

**Memorandum
Department of Planning**



To: Planning and Public Works Committee

From: Shilpi Bharti, Planner

Date: January 04, 2024

RE: P.Z. 13-2023 17551, 17555 & 17599 Chesterfield Airport Rd. (Baldrige-Ryken, LLC): A request for an ordinance amendment to create a new “PC” Planned Commercial District for three parcels zoned “PC” Planned Commercial and “NU” Non-Urban and totaling 2.9 acres located on the north side of Chesterfield Airport Road, east of Long Road (17U140252, 17U140263, and 17U140203).

Summary

Stock & Associates on behalf of Baldrige – Ryken, LLC has submitted a request for an ordinance amendment to the existing “PC” Planned Commercial District and “NU” Non-Urban District to new “PC” Planned Commercial District to modify the development standards and legal description in the existing ordinance of the PC District site. This amendment would modify the permitted use, building setbacks, and parking setbacks in the current “PC” Planned Commercial District located north of Chesterfield Airport Road.



Figure 1: Subject Site Aerial

A Public Hearing was held on September 27, 2023 for this petition, there were two issues raised.

On November 13, 2023 Planning Commission voted to approve this petition with an amendment to revise the Attachment A to include a language that buffer between potential area 1 and potential area 2 shall comply with the Preliminary Development Plan. The amended motion passed by a vote of 8-0.

On December 07, 2023 Planning and Public Works Committee reviewed the petition. There was discussion at the meeting on the proposed “vehicle repair and service facility” use, “two” drive thru facilities, and access from the Chesterfield Airport Road. Since

then, applicant provided a letter that details the intent for the proposed requests, and provided response to the discussion related to the access from Chesterfield Airport Road.

1. Vehicle Repair and Service Facility – the applicant has stated they have no intention to allow “collision services, including body, frame or fender repair and overall body”. There would be no storage of vehicles other than those uses daily, i.e. a car is dropped off for tires then picked up in the evening. If the Committee desires to formalize this in the planned district ordinance, the following language is recommended:

Section I. Specific Criteria, A.2. add the following language:

b. No outdoor storage, including wrecked or immobilized vehicles, shall be permitted.

2. Two additional Drive Thru uses – the applicant has refined their request to allow one (1) full drive thru plus one (1) pick up window via pre order. The pick up window would not have an order menu board, it would only function as a pickup window on pre orders, “low traffic volume”. As per applicant, this should alleviate the concern of too much intensity. If the Committee desires to formalize this in the planned district ordinance, the following language is recommended:

Modify Section I. Specific Criteria, A.2. as follows:

a. The number of drive thru facilities permitted in the “PC” Planned Commercial District at any given time shall be limited to one (1) car wash, ~~and two (2) additional drive thru use~~ **one full drive thru facility, and one pick-up window that does not include ordering and menu boards.**

3. Access to Chesterfield Airport Road – the applicant has requested that the proposed access be approved and not include conditions for removal if Arnage is extended.

In the event, where PPW Committee decide to restrict the proposed access from Chesterfield Airport Road (which applicant requested not to be restricted) then below is the recommended language to be included in the Attachment A:

Modify Section I. Specific Criteria, I. as follows:

1. Access to the development shall be via one (1) bi-directional commercial entrance located to provide as shown on the Preliminary Site Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield, the Missouri Department of Transportation and St. Louis County Department of Transportation. **Upon connection of Arnage Road to the subject site, direct access to Chesterfield Airport Road from this development shall be removed.**

Attachments: Applicant's Response
Attachment A
Narrative
Attachment B – Preliminary Development Plan

December 21, 2023

City of Chesterfield
690 Chesterfield Pkwy West
Chesterfield, MO 63017

Attention: Mr. Justin Wyse – Director of Planning & Ms. Shilpi Bharti – City Planner

RE: Responses to comments and questions from the 12/7/2023 “Planning & Public Works Committee” meeting, regarding P.Z. 13-2023 17551, 17555 & 17599 Chesterfield Airport Road (Baldrige – Ryken LLC) (Stock Project No. 223-7350)

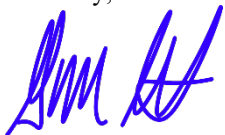
Dear Mr. Wyse & Ms. Bharti,

Pursuant to our Planning & Public Works meeting, I have spoken with Mr. Ryan Baldrige – owner / developer of the property and offer the following:

- 1) Regarding the request for “Vehicle Repair and Service Facility”. The intent is for this use to be like Northwest Automotive, Meineke, VIOC or Dobbs. There is no intention to allow “collision services, including body, frame or fender repair and overall body”. There would be no storage of vehicles other than those uses daily, i.e. a car is dropped off for tires then picked up in the evening. The size of this building would not exceed 7500 sf.
- 2) “Two additional Drive Thru Uses”, Maintaining 1 full drive thru as allowed plus 1 pick up window via pre order would be acceptable. This window would not have an order menu board, it would only function as a pickup window on pre orders, “low traffic volume”. This should alleviate the concern of too much intensity.
- 3) Regarding the discussion relative to the access drive to Chesterfield Airport Road, potentially being closed upon cross access to the East, this is not acceptable. There are too many unknowns associated with possible redevelopment of existing potential development to the East. This development is dependent on retaining its access to Chesterfield Airport Road as granted in Ordinance No. 2742 and approved by St. Louis County Department of Transportation.

Should you have any questions or comments, please feel free to call. We look forward to the meeting on 1/4/2023 with the Planning and Public Works Committee.

Sincerely,



George M. Stock, P.E.
President

Enclosure: Preliminary Development Plan with stacking of vehicles displayed in “Red”.
Definitions: Vehicle Repair & Services Facility, Oil Change Facility

CC: Mr. Ryan Baldrige – Baldrige Ryken LLC. (ryanbaldrige@me.com)
Mrs. Kate Stock Gitto, P.E. – Associate (kate.gitto@stockassoc.com)

ATTACHMENT A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this "PC" Planned Commercial District shall be:
 - a. Animal grooming service
 - b. Bakery
 - c. Barber or beauty shop
 - d. Car wash
 - e. Coffee shop, drive thru
 - f. Commercial service facility
 - g. Dry cleaning establishment, with drive thru
 - h. Filling station and convenience store with pump stations
 - i. Financial institution, drive thru
 - j. Grocery, neighborhood
 - k. Office, dental
 - l. Office, general
 - m. Office, medical
 - n. Professional and technical service facility
 - o. Restaurant, fast food
 - p. Restaurant, Sit down
 - q. Restaurant, Take out
 - r. Retail sales establishment, community

- s. Retail sales establishment, neighborhood
 - t. Vehicle Repair & Service Facility
2. The above uses in the “PC” District shall be restricted as follows:
 - a. The number of drive thru facilities permitted in the “PC” Planned Commercial District at any given time shall be limited to one (1) car wash and two (2) additional drive thru use.
 3. Hours of Operation.
 - a. Uses “r” and “s” listed above will be subject to hours of operation for the public from 6:00 AM to 11:00 PM.
 4. Ancillary uses for the above referenced permitted uses shall include check cashing facility.

B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

1. Height
 - a. The maximum height of the building, exclusive of roof screening, shall not exceed forty-two (42) feet.
2. Building Requirements
 - a. A minimum of thirty-five percent (35%) openspace is required for this development.
 - b. This development shall have a maximum F.A.R. of 0.55.

C. SETBACKS

1. Structure Setbacks

No building or structure, other than: a freestanding project identification sign, light standards, or flag poles will be located within the following setbacks:

 - a. Sixty (60) feet from the right-of-way of Chesterfield Airport Road on the southern boundary of the “PC” District.
 - b. Fifty (50) feet from Long Road Right-Of -Way.
 - c. Twenty (20) feet from the northern boundary of the “PC” District.
 - d. Fifteen (15) feet from the eastern boundary of the “PC” District.
2. Parking Setbacks

- No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:
- a. Thirty (30) feet from the right-of-way of Chesterfield Airport Road on the southern boundary of the "PC" District.
 - b. Thirty (30) feet from Long Road Right-Of-Way.
 - c. Ten (10) feet from the northern boundary of the "PC" District.
 - d. Zero (0) feet from the eastern boundary of the "PC" District.
 - e. Zero (0) feet from all internal lot lines.
3. Internal setbacks, including the landscape island between potential area 1 and potential area 2, shall substantially conform to the Preliminary Development Plan.

