

Memorandum Department of Planning

To: Planning and Public Works Committee

From: Alyssa Ahner, Planner

Date: January 5, 2023

RE: 18122 Chesterfield Airport Rd. (Scott Properties) ASDP: An Amended Site Development Plan and Amended Architectural Elevations located on a 12-acre tract of land located north of Edison Avenue, east of Spirit of St. Louis Blvd, south of Chesterfield Airport Road, and west of Crown Industrial Ct, zoned "M3" Planned Industrial.



Summary

Stock and Associates, on behalf of Scott Properties, has submitted an Amended Site Development Plan and Amended Architectural Elevations for a multi-building development. The proposed development consists of three (3) single-story service center buildings and one (1) two-story retail/office building.

On October 13, 2022, this project was reviewed by Architectural Review Board, who made a motion to recommend approval with one condition. The motion passed by a vote of 4-0.

On December 12, 2022, this project was reviewed by Planning Commission, who made a motion to approve. The motion passed by a vote of 8-0.

On December 15, 2022, Power of Review was called in accordance with Section 405.02.200 of the Unified Development Code. After review by the Planning and Public Works Committee, a final recommendation will be forwarded to City Council, who will then take appropriate action relative to the proposal.

A full description of the applicant's request, site history, and staff analysis pertaining to the Sign Package may be found in the December 12, 2022 Planning Commission packet attached to this document.

Attachments:

December 12, 2022 Planning Commission Packet



Figure 1: Subject Site



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

Planning Commission Staff Report

Meeting Date: December 12, 2022

From: Alyssa Ahner, Planner

Location: 18122 Chesterfield Airport Rd.

Description: 18122 Chesterfield Airport Rd. (Scott Properties) ASDP: An Amended Site Development Plan and Amended Architectural Elevations located on a 12-acre tract of land located north of Edison Avenue, east of Spirit of St. Louis Blvd, south of Chesterfield Airport Road, and west of Crown Industrial Ct, zoned "M3" Planned Industrial.

PROPOSAL SUMMARY

Stock and Associates, on behalf of Scott Properties, has submitted an Amended Site Development Plan and Amended Architectural Elevations for a multi-building development. The proposed development consists of three (3) single-story service center buildings and one (1) two-story retail/office building.



HISTORY OF SUBJECT SITE

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

1998: Subject site rezoned from "M-3" Planned Industrial to "M-3" Planned Industrial under current governing Ordinance 1430.

2020: A Site Development Plan was approved by City Council following being called for Power of Review. The following conditions for approval were made: 1) Preserve existing tree on the northwest portion of the site, as recommended by the Planning Commission; 2) Limit access to this site from Chesterfield Airport Road to a right-in/right-out with both acceleration and deceleration lanes, as approved by St. Louis County; and 3) Restrict/limit retail by only allowing retail on the first floor of building #4. The conditions regarding the restriction of retail and tree preservation have been included as notes on this Amended Site Development Plan. The condition regarding access is addressed in the "Circulation, Parking, Access" section of this report.

ZONING & LAND USE

The subject site is zoned "M3" Planned Industrial under the provisions of Ordinance 1430.

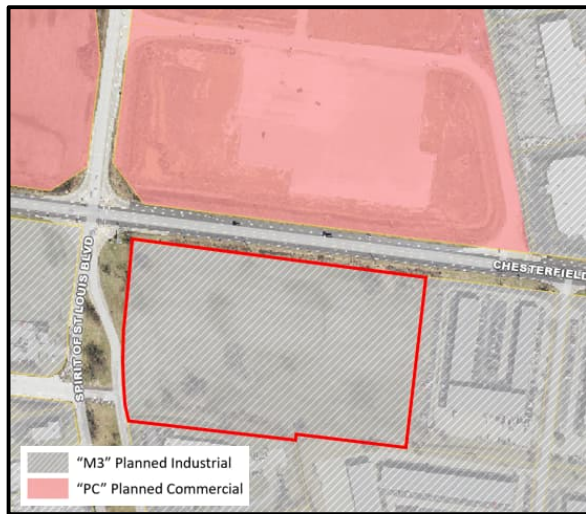


Figure 2: Zoning Map



Figure 3: Land Use Map

| Direction | Zoning | Land Use |
|-----------|--------------------|------------------------|
| North | Planned Commercial | Proposed Music Studio |
| South | Planned Industrial | Industrial |
| East | Planned Industrial | Industrial |
| West | Planned Industrial | Car Rental/Undeveloped |

COMPREHENSIVE PLAN

The City of Chesterfield Comprehensive Land Use Plan indicates the subject site as being part of the industrial land use designation. The City of Chesterfield provides a character description of this area: "*Conventional industrial park and associated activity involving an airport. These areas generally support manufacturing and production uses, including warehousing, distribution, light manufacturing, airport support businesses, and assembly operations. They are found in close proximity to major transportation corridors (i.e., highways and airports) and are generally buffered from surrounding development by transitional uses or landscaped areas that shield the view of structures, loading docks, or outdoor storage from adjacent properties.*"

Industrial areas have the following Development Policies:

- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points
- Primary entrance points should be aligned with access points immediately across the street
- Connectivity may vary as industrial parks may have low connectivity due to dead ends and lack of connection to adjacent areas
- Landscape buffering should be utilized between roadways to screen areas of surface parking
- Residential projects should be limited to areas outside of the Chesterfield Valley

STAFF ANALYSIS

a. Circulation, Parking, & Access

The Site Development Plan was initially approved in 2020. The project was called for Power of Review in accordance with Section 405.02.200 for reasons pertaining to the access of the site and the use of the buildings. A right in/right out access along Chesterfield Airport Road was ultimately approved by the City of Chesterfield. St. Louis County, who owns and maintains Chesterfield Airport Road, expressed the need for a full access. A traffic assessment has since been completed and St. Louis County has deemed a right in/right out access will have a negative impact on the adjacent signal function. Subsequently, St. Louis County has provided conceptual approval for a $\frac{3}{4}$ access along Chesterfield Airport Road thus requiring the property owner to amend the previously approved Site Development Plan.

There are no changes proposed to the parking or circulation of the site from what was previously approved in 2020. The parking calculations are broken down by the use of the four (4) buildings and all comply with the minimum parking requirements. The areas shaded in red in Figure 4 depict the $\frac{3}{4}$ access on Chesterfield Airport Road, access on Spirit of St. Louis Blvd, and two cross access easements on the east end of the site.



Figure 4: Access Locations

b. Landscape Design & Screening

There are no changes proposed to the previously approved Landscape Plan or screening plans.

c. Lighting

There are no changes proposed to the previously approved Lighting Plan.

d. Architectural Elevations

Building 4 (Retail/Office):

This building was previously approved featuring brick veneer as the primary material. There were accents of stone veneer located at the base of the building and on one offset. The parapet utilized for rooftop mechanical equipment screening was to be constructed of EIFS in the same light shade of beige as the remainder of the buildings (Nomadic Desert).

The applicant is proposing a variety of materials in the recent submission. The north and west elevations (facing Chesterfield Airport Road) will feature accents of three (3) variations of stone veneer, three (3) shades of painted concrete panels, and two (2) colors of boral cast fit. The south and east elevations of the building (not facing Chesterfield Airport Road) are to be primarily painted concrete tilt-up panel in a light shade of beige (Divine White). The parapet utilized for rooftop mechanical equipment screening is to be constructed of painted EIFS in the same light shade of beige (Divine White).

