



IV. A.

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

Planning Commission Public Hearing Report

Meeting Date: July 24, 2023

From: Shilpi Bharti, Planner *CS*

Location: South side of Chesterfield Airport Road.

Petition: P.Z. 11-2023 Burkhardt Place, Lot 11: A request for an ordinance amendment to the existing "PC" Planned Commercial District to new "PC" Planned Commercial District for 0.32 of the Historical District, located on the south side of Old Chesterfield Road (17T220036).

SUMMARY

MJ Hennessy, LLC has submitted a request for an ordinance amendment to the existing "PC" Planned Commercial District to new "PC" Planned Commercial District to modify the development standards in the existing ordinance of the site. This amendment would modify the building setbacks, parking setbacks, and building footprint restrictions existing in the current "PC" Planned Commercial District with a "LPA" Landmark and Preservation Area Overlay on 0.32 acres of land located south of Old Chesterfield Road.



Figure 1: Subject Site Aerial

SITE HISTORY

The site is located at Burkhardt Place subdivision of the City of Chesterfield. The subdivision consists of 10 total lots. The subject site is shown in Figure 1. The subdivision is the Historic District registered under National Register of Historic Places. The structure on lot 11 is a non-contributing structure as noted in the National Register of Historic Places. The subdivision was zoned "NU" – Non-Urban District prior to the City's incorporation. In 1999, the site was rezoned to "PC"- Planned Commercial District following the ordinance

1565 and also approving a Landmark Preservation Area (LPA). In 2000, the ordinance was amended to revise the parking setbacks. The current ordinance governing the site is Ordinance 1618.

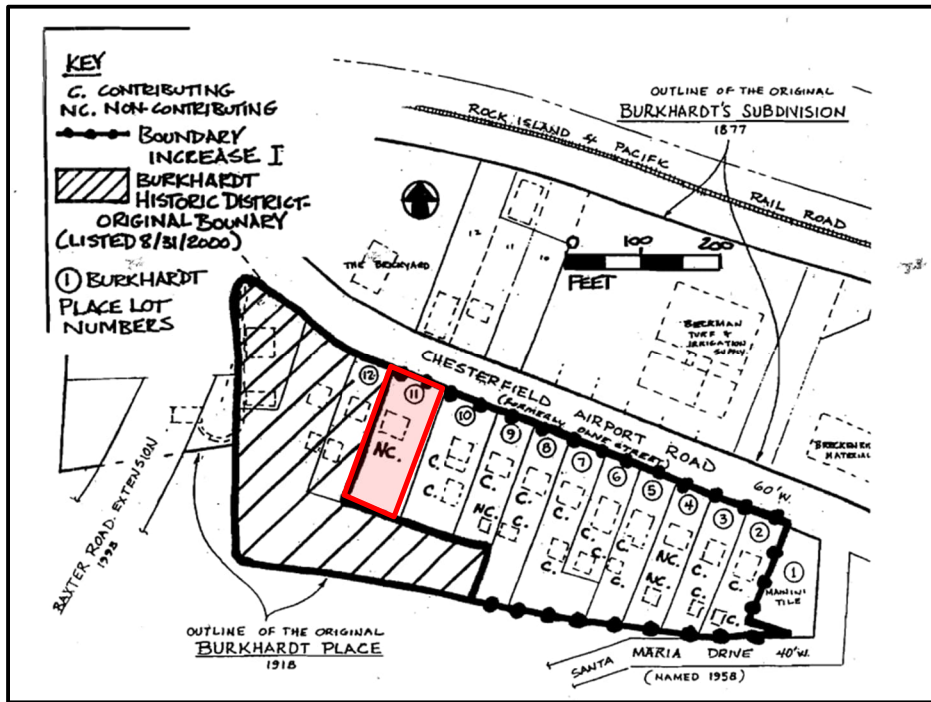


Figure 2: Burkhardt Historic District

SURROUNDING LAND USE AND ZONING

The subject site is surrounded by "PC" Planned Commercial zoning districts on the south, and west. The property on the east is zoned "NU- Non-Urban District" and on the north is "C7- General Extensive Commercial District".

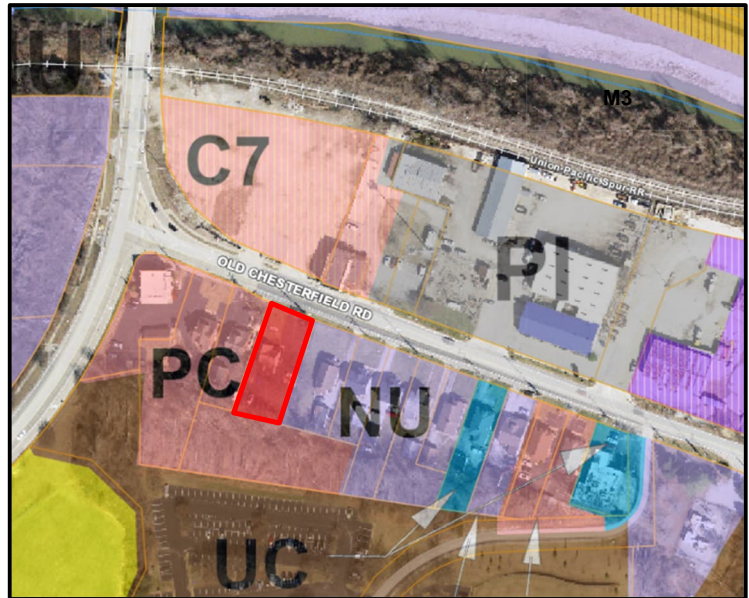


Figure 2: Zoning Map

COMPREHENSIVE PLAN



Figure 3: Land Use plan

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Comprehensive Plan contains the City of Chesterfield Land Use Plan, which is helpful in determining the future use of the site. As per the City of Chesterfield Land Use Plan, the subject site is within the City Center (Historic Chesterfield) that would be suitable for mixed-use buildings, small-scale retail and multi-family residential as primary land use.

