

APPLICATION NUMBER:	FDP-2-23
APPLICATION (PROJECT) NAME:	FINAL DEVELOPMENT PLAN- CRESTWOOD CROSSING PHASE 1B AND PARTIAL 2B
APPLICANT:	DIERBERGS CRESTWOOD CROSSING, LLC 16690 SWINGLEY RIDGE ROAD CHESTERFIELD, MO 63017
PROPERTY OWNER NAME:	DIERBERGS CRESTWOOD CROSSING, LLC 16690 SWINGLEY RIDGE ROAD CHESTERFIELD, MO 63017
APPLICANT'S REQUEST:	REQUEST TO APPROVE THE FINAL DEVELOPMENT PLAN FOR CRESTWOOD CROSSING- PHASE 1B AND PARTIAL 2B
SITE LOCATION:	9615 & 9635 WATSON RD
PARCEL/LOCATOR NUMBER:	25L140162
EXISTING ZONING:	"PD-MXD" PLANNED DEVELOPMENT: MIXED USE
TOTAL SITE AREA:	APPROXIMATELY 24.52 ACRES
PLANNING AND ZONING MEETING DATE:	DECEMBER 6, 2023
REPORT DATE:	DECEMBER 1, 2023
CASE MANAGER:	DANNY JENDUSA, CITY PLANNER
RECOMMENDATION:	APPROVAL, WITH CONDITIONS



REQUEST

Dierbergs Crestwood Crossing LLC has submitted a request to approve a Final Development Plan for Phase 1B and Part of 2B of the Crestwood Crossing redevelopment. Phase 1B & 2B covers approximately 3.74 acres at the western side of the ±24.52 acre commercial district. The site lot is zoned “PD-MXD” Planned Development- Mixed Use.

The Phase 1B & Partial 2B Final Development Plan includes two freestanding restaurant facilities, an open public gathering space with a stage & water feature, and parking.



ACTION

Following the approval of a rezoning to a Planned Development district and Preliminary Development Plan, the petitioner is required to submit a Final Development Plan to the Planning Commission for review and consideration to determine if the Final Development Plan is in conformance with the approved Preliminary Development Plan and any conditions of approval that were imposed.

The Planning, Zoning, and Architectural Review Commission is requested to approve, approve with conditions, or deny the Final Development Plan for Crestwood Crossing Phase 1B and Partial 2B.

ZONING CONTEXT

The full development area was re-zoned from PD-C “Planned Development-Commercial” to PD—MXD “Planned District- Mixed Use” in November 2021. The purpose of the planned development district type is to provide a means of achieving greater flexibility in development of land in a manner not possible in conventional zones; to encourage a more imaginative and innovative design of projects; to promote a more desirable community environment; and to retain maximum control over both the structure and future operation of the development. The planned development regulations are not intended to allow excessive densities, or the development of incompatible land uses, either within the development, or as the development relates to the general neighborhood.

ZONING & LAND USE HISTORY

While many previous planning and zoning decisions have impacted the site since the 1950s, the following recent actions relate directly to the review of this phase of the Crestwood Crossing redevelopment:

- October 2021:
 - P&Z Commission recommended denial of the Preliminary Development Plan for Crestwood Crossing
 - P&Z Commission recommended approval of the Change of Zoning at 1 Crestwood Plaza from “PD-C” Planned Development Commercial to “PD-MXD” Planned Development Mixed Use
- November 2021:
 - The Board of Aldermen voted to approve the Preliminary Development Plan for Crestwood Crossing
 - The Board of Aldermen voted to approve the Change of Zoning at 1 Crestwood Plaza from “PD-C” Planned Development Commercial to “PD-MXD” Planned Development Mixed Use
- November 2021: The Board of Aldermen approve the transfer of a Tax Increment Financing (TIF) Agreement for the Crestwood Crossing redevelopment, including descriptions of Phases 1B and 2B which identify these phases are to include new restaurants and a plaza area
- March 2022: The Planning Commission and Board of Aldermen approved the Final Development Plan for Phase 1 of the Crestwood Crossing redevelopment. The Phase 1 Final Development Plan included approximately 106,500 square feet of new commercial in five buildings:
 - 72,500-sqft Dierberg’s grocery store
 - 23,500-sqft retail, restaurant, office, services
 - 10,500-sqft detached drive-thru restaurants/retail
 - 32,000-sqft of outdoor gathering space
 - Pedestrian/bicycle bridge over Gravois Creek to connect to the Grant’s Trail greenway
 - District infrastructure, utilities & stormwater management facilities

EXISTING SITE CONDITIONS

The subject area of the redevelopment is located at the western end of the full redevelopment site, at the northeast intersection of Watson Rd and Sappington Rd. The applicant has largely completed the improvements described above in the Phase 1A Final Development Plan, including replacing the vehicle entrances and drives from Watson & Sappington. The grading of the subject area sits approximately 15-20 feet below the intersection of Watson & Sappington at the low side of new retaining walls, though the contrast in grade is more moderate as you move north and east from the relative high point at the intersection. New 5-ft wide sidewalks, utility infrastructure, and tree lawns have been constructed along Sappington & Watson Rd.

A new 26-ft wide drive providing access from Sappington Rd & the new Woolworth Drive along the northern edge of the full redevelopment area to the main commercial center separates the buildable areas of Phases 1B and 2B. Generous sidewalks have been built along each side of the drive. Underground utility main infrastructure has largely been completed below the drive.

The two subject parcels have largely served as staging grounds for equipment and materials during the construction of Phase 1A and are vacant.

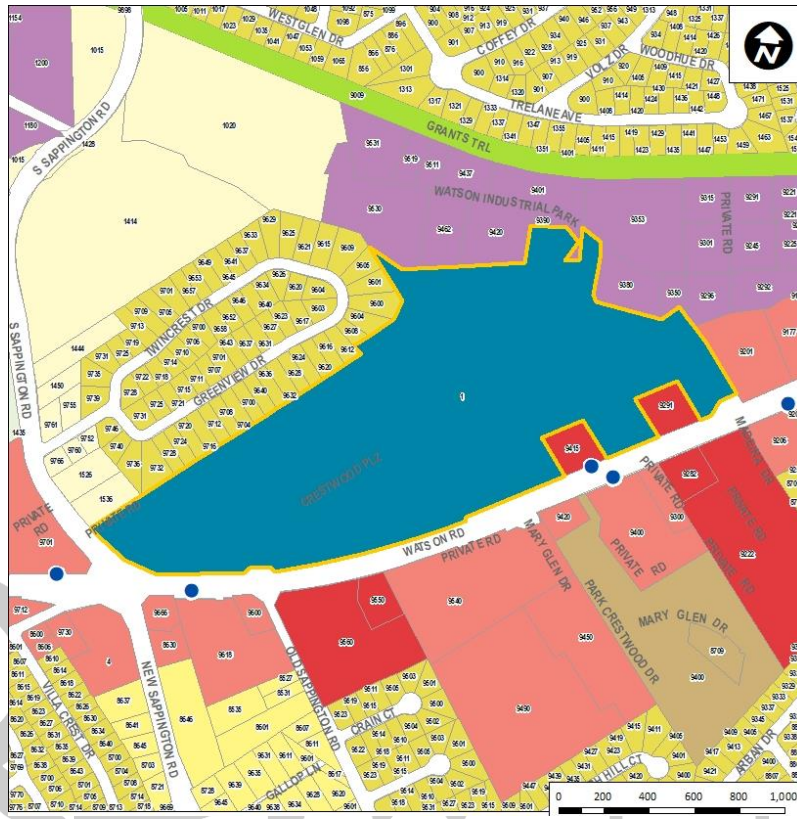
Existing conditions photos



Existing Phase 1B and Pt 2B development sites

SURROUNDING ZONING & LAND USE

The Phase 1B & west end of Phase 2B sites are bordered by a variety of land uses, due in large part to the size of the parcels.



REFER TO APPENDIX FIG. 2 —ZONING MAP WITH BUILDING FOOTPRINTS

EXISTING CONDITIONS MATRIX			
DIRECTION	EXISTING LAND USE	ZONING	COMMENTS
North	Single-Family Residential	"R-2", "R-4"	Greenview Terrace subdivision
South	General Commercial	"C-1"	Various commercial- BP Gas; Savers retail; Imo's Pizza
East	General Commercial	"PD-MXD"	Dierbergs Crestwood Crossing & adj businesses
West	General Commercial	"C-1" "PD-C"	Kohl's Watson Plaza

ANALYSIS- Final Development Plan

Permitted and Conditional Uses

The City Planner finds that the proposed uses within the Phase 1B & Partial 2B Final Development Plan conform with the Permitted and Conditional Uses allowed within a PD-MXD District, as outlined in § 26-15, and as approved in the Preliminary Development Plan.

Area Regulations

The City Planner finds that the Phase 1B & Partial 2B Final Development Plan will appropriately conform with the area regulations applicable to the proposed uses, as outlined in §§ 26-16 and 26-17, and as approved in the Preliminary Development Plan.

Site and Landscape Design Standards

Notably, the Preliminary Development Plan presented a plaza type area in Phase 1B with paving, pavers, seating, landscaping, and a fountain. The Final Development Plan appropriately incorporates these elements in an outdoor gathering area, along with a small performance stage and open area for lawn seating and a drive that can be closed for events between the restaurants.

The Landscaping Plan also presents conditions which would require approval of two minor modifications from the Section 26-21 Landscaping Standards, which are described in further detail below. With those modifications, the City Planner finds that the Phase 1B & Partial 2B Final Development Plan appropriately conforms with the site and landscaping design standards as approved in the Preliminary Development Plan and as presented the Watson Road Overlay Area requirements in § 26-18 and the Landscaping Standards in § 26-21, with the modifications described above.

Access and Parking

The City Planner finds that the Phase 1B & Partial 2B Final Development Plan will appropriately conform with the access and parking regulations applicable to the proposed uses, as outlined in §§ 26-26 to 26-30, as modified in the Preliminary Development Plan.

Supplemental Standards

The City Planner finds that the Phase 1B & Partial 2B Final Development Plan will appropriately conform with the supplemental standards applicable to the proposed uses, as outlined in §§ 26-38 and 26-39, and as approved in the Preliminary Development Plan.

Subdivision Standards

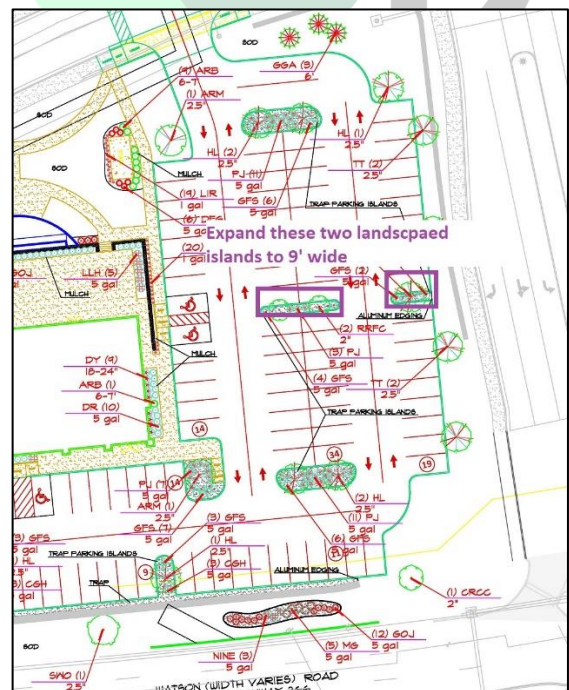
The City Planner finds that the Phase 1B & Partial 2B Final Development Plan will appropriately conform with the subdivision standards applicable to the proposed uses, as outlined in §§ 26-38 and 26-39, and as approved in the Preliminary Development Plan.

MODIFICATIONS

Per Section 26-21 Landscape Standards in the Municipal Code, the Planning Commission may grant modifications to the landscaping code as it deems appropriate to relieve undue hardship while complying with the purpose and intent of the code.

To provide suitable parking for the proposed tenants of Phase 1B & Partial 2B, the applicant has requested certain minor modifications from the Landscaping Code standards upon parking lot island placement and size, seeking to install one fewer parking lot island and one narrower parking lot island than is required in the code standards:

- A modification from the provisions of Section 26-21(5)(a)(2) of the Code requiring interior parking rows that contain fifteen (15) or more parking stalls to include at least one (1) landscape island every one hundred (100) linear feet within the row in order to not install a landscape island in the northernmost row of the parking lot east of Building G;
- A modification from the provisions of Section 26-21(5)(a)(3) of the Code requiring landscape islands or peninsulas with tree plantings to be at least nine (9) feet wide measured face to face of curb, to have a minimum of two hundred (200) square feet of pervious area per each tree, and provide suitable planting soil to a minimum depth of twenty-four (24) inches in order to install a landscape island with a tree in the parking lot east of Building F which will be five (5) feet wide and will have a pervious area of approximately 100 square feet per tree;



Cropped sections of the Landscaping Plan, identifying areas of requested modifications

FINDINGS AND RECOMMENDATION

CONFORMITY WITH PRELIMINARY DEVELOPMENT PLAN

The City Planner finds that the Phase 1B & Partial 2B Final Development Plan appropriately conforms with the approved Preliminary Development Plan and its conditions of approval.

RECOMMENDATION

A. The City Planner recommends the **approval of the Final Development Plan for Phase 1B & Partial 2B of Crestwood Crossing with the following conditions:**

1. That the Applicant receive approval from the City for a modification from the provisions of Section 26-21(5)(a)(2) of the Code requiring interior parking rows that contain fifteen (15) or more parking stalls to include at least one (1) landscape island every one hundred (100) linear feet within the row in order to not install a landscape island in the northernmost row of the parking lot east of Building G;
2. That the Applicant receive approval from the City for a modification from the provisions of Section 26-21(5)(a)(3) of the Code requiring landscape islands or peninsulas with tree plantings to be at least nine (9) feet wide measured face to face of curb, to have a minimum of two hundred (200) square feet of pervious area per each tree, and provide suitable planting soil to a minimum depth of twenty-four (24) inches in order to install a landscape island with a tree in the parking lot east of Building F which will be five (5) feet wide and will have a pervious area of approximately 100 square feet per tree;
3. That the approximately 12,000-square foot plaza area shall include landscaping, decorative pavers, outdoor seating, decorative lighting, a stage and a fountain or other prominent water feature, as presented;
4. That accessibility for all emergency response vehicles including the apparatus of the City of Crestwood Fire Department shall be provided to the satisfaction of the Fire Marshall of the City of Crestwood;
5. Any other conditions deemed appropriate by the Director of Public Services.



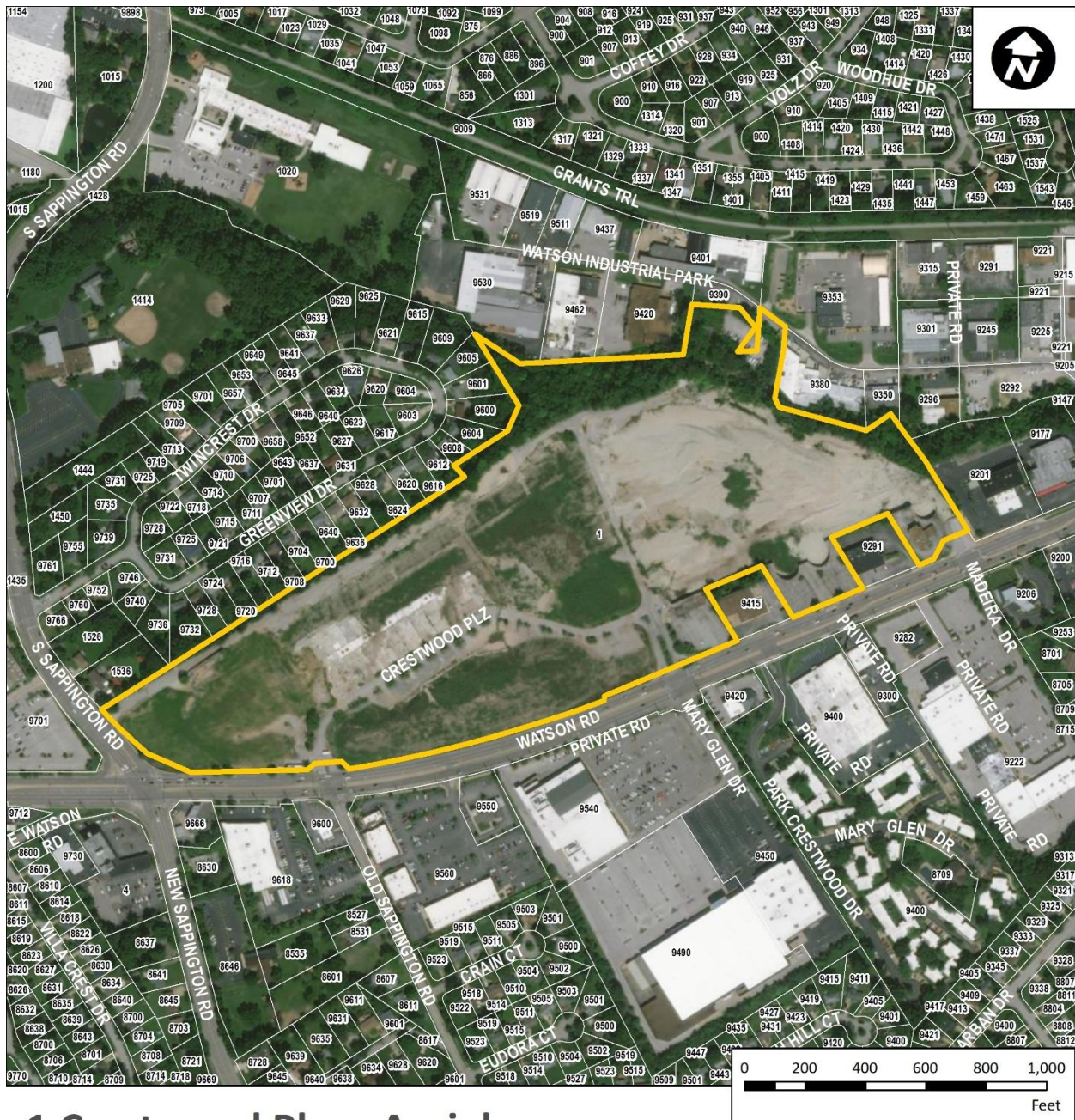
Danny Jendusa, AICP
City Planner

APPENDIX



SUPPLEMENTAL MAPS AND EXHIBITS

FIGURE 1: AERIAL PHOTOGRAPH



1 Crestwood Plaza Aerial

 1 Crestwood Plaza Site Location

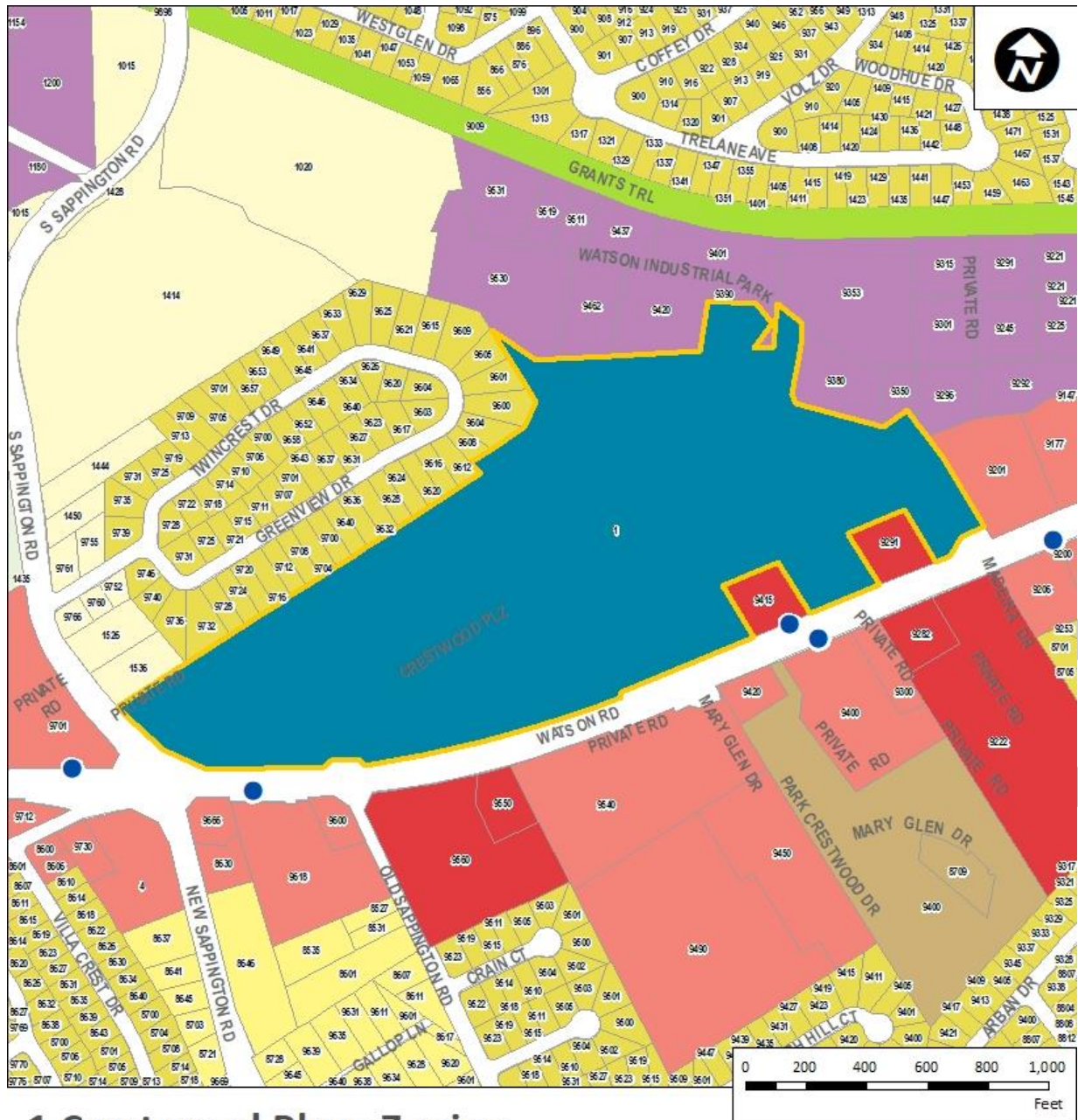


Map by John Cruz
jcruz@cityofcrestwood.org

Oct 7, 2021

Development\Crestwood Crossing\1 Crestwood Plaza - Aerial

FIGURE 2: ZONING MAP WITH BUILDING FOOTPRINTS



1 Crestwood Plaza Zoning



CRESTWOOD

Map by Danny Jendusa
djendusa@cityofcrestwood.org

Feb 25, 2022

Development\Crestwood Crossing\1 Crestwood Plaza Zoning

EXHIBIT A: FULL DEVELOPMENT KEY MAP



EXHIBIT B: SITE PLAN

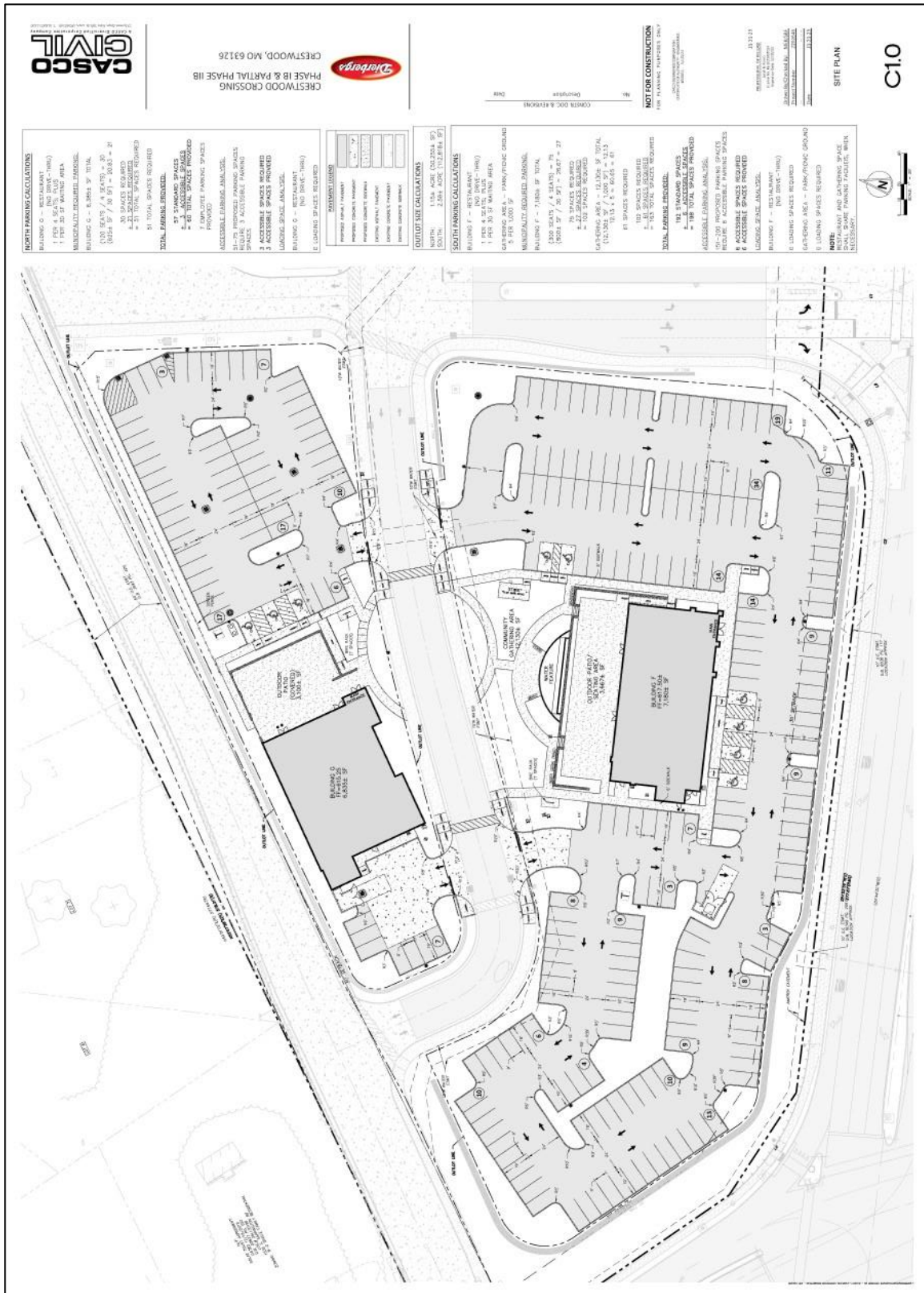


EXHIBIT C: RENDERINGS



Rendering aerial view of site from the east, looking west towards Sappington Rd



Rendering aerial view of site from the west, looking east towards Dierbergs



Rendering from center drive, looking south at plaza towards Building F



Rendering from plaza, looking southwest towards Building F covered patio



Rendering from center drive, looking north at plaza towards Building G



Rendering from plaza, looking north at Building G main entrance



Rendering from east, looking northwest at Building F main entrance



Rendering from east, looking southwest at Building G covered patio