Buildings 1, 2, and 3 (Service Center):

There are no changes proposed to the previously approved elevations of Buildings 1, 2, and 3. These buildings will feature painted tilt-up concrete paneling with formliner accent wrapping around each side of the building. The majority of the tilt-up concrete panels are to be painted a light shade of beige (Nomadic Desert) while the formliner accents are to be painted a shade of brown (Steady Brown). The parapet utilized for rooftop mechanical equipment screening is to be constructed of EIFS in the same light shade of beige as the majority of the building (Nomadic Desert).

ARCHITECTURAL REVIEW BOARD

This project was reviewed by Architectural Review Board on October 13th, 2022. At that time, the Board made the motion to forward the project to the Planning Commission with a recommendation to approve with the following condition:

- The proposed common brick to be wrapped around the southeastern inset of the south and east facades to a logical break of Building 4.

The submittal has since been revised to meet the condition made by Architectural Review Board.

RENDERING OF REVISED BUILDING 4



RENDERING OF PREVIOUSLY APPROVED BUILDINGS 1-3



STAFF RECOMMENDATION

Staff has reviewed the Amended Site Development Plan and Amended Architectural Elevations and found that it meets the requirements to be presented to the Planning Commission for review, and staff recommends action.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Amended Site Development Plan and Amended Architectural Elevations for 18122 Chesterfield Airport Road (Scott Properties) as presented.

- 2) "I move to approve the Amended Site Development Plan and Amended Architectural Elevations for 18122 Chesterfield Airport Road (Scott Properties) with the following conditions..."

(Conditions may be added, eliminated, altered or modified)

Attachments:
Planning Commission Packet

SCOTT PROPERTIES SERVICE / RETAIL CENTER

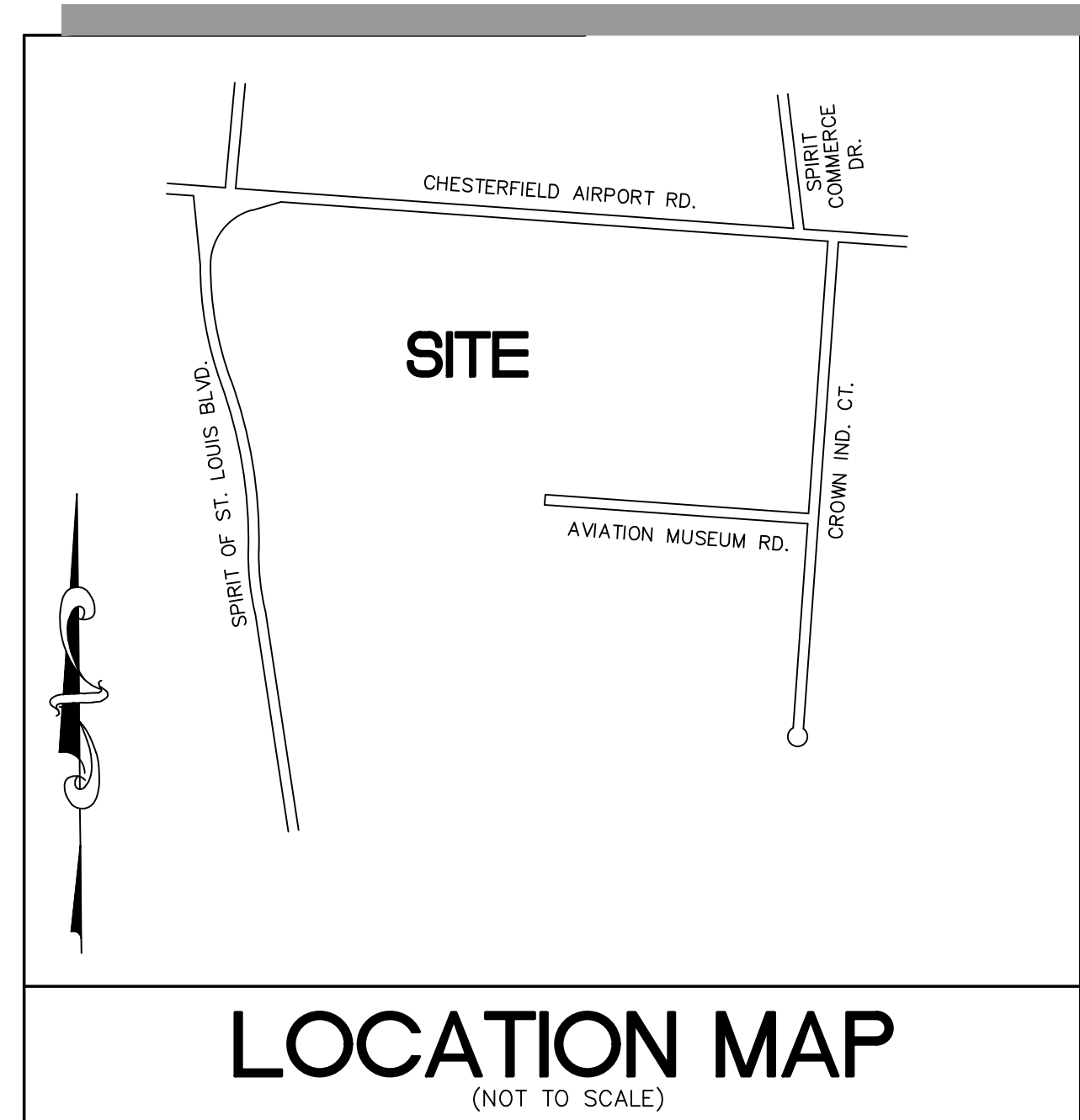
18122 CHESTERFIELD AIRPORT ROAD

A TRACT OF LAND BEING PART OF READJUSTED LOT A OF SPIRIT WEST INDUSTRIAL AIRPARK AS RECORDED IN PLAT BOOK 307, PAGE 99, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

AMENDED SITE DEVELOPMENT PLAN

| 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 SPLICE BOX |
| | GAS DRIP |
| | GAS METER |
| | GAS VALVE |
| | TELEPHONE MANHOLE |
| | TELEPHONE PEDESTAL |
| | TELEPHONE SPLICE 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 |
| IND. | FOUND |
| G. | GAS |
| M.A. | MANHOLE |
| N/A | NOW OR FORMERLY |
| P.B. | PLAT BOOK |
| P.C. | PAGE |
| P.V.C. | POLYVINYL CHLORIDE PIPE |
| R.B. | RADIAL BEARING |
| R.C.P. | REINFORCED CONCRETE PIPE |
| SO. | SQUARE |
| T. | TELEPHONE CABLE |
| V.C.P. | VERTIFIED CLAY PIPE |
| W. | WATER |
| (86'W) | RIGHT-OF-WAY WIDTH |



| SHEET INDEX | |
|-------------|-----------------------|
| 1 | TITLE SHEET |
| 2 | SITE DEVELOPMENT PLAN |
| 2.1 | SITE DEVELOPMENT PLAN |
| 3 | SITE PHOTOMETRIC PLAN |
| 4 | SKY EXPOSURE PLANE |
| 5 | ORDINANCE NO. 1430 |

ST. LOUIS COUNTY NOTES

- ALL PROPOSED IMPROVEMENTS WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL) WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY UNLESS JUSTIFIED BY A GEOTECHNICAL REPORT, WHICH HAS BEEN APPROVED BY ST. LOUIS COUNTY, AND DESIGNED IN FULL COMPLIANCE WITH ROADSIDE SAFETY STANDARDS.
- 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.
- A SIGNED/SEALED NOTE SHALL BE ADDED TO THE CONSTRUCTION PLANS INDICATING THAT THE UNIMPROVED EXISTING SIDEWALK ALONG THE PROJECT FRONTAGE MEETS CURRENT ST. LOUIS COUNTY ADA STANDARDS.
- ALL GRADING AND DRAINAGE, IN ST. LOUIS COUNTY RIGHT-OF-WAY TO BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
- ALL ABOVE-GROUND UTILITIES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY, SHALL HAVE A MINIMUM SETBACK, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION, AS PRESCRIBED IN SECTION 5.10 OF THE ST. LOUIS COUNTY DESIGN CRITERIA MANUAL "ROADSIDE DESIGN REQUIREMENTS".
- 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 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.
- THE PERMIT PROCESS REQUIRES IMPROVEMENT PLAN SUBMITTAL TO THE DEPARTMENT OF TRANSPORTATION.

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK AND 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.
- F.A.R. = 0.24 (127,100/524,466)
- BUILDING HEIGHT = 45'
- GRADING AND STORM WATER PER M.S.D., ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD, MISSOURI, AND THE MONARCH LEVEE DISTRICT.
- STORM WATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINTS.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
- WATER QUALITY FOR THE SITE WILL BE PROVIDED THROUGH A COMBINATION OF BIORETENTION AND POROUS PAVEMENT TO BE DESIGNED WITH THE IMPROVEMENT PLANS.
- ALL ABOVE GROUND UTILITY FACILITIES TALLER THAN TWO (2) FEET IN HEIGHT OR COVERING IN EXCESS OF FOUR (4) SQUARE FEET IN SIZE SHALL BE SCREENED FROM PUBLIC VIEW. IF SCREENING IS COMPLETED BY LANDSCAPE MATERIAL, A LANDSCAPE PLAN IDENTIFYING THE SIZE, LOCATION, AND SPECIES SHALL BE SUBMITTED AND APPROVED BY THE CITY PRIOR TO INSTALLATION OF ANY FACILITY.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
- OPPORTUNITY FOR RECYCLING WILL BE PROVIDED.
- PRESERVE THE EXISTING TREE ON THE NORTHWEST PORTION OF THE SITE, AS RECOMMENDED BY THE PLANNING COMMISSION.
- RETAIL USES WITHIN BUILDING #4 SHALL BE LIMITED TO FIRST FLOOR ONLY.

PARKING CALCULATIONS

BUILDING 1 PARKING CALCULATIONS
BUILDING 1 = 12,202 S.F.
GENERAL OFFICE CRITERIA:
3.3 MIN. SPACE PER 1,000 S.F. FLOOR AREA
4.5 MAX. SPACE PER 1,000 S.F. FLOOR AREA
33% OFFICE SPACE
(12,202*0.33)/1,000 * 3.3 SPACES = 14 SPACES MIN. REQUIRED
(12,202*0.33)/1,000 * 4.5 SPACES = 19 SPACES MAX. REQUIRED
GENERAL WAREHOUSE CRITERIA:
2 MIN. SPACE FOR EVERY 3 EMPLOYEES ON THE MAXIMUM SHIFT
1.2 MAX. SPACE FOR EVERY EMPLOYEE ON THE MAXIMUM SHIFT
33 EMPLOYEES (ESTIMATED) * 2/3 SPACE = 23 SPACES MIN. REQUIRED
33 EMPLOYEES (ESTIMATED) * 1.2 SPACE = 40 SPACES MAX. REQUIRED
TOTAL REQUIRED = 37 MIN. SPACES (INCLUDING 2 H.C. SPACES)
59 MAX. SPACES
TOTAL PROVIDED = 54 SPACES (INCLUDING 4 H.C. SPACES)

BUILDING 2 PARKING CALCULATIONS
BUILDING 2 = 10,617 S.F.
GENERAL OFFICE CRITERIA:
3.3 MIN. SPACE PER 1,000 S.F. FLOOR AREA
4.5 MAX. SPACE PER 1,000 S.F. FLOOR AREA
20% OFFICE SPACE
(10,617*0.2)/1,000 * 3.3 SPACES = 8 SPACES MIN. REQUIRED
(10,617*0.2)/1,000 * 4.5 SPACES = 10 SPACES MAX. REQUIRED
GENERAL WAREHOUSE CRITERIA:
2 MIN. SPACE FOR EVERY 3 EMPLOYEES ON THE MAXIMUM SHIFT
1.2 MAX. SPACE FOR EVERY EMPLOYEE ON THE MAXIMUM SHIFT
33 EMPLOYEES (ESTIMATED) * 2/3 SPACE = 23 SPACES MIN. REQUIRED
33 EMPLOYEES (ESTIMATED) * 1.2 SPACE = 40 SPACES MAX. REQUIRED
TOTAL REQUIRED = 31 MIN. SPACES (INCLUDING 2 H.C. SPACES)
50 MAX. SPACES
TOTAL PROVIDED = 43 SPACES (INCLUDING 4 H.C. SPACES)

BUILDING 3 PARKING CALCULATIONS
BUILDING 3 = 26,858 S.F.
GENERAL OFFICE CRITERIA:
3.3 MIN. SPACE PER 1,000 S.F. FLOOR AREA
4.5 MAX. SPACE PER 1,000 S.F. FLOOR AREA
20% OFFICE SPACE
(26,858*0.2)/1,000 * 3.3 SPACES = 18 SPACES MIN. REQUIRED
(26,858*0.2)/1,000 * 4.5 SPACES = 25 SPACES MAX. REQUIRED
GENERAL WAREHOUSE CRITERIA:
2 MIN. SPACE FOR EVERY 3 EMPLOYEES ON THE MAXIMUM SHIFT
1.2 MAX. SPACE FOR EVERY EMPLOYEE ON THE MAXIMUM SHIFT
33 EMPLOYEES (ESTIMATED) * 2/3 SPACE = 23 SPACES MIN. REQUIRED
33 EMPLOYEES (ESTIMATED) * 1.2 SPACE = 40 SPACES MAX. REQUIRED
TOTAL REQUIRED = 41 MIN. SPACES (INCLUDING 2 H.C. SPACES)
65 MAX. SPACES
TOTAL PROVIDED = 48 SPACES (INCLUDING 3 H.C. SPACES)

BUILDING 4 PARKING CALCULATIONS
BUILDING 4 = 72,000 S.F.
GENERAL OFFICE CRITERIA:
3.3 MIN. SPACE PER 1,000 S.F. FLOOR AREA
4.5 MAX. SPACE PER 1,000 S.F. FLOOR AREA
50% RETAIL SPACE
(72,000*0.5)/1,000 * 3.3 SPACES = 119 SPACES MIN. REQUIRED
(72,000*0.5)/1,000 * 4.5 SPACES = 162 SPACES MAX. REQUIRED
RETAIL CRITERIA
4.0 MIN. SPACE PER 1,000 S.F. FLOOR AREA (0%–10% RESTAURANT USE)
4.5 MIN. SPACE PER 1,000 S.F. FLOOR AREA (21%–30% RESTAURANT USE)
50% RETAIL SPACE
(72,000*0.5)/1,000 * 4.0 SPACE = 144 SPACES MIN. REQUIRED
(72,000*0.5)/1,000 * 4.5 SPACE = 162 SPACES MIN. REQUIRED
TOTAL REQUIRED = 263 MIN. SPACES (INCLUDING 7 H.C. SPACES) (0%–10% RESTAURANT USE)
281 MIN. SPACES (INCLUDING 7 H.C. SPACES) (21%–30% RESTAURANT USE)
TOTAL PROVIDED = 298 SPACES (INCLUDING 8 H.C. SPACES)

| LOADING SPACES: | REQUIRED | PROVIDED |
|-----------------|-----------------------|-----------------------|
| BUILDING #1 | 1-10'x40' | 1-10'x40' |
| BUILDING #2 | 1-10'x40' | 1-10'x40' |
| BUILDING #3 | 2-10'x40' | 18-12.7'x40' |
| BUILDING #4 | 2-10'x25' & 1-10'x40' | 2-10'x25' & 1-10'x40' |