Below are the development policies for Historic Chesterfield land use as described in the City of Chesterfield Comprehensive Plan.

- City Center should serve as the physical and visual focus for the City and include both residential and commercial developments with preservation of historic structures.
- Revitalization should lend itself to pedestrian comfort and safety.
- Preservation of historic buildings in which parking lots are relegated to the back of buildings in order to ensure a walkable place.
- Public art should be incorporated into new construction and re-development projects throughout the City Center.
- Buildings to be constructed closer to the roadways to promote the pedestrian experience.
- New architecture will be reviewed for contextual sensitivity of the designated Character area.

PC - Planned Commercial District

As per City of Chesterfield Unified Development Code, the regulations of the PC District offer a method for commercial and limited light industrial development of land that allows flexibility in applying certain zoning standards. The PC District method allows innovative designs, meets market niches, and promotes well-

designed developments. There are 106 permitted uses allowed in the PC District. As per the Unified Development Code, the PC regulations should have the following outcomes:

- 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.

The development standards for Planned Commercial District as described under City of Chesterfield UDC are:

- Density: The maximum floor area ratio is fifty-five hundredths (0.55).
- Open space: 35%

REQUEST

The applicant has submitted a Preliminary Development Plan and narrative for review. The applicant is requesting to amend the existing ordinance for setbacks, and building square feet. There is no change requested to the existing permitted use allowed as per site specific ordinance 1618. In the Preliminary Development Plan, the applicant is proposing a new covered rear porch that will increase the building square footage. The existing structure on site does not meet all the setback requirements of the site-specific ordinance 1618. To bring the site into compliance and to renovate the existing structure, applicant is requesting to modify the development standards of the existing ordinance. The table below shows the current ordinance requirement parallel to applicant request.

Development Standards	Existing Ordinance (1618)	Applicant Request
Setback from east boundary	36 feet	35 feet
Setback from west boundary	7 feet	7 feet
Setback from north boundary	60 feet	55 feet
Setback from south boundary	80 feet	65 feet
Parking Setback from east boundary	0 feet	0 feet
Parking Setback from west boundary	20 feet from property line; 0 feet from property line to the house	0 feet from property line
Parking Setback from north boundary	40 feet from the ROW	12 feet from ROW
Parking Setback from south boundary	25 feet	20 feet

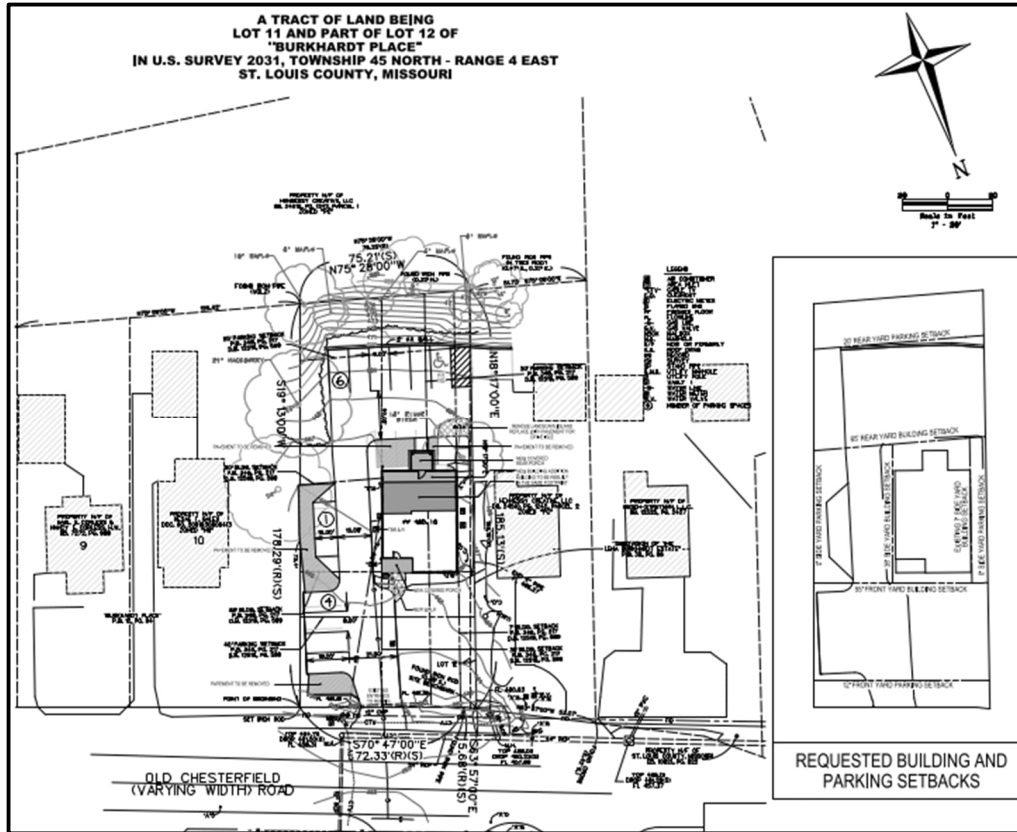


Figure 4: Preliminary Development Plan

A Public Hearing further addressing the request will be held at the July 24th, 2023 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice, Petitioner’s Narrative Statement and Preliminary Plan packet.