D. PARKING AND LOADING REQUIREMENTS

1. No construction related parking shall be permitted within right of way or on any existing roadways. All construction related parking shall be confined to the development.

E. LANDSCAPE AND TREE REQUIREMENTS

The developer shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Installation of Landscaping and Ornamental Entrance Monument or Identification Signage construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic, for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

H. ARCHITECTURAL

1. The developer shall adhere to the Architectural Review Standards of the City of Chesterfield Code.
2. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall be via one (1) bi-directional commercial entrance located to provide as shown on the Preliminary Site Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield, the Missouri Department of Transportation and St. Louis County Department of Transportation.
2. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield, MODOT and St. Louis County in control of the right of way off which the access is proposed.
3. Cross access shall be provided to the properties in the development as directed by the City of Chesterfield and a cross-access/maintenance agreement shall be executed by the City and property owner regarding the existing shared access drive prior to issuance of permits.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Obtain approvals from the City of Chesterfield, the St. Louis County Department of Transportation, and the Missouri Department of Transportation for as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
2. Additional right-of-way and road improvements shall be provided, as required by the Missouri Department of Transportation, St. Louis County, and the City of Chesterfield.
3. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the agency in control of the right of way off of which the entrance is constructed. No gate installation will be permitted on public right of way.
4. If a gate is installed on a street in a development, the streets within the development or that portion of the development that is gated shall be private and remain private forever.

5. Provide a 5-foot-wide sidewalk, conforming to ADA standards, along all frontages of the site. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way controlled by MODOT, if permitted by that agency or on private property within a 6-foot-wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or the St. Louis County Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.
2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance onto Chesterfield Airport Road. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the St. Louis County Department of Highways and Traffic.

L. POWER OF REVIEW

Either Councilmember of the Ward where a development is proposed or the Mayor may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than Seventy-two (72) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

M. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the Metropolitan St. Louis Sewer District and

Monarch Chesterfield Levee District. The storm water management facilities shall be operational prior to paving of any driveways or parking areas. The location and types of storm water management facilities shall be identified on all Site Development Plans.

3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the Monarch Chesterfield Levee District, Metropolitan St. Louis Sewer District, City of Chesterfield.
4. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.

N. SANITARY SEWER

1. Public sanitary sewers shall be extended to serve each lot in the development.
2. The project is in the Caulks Creek Service area and will be subject to the Caulks Creek Surcharge as per the Metropolitan St. Louis Sewer District requirements.
3. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.

O. GEOTECHNICAL REPORT

Prior to the Site Development Plan approval, the developer shall provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the City of Chesterfield. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

R. MISCELLANEOUS

1. All utilities will be installed underground.
2. An opportunity for recycling will be provided.
3. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation

and maintenance of the United States Public Land Survey Corners, as necessary.

4. If the development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Study and Floodplain Development Permit/Application to the City of Chesterfield for approval. The Floodplain Study must be approved by the City of Chesterfield prior to the approval of the Site Development Plan, as directed. The Floodplain Development Permit must be approved prior to the approval of a grading permit or improvement plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency. The LOMR must be issued by FEMA prior to the final release of any escrow held by the City of Chesterfield for improvements in the development. Elevation Certificates will be required for any structures within the Special Flood Hazard Area or the Supplemental Protection Area. All new roads within and adjacent to this site shall be constructed at least one (1) foot above the base flood elevation of the Special Flood Hazard Area. Improvements to existing roadways shall be required as necessary to provide at least one access route to each lot that is at least one (1) foot above the base flood elevation. Consult Article 5 of the Unified Development Code for specific requirements for specific requirements.
5. The developer is advised that utility companies will require compensation for relocation of their facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.
6. Prior to Special Use Permit issuance by the Saint Louis County Department of Transportation, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, must be established with the Saint Louis County Department of Transportation to guarantee completion of the required roadway improvements.

II. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

1. Any Site Development Concept Plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code.
2. Include a Conceptual Landscape Plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.

3. Include a Lighting Plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.
4. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Highways and Traffic, Metropolitan St. Louis Sewer District, Monarch Chesterfield Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
5. Compliance with the current Metropolitan St. Louis Sewer District Site Guidance as adopted by the City of Chesterfield.

B. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan shall include, but not be limited to, the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.

14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Metropolitan St. Louis Sewer District, Spirit of St. Louis Airport, the Missouri Department of Transportation, and the St. Louis County Department of Highways and Traffic.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan St. Louis Sewer District Site Guidance as adopted by the City of Chesterfield.

C. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

The Site Development Section Plan shall adhere to the above criteria and to the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.

2. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
3. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
4. Provide Floor Area Ratio (F.A.R.).
5. A note indicating all utilities will be installed underground.
6. A note indicating signage approval is separate process.
7. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
8. Specific structure and parking setbacks along all roadways and property lines.
9. Indicate location of all existing and proposed freestanding monument signs.
10. Zoning district lines, subdivision name, lot number, lot dimensions, lot area, and zoning of adjacent parcels where different than site.
11. Floodplain boundaries.
12. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
13. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
14. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
15. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
16. Address trees and landscaping in accordance with the City of Chesterfield Code.
17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.

18. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
19. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District, St. Louis Department of Highways and Traffic, and the Missouri Department of Transportation.
20. Compliance with Sky Exposure Plane.
21. Compliance with the current Metropolitan St. Louis Sewer District Site Guidance as adopted by the City of Chesterfield.

III. TRUST FUND CONTRIBUTION

The developer shall be required to contribute to the Traffic Generation Assessment (TGA) to the Trust Fund Area E.

A. ROADS

The roadway improvement contribution is based on land and building use. The roadway contributions are necessary to help defray the cost of engineering, right-of-way acquisition, and major roadway construction. The amount of the developer's contribution to this fund shall be computed based on the following:

<u>Type of Development</u>	<u>Required Contribution</u>
General Office	\$878.76
Drive-In Fast Food Restaurant	\$5,273.05
Quality Restaurant	\$878.76
Convenience Store, Gas Station	\$17,576.35
Car Wash	\$87,911.30/AC
General Retail	\$2,636.43
Loading Space	\$4,314.18

(Parking spaces as required by the City of Chesterfield Code.)

If types of development differ from those listed, rates shall be provided by the City of Chesterfield.

Allowable credits for required improvements will be awarded as directed by the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

As this development is located within a trust fund area, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development will be retained in the appropriate trust fund.

The amount of these required contributions for the storm water and primary water line improvements, if not submitted by January 1, 2024 shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the City of Chesterfield.

The Traffic Generation Assessment (TGA) contribution shall be made prior to the issuance of a Municipal Zoning Approval (MZA) by the City of Chesterfield.

B. WATER MAIN

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$1,060.35 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

The primary water line contribution shall be deposited with the Saint Louis County Department of Transportation. The deposit shall be made before St. Louis County approval of the Site Development Plan or Concept Plan unless otherwise directed by the Saint Louis County Department of Transportation. Funds shall be payable to the Treasurer, Saint Louis County.

C. STORM WATER

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on \$3,364.25 per acre for the total area as approved on the Site Development Plan.

The storm water contributions to the Trust Fund shall be deposited with the Saint Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. Funds shall be payable to Treasurer, Saint Louis County.

D. SANITARY SEWER

The sanitary sewer contribution is collected as the Caulks Creek impact fee.

The sanitary sewer contribution within Chesterfield Valley area shall be deposited with the Metropolitan St. Louis Sewer District as required by the District.

IV. RECORDING

Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

V. ENFORCEMENT

- A.** The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B.** Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C.** Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D.** Waiver of Notice of Violation per the City of Chesterfield Code.
- E.** This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

October 16, 2023

PROJECT NARRATIVE

Ordinance #2742 Amendment Request – 17599, 17551, & 17555 Chesterfield Airport Road
(Stock Project No. 223-7350)

On behalf of the property owner under contract, Baldrige – Lyken, LLC, Stock & Associates Consulting Engineers Inc. respectfully requests the City of Chesterfield's consideration in an Ordinance Amendment for a ± 2.93 Acre tract of land located at 17599, 17551, & 17555 Chesterfield Airport Road zoned "PC" Planned Commercial District (City of Chesterfield Ord. 2742) to add "Vehicle Repair Service Facility" as a permitted use and modifications to the design criteria. The existing site is currently undeveloped. The existing site is currently governed by Ordinance #2742, which has a minimum required open space of 35.0%, max height of 42.0 feet and a floor area ratio of 0.55. The proposed design criteria request is to retain the current floor area ratio, openspace requirements, building height, but modify some of the building and parking setbacks. The City's Comprehensive Plan designates this site as well as the adjacent properties to the North, South, and East as "Regional Commercial". We respectfully request the City's consideration of this item. Baldrige-Lyken, LLC intends to develop three (3) commercial facilities on individual lots.

Amendment 1. We respectfully request "Vehicle Repair & Service Facility" be added to the list of permitted uses.

Amendment 2. We respectfully request the language in Attachment A under I. Specific Criteria A.2. "The Uses in "PC" Districted shall be restricted as follows:" be revised to: The number of drive thru facilities permitted in the "PC" Planned Commercial District at any given time shall be limited to one (1) car wash and two (2) additional drive thru uses.

Design Criteria Request:

Floor Area, Height, and Building Requirements:

1. Height
 - a. The maximum height for all buildings and structures shall be forty-two (42.0) feet.
2. Density
 - a. Maximum floor area ratio (F.A.R.) of fifty-five hundredths (0.55)
 - b. Open Space: a minimum open space of thirty percent (35%) for this PC District.

Setbacks

1. Structure Setbacks

No building or structure, other than: a freestanding project identification sign, boundary and retaining walls, light standards, flag poles or fences will be located within the following setbacks:

 - a. Sixty (60) feet from Chesterfield Airport Road Right-Of-Way
 - b. Fifty (50) feet from Long Road Right-Of-Way
 - c. Twenty (20) feet from the North Boundary of this Planned Commercial District
 - d. Fifteen (15) feet from the East Boundary of this Planned Commercial District

2. Parking Setbacks

No parking stall, loading space, internal driveway, or roadway, except points of ingress and egress, will be located within the following setbacks:

- a. Thirty (30) feet from Chesterfield Airport Road Right-Of-Way
- b. Thirty (30) feet from Long Road Right-Of-Way
- c. Ten (10) feet from the North Boundary of this Planned Commercial District
- d. Zero (0) feet from the East Boundary of this Planned Commercial District.
- e. Zero (0) feet from all internal lot lines.

Existing Permitted Uses to remain a part of Ordinance #2742:

Office

1. Office – Dental
2. Office – General
3. Office – Medical

Commercial/Sales

4. Bakery
5. Coffee shop, drive-thru
6. Grocery – neighborhood
7. Restaurant – sit down
8. Restaurant – fast food
9. Restaurant – take out
10. Retail Sales Establishment – community
11. Retail Sales Establishment – neighborhood

Service/Industrial

12. Animal Grooming Service
13. Barber or Beauty Shop
14. Car Wash
15. Commercial Service Facility
16. Dry Cleaning Establishment, with drive thru
17. Filling Station and Convenience Store with Pump Stations
18. Financial Institution, drive thru
19. Professional and Technical Service Facility

Requested Permitted Uses to be added to Ordinance #2742 list of permitted uses:

20. Vehicle Repair Service Facility

DRAWING FILE: C:\DRAWING\2022\20220407\250 - Preliminary Development Plan\250 - Preliminary Development Plan.dwg; LAYOUT: 11x17 PLOTTED: Dec 21, 2023 - 12:17pm; PLOTTED BY: aaw.gpo

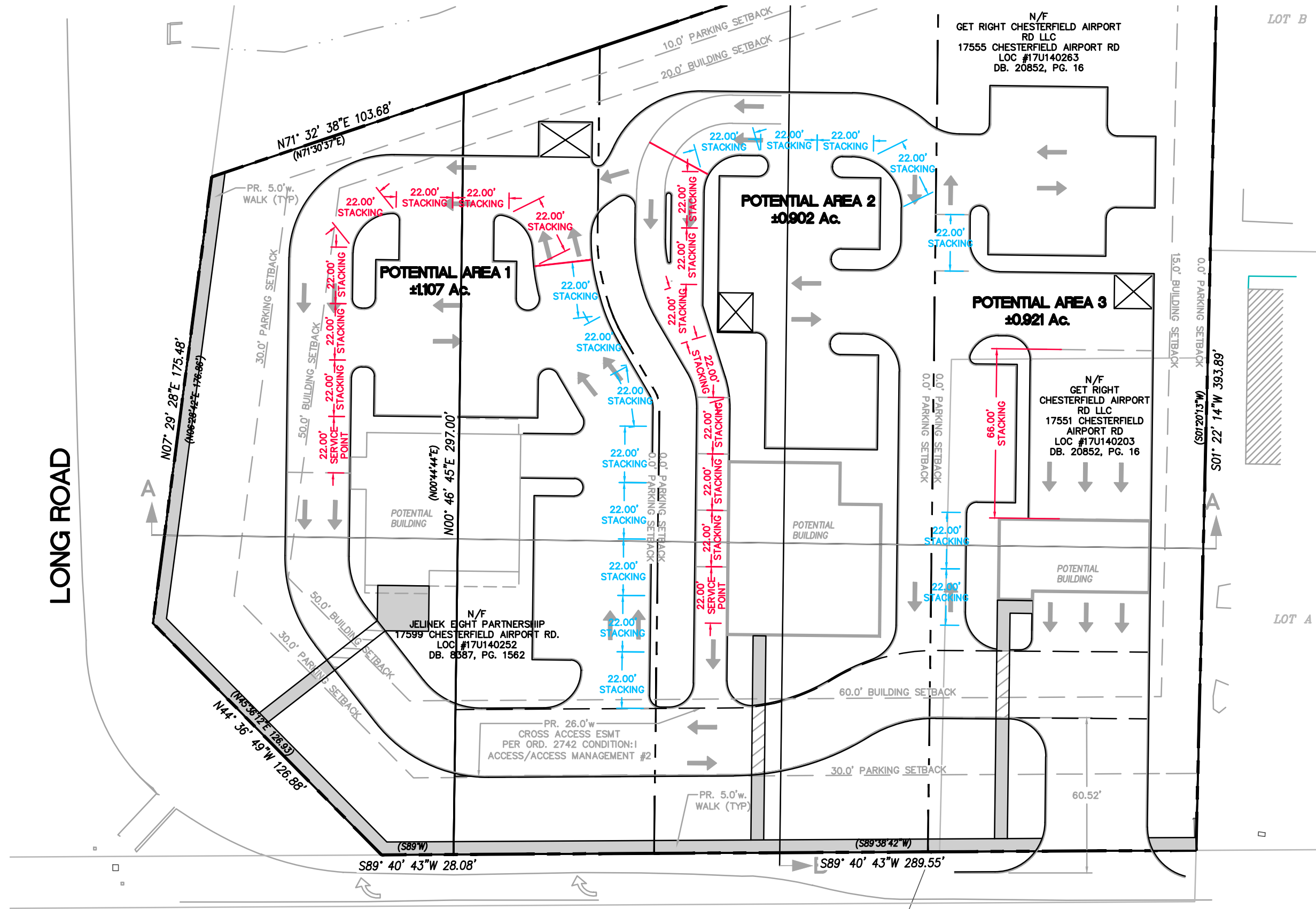


GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

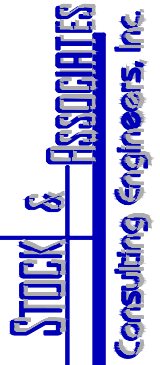
LONG ROAD



LEGEND:
REQUIRED STAKING PER CODE
ADDITIONAL STAKING PROVIDED

CHESTERFIELD AIRPORT ROAD

PREPARED BY:



257 Chesterfield Business Parkway
St. Louis, MO 63015 PH. (636) 530-9100 FAX (636) 530-8180
e-mail: general@stockassoc.com
Web: www.stockassoc.com

EXHIBIT FOR:

TEXT AMENDMENT TO ORDINANCE No. 2742

17551, 175551 & 17599 CHESTERFIELD AIRPORT ROAD
CHESTERFIELD, MISSOURI 63005

DRAWN BY: K.S.G.	CHECKED BY: G.M.S.
DATE: 12/08/2023	JOB NO: 222-7350
M.S.D. P #	BASE MAP # 17U
S.L.C. H&T #	H&T SUP. #
M.D.N.R. #	

SHEET TITLE:
DRIVE-THROUGH
STACKING EXHIBIT

SHEET NO:
1 of 1

LOT B

LOT A

N/F
GET RIGHT CHESTERFIELD AIRPORT
RD LLC
17555 CHESTERFIELD AIRPORT RD
LOC #17U140263
DB. 20852, PG. 16

POTENTIAL AREA 2
±0.902 Ac.

POTENTIAL AREA 1
±1.107 Ac.

POTENTIAL AREA 3
±0.921 Ac.

N/F
JELINEK EIGHT PARTNERSHIP
17599 CHESTERFIELD AIRPORT RD.
LOC #17U140252
DB. 8587, PG. 1562

N/F
GET RIGHT CHESTERFIELD AIRPORT
RD LLC
17551 CHESTERFIELD
AIRPORT RD
LOC #17U140203
DB. 20852, PG. 16

PR. 26.0'w
CROSS ACCESS ESMT
PER ORD. 2742 CONDITION:1
ACCESS/ACCESS MANAGEMENT #2

PR. 5.0'w.
WALK (TYP)

PR. 5.0'w.
WALK (TYP)

N07° 29' 28"E 175.48'
(N06° 28' 42"E 176.86')

N71° 32' 38"E 103.68'
(N71° 30' 37"E)

N00° 44' 44"E
N00° 46' 45"E 297.00'

N44° 36' 49"W 126.88'
(N43° 36' 12"E 126.83')

S89° 40' 43"W 28.08'

S89° 40' 43"W 289.55'

S01° 22' 14"W 393.89'
(S01° 20' 13"W)

50.0' BUILDING SETBACK

50.0' BUILDING SETBACK

60.0' BUILDING SETBACK

15.0' BUILDING SETBACK

10.0' PARKING SETBACK
20.0' BUILDING SETBACK

30.0' PARKING SETBACK

30.0' PARKING SETBACK

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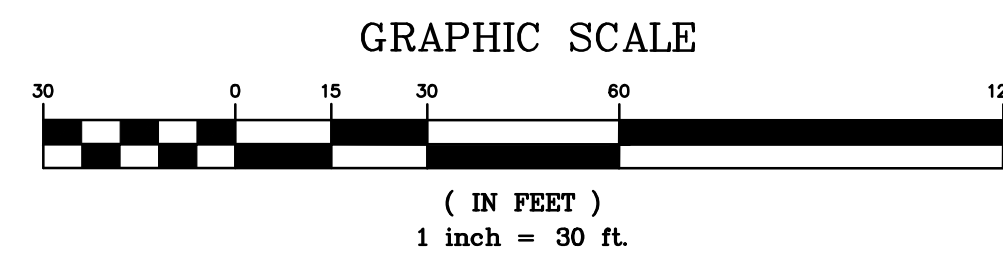
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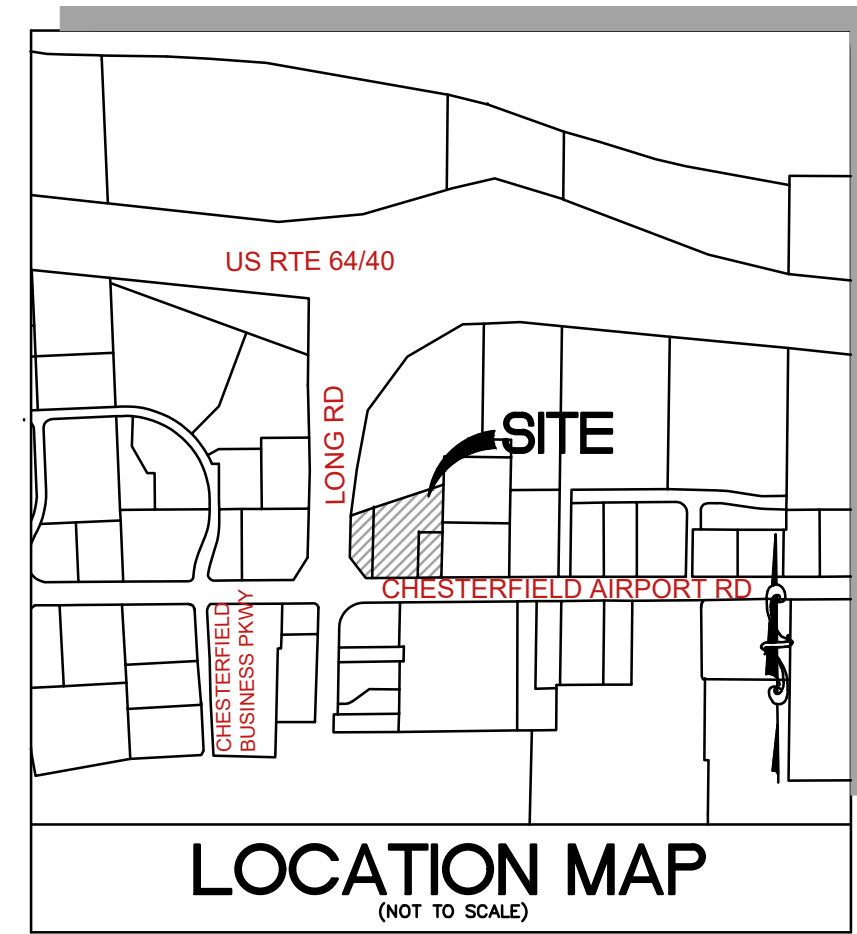
PRELIMINARY DEVELOPMENT PLAN

A TRACT OF LAND BEING LOCATED IN U.S. SURVEY 126 IN
TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD,
ST. LOUIS COUNTY, MISSOURI



ABBREVIATIONS

ATO	- ADJUST TO GRADE
B.C.	- BACK OF CURB
C.O.	- CLEANOUT
DB.	- DEED BOOK
E.	- ELECTRIC
ELEV.	- ELEVATION
EX.	- EXISTING
F.C.	- FACE OF CURB
FL.	- FLOWLINE
FT.	- FEET
FND.	- FOUND
G.	- GAS
H.W.	- HIGH WATER
LFB.	- LOW FLOW BLOCKED
M.H.	- MANHOLE
N/F.	- NOW OR FORMERLY
PL.	- PLAT BOOK
P.C.	- PAGE
PR.	- PROPOSED
P.V.C.	- POLYVINYL CHLORIDE PIPE
R.C.P.	- REINFORCED CONCRETE PIPE
R/W.	- RIGHT-OF-WAY
SQ.	- SQUARE
T.	- TELEPHONE CABLE
T.B.A.	- TO BE ABANDONED
T.B.R.	- TO BE REMOVED
T.B.R.&R.	- TO BE REMOVED AND REPLACED
TYP.	- TYPICALLY
U.I.P.	- USE IN PLACE
U.O.N.	- UNLESS OTHERWISE NOTED
V.C.P.	- VITRIFIED CLAY PIPE
W.	- WATER
(88'W)	- RIGHT-OF-WAY WIDTH



PERTINENT DATA

OWNER:	GET RIGHT CHESTERFIELD AIRPORT ROAD, LLC
OWNER UNDER CONTRACT:	JELINEK EIGHT PARTNERSHIP
OVERALL AREA:	2.93 Acres ± or 127,632 s.f.
EXISTING ZONING:	PC PER ORDINANCE #2742
ADDRESS:	17551, 17555, 17599 CHESTERFIELD AIRPORT ROAD
LOCATOR NO.:	17U140203, 17U140263, & 17U140252
FIRE DISTRICT:	MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT:	ROCKWOOD
SEWER DISTRICT:	METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED:	MISSOURI RIVER
FEMA MAP:	29189C0182K, FEB 4, 2015
ELECTRIC COMPANY:	AMEREN UE
GAS COMPANY:	SPIRE INC
WATER COMPANY:	MISSOURI AMERICAN WATER COMPANY

LEGEND

EXISTING SANITARY SEWER	[Symbol]
EXISTING STORM SEWER	[Symbol]
EXISTING TREE	[Symbol]
EXISTING BUILDING	[Symbol]
EXISTING CONTOUR	[Symbol]
SPOT ELEVATION	[Symbol]
EXISTING UTILITIES	[Symbol]
FOUND 1/2" IRON PIPE	[Symbol]
SET IRON PIPE	[Symbol]
FOUND CROSS	[Symbol]
FOUND STONE	[Symbol]
FIRE HYDRANT	[Symbol]
LIGHT STANDARD	[Symbol]
BUSH	[Symbol]
SIGN	[Symbol]
NOTES PARKING SPACES	[Symbol]
GUY WIRE	[Symbol]
POWER POLE	[Symbol]
WATER VALVE	[Symbol]
DENOTES RECORD INFORMATION	[Symbol]
ACCESSIBLE PARKING	[Symbol]
PROPOSED CONTOUR	[Symbol]
PROPOSED SPOT	[Symbol]
PROPOSED STORM	[Symbol]
PROPOSED SANITARY	[Symbol]

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- GRADING AND STORM WATER PER M.S.D., MODOT, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH CHESTERFIELD LEVEE DISTRICT.
- STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
- SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT AND ALL ITS SUPPLEMENTAL PROVISIONS AND ADDENDUMS.
- SIGNAGE APPROVAL IS A SEPARATE PROCESS.
- THE CONTROLLING REGULATORY FLOODPLAIN ELEVATION FOR THIS SITE IS THE 100-YEAR HIGH WATER ELEVATION OF 452.78 (N4-RES3) IN ACCORDANCE WITH THE CHESTERFIELD VALLEY STORMWATER MASTER PLAN.

ST. LOUIS COUNTY STANDARD NOTES

- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
- ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
- ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR EDGE OF PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
- ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE ST. LOUIS COUNTY AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
- PRIOR TO "SPECIAL USE PERMIT" ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.

CONTRACTOR'S INSURANCE REQUIREMENTS

PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE "RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITY", SECTION 10.090 (ADDENDUM).

UTILITY NOTE:

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEY, RECORDS AND INFORMATION AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD 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.

ST. LOUIS COUNTY BENCHMARK

BENCHMARK# 12171 N41088 Elev = 459.91
Standard DNR aluminum disk stamped SL-38 situated in a grass area northwest of the intersection of Chesterfield Airport Road and Caprice Drive, south of the parking lot, 0.1 mile northwest of the intersection of Chesterfield Airport Road and 58 feet west of the centerline of Caprice Drive, 43 feet north of the centerline of Chesterfield Airport Road, and 69 feet east of a s hydrant.

PREPARED FOR:
BALDRIDGE - RYKEN, LLC,
A MISSOURI LIMITED LIABILITY COMPANY
C/O BALDRIDGE PROPERTIES, LLC
6209 MID RIVERS MALL DR., SUITE 318
ST. CHARLES, MO. 63304

BUILDING AND PARKING SETBACKS

- STRUCTURE SETBACKS:
- SIXTY (60) FEET FROM CHESTERFIELD AIRPORT ROAD RIGHT-OF-WAY
 - FIFTY (50) FEET FROM LONG ROAD RIGHT-OF-WAY
 - TWENTY (20) FEET FROM THE NORTH BOUNDARY OF THIS PLANNED COMMERCIAL DISTRICT
 - FIFTEEN (15) FEET FROM THE EAST BOUNDARY OF THIS PLANNED COMMERCIAL DISTRICT
- PARKING SETBACKS:
- THIRTY (30) FEET FROM CHESTERFIELD AIRPORT ROAD RIGHT-OF-WAY
 - THIRTY (30) FEET FROM LONG ROAD RIGHT-OF-WAY
 - TEN (10) FEET FROM THE NORTH BOUNDARY OF THIS PLANNED COMMERCIAL DISTRICT
 - ZERO (0) FEET FROM THE EAST BOUNDARY OF THIS PLANNED COMMERCIAL DISTRICT
 - ZERO (0) FEET FROM ALL INTERNAL LOT LINES

F.A.R. CALCULATION

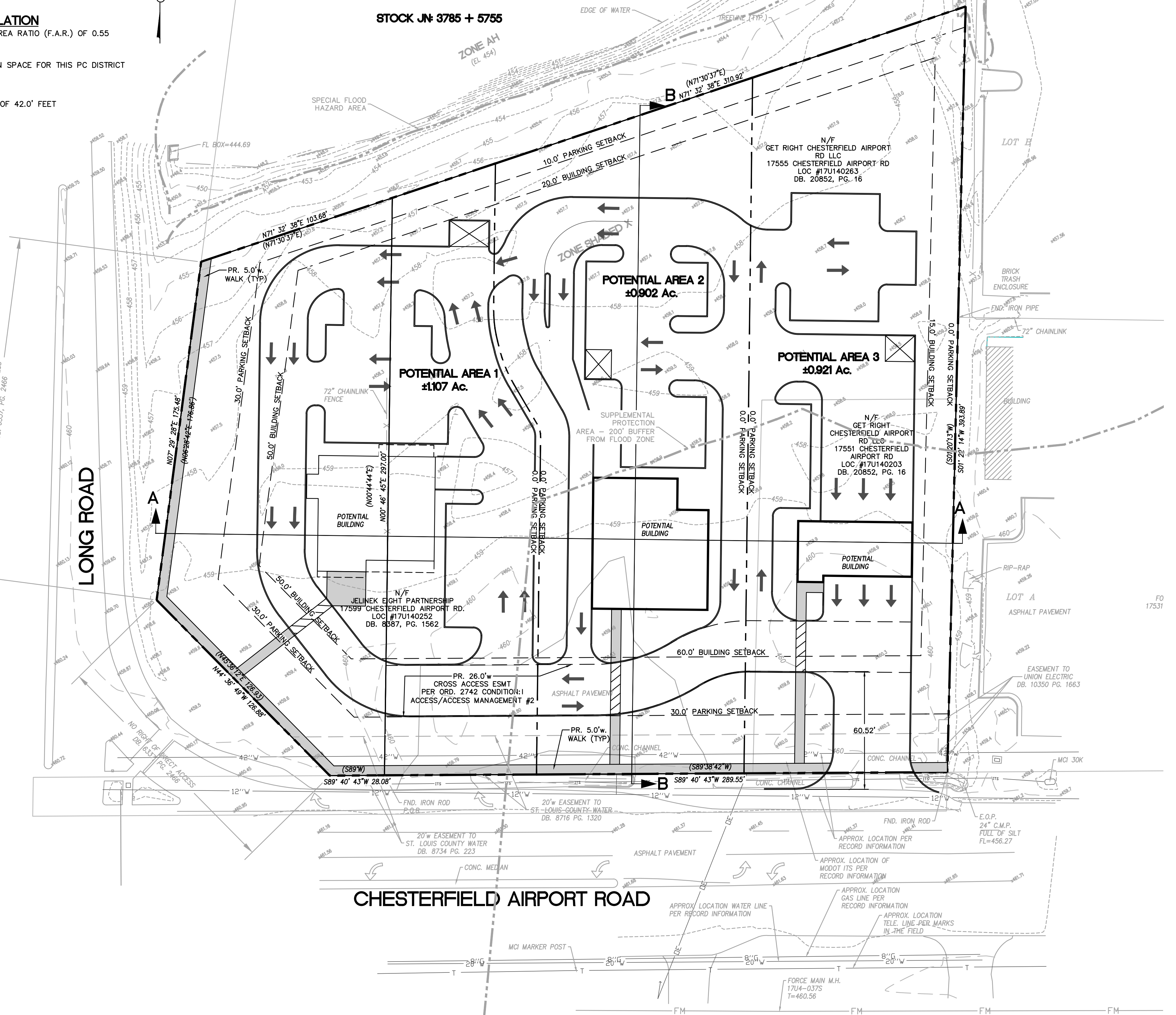
MAXIMUM FLOOR AREA RATIO (F.A.R.) OF 0.55

OPEN SPACE:

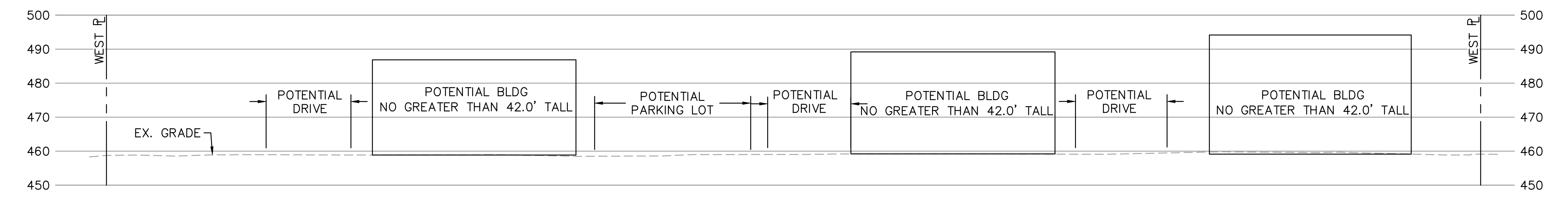
MINIMUM 35.0% OPEN SPACE FOR THIS PC DISTRICT

HEIGHT:

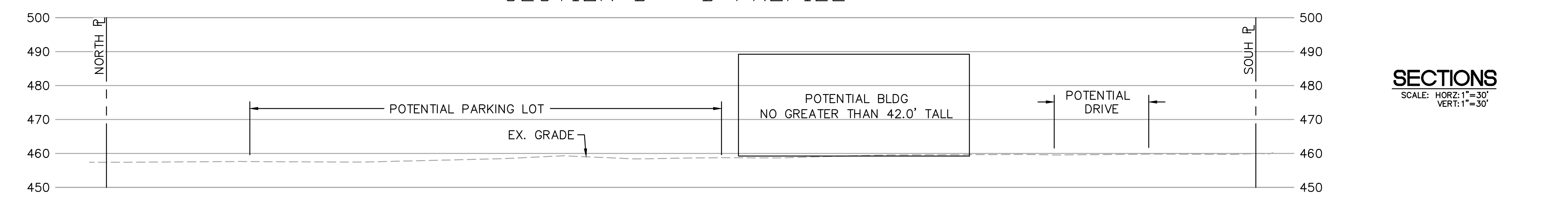
A MAXIMUM HEIGHT OF 42.0' FEET



SECTION A - A PROFILE



SECTION B - B PROFILE



SECTIONS
SCALE: HORZ: 1"=30'
VERT: 1"=30'

PREPARED BY: **STOCK & ASSOCIATES** Consulting Engineers, Inc.
267 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 500-9000
500-9000 FAX: (636) 530-9000
e-mail: general@stockassoc.com
Web: www.stockassoc.com

PRELIMINARY DEVELOPMENT PLAN FOR:
TEXT AMENDMENT TO ORDINANCE No. 2742
17551, 17555, & 17599 CHESTERFIELD AIRPORT ROAD
CHESTERFIELD, MISSOURI 63005

DATE: 10/16/2023
DRAWN BY: GEORGE M. STOCK E-25116
CHECKED BY: K.S.C. G.M.S.
JOB NO.: 222-7350
DATE: 08/31/2023
SCALE: 1"=30'
SHEET NO.: 17U
M.D.N.R. #: -
HAT SUP. #: -

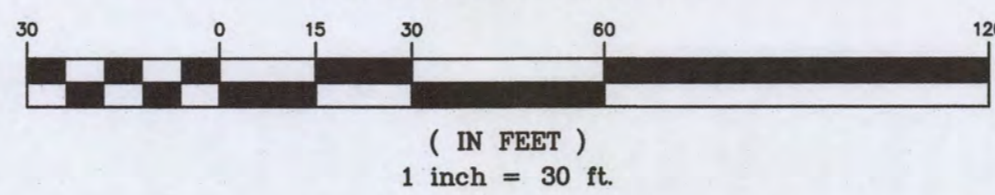
REVISIONS:
1. 2023-10-16 CITY

SHEET TITLE:
PRELIMINARY DEVELOPMENT PLAN

SHEET NO.:
PDP-1.0

ALTA/NSPS LAND TITLE SURVEY

TRACTS OF LAND BEING LOCATED IN U.S. SURVEY 126 IN
TOWNSHIP 45 NORTH, RANGE 4 EAST,
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



Notes: 17599 Chesterfield Airport Road
(1) Stock and Associates Consulting Engineers, Inc. used exclusively Resolutions Title Inc. agent for First American Title Insurance Company National Commercial Services, Commitment No. 23-39087, with an effective date of August 18, 2023 for research of easements and encroachments. No further research was performed by Stock and Associates Consulting Engineers, Inc.

(2) Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple, and title thereto is at the effective date thereof vested in:

Jelinek Eight Partnership

(3) Title Commitment No. 23-39087 with Schedule B-Section 2 exceptions:

Item No. 10. Subject to Assessments levied by the Monarch-Chesterfield Levy District. "NOT SHOWN" Not survey related item.

Item No. 11 INTENTION ALLY DELETED

Item No. 12 INTENTION ALLY DELETED

Item No. 13 INTENTION ALLY DELETED

Item No. 14 Subject to Easement granted to State of Missouri, and relinquishment of abutter's rights of direct access, according to instrument recorded in (book) 6337 (page) 2466, of the official property records of Saint Louis County, Missouri. "SHOWN"

Item No. 15 Subject to Easement granted to St. Louis County Water Company according to instrument recorded in (book) 8734 (page) 223, of the official property records of Saint Louis County, Missouri. "SHOWN"

Item No. 16 Subject to Terms and provisions of Final Order and Judgment Confirming Commissioner's Report, including assessments levied pursuant to Case No. 22SL-CC01227, a copy of which is recorded in (instrument) 2023011800305, of the official property records of Saint Louis County, Missouri. "NOT SHOWN" Not survey related item.

Item No. 17 Subject to Any facts, rights, interests or claims that may exist or arise by reason of the following matters referenced on an ALTA/NSPS survey dated March 23, 2023 by Stock & Associates Consulting Engineers, Inc., designated as Job No. 2022-7350, including any Encroachments, described as follows:
a. Lack of a right of access. To Long Road "SHOWN"

LEGAL DESCRIPTION
Property located in the County of Saint Louis, State of Missouri, described as follows:

A tract of land in U.S. Survey 126, Township 45 North, Range 3 East, and described as: Beginning at the intersection of the West line of said Survey 126 with the North line of State Highway No. 40, T.R.; thence along the West line of said Survey, North 1 degree 27 minutes East 239 feet 5 inches to the North line of property conveyed to John J. Stock and wife, by deed recorded in Book 1461 Page 103; thence along said North line, North 70 degrees 57 minutes East 185 feet to a point; thence South 0 degrees 15 minutes West 296 feet 11 inches to a point in the North line of State Highway No. 40, T.R.; thence along said road line South 89 degrees West 179 feet 4 inches to the beginning.

EXCEPTING THEREFROM that part conveyed to the State of Missouri, according to deed recorded in Book 6337 Page 2466 of the St. Louis County Recorder's Office.

Notes: 17555 Chesterfield Airport Road
(1) Stock and Associates Consulting Engineers, Inc. used exclusively First American Title Insurance Company National Commercial Services, Commitment No. NCS-1158508-STLO, with an effective date of December 05, 2022 at 8:00 a.m. for research of easements and encroachments. No further research was performed by Stock and Associates Consulting Engineers, Inc.

(2) Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple, and title thereto is at the effective date thereof vested in:

Get Right Chesterfield Airport Rd, LLC

(3) Title Commitment No. NCS-1158508-STLO with Schedule B-Section 2 exceptions:

Item No. 8. Subject to Easement granted to the St. Louis County Water Company, according to instrument recorded in Book 8716, Page 1320. "SHOWN"

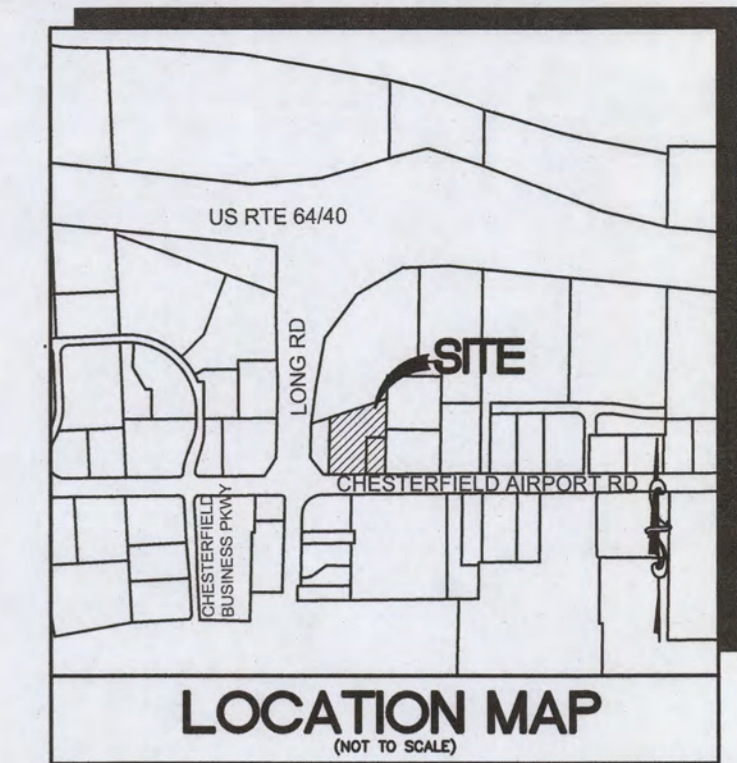
Item No. 9 Subject to Easement granted to Union Electric Company, according to instrument recorded in Book 10350, Page 1663. "SHOWN"

Item No. 10. Subject to Terms and provisions of Ordinance Number 2742 of the City of Chesterfield, Missouri, a certified copy of which is recorded in Book 20852, Page 31. Building and Parking Setbacks "SHOWN"

Item Nos. 11-14 "NOT SHOWN" Not survey related items

A TRACT OF LAND BEING PART OF LOT FIVE (5) OF FRAZIER ESTATES IN U.S. SURVEY 126 IN TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE NORTHERN LINE OF CHESTERFIELD AIRPORT ROAD (100 FEET WIDE) WITH THE EASTERN LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO JELINEK EIGHT PARTNERSHIP AS RECORDED IN BOOK 8387, PAGE 1562 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID EASTERN LINE NORTH 0 DEGREES 44 MINUTES 44 SECONDS EAST, 297.00 FEET TO A POINT ON THE SOUTHERN LINE OF LOT B OF THE RESUBDIVISION OF LOT 1 OF HIGHWAY FORTY PARK AS RECORDED IN PLAT BOOK 347, PAGES 145 AND 146 OF THE AFORESAID ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID SOUTHERN LINE NORTH 71 DEGREES 30 MINUTES 37 SECONDS EAST, 310.92 FEET TO A STONE IN THE WESTERN LINE OF LOT B OF THE AFORESAID RESUBDIVISION; THENCE ALONG SAID WESTERN LINE SOUTH 01 DEGREE 20 MINUTES 13 SECONDS WEST, 393.89 FEET TO AN IRON ROD WITH A CAP FROM LS 2190 ON THE NORTHERN LINE OF CHESTERFIELD AIRPORT ROAD; THENCE ALONG SAID NORTHERN LINE SOUTH 89 DEGREES 38 MINUTES 42 SECONDS WEST, 289.55 FEET TO THE POINT OF BEGINNING.



257 Chesterfield Business Parkway
St. Louis, MO 63005-0474 (636)
503-9100 FAX (636) 500-9300
e-mail: general@stockandassociates.com
Web: www.stockandassociates.com

STOCK & ASSOCIATES
Consulting Engineers, Inc.

PREPARED BY:

ALTA/NSPS LAND TITLE SURVEY

PART U.S. SURVEY 126

17555 & 17599 Chesterfield Airport Road
City of Chesterfield, St. Louis County, Missouri



WALTER J. PFEGER, P.L.S.
NO. 2008-00728
CERTIFICATE OF AUTHORITY
LC-22-D

REVISIONS:
1. 7/19/23 - ADDED COMMITMENT FOR 17599 CHESTERFIELD AIRPORT ROAD
2. 8/31/23 - REVISED PER UPDATED COMMITMENT #23-39087 FOR 17599 CHESTERFIELD AIRPORT ROAD

Surveyors Certification
This is to certify to:
Baldridge-Ryken, LLC, a Missouri limited liability company
First American Title Insurance Company
Resolutions Title Inc.

This map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 6(b), 7(a), 7(b), 7(c), 8, 9, 11 and 13 of Table A thereof.

The field work was completed during January 2023.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC 222-D

By: *Walter J. Pfeeger*
Walter J. Pfeeger, Missouri P.L.S. No. 2008-00728

SHEET NO.:
1 OF 1

LEGEND	
	BENCH MARK
	FOUND IRON ROD
	FOUND IRON PIPE
	RIGHT OF WAY MARKER
	UTILITY POLE
	SUPPORT POLE
	UTILITY POLE WITH LIGHT
	LIGHT STANDARD
	ELECTRIC METER
	ELECTRIC MANHOLE
	ELECTRIC PEDESTAL
	ELECTRIC SPICE BOX
	ELECTRIC BREAKER
	GAS DRIP
	GAS METER
	GAS VALVE
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	TELEPHONE SPICE BOX
	CABLE TV PEDESTAL
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	WATER MANHOLE
	WATER METER
	WATER VALVE
	POST INDICATOR VALVE
	CLEAN OUT
	STORM MANHOLE
	GRATED MANHOLE
	STORMWATER INLET
	GRATED STORMWATER INLET
	SANITARY MANHOLE
	TREE
	BUSH
	TRAFFIC SIGNAL
	PARKING METER
	STREET SIGN
	SPRINKLER
	MAIL BOX

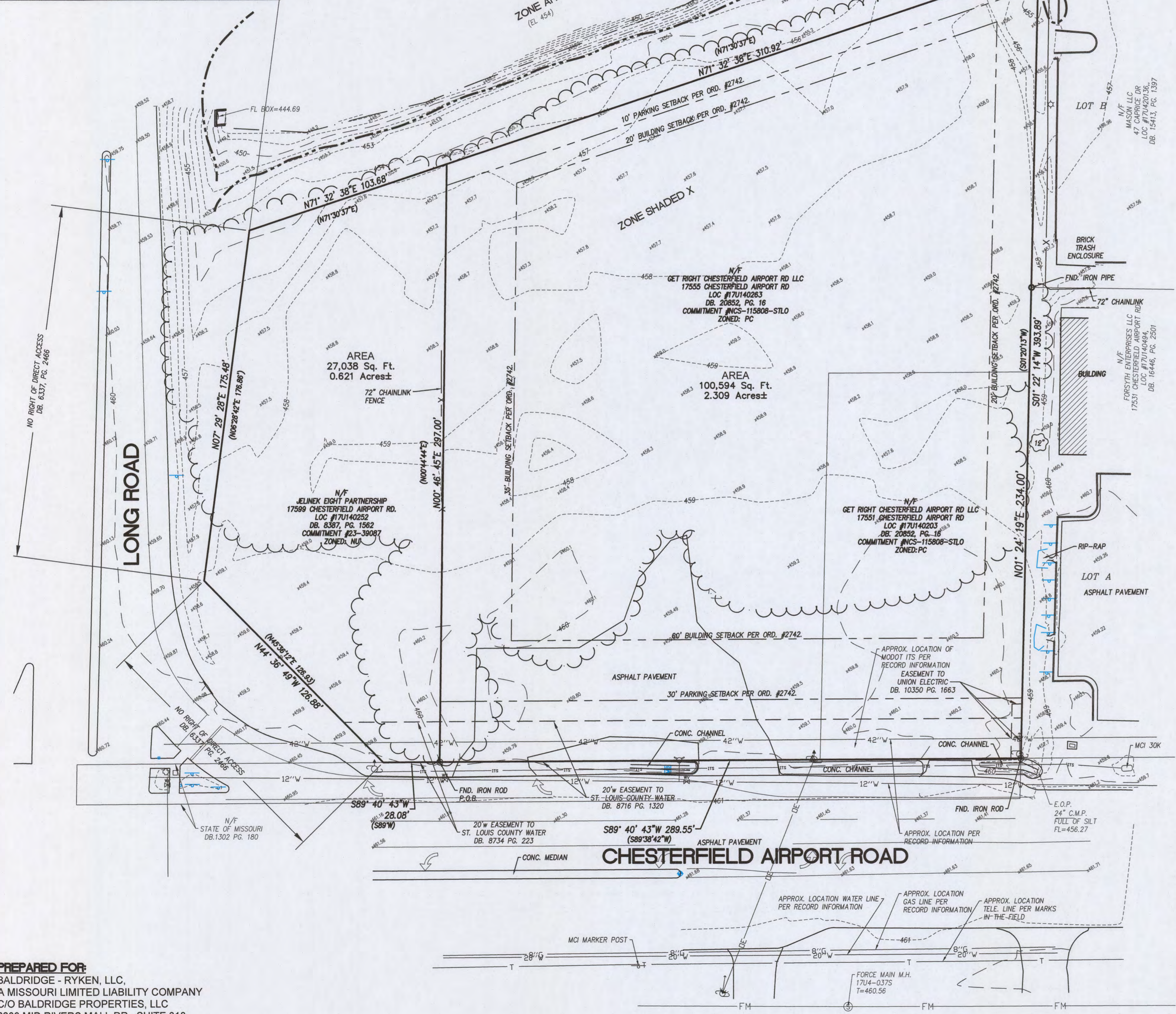
ABBREVIATIONS	
C.O.	CLEANOUT
D.B.	DEED BOOK
E	ELECTRIC
FL	FLOWLINE
FT	FEET
FND.	FOUND
G	GAS
M.H.	MANHOLE
N/F	NOT FOUND OR FORMERLY
PLAT	PLAT BOOK
PAGE	PAGE
P.V.C.	POLYVINYL CHLORIDE PIPE
R.B.	RADIAL BEARING
R.C.P.	REINFORCED CONCRETE PIPE
SQ.	SQUARE
T	TELEPHONE CABLE
V.C.P.	VITRIFIED CLAY PIPE
W	WATER
(86'W)	RIGHT-OF-WAY WIDTH

ST. LOUIS COUNTY BENCHMARK
BENCHMARK # 12171 NAVD83 Elev = 459.91
Standard DNR aluminum disk stamped SL-38 situated in a grassy area northwest of the intersection of Chesterfield Airport Road and Caprice Drive, south of the parking for a retail strip center approximately 0.1 miles east of Long Road; roughly 50 feet west of the centerline of Caprice Drive, 43 feet north of the centerline of Chesterfield Airport Road, and 69 feet east of a fire hydrant.

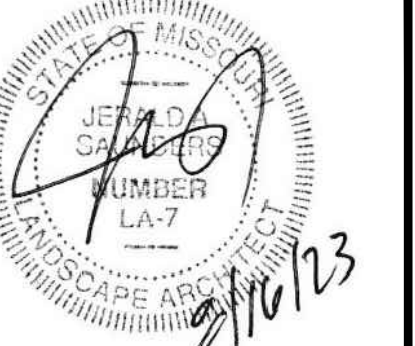
MISSOURI STATE PLANE
GRID NORTH

N/F
KEHR DEVELOPMENT LLC
1 CAPRICE DR
LOC #17U420147
DB: 12578, PG: 001

LOT C
RESUBDIVISION LOT 1 HIGHWAY FORTY PARK
PB. 347 PGS. 145-146



PREPARED FOR:
BALDRIDGE - RYKEN, LLC,
A MISSOURI LIMITED LIABILITY COMPANY
C/O BALDRIDGE PROPERTIES, LLC
6209 MID RIVERS MALL DR., SUITE 318
ST. CHARLES, MO. 63304



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Part of Lot Five (5) of Frazier Estates

17555 & 17599 Chesterfield Airport Road
City of Chesterfield, St. Louis County, Missouri

Revisions:

Date	Description	No.

Drawn: KP
Checked: RS

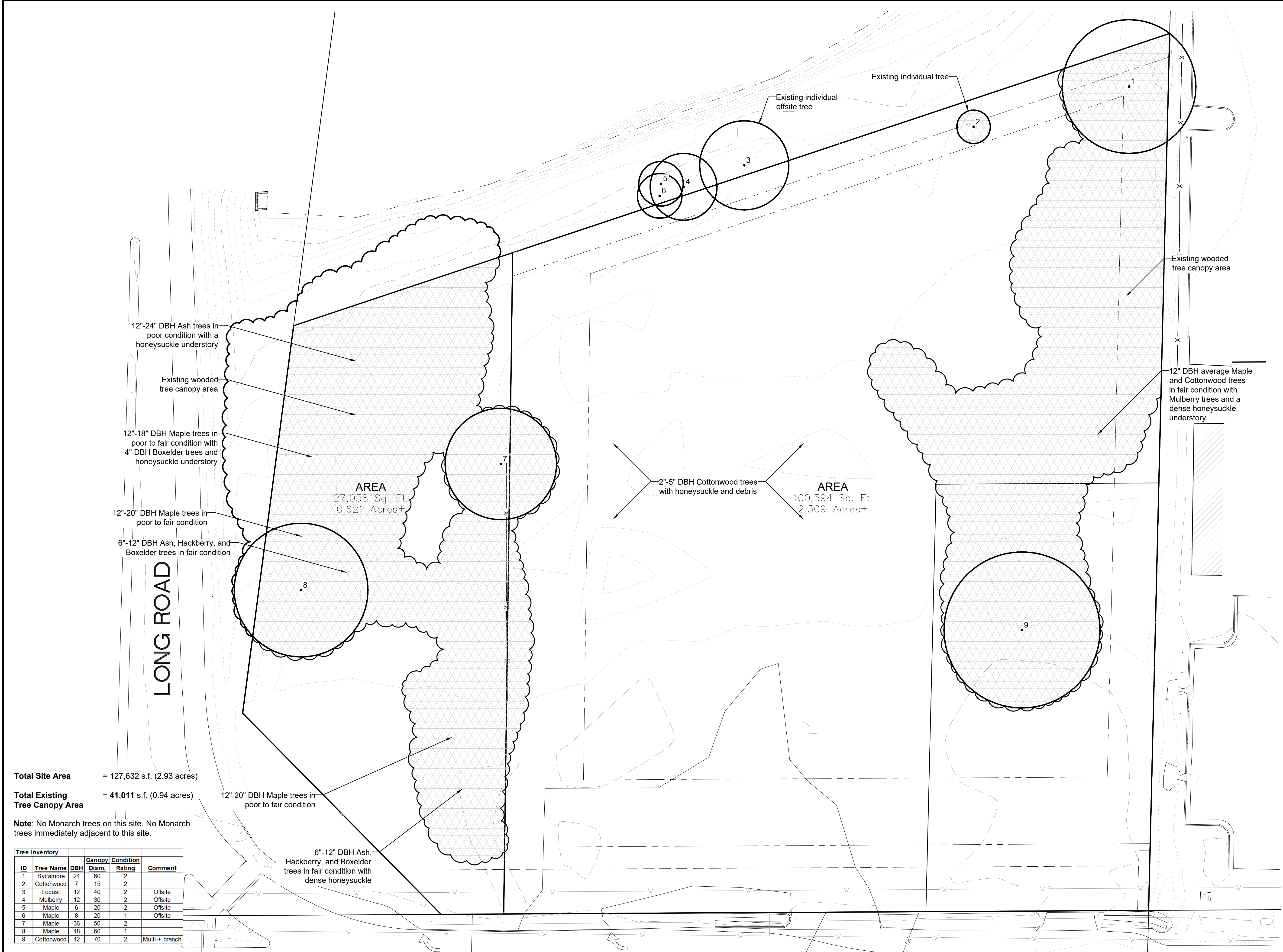
LOOMIS ASSOCIATES
landscape architects + planners
750 Spirit of Park Drive, Chesterfield, Missouri 63005
t. 636-519-8668 www.loomis-associates.com

Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #0000191

Sheet Title: Tree Stand Delineation

Sheet No: TSD

Date: 8/16/23
Job #: 813.112



Total Site Area = 127,632 s.f. (2.93 acres)

Total Existing Tree Canopy Area = 41,011 s.f. (0.94 acres)

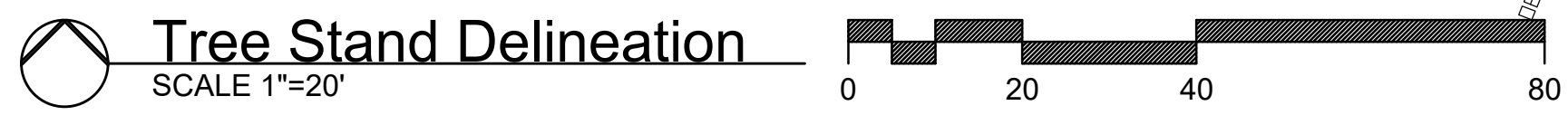
Note: No Monarch trees on this site. No Monarch trees immediately adjacent to this site.

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
1	Sycamore	24	60	2	
2	Cottonwood	7	15	2	
3	Locust	12	40	2	Offsite
4	Mulberry	12	30	2	Offsite
5	Maple	6	20	2	Offsite
6	Maple	8	20	1	Offsite
7	Maple	36	50	2	
8	Maple	48	60	1	
9	Cottonwood	42	70	2	Multi-branch

Tree Condition Rating:

Excellent	4
Good	3
Fair	2
Poor	1
Dead	0

CHESTERFIELD AIRPORT ROAD



Tree Stand Delineation Prepared under direction of:
Brian Bage
Certified Arborist MW-5033A