PERTINENT DATA

TRACT AREA: 12.040± AC.
CURRENT OWNER: JOE H. SCOTT, SR AND LORETTA A. SCOTT, TRUSTEES UNDER TRUST AGREEMENT DATED SEPTEMBER 3, 1987
DEVELOPER: SCOTT PROPERTIES COMMERCIAL REAL ESTATE
c/o: MR. JOE SCOTT & NICK JOGGERST
SITE ADDRESS: 18122 CHESTERFIELD AIRPORT ROAD, 63005
LOCATOR NO: 17V420157
FEMA FLOOD MAP: 29189C0145K (REVISED FEBRUARY 4, 2015)
PAGE 20, GRID 18JJ
WUNNENBERG MAP: "M3", PLANNED INDUSTRIAL DISTRICT (ORDINANCE NO. 1430)
EXISTING ZONING: MONARCH FIRE PROTECTION DISTRICT
ROCKWOOD
FIRE DISTRICT: METROPOLITAN ST. LOUIS SEWER DISTRICT
SCHOOL DISTRICT: MISSOURI RIVER
SEWER DISTRICT: MISSOURI AMERICAN WATER COMPANY
WATER SHED: SPIRE INC.
WATER SERVICE: AMEREN MISSOURI
GAS SERVICE: AT&T
ELECTRIC SERVICE: CHARTER COMMUNICATIONS
PHONE SERVICE:
CABLE SERVICE:

FLOOD NOTE

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE SHADED X (AREAS WITH REDUCED FLOOD RISK DUE TO LEVEE) AND ZONE AH (BASE FLOOD ELEVATIONS, ELEV.=458) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 29189C0145K WITH AN EFFECTIVE DATE OF 02/04/2015.

BUILDING SETBACKS

FRONT YARD = NO STRUCTURE IS ALLOWED WITHIN THIRTY (30) FEET OF ANY ROADWAY RIGHT-OF-WAY LINE
SIDE YARD = NO STRUCTURE OR ANY STORAGE OR DISPLAY OF MATERIALS, EQUIPMENT, OR VEHICLES IS ALLOWED WITHIN TEN (10) FEET OF ANY SIDE OR REAR PROPERTY LINE
REAR YARD = NO STRUCTURE OR ANY STORAGE OR DISPLAY OF MATERIALS, EQUIPMENT, OR VEHICLES IS ALLOWED WITHIN TEN (10) FEET OF ANY SIDE OR REAR PROPERTY LINE

OPENSACE

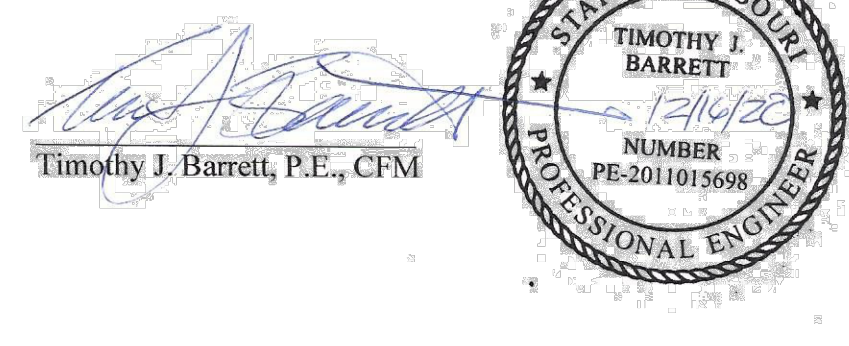
TOTAL LOT AREA: 524,466 S.F. = 12,040 AC.
BUILDING: 87,323 S.F.
PAVEMENT: 272,035 S.F.
OPENSACE: 524,466 S.F. - 87,323 S.F. - 272,035 S.F. = 165,108 S.F.
PROVIDED OPENSACE: 165,108 S.F./524,466 S.F. = 31.48%

GEOTECHNICAL ENGINEER'S NOTE

Neither SCI Engineering, Inc. (SCI) nor the undersigned has prepared any part of these plans. The signature and seal are intended to confirm our review and professional opinion that these plans and revisions, through the date given below, comply with the *Geotechnical Report* dated December 2020 for the project, and are compatible with the soil and geologic conditions at the site, as anticipated from the exploration data.

Conditions may vary from those encountered during the exploration or can change due to construction activities, weather, or other conditions. Therefore, SCI must be involved during the construction of this project to observe the actual subsurface conditions and implementation of our recommendations relative to construction. Construction means and methods shall be left to the Contractor.

SCI ENGINEERING, INC.



This Site Development Plan was approved by the City of Chesterfield Planning and Development Services Division and duly verified on the _____ day of _____, 20____ by the Director of said Division, authorizing the recording of this Site Development Section Plan pursuant to Chesterfield Ordinance No. 200, as attested to by the Planning and Development Services Director and the City Clerk.

By: _____
Justin Wyse, Director of Planning
By: _____
Vickie McGownd, City Clerk

Joe H. Scott and Loretta A. Scott, the owner(s) of the property shown on this plan for and in consideration of being granted approval of said plan to develop property under the provisions of Section 03. _____ "M-3" Planned Industrial _____ of the City of Chesterfield (applicable subsection) _____ (present zoning) Unified Development Code, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the City of Chesterfield, or voided or vacated by order of ordinance of the City of Chesterfield Council.

JOE H. SCOTT & LORETTA A. SCOTT

by: _____
by: _____

STATE OF _____ }
COUNTY OF _____ }
ON THIS _____ DAY OF _____, 20____, _____ TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS A _____ AND AN AUTHORIZED REPRESENTATIVE OF _____ A MISSOURI _____ AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY, AND SAID _____ ACKNOWLEDGED THE SIGNING OF SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

PRINT NAME
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS PREPARED THIS SITE DEVELOPMENT PLAN FROM A FIELD SURVEY AND DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY. THE INFORMATION SHOWN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS.

STOCK AND ASSOCIATES CONSULTING ENGINEERS INC.
L.S. NO. 222-D

WALTER J. PFLEGER, MISSOURI P.L.S. NO. 2008000728

DISCLAIMER
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

UTILITY NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, 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 ASSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
757 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 590-9000
590-9000 FAX: (636) 590-9000
e-mail: general@stockassoc.com
Web: www.stockassoc.com

AMENDED SITE DEVELOPMENT PLAN FOR:
SCOTT PROPERTIES
SERVICE / RETAIL CENTER
CHESTERFIELD, MISSOURI 63005



| REVISIONS: | |
|------------|---|
| 1 | 11/09 CITY COMMENTS |
| 2 | 12/11 CITY COMMENTS |
| 3 | 01/14 CITY COMMENTS |
| 4 | 02/01 CITY COMMENTS |
| 5 | 02/16 CITY COMMENTS |
| 6 | 07/02 CITY RESUBMITTAL |
| 7 | 09/15 NOTE AT ENTRANCE |
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| 11 | 10/27 COUNTY COMMENTS |
| 12 | 11/01 COUNTY SUBMITTAL |
| 13 | 11/17 CITY COMMENTS |
| 14 | 12/5 CITY RESUBMITTAL |

| DRAWN BY: | CHECKED BY: |
|--------------|-------------|
| T.P.G. | G.M.S. |
| DATE: | JOB NO. |
| 10-01-2020 | 217-6057.2 |
| WKS # | RACE WUP # |
| 21MSD-00089 | 17-V |
| S.L.C. WAT # | WAT SUP # |
| WT-4114 | 137-169-B2 |
| M.D.N.R. # | |
| | |

SHEET TITLE:
TITLE SHEET
SHEET NO.: **1**

ST. LOUIS COUNTY BENCHMARK

ST. LOUIS COUNTY BENCHMARK
BENCHMARK #1122 N0629 Elev = 465.47
Cut "L" on the northernmost corner of the concrete base for a metal traffic signal control box situated southeast of the right turn lane from northbound Spirit of St. Louis Boulevard onto eastbound Chesterfield Airport Road, roughly 76 feet east of the centerline of Spirit of St. Louis Boulevard, 79 feet south of the centerline of Chesterfield Airport Road, and 23 feet west of the southwest corner of Spirit Airport entrance sign.