Attachments

1. Public Hearing Notice
2. Applicant Narrative Statement
3. Preliminary Development Plan



NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold Public Hearing on Monday, July 24, 2023 at 7:00 pm, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said Hearing will be as follows:

P.Z. 11-2023 Burkhardt Place, Lot 11: A request for an ordinance amendment to the existing “PC” Planned Commercial District to new “PC” Planned Commercial District for 0.32 acres of the historical district, located on the south side Old Chesterfield Road (17T220036)

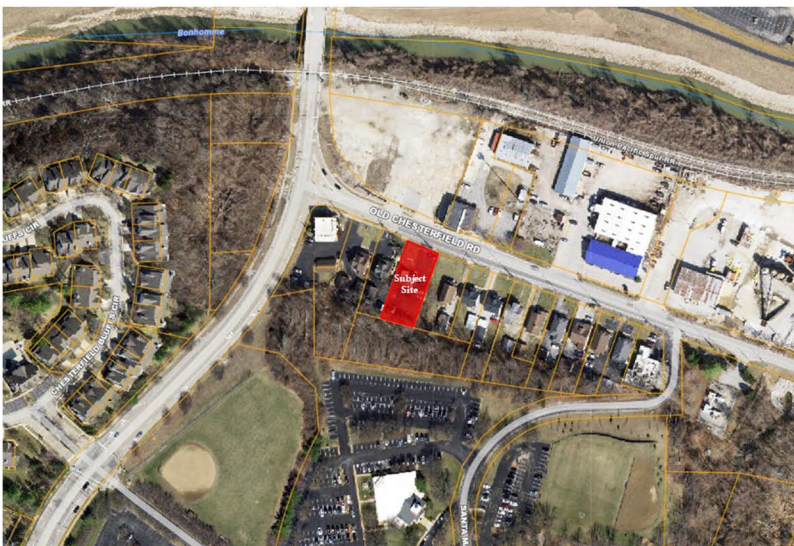
PROPERTY DESCRIPTION

A tract of land being Lot 11 and part of Lot 12 of Burkhardt Place, a Subdivision according to the Plat thereof recorded in plat book 12 page 94 of the St. Louis County records, in US Survey 2031, township 45 north, range 4 east, St. Louis County, 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 Planner Shilpi Bharti at 636.537.4743 or via e-mail at Sbharti@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.



16658 Old Chesterfield Road project narrative:

The goal of this project to rehabilitate the building to meet current building and occupancy codes, and to upgrade the buildings aesthetics to be more in keeping with the surrounding historic area. The building will be used for office space , and an expansion of the owner, Jim Hennessy's current marketing business, Yellow Dog Productions. Jim Hennessy is also the owner of the property to the south and west of 16658 Old Chesterfield Road. This building and property were zoned "PC" and "LPA" in April of 2000, and no change of this zoning designation is requested.

The purpose of this submittal to Chesterfield is to change the zoning and parking setbacks, to enable the current footprint of the building to be expanded to the rear by 5 feet. In addition, a new rear porch to be added to the rear of the building to shelter the handicapped entry door, and a new covered porch roof will be added to the front of the building, where an existing open deck is currently located, with no roof. An additional existing section of the rear portion of this building (which was an addition), will also be rebuilt, in it's same footprint.

The revisions requested from the current setback requirements of the Zoning Ordinance for this property are:

Building setbacks

Side yard setback will not be changed on the west, and will remain at 7'

Side yard setback is requested to be changed on the east side, the existing building is over the 36' setback, a change is requested to 35'.

Front yard setback was at 60' feet the existing building is at 59' , a change is requested to 55'.

Rear yard setback was at 80', the building with the proposed rear additions is at 68', a change is requested to 65'.

Parking setbacks

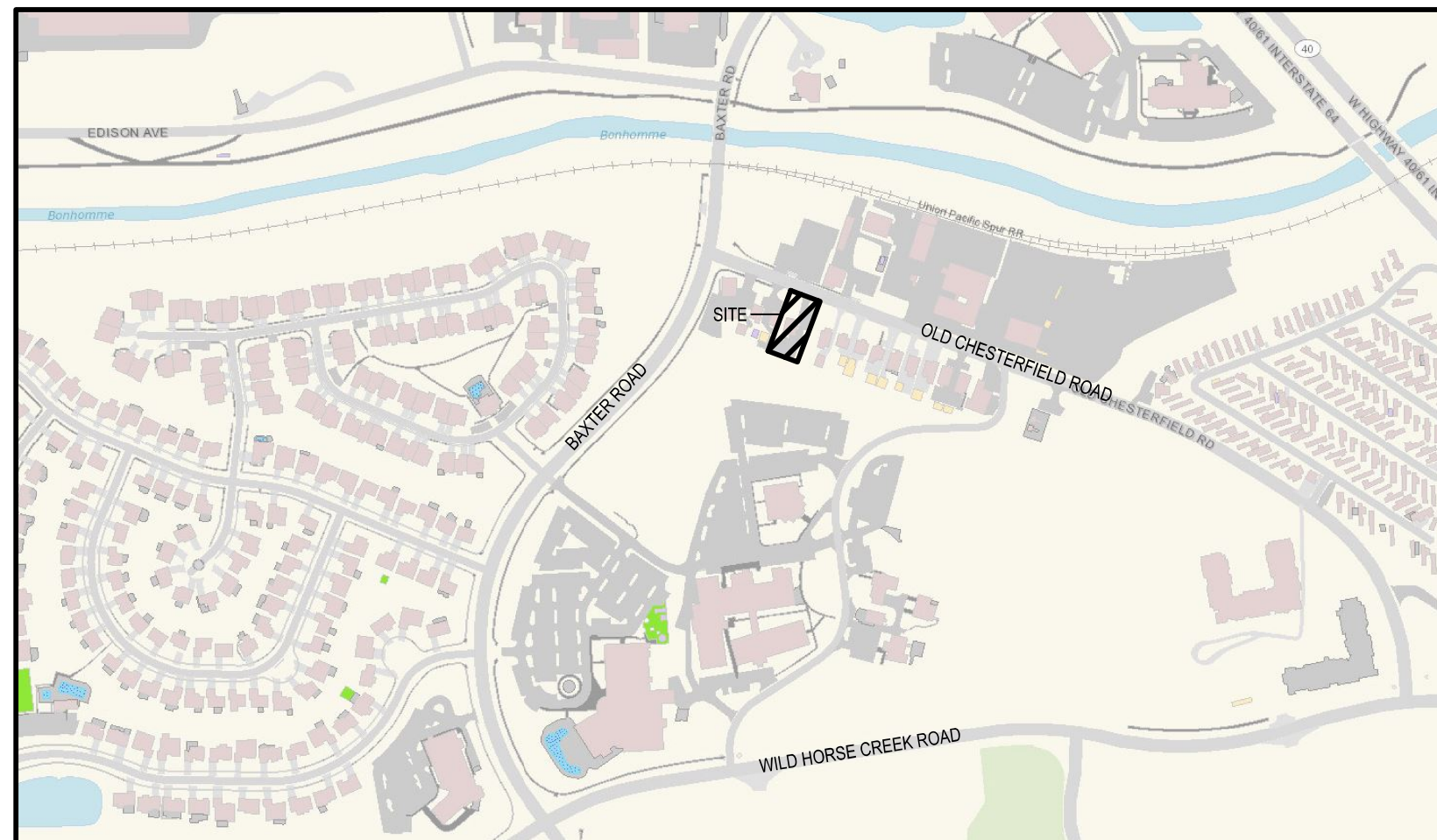
Rear yard parking setback was at 25' , the existing parking lot is at 21' , a change is requested to 20'.

Front yard parking setback is at 40', a change is requested to 12'.

Side yard parking setback is currently 20' from the west it is now proposed to be a 0' setback on both sides of the property.

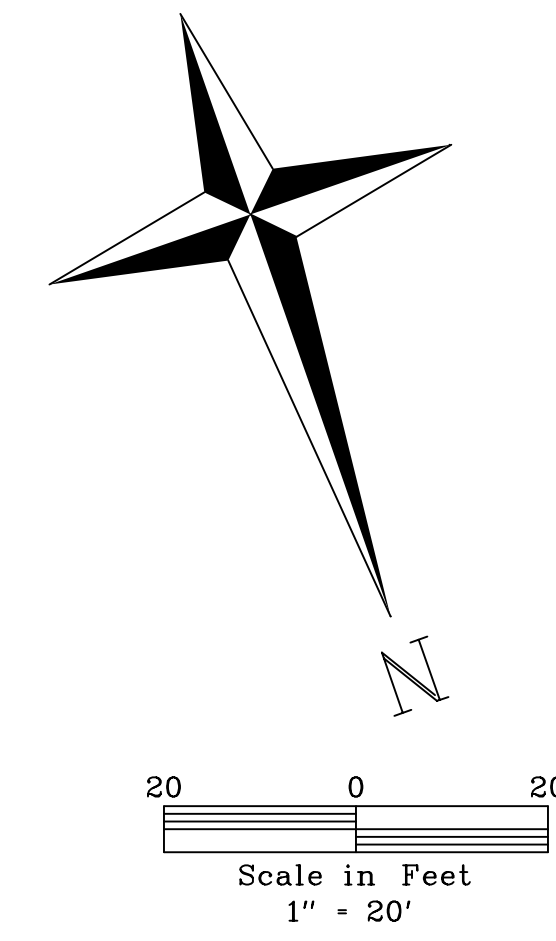
Note: This is an existing parking lot that has been in place for many years. 8 existing parking spaces are proposed to be removed from the property to create more green space, and accommodate the addition and porch in the rear.

No trees will be removed as a part of this project, and the project is in keeping with the Comprehensive Plan- City Center, Old Chesterfield.



LOCATION MAP

**A TRACT OF LAND BEING
LOT 11 AND PART OF LOT 12 OF
"BURKHARDT PLACE"
IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH - RANGE 4 EAST
ST. LOUIS COUNTY, MISSOURI**



PROJECT NOTES:	
AREA OF SITE:	0.318 ACRES
LOCATOR NUMBER:	17T220036
SITE ADDRESS:	16658 OLD CHESTERFIELD RD
OWNER OF RECORD:	MJ HENNESSY LLC.
PREPARED FOR:	MJ HENNESSY LLC. 16658 OLD CHESTERFIELD RD, CHESTERFIELD MO, 63017
PREPARED BY:	VOLZ Incorporated 10849 INDIAN HEAD INDL. BLVD. ST. LOUIS, MO 63132 314.426.6212 MAIN 314.890.1250 FAX
EXISTING ZONING:	"PC" PLANNED COMMERCIAL "LPA" LANDMARKS PRESERVATION AREA
AREA OF PAVEMENT TO BE REMOVED:	843 SF
AREA OF BUILDING ADDITION:	172 SF
AREA OF PORCH TO REBUILT:	100 SF
AREA ADDITIONAL PAVEMENT & WALK:	124 SF
AREA OF NEW COVERED REAR PORCH:	269 SF
TOTAL AREA OF NEW ADDITION, REBUILT, AND PAVEMENT TO BE REMOVED:	1,478 SF
TOTAL AREA OF BUILDING:	2261 SF
REQUIRED & PROPOSED PARKING:	2261 SF BUILDING @ 3.3 SPACES PER 1000 SF 2261 SF / 1000 SF = 2.26 2.26 X 3.3 SPACES = 7.46 8 SPACES REQUIRED 11 SPACES PROPOSED
GAS:	SPIRE GAS
WATER:	MISSOURI AMERICAN WATER CO
SEWER:	METROPOLITAN ST. LOUIS SEWER DISTRICT
ELECTRIC:	AMEREN
TELEPHONE:	AT&T
CABLE:	CHARTER
SCHOOL DISTRICT:	ROCKWOOD 8
FIRE DISTRICT:	MONARCH FIRE PROTECTION DISTRICT

GENERAL NOTES:

SANITARY SEWER CONNECTION IS EXISTING NO IMPROVEMENTS

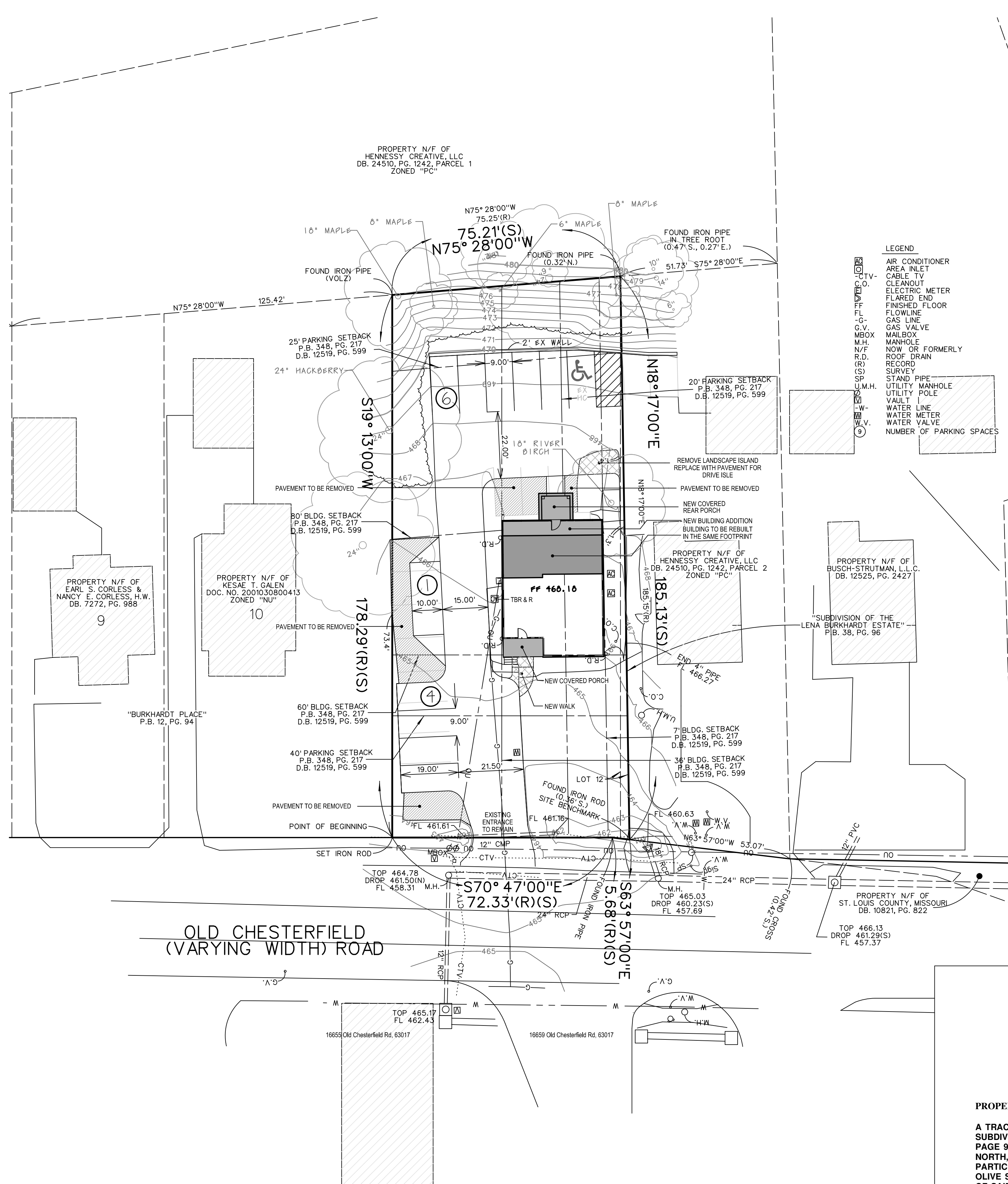
GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS

THERE IS 94 SF OF PAVEMENT PROPOSED. AREAS OF PAVEMENT REMOVAL TO CREATE ADDITIONAL GREEN SPACE THOSE AREAS TO BE GRASS OR LANDSCAPED.

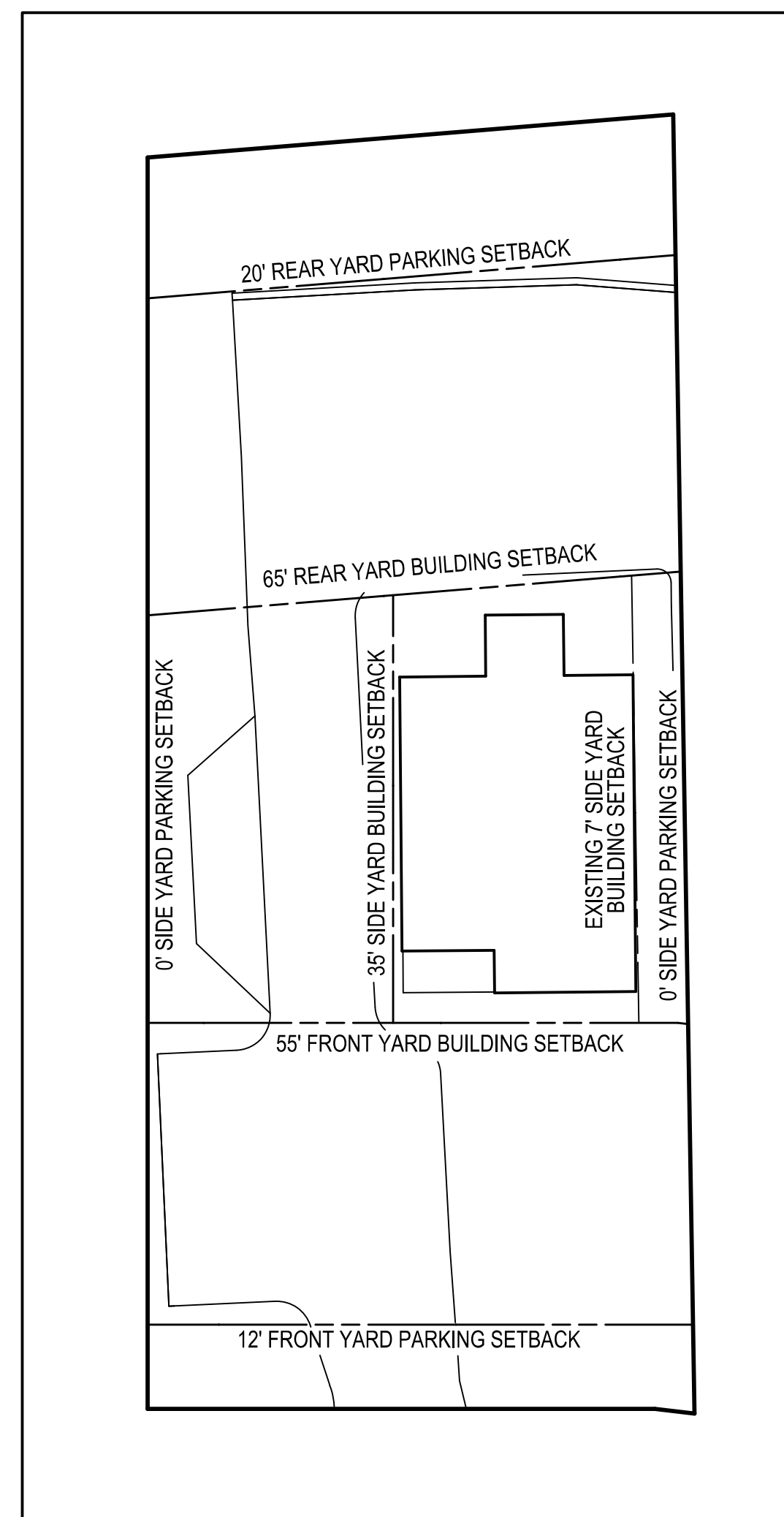
ACCESSIBLE SPACE IS EXISTING.

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 SHALL BE LOCATED IN EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

NO TREES TO BE REMOVED



- LEGEND**
- AIR CONDITIONER
 - AREA INLET
 - CABLE TV
 - CLEANOUT
 - ELECTRIC METER
 - FLARED END
 - FINISHED FLOOR
 - FLOWLINE
 - GAS LINE
 - G.V. GAS VALVE
 - MBOX
 - MANHOLE
 - N/F NOW OR FORMERLY
 - R.D. RECORD SURVEY
 - (S) STAND PIPE
 - U.M.H. UTILITY MANHOLE
 - UTILITY POLE
 - VAILT
 - W- WATER LINE
 - W.M. WATER METER
 - W.V. WATER VALVE
 - NUMBER OF PARKING SPACES



REQUESTED BUILDING AND PARKING SETBACKS

PROPERTY DESCRIPTION FROM DEED BOOK 24448 PAGE 5566:

A TRACT OF LAND BEING LOT 11 AND PART OF LOT 12 OF BURKHARDT PLACE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12 PAGE 94 OF THE ST. LOUIS COUNTY RECORDS, IN US SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTH LINE OF OLIVE STREET ROAD, 60 FEET WIDE, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 11 OF BURKHARDT PLACE; THENCE SOUTH 19 DEGREES 13 MINUTES WEST 178.29 FEET ALONG THE EAST LINE OF SAID LOT 11 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 75 DEGREES 28 MINUTES WEST 75.25 FEET ALONG THE SOUTH LINE OF SAID LOT 11 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 18 DEGREES 17 MINUTES EAST 185.15 FEET TO THE SAID SOUTH LINE OF OLIVE STREET ROAD, 60 FEET WIDE; THENCE SOUTH 63 DEGREES 57 MINUTES EAST, 5.68 FEET AND SOUTH 70 DEGREES 47 MINUTES EAST 72.33 FEET ALONG SAID SOUTH LINE OF OLIVE STREET ROAD TO THE POINT OF THE BEGINNING.

MR. JIM HENNESSY
16660 OLD CHESTERFIELD RD
CHESTERFIELD, MO 63017
(314) 375-2933
JIM@YELLOWDOGLLC.COM

VOLZ Incorporated
ENGINEERS
LAND PLANNING
LAND SURVEYING
TRANSPORTATION
CONST. MANAGEMENT

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ST. LOUIS, MO 63132
314.426.6212 MAIN
314.890.1250 FAX
www.volz.com
Authority #203

5312023
TIMOTHY JOHN MEYER
NUMBER E-24665

TIMOTHY J MEYER
Professional Engineer
MO E-24665

16658 OLD CHESTERFIELD ROAD
A TRACT OF LAND BEING
LOT 11 AND PART OF LOT 12 OF
"BURKHARDT PLACE"
IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH - RANGE 4 EAST
ST. LOUIS COUNTY, MISSOURI

PRELIMINARY PLAN

BASE MAP NO. 17T
LOCATOR NO. 17T220036
PROJECT # 23001

5/3/2023

1

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CALL MISSOURI ONE CALL SYSTEMS INC.
TWO FULL WORKING DAYS IN ADVANCE
OF STARTING WORK.

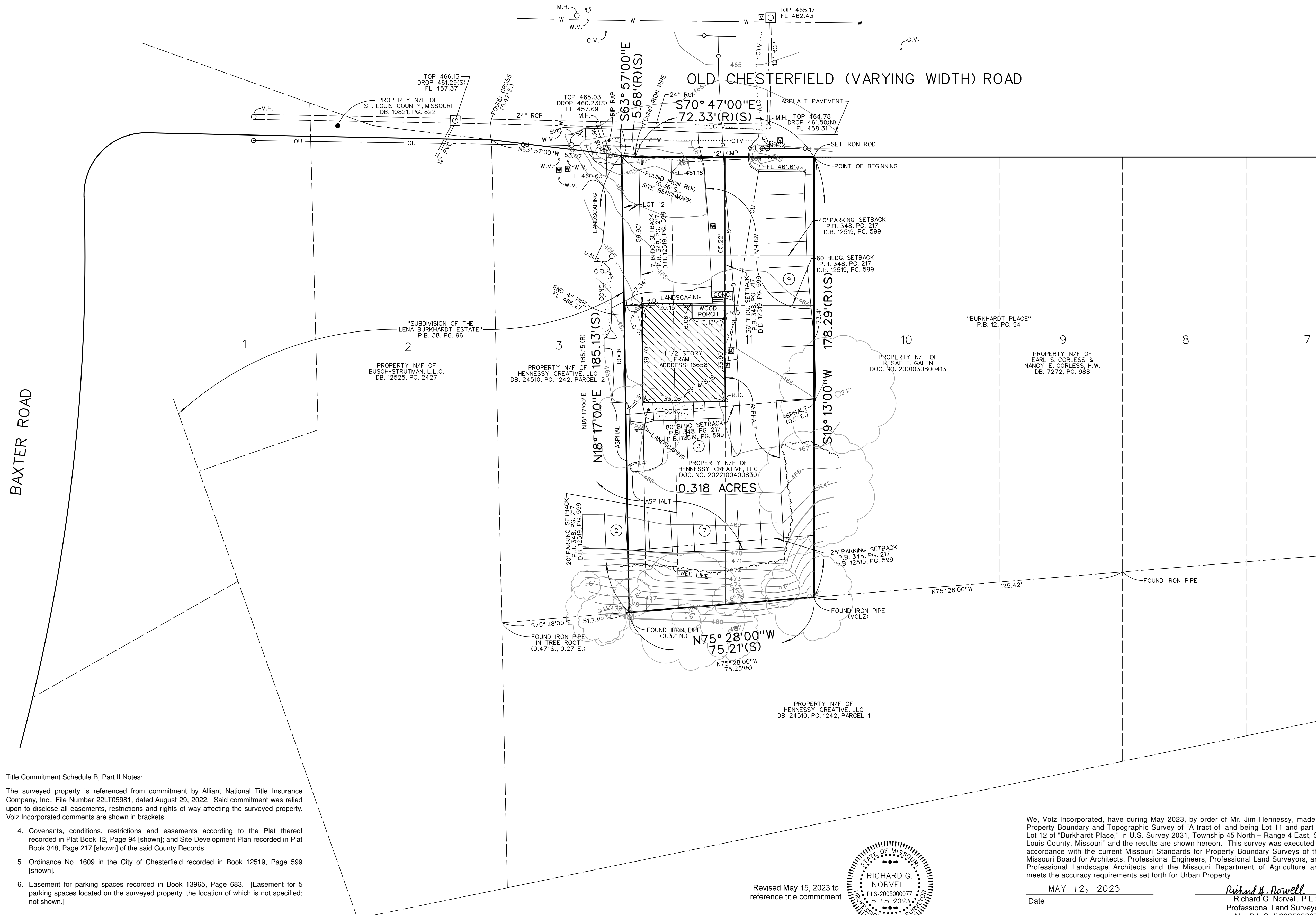
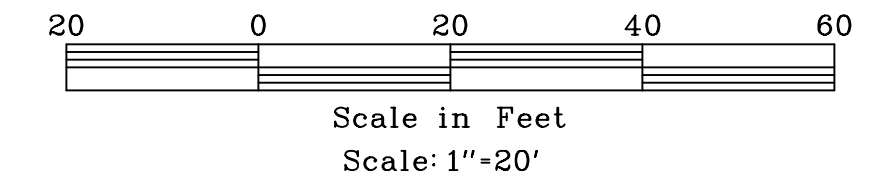
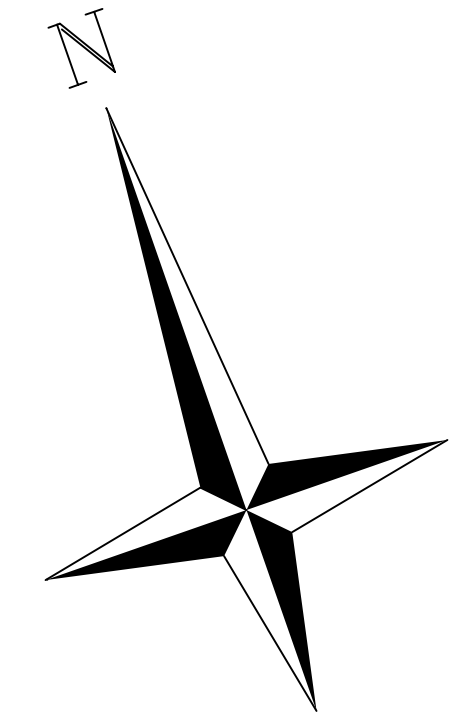
THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND FIELD MARKINGS PROVIDED BY THE MEMBER UTILITIES OF THE MISSOURI ONE CALL SYSTEM (1-800-DIG-RITE), AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, CAPACITY, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES, NOR THE ABILITY TO SERVE THE EXISTING OR INTENDED USES OF THIS OR ADJACENT SITES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, 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.

MISSOURI ONE-CALL 1-800-344-7483

A TRACT OF LAND BEING
 LOT 11 AND PART OF LOT 12 OF
 "BURKHARDT PLACE"
 IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH - RANGE 4 EAST
 ST. LOUIS COUNTY, MISSOURI

Property Description from Deed Book 24448 page 5566:

A tract of land being Lot 11 and part of Lot 12 of Burkhardt Place, a subdivision according to the plat thereof recorded in Plat Book 12 page 94 of the St. Louis County Records, in US Survey 2031, Township 45 North, Range 4 East, St. Louis County, Missouri and being more particularly described as: Beginning at a point on the South line of Olive Street Road, 60 feet wide, said point being the Northeast corner of said Lot 11 of Burkhardt Place; thence South 19 degrees 13 minutes West 178.29 feet along the East line of said Lot 11 to the Southeast corner thereof; thence North 75 degrees 28 minutes West 75.25 feet along the South line of said Lot 11 to the Southwest corner thereof; thence North 18 degrees 17 minutes East 185.15 feet to the said South line of Olive Street Road, 60 feet wide; thence South 63 degrees 57 minutes East, 5.68 feet and South 70 degrees 47 minutes East 72.33 feet along said South line of Olive Street Road to the point of the beginning.



LEGEND

	AIR CONDITIONER
	AREA INLET
	CABLE TV
	CLEANOUT
	ELECTRIC METER
	FLARED END
	FINISHED FLOOR
	FLOWLINE
	GAS LINE
	GAS VALVE
	MAILBOX
	MANHOLE
	N/F NOW OR FORMERLY
	ROOF DRAIN
	RECORD
	SURVEY
	STAND PIPE
	UTILITY MANHOLE
	UTILITY POLE
	VAULT
	WATER LINE
	WATER METER
	WATER VALVE
	NUMBER OF PARKING SPACES

- General Notes:
- Bearing system adopted from the plat of "Burkhardt Place", recorded in Plat Book 12 page 94 of the St. Louis County records.
 - Benchmark:
 St. Louis County Benchmark 12278 NAVD88 (SLC2011a) Elev = 520.28 Ft US
 Cut "Sc" on southeast bullnose end of median island within the entrance to "VILLAS AT CHESTERFIELD BLUFFS PLAT ONE" (Plat Book 344, Page 58); roughly in the centerline of Chesterfield Bluffs Drive, 52 feet northwest of the centerline of Baxter Road, and 0.2 miles more or less north of Wild Horse Creek Road.
 Site Benchmark:
 Elev = 461.33 Old iron rod 0.36' South of the Northwest property corner.
 - Setback lines shown hereon, were taken from the recorded plat of the subdivision and may not represent all setback restrictions that affect the property. Other sources of setbacks that could affect the property may include the city's zoning code, the city's building code and subdivision indentures and restrictions.
 - The underground utilities shown hereon were plotted from information from Missouri American Water Company and The Metropolitan St. Louis Sewer District and do not necessarily reflect the actual existence, nonexistence, size, type, capacity, number, or location of these or other utilities, nor the ability to serve the existing or intended uses of this or adjacent sites. A Missouri One Call System (1-800-DIG-RITE) locate request was made and markings found at the site, if any, have been shown. The location of any underground utilities or facilities were plotted from plats and field markings furnished by others and cannot be verified as being complete or correct. The general contractor shall be responsible for verifying the actual location of all underground utilities in the field, shown or not shown, 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.
 - Drip line of trees shown is based on the assumed ratio of one inch of trunk diameter: one foot of drip line radius.
 - The deed recorded as Document Number 2022100400830 to Hennessy Creative, LLC lists the bearing on the East property line as South 19 degrees 12 minutes West, apparently incorrect. Prior deed recorded in Book 24448 page 5566 lists the bearing on the East property line as South 19 degrees 13 minutes West, which is what was used for this survey.

- Title Commitment Schedule B, Part II Notes:
- The surveyed property is referenced from commitment by Alliant National Title Insurance Company, Inc., File Number 22LT05981, dated August 29, 2022. Said commitment was relied upon to disclose all easements, restrictions and rights of way affecting the surveyed property. Volz Incorporated comments are shown in brackets.
- Covenants, conditions, restrictions and easements according to the Plat thereof recorded in Plat Book 12, Page 94 [shown]; and Site Development Plan recorded in Plat Book 348, Page 217 [shown] of the said County Records.
 - Ordinance No. 1609 in the City of Chesterfield recorded in Book 12519, Page 599 [shown].
 - Easement for parking spaces recorded in Book 13965, Page 683. [Easement for 5 parking spaces located on the surveyed property, the location of which is not specified; not shown.]

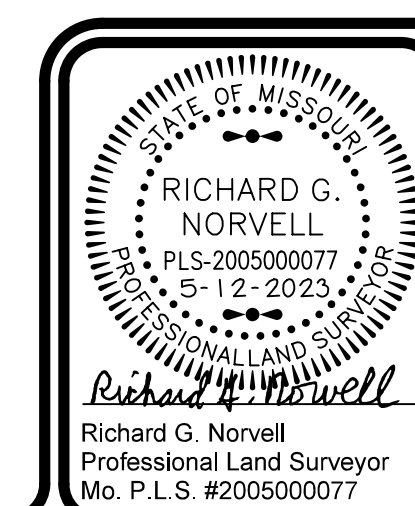
Revised May 15, 2023 to reference title commitment



We, Volz Incorporated, have during May 2023, by order of Mr. Jim Hennessy, made a Property Boundary and Topographic Survey of "A tract of land being Lot 11 and part of Lot 12 of "Burkhardt Place," in U.S. Survey 2031, Township 45 North - Range 4 East, St. Louis County, Missouri and the results are shown hereon. This survey was executed in accordance with the current Missouri Standards for Property Boundary Surveys of the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Professional Landscape Architects and the Missouri Department of Agriculture and meets the accuracy requirements set forth for Urban Property.

MAY 12, 2023
 Date

Richard G. Norvell
 Richard G. Norvell, P.L.S.
 Professional Land Surveyor
 Mo. P.L.S. # 2005000077



VOLZ Incorporated
 10849 Indian Head Ind'l. Blvd.
 St. Louis, Missouri 63132
 314.426.6212 main - 314.890.1250 fax
 WWW.VOLZINC.COM

MISSOURI CORPORATE CERTIFICATES OF AUTHORITY:
 NO. 000019 EXPIRES: DECEMBER 31, 2023 - LAND SURVEYING
 NO. 000203 EXPIRES: DECEMBER 31, 2023 - ENGINEERING