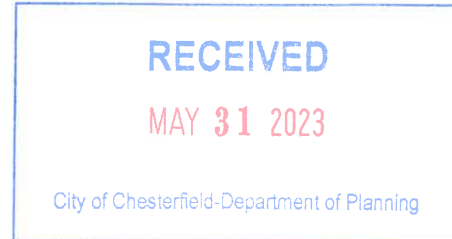
A Public Hearing further addressing the request will be held at the July 10, 2023 City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Applicant Narrative Statement, Survey, and Preliminary Development Plan.

Attachments:

- 1) Public Hearing Notice
- 2) Narrative Statement
- 3) Survey
- 4) Preliminary Development Plan

Narrative Statement

This is a request to amend Ordinance 1540 by adding “automobile dealership” as an additional use for Lots 3, 4, 5, 6 and 7 of Long Road Crossing Subdivision. These Lots are immediately south of Highway 64/40 and immediately North of Long Road Crossing. They are also immediately adjacent to property that has been developed with the Jim Butler Kia automobile dealership. Petitioner is a real estate limited liability company related to Dean Team Automotive Group, Inc. (“Dean Team”). It is Dean Team’s intention to develop the referenced Lots for the operation of Hyundai and Genesis automobile dealerships. The requested use would include new car sales and service and outdoor display. There will be no automobile body repair at these dealerships. No other amendments or variances are requested, and Petitioner intends to comply with all applicable regulations.



FLOODPLAIN INFORMATION:

Special Flood Hazard Areas per FEMA Map No. 23199C0120 and Map No. 23199C0140, both of which have been revised to reflect FEMA's latest data. Flood hazard information shall be corrected accordingly.

100 YEAR HIGHWATER ELEVATIONS PER THE CITY OF CHESTERFIELD MASTER STORMWATER PLAN.

MSD BENCHMARK
M.S.D. BENCHMARK #1144 ELEV. -461.85
50' ON SOUTHWEST CORNER OF CONCRETE STEP TO HOUSE #17889 CHESTERFIELD AIRPORT ROAD.
SITE BENCHMARK
ELEV. -468.00
RAILROAD SPIKE IN POWER POLE IS APPROXIMATELY 160' SOUTH OF SOUTHWEST CORNER OF CAMBRIDGE ENGINEERING WAREHOUSE BUILDING.

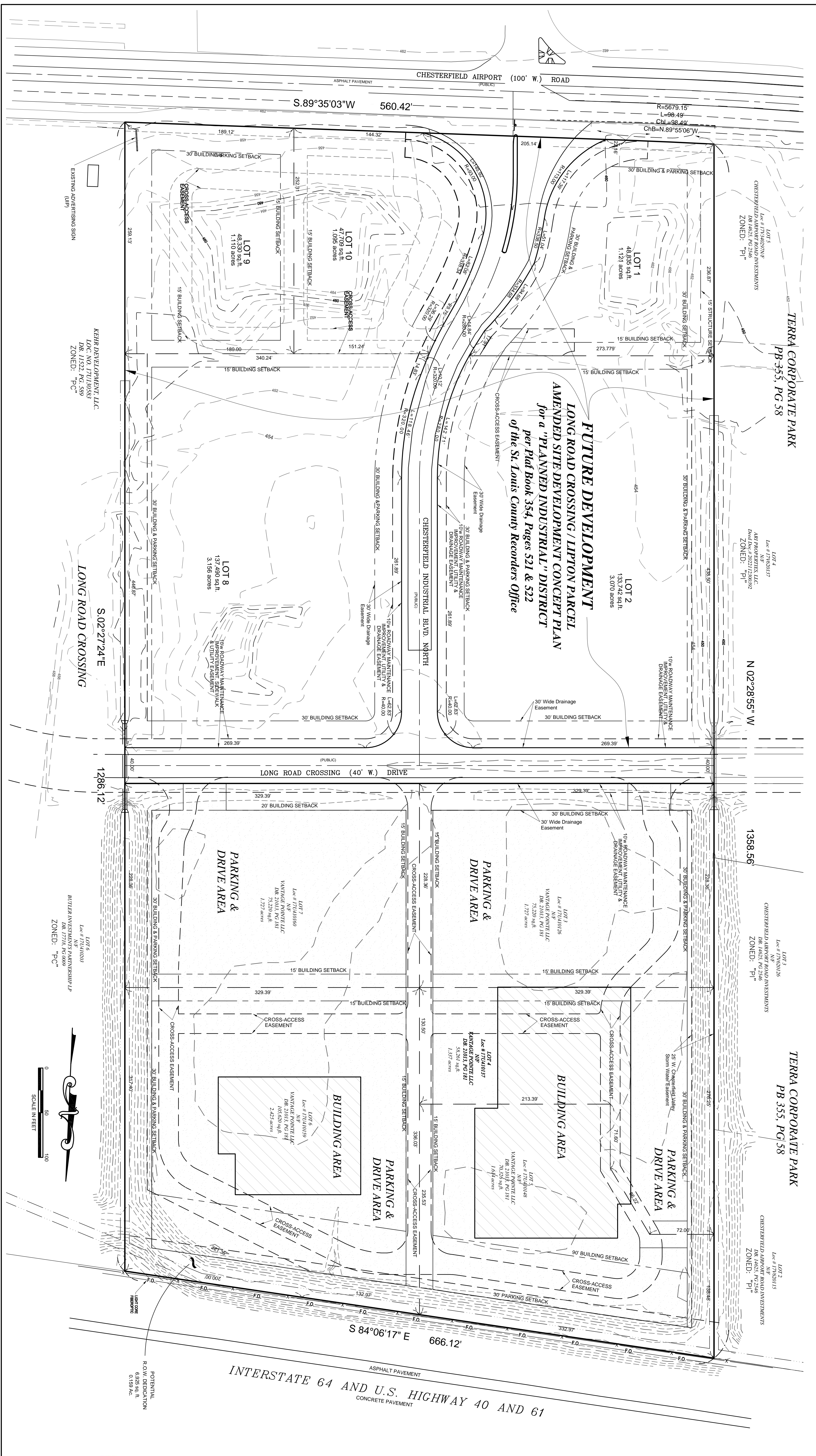
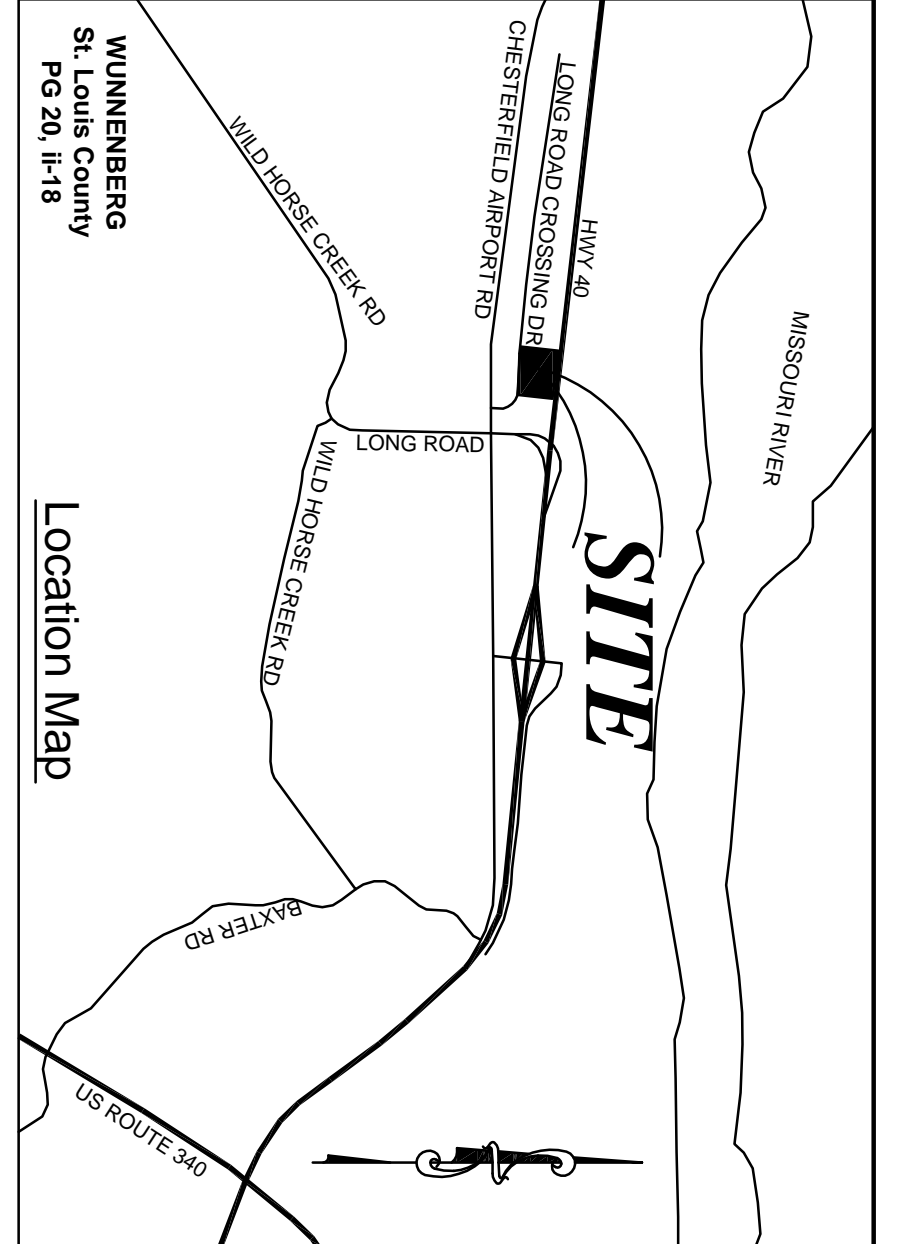
NOTE
ALL BUILDINGS AND ROADS SHALL BE ELEVATED A MINIMUM OF 1.0' ABOVE THE 100 YEAR FLOODPLAIN ELEVATION IN THE CHESTERFIELD AIRPORT ROAD INVESTMENTS ZONED: "P1"
STREET LIGHTS SHALL BE PROVIDED ALONG BOTH SIDES OF THE PUBLIC ROAD IN ACCORDANCE WITH SECTION 1005.340 OF THE CHESTERFIELD AIRPORT ROAD INVESTMENTS ZONING ORDINANCE PER THE CHESTERFIELD AIRPORT ROAD TO BE REQUIRED AS PART OF THE CHESTERFIELD MASTER STREET LIGHTING PLAN.
THE PROPOSED GROUND DRAINAGE SHALL BE EXERCISED THROUGH THE EXISTING DRAINAGE SYSTEM TO THE STREET.

**PRELIMINARY DEVELOPMENT PLAN
DEAN TEAM HYUNDAI/GENESIS**

"LONG ROAD CROSSING/LIPTON PARCEL"
U.S. SURVEY 1010, TOWNSHIP 45 NORTH, RANGE 3 EAST,
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

GENERAL NOTES

1. Total Area of Tract = 897,678 sq. ft. (18.54 Acres)
2. Tract is subdivided into: "P1" Planned Industrial District, "P2" Planned Industrial District, "P3" Planned Commercial District (East), "P4" Planned Commercial District (South), "P5" Planned Industrial District (West)
3. Adjoining properties are: "P1" Industrial District, "P2" Industrial District, "P3" Planned Commercial District (East), "P4" Planned Commercial District (South), "P5" Planned Industrial District (West)
4. Tract lies in the following districts: Metropolitan St. Louis Sewer District, Chesterfield Fire Protection District, Chesterfield River Watershed District, Ameren Missouri Electric, Ameren Missouri Gas, Ameren Missouri Telephone AT&T, Missouri American Water
5. All public utilities are to be installed in accordance with the following: Electric, Gas, Telephone, Water
6. Tract is served by the following utilities: Electric, Gas, Telephone, Water
7. Contours are USGS Datum.
8. All proposed improvements shall be constructed to City of Chesterfield Standards.
9. All grading and drainage to be in conformance with MSD Standards.



Prepared for:

CRONIN VALLEY REAL ESTATE
15121 Manchester Road
Ballwin, Missouri 63011

**PRELIMINARY DEVELOPMENT PLAN
DEAN TEAM HYUNDAI**

Project Number: 23041
Date: May 16, 2023

NO.	DATE	BY	REVISIONS
1	2023-06-23	KRS	per City review

the clayton engineering company, inc.
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IL Dept. Financial & Prof. Reg. Prof. Design & Engineering Corp. #184.00079