PREPARED FOR:
SCOTT PROPERTIES COMMERCIAL REAL ESTATE
1065 EXECUTIVE PARKWAY, SUITE 300
CONTACT:
NICK JOGGERST
PHONE: (314) 542-0105
EMAIL: **NJOGGERST@SCOTTPROPERTIES.COM**

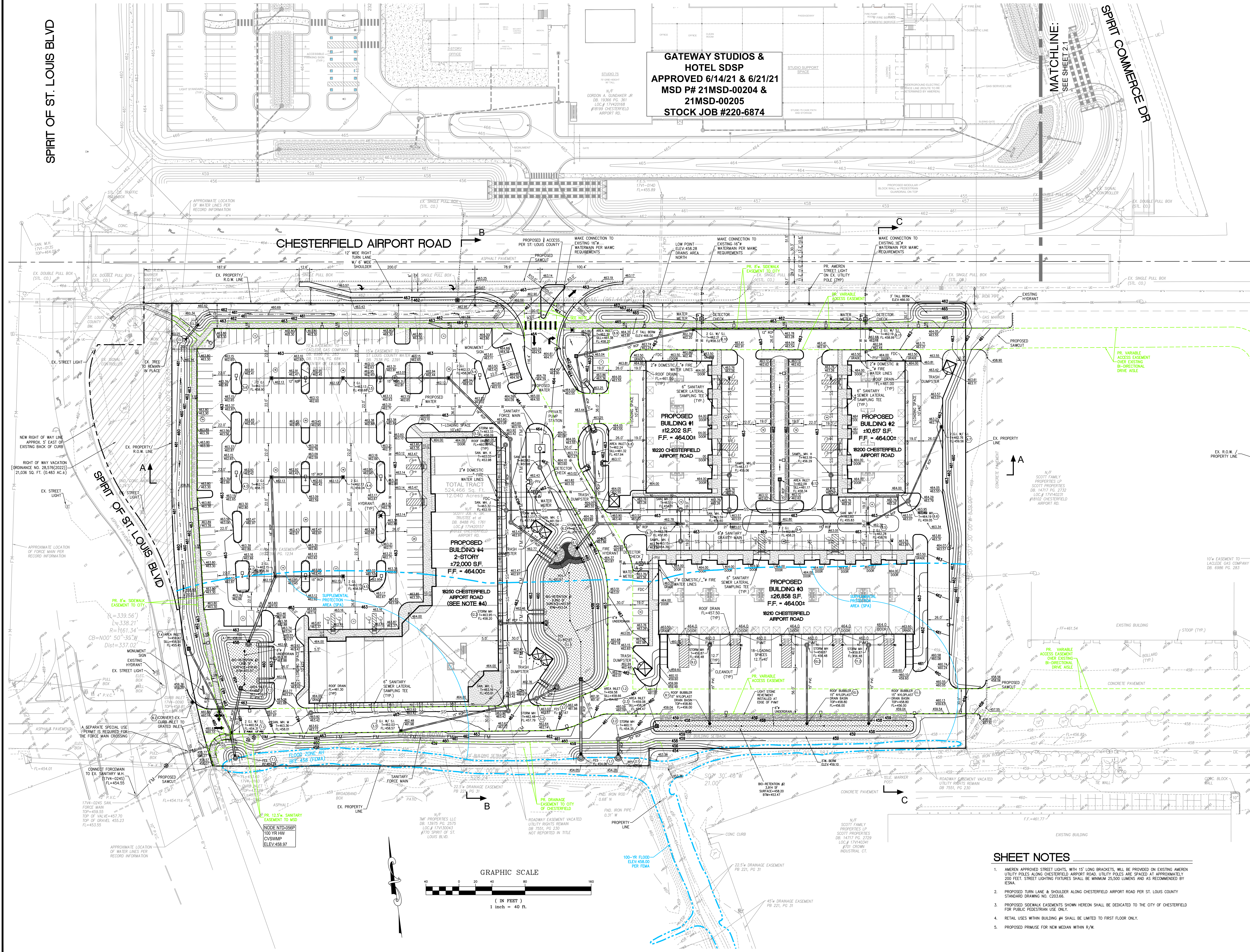
SPIRIT OF ST. LOUIS BLVD

GATEWAY STUDIOS & HOTEL SDSP
APPROVED 6/14/21 & 6/21/21
MSD P# 21MSD-00204 & 21MSD-00205
STOCK JOB #220-6874

MATCHLINE:
SEE SHEET 2.1

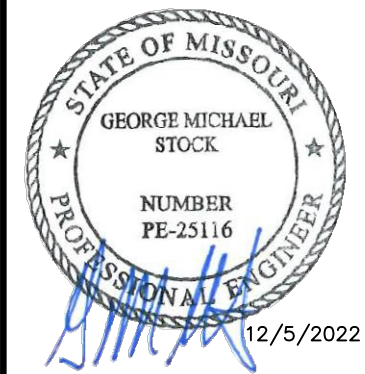
SPIRIT COMMERCE DR

CHESTERFIELD AIRPORT ROAD



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

AMENDED SITE DEVELOPMENT PLAN FOR:
**SCOTT PROPERTIES
SERVICE / RETAIL CENTER**
CHESTERFIELD, MISSOURI 63005



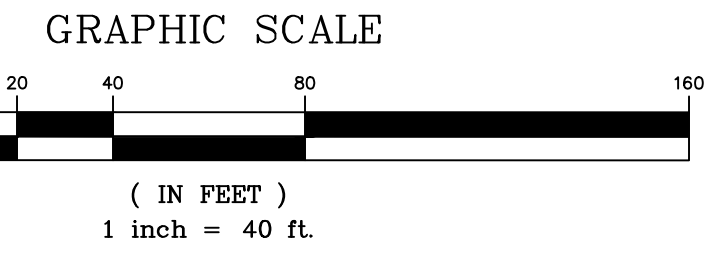
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

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| 1 | 11/09 CITY COMMENTS |
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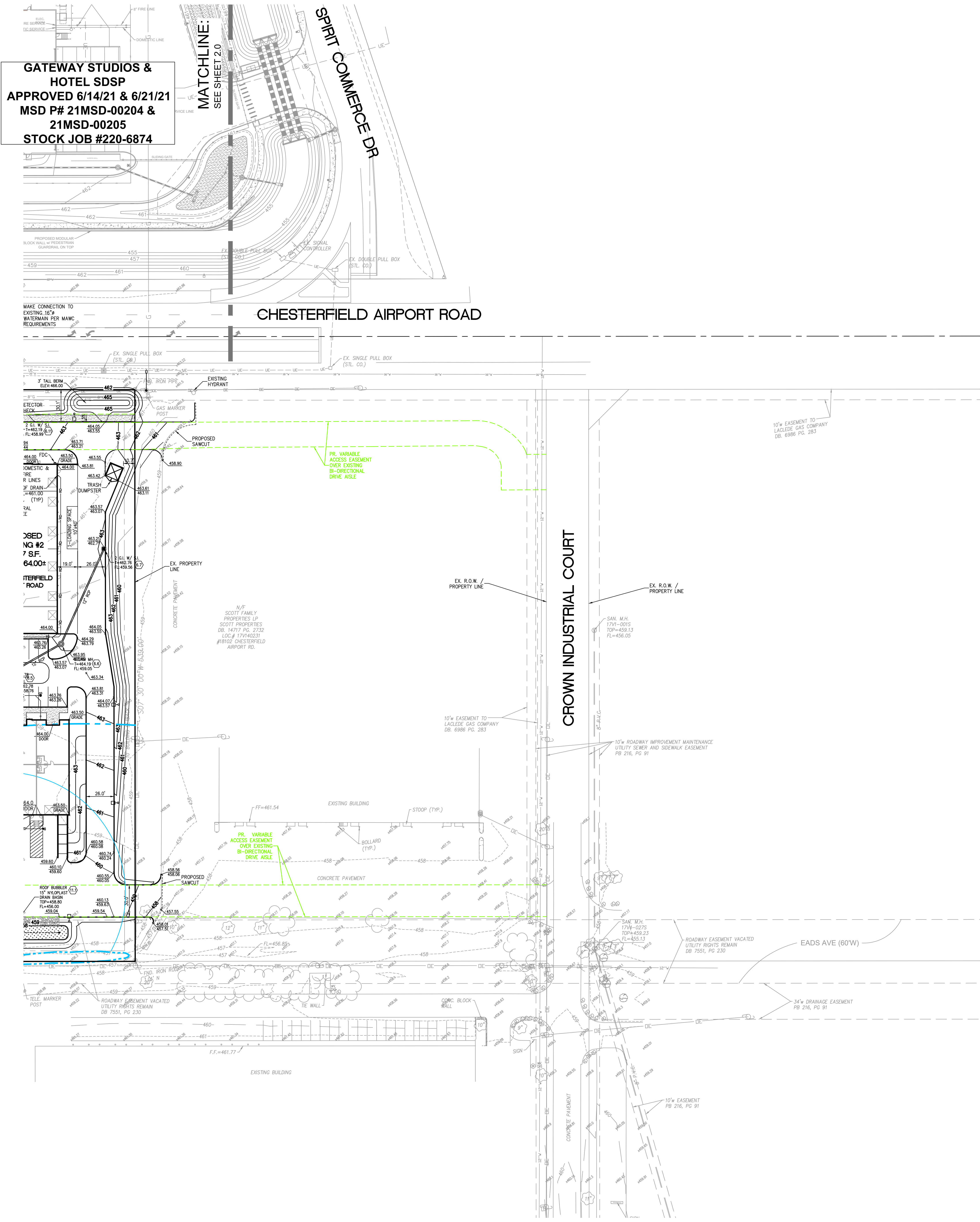
SHEET NOTES

- AMEN APPROVED STREET LIGHTS, WITH 15' LONG BRACKETS, WILL BE PROVIDED ON EXISTING AMEN UTILITY POLES ALONG CHESTERFIELD AIRPORT ROAD. UTILITY POLES ARE SPACED AT APPROXIMATELY 200 FEET. STREET LIGHTING FIXTURES SHALL BE MINIMUM 25,000 LUMENS AND AS RECOMMENDED BY ISNA.
- PROPOSED TURN LANE & SHOULDER ALONG CHESTERFIELD AIRPORT ROAD PER ST. LOUIS COUNTY STANDARD DRAWING NO. C201.66.
- PROPOSED SIDEWALK EASEMENTS SHOWN HEREON SHALL BE DEDICATED TO THE CITY OF CHESTERFIELD FOR PUBLIC PEDESTRIAN USE ONLY.
- RETAIL USES WITHIN BUILDING #4 SHALL BE LIMITED TO FIRST FLOOR ONLY.
- PROPOSED PRIMUSE FOR NEW MEDIAN WITHIN R/W.



| | |
|-----------------------|--------------|
| DRAWN BY: | CHKD BY: |
| T.P.G. | G.M.S. |
| DATE: | JOB NO. |
| 10-01-2020 | 217-6057.2 |
| SCALE: | BASE MAP: |
| 1"=50' | 17-V |
| S.L.C. MAP #: | RAT. SUP. #: |
| MT-4114 | 137-169-B2 |
| M.D.N.R. #: | |
| | |
| SHEET TITLE: | |
| SITE DEVELOPMENT PLAN | |
| SHEET NO.: | |
| 2 | |

**GATEWAY STUDIOS &
HOTEL SDSP**
APPROVED 6/14/21 & 6/21/21
MSD P# 21MSD-00204 &
21MSD-00205
STOCK JOB #220-6874



PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
757 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 590-9000
590-9000 FAX: (636) 590-9000
e-mail: general@stockassoc.com
Web: www.stockassoc.com

AMENDED SITE DEVELOPMENT PLAN FOR:
**SCOTT PROPERTIES
SERVICE / RETAIL CENTER**
CHESTERFIELD, MISSOURI 63005



GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

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| | | | |
|----------------|-------------|---------------|------------|
| DRAWN BY: | T.P.G. | CHECKED BY: | G.M.S. |
| DATE: | 10-01-2020 | JOB NO.: | 217-6057-2 |
| MSD P. #: | 21MSD-00089 | RAISE MAP. #: | 17-V |
| S.L.C. MAP. #: | HT-4114 | RAISE SUP. #: | 137-169-B2 |
| M.D.N.R. #: | | | |

SHEET TITLE:
SITE DEVELOPMENT PLAN
SHEET NO.:
2.1

SPRIT OF ST. LOUIS BLVD

SPRIT COMMERCE DR

GATEWAY STUDIOS & HOTEL SDSP
APPROVED 6/14/21 & 6/21/21
MSD P# 21MSD-00204 & 21MSD-00205
STOCK JOB #220-6874

CHESTERFIELD AIRPORT ROAD

SPRIT OF ST. LOUIS BLVD

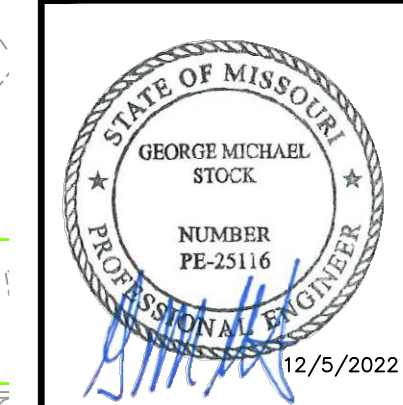
STREET LIGHTING NOTES

1. AMEREN APPROVED STREET LIGHTS, WITH 15' LONG BRACKETS, WILL BE PROVIDED ON EXISTING AMEREN UTILITY POLES ALONG CHESTERFIELD AIRPORT ROAD. UTILITY POLES ARE SPACED AT APPROXIMATELY 200 FEET. STREET LIGHTING FIXTURES SHALL BE MINIMUM 25,500 LUMENS AND AS RECOMMENDED BY IESNA.

N/F SCOTT FAMILY PROPERTIES LP
 SCOTT PROPERTIES
 DB: 14177 PG. 2732
 LOC # 17462020
 #18102 CHESTERFIELD AIRPORT RD.

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

AMENDED SITE DEVELOPMENT PLAN FOR:
SCOTT PROPERTIES
SERVICE / RETAIL CENTER
 CHESTERFIELD, MISSOURI 63005



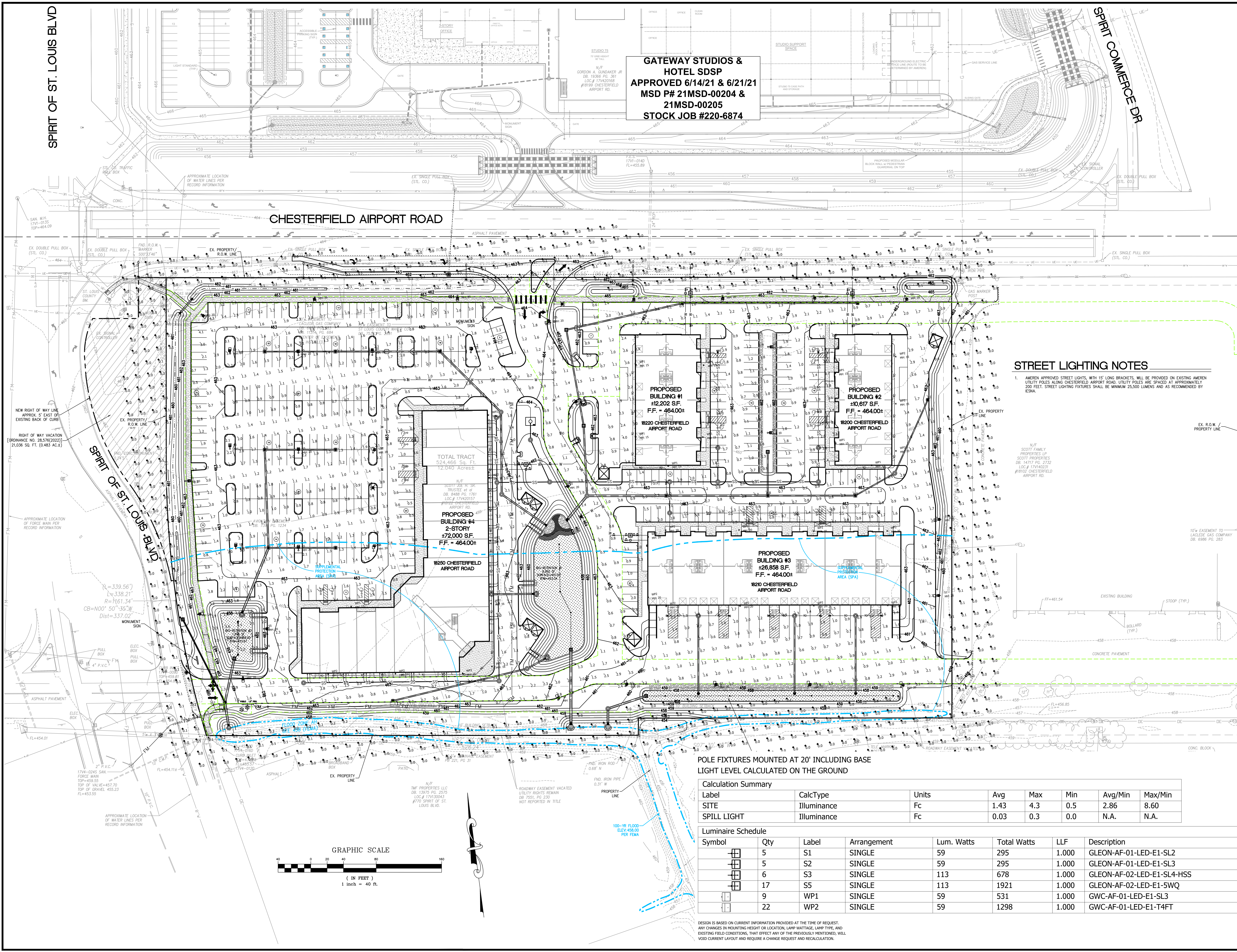
GEORGE M. STOCK E-25116
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY NUMBER: 000996

- REVISIONS:
- 11/09 CITY COMMENTS
 - 12/11 CITY COMMENTS
 - 01/14 CITY COMMENTS
 - 02/01 CITY COMMENTS
 - 02/16 COUNTY COMMENTS
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 - 10/18 COUNTY COMMENTS
 - 10/27 COUNTY COMMENTS
 - 11/01 COUNTY SUBMITTAL
 - 11/17 CITY COMMENTS
 - 12/5 CITY RESUBMITTAL

DRAWN BY: T.P.G. CHECKED BY: G.M.S.
 DATE: 10-01-2020 JOB NO: 217-6057.2
 WKS. P. # BASE MAP #
 21MSD-00089 17-V
 S.L.C. WKT. # MAT. SUP. #
 11-4114 137-169-B2
 M.D.N.R. #

SHEET TITLE:
SITE PHOTOMETRIC PLAN

SHEET NO.: **3**

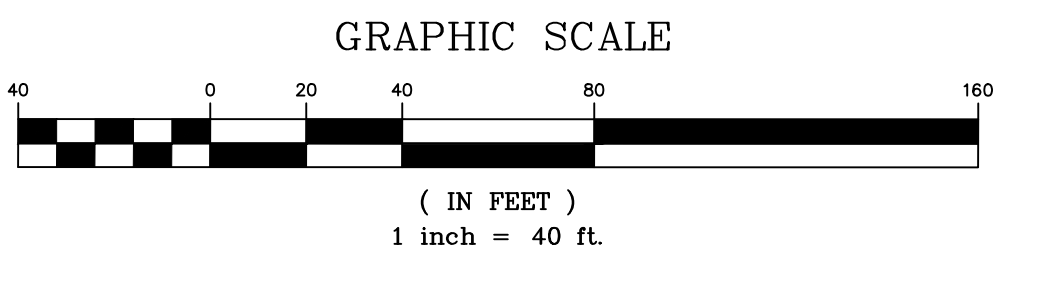


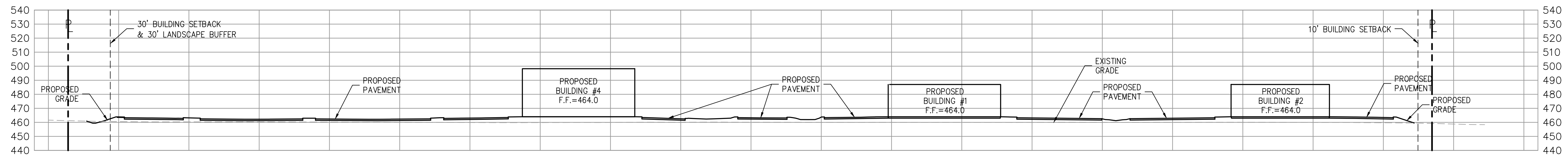
POLE FIXTURES MOUNTED AT 20' INCLUDING BASE LIGHT LEVEL CALCULATED ON THE GROUND

| Calculation Summary | | | | | | | |
|---------------------|-------------|-------|------|-----|-----|---------|---------|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| SITE | Illuminance | Fc | 1.43 | 4.3 | 0.5 | 2.86 | 8.60 |
| SPILL LIGHT | Illuminance | Fc | 0.03 | 0.3 | 0.0 | N.A. | N.A. |

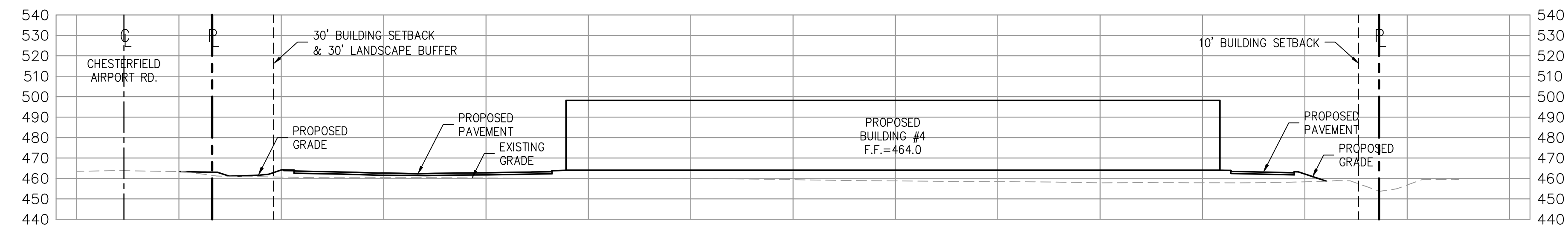
| Luminaire Schedule | | | | | | | |
|--------------------|-----|-------|-------------|------------|-------------|-------|----------------------------|
| Symbol | Qty | Label | Arrangement | Lum. Watts | Total Watts | LLF | Description |
| [Symbol] | 5 | S1 | SINGLE | 59 | 295 | 1.000 | GLEON-AF-01-LED-E1-SL2 |
| [Symbol] | 5 | S2 | SINGLE | 59 | 295 | 1.000 | GLEON-AF-01-LED-E1-SL3 |
| [Symbol] | 6 | S3 | SINGLE | 113 | 678 | 1.000 | GLEON-AF-02-LED-E1-SL4-HSS |
| [Symbol] | 17 | S5 | SINGLE | 113 | 1921 | 1.000 | GLEON-AF-02-LED-E1-5WQ |
| [Symbol] | 9 | WP1 | SINGLE | 59 | 531 | 1.000 | GWC-AF-01-LED-E1-SL3 |
| [Symbol] | 22 | WP2 | SINGLE | 59 | 1298 | 1.000 | GWC-AF-01-LED-E1-T4FT |

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST. ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND EXISTING FIELD CONDITIONS, THAT AFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.

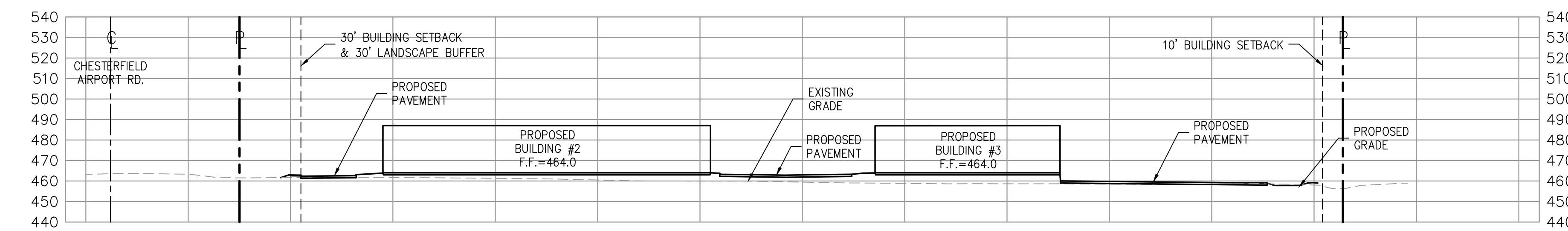




SKY EXPOSURE PLANE SECTION A-A
 HORIZONTAL SCALE: 1" = 40'
 VERTICAL SCALE: 1" = 40'

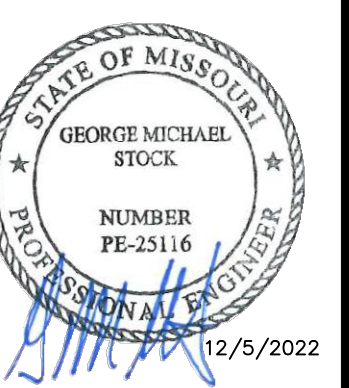


SKY EXPOSURE PLANE SECTION B-B
 HORIZONTAL SCALE: 1" = 40'
 VERTICAL SCALE: 1" = 40'



SKY EXPOSURE PLANE SECTION C-C
 HORIZONTAL SCALE: 1" = 40'
 VERTICAL SCALE: 1" = 40'

PREPARED BY:



GEORGE M. STOCK E-25116
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 000996

REVISIONS:

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| 14 | 12/5 CITY RESUBMITTAL |

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|-------------------------|--------------------------|
| DRAWN BY: T.P.G. | CHECKED BY: G.M.S. |
| DATE: 10-01-2020 | JOB NO. 217-6057-2 |
| MSD P.# 21MSD-00089 | BASE MAP # 17-V |
| S.L.C. MAP # HT-4114 | MAP SUP. # 137-169-B2 |
| M.D.N.R. # --- | |

SHEET TITLE:
SKY EXPOSURE PLANE

SHEET NO.:
4

AN ORDINANCE AMENDING CITY OF CHESTERFIELD ORDINANCE NUMBER 1312 AND REPEALING CITY OF CHESTERFIELD ORDINANCE NUMBER 1378 AND APPROVING A NEW AMENDED ORDINANCE RELATING TO AN "M-3" PLANNED INDUSTRIAL DISTRICT; SOUTH SIDE OF CHESTERFIELD AIRPORT ROAD, EAST AND WEST OF SPIRIT OF ST. LOUIS BOULEVARD (P.Z. 20-97 SPIRIT AIRPARK).

WHEREAS, the "M-3" Planned Industrial District zoned Spirit of St. Louis Airport, located on the south side of Chesterfield Airport Road, east and west of Spirit of St. Louis Industrial Boulevard, was approved via St. Louis County Ordinance 2,212, and subsequently amended by St. Louis County Ordinance Numbers 9,642, 11,768, and 13,838; and,

WHEREAS, in response to P.Z. 6-96 St. Louis County - Spirit Airpark, the City of Chesterfield adopted Ordinance Number 1,156 on April 15, 1996, which rezoned from "M-1" Non-Urban District and "M-3" Planned Industrial District to "M-3" Planned Industrial District and approved a preliminary plan in the "M-3" Planned Industrial District for a 5.75 acre tract; approved a preliminary plan and amendment to an existing "M-3" Planned Industrial District approved by St. Louis County Ordinance Number 13,935, amended by City of Chesterfield Ordinance Number 656 (P.C. 91-88) for a 62.10 acre tract; and, amended an existing "M-3" Planned Industrial District approved by St. Louis County Ordinance Number 13,838 and amended by City of Chesterfield Ordinance Number 870, to allow as permitted uses, in addition to the current permitted uses contained in City of Chesterfield Ordinance Number 870, churches, outdoor storage of building materials, a lighted golf driving range, and a lighted soccer park; and,

WHEREAS, in response to P.Z. 20-97 Chesterfield Memorial Building Association - American Legion/Spirit Airpark, the City of Chesterfield adopted Ordinance Number 1,312 on September 15, 1997, which authorized a fraternal organization to be located at 777 Spirit of St. Louis Boulevard; and,

WHEREAS, in response to a request by Anheuser Busch Companies, the City of Chesterfield adopted Ordinance Number 1,378 on February 18, 1998, which reduced the side yard setback for parking on their lot from ten (10) feet to zero feet; and,

WHEREAS, Natoli Engineering has requested an amendment to reduce the side yard setback for the existing structure located at 660 Goddard from ten (10) feet to three (3) feet from the north property line and nine (9) feet from the south property line; and,

WHEREAