
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: October 09, 2023

From: Isaak Simmers, Planner

Location: 16464 Burkhardt Pl

Description: **West County YMCA (KAI Design) 3rd ASDP:** A request to amend an existing “PC” Planned Commercial District for a 5.6-acre tract of land located west of W. Chesterfield Pkwy, south of Burkhardt Place, and north of Veteran’s Place Dr. (18T340388, 18T620217).

PROPOSAL SUMMARY

KAI Design on behalf of the West County YMCA has submitted a request to amend an existing “PC”Planned Commercial District for a 5.6-acre tract of land located west of W. Chesterfield Pkwy, south of Burkhardt Pl., and north of Veteran’s Place Dr., to allow “Office – Medical” as an additional permitted use and modify the existing development criteria.



Figure 1: Subject Site

SITE HISTORY

PC 95-0987	Sachs Properties, INC requested a Conditional Use Permit “CUP” to allow a Recreation Center in a “R-6A” Residence District
1992 CUP Amend.	Sachs Properties, INC (West County YMCA) requested an amendment of the CUP in an “R-6A” Residence District to allow a 6,600 SF Addition
PZ 33-1998	A request for a change in zoning from “R-6A” Residence District with a CUP to a “PC” Planned Commercial District
2000 ASDP	A request for a 1 story building extension and accompanying parking
PZ 01-2009	An ordinance repealing Ordinance 1496 and replacing it with new Ordinance 2520 to allow changes to the building and parking setbacks
2012 ASDP	Monument Sign addition
2021 ASDP	A request to renovate existing east and west entrances, and add an entrance to the west elevation

ZONING & LAND USE

The Subject Site is currently zoned “PC” Planned Commercial under governing [Ordinance 2520](#) and the land is designated as “City Center (Urban Transition)” in the Comprehensive Plan.

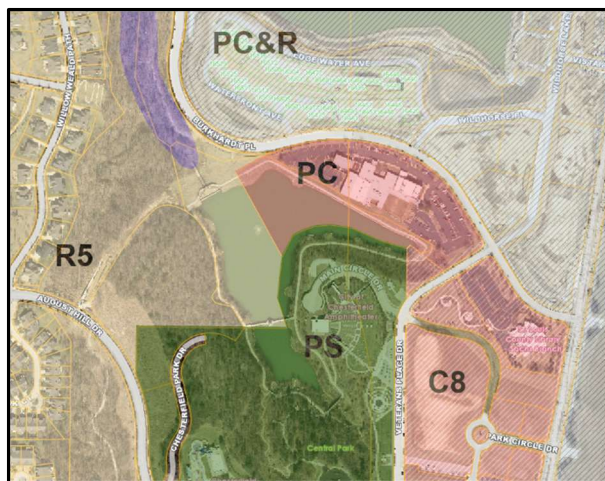


Figure 2: Zoning Map



Figure 3: Land Use Map

Direction	Zoning	Land Use
North	"PC&R" Planned Commerical & Residence District	Wildhorse Village
South	"PS / C8" Park and Scenic & Planned Commercial District	Central Park / St. Louis County Library - Sachs Branch
East	"PC&R" Planned Commerical & Residence District	Wildhorse Village
West	"R5" Residence District	Central Park Condominium Subdivision

COMPREHENSIVE PLAN

The City of Chesterfield provides a character description of this area: “City Center (Urban Transition)” These areas offer residents the opportunity to live, work, shop and play within the larger City Center area. This Character Area includes a mixture of housing types and residential densities, integrated with a number of goods and services, especially in the downtown core. Buildings typically stand multiple stories often with residential units above storefronts or other pedestrian activity. Parking is satisfied using on-street parking, structures parking, or shared rear-lot parking strategies. An interconnected network of walkable streets connects the neighborhood

to the downtown core. City Center (Urban Transition) areas have the following Development Policies:

- City Center should serve as the physical and visual focus for the City and include both residential and commercial development with parks, municipal services, and preservation of historic structures and areas, with cultural, entertainment and pedestrian amenities for its residents;
- The thoroughfare character should be urban and very walkable;
- Buildings to be constructed closer to the roadways to promote the pedestrian experience;
- Incorporate a comprehensive network of open space throughout to accommodate small parks, gathering places and community gardens; preserve tree stands; and help reduce stormwater runoff;
- The Urban Transition and Downtown land areas should have a pedestrian connection to unite the two urban areas of the City Center;
- Public art should be incorporated into new construction and re-development projects throughout the City Center.

UNIFIED DEVELOPMENT CODE

The regulations of the PC District offer a method for commercial and limited light industrial development of land in the City of Chesterfield that allows flexibility in applying certain zoning standards. The PC District method allows innovative designs, meets market niches, and promotes well-designed developments. The PC District regulations should have the following outcomes:

- Ensure consistency with the Comprehensive Plan;
- 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 building styles and architectural styles that complement one another;
- Allow a mix of uses that are designed to negate potential conflicts that normally occur between incompatible use uses;
- 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.

STAFF ANALYSIS

The modifications requested pertain to the maximum allowed Floor Area and openspace requirements. There would be no changes to the existing height, and parking requirements for the site. The petitioner has also requested that “Office – Medical” be added to the Attachment A as a permitted use. “Office – Medical” is a use that can be considered in a “PC” Planned Commercial District. The amendment has been presented to the City as preparation for a future partnership with an urgent care and accompanying building extension. The table on the following page details the requested development criteria and how it would differ from the existing Ordinance 2520.

Specific Criteria	Ordinance 2520	Proposed Criteria
Floor Area	74,000 SF	84,000 SF
Openspace	35%	30%

*Note, the PC District requires 35% openspace. Per [§405.03.040\(B\)](#) of the UDC, a 2/3 vote in favor of modifying below 35% will be required.

The requested permitted uses include those of the existing governing ordinance and one additional use (in **BOLD**):

- a) Auditorium
- b) Gymnasium
- c) Natatorium (Indoor Swimming Pool)
- d) Multipurpose Rooms
- e) Day Care Center
- f) **Office – Medical**

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.

Attachments:

- 1) Public Hearing Notice
- 2) Narrative Statement
- 3) Preliminary Development Plan (PDP)



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 9, 2023 at 7:00 p.m. in the Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield Missouri 63017.

P.Z. 12-2023 West County YMCA (KAI Design): A request to amend an existing “PC” Planned Commercial District for a 5.6-acre tract of land located west of W. Chesterfield Pkwy, south of Burkhardt Place, and north of Veteran’s Place Dr. (18T340388, 18T620217).

Property Description: A tract of land being part of “YMCA,” a subdivision according to the plat thereof recorded in Plat Book 283 page 37 of the St. Louis County Records and Lot 11 of “Downtown Chesterfield – Plat One”, a subdivision according to the plat thereof recorded in Plat Book 357 page 185 of the St. Louis County Records, in U.S. Survey 415 and 2002, Township 45 North – Range 4 East, City of Chesterfield, St. Louis County, Missouri.

For a list of requested uses, please contact the Planner.



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 Isaak Simmers at 636-537-4745 or via e-mail at isimmers@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.





Transforming
Communities

City of Chesterfield

Re: Municipal Zoning Review Board – Architect’s Statement of Design

To whom it may concern,

This project is a partial demolition and expansion of the existing Chesterfield Family YMCA on the upper floor of the facility. The demolition scope will remove roughly 6,000 GSF from the primary face of the building along Burkhardt Place, including the main entry vestibule and canopy, existing drop off lane, a grass courtyard and children’s play yard. The new expansion will add roughly 12,000 GSF back to the primary face of the facility and contain a new wellness center with a curved façade that follows the shape of the site with expansive exterior glazing to the North. The new floor area will be 73,985 square feet.

The scope of the new addition will include a new entry canopy and vestibule at the main entrance as well as material cladding accents at strategic locations along the exterior of the existing building. The design of the new addition will include an extension of the roof creating an overhang above the North-facing windows. The roof overhang will be clad in metal panels along the fascia and soffit with a wood-look metal plank ceiling. A belt line of metal panel with break the curtain of glass into an upper clerestory and lower storefront sections. At the base of the wall will be a brick-clad knee wall. Sections of cementitious fiber panels will be installed over sections of the existing building to tie old and new together and carry some of the architectural lines around the building. New building signage will be added to the East elevation along with accent lighting where existing building signage is currently located. Roof-top mechanical units will be placed away from the face of the building to minimize their visibility from the street and neighboring properties. The height of the addition will fit within the existing range of building elements and provide a step between remaining building volumes.

Additional features within the scope of work include expanding parking where an existing drop off lane is located and exterior bench seat walls connecting the new addition to the main entry and extending to the East along the face of the existing community theater. The existing single-loaded parking and drop-off lane will be modified to become a double-loaded parking area with roughly 30 regular and 7 accessible parking spaces. Sidewalks and landscaped beds will be added along the length of the new parking to provide pedestrian-friendly connectivity to the main building entrance. The seat walls will be clad in complementary masonry materials to match the existing building and the seat will be a cast stone or concrete.

Thank You,

Scott Clark, ASSOC. AIA
SENIOR ARCHITECTURAL DESIGNER

KAI [Company]
2060 Craigshire Rd | St. Louis, MO 63146 | 314.754.6390



Transforming
Communities

City of Chesterfield

Re: Municipal Zoning Review Board – PROPERTY DESCRIPTION

A tract of land being part of “YMCA,” a subdivision according to the plat thereof recorded in Plat Book 283 page 37 of the St. Louis County Records and Lot 11 of “Downtown Chesterfield – Plat One”, a subdivision according to the plat thereof recorded in Plat Book 357 page 185 of the St. Louis County Records, in U.S. Survey 415 and 2002, Township 45 North – Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Commencing at the Northwest corner of said “YMCA;” thence Eastwardly along the North line of said “YMCA” North 61 degrees 01 minutes 50 seconds East 103.30 feet and along a curve to the right whose radius point bears South 28 degrees 58 minutes 10 seconds East 775.00 feet from the last mentioned point, a distance of 52.49 feet to the ACTUAL POINT OF BEGINNING; thence Eastwardly along the North line of said “YMCA” and the South line of Burkhardt Place, 43 feet wide, along a curve to the right whose radius point bears South 25 degrees 05 minutes 19 seconds East 775.00 feet from the last mentioned point, a distance of 651.46 feet to a point; thence Southeastwardly along the Southwest line of said Burkhardt Place, 43 feet wide, along a curve to the right whose radius point bears South 23 degrees 04 minutes 25 seconds West 525.00 feet from the last mentioned point, a distance of 325.17 feet and South 31 degrees 26 minutes 20 seconds East 226.00 feet to the North line of Veterans’ Place Drive, 50 feet wide, thence along a curve to the right whose radius point bears South 58 degrees 33 minutes 40 seconds West 20.00 feet, from the last mentioned point, a distance of 31.42 feet to a point; thence Southwestwardly along the North line of said Veterans’ Place Drive, 50 feet wide, South 58 degrees 33 minutes 40 seconds West 204.07 feet to the Southwest line of said Lot 11, thence Northwestwardly along said Southwest line North 54 degrees 37 minutes 51 seconds West 31.55 feet, thence Northwestwardly along the Northeast line of Lot 10 of said of “Downtown Chesterfield – Plat One”, North 51 degrees 51 minutes 31 seconds West 103.57 feet to a point; thence along a curve to the right whose radius point bears South 32 degrees 55 minutes 58 seconds East 27.20 feet from the last mentioned point, a distance of 14.22 feet to a point; thence along a curve to the left whose radius point bears North 02 degrees 59 minutes 08 seconds West 80.33 feet from the last mentioned point, a distance of 24.67 feet to a point; thence along a curve to the left whose radius point bears North 20 degrees 35 minutes 04 seconds West 30.29 feet from the last mentioned point, a distance of 19.73 feet to a point; thence along a curve to the left whose radius point bears North 57 degrees 54 minutes 19 seconds West 15.60 feet from the last mentioned point, a distance of 21.63 feet to a point; thence North 60 degrees 37 minutes 07 seconds West 242.23 feet to a point; thence along a curve to the left whose radius point bears South 28 degrees 49 minutes 23 seconds West 123.69 feet from the last mentioned point, a distance of 33.67 feet to a point; thence along a curve to the left whose radius point bears South 13 degrees 13 minutes 36 seconds West 226.91 feet from the last mentioned point, a distance of 8.93 feet to a point; thence along a curve to the right whose radius point bears North 10 degrees 58 minutes 20 seconds East 140.58 feet from the last mentioned point, a distance of 34.46 feet to a point; thence North 64 degrees 58 minutes 53 seconds



West 71.11 feet to a point; thence along a curve to the right whose radius point bears North 25 degrees 01 minutes 06 seconds East 193.22 feet from the last mentioned point, a distance of 72.68 feet to a point; thence along a curve to the left whose radius point bears South 46 degrees 34 minutes 11 seconds West 210.00 feet from the last mentioned point, a distance of 69.73 feet to a point; thence North 62 degrees 27 minutes 17 seconds West 161.55 feet to a point; thence along a curve to the left whose radius point bears South 27 degrees 32 minutes 43 seconds West 110.00 feet from the last mentioned point, a distance of 31.67 feet to a point; thence along a curve to the right whose radius point bears North 11 degrees 02 minutes 58 seconds East 70.67 feet from the last mentioned point, a distance of 31.08 feet to a point; thence along a curve to the left whose radius point bears South 36 degrees 14 minutes 58 seconds West 114.46 feet from the last mentioned point, a distance of 20.64 feet to a point; thence North 64 degrees 04 minutes 50 seconds West 81.26 feet to the actual point of beginning and containing 5.617 acres according to a survey by Volz Incorporated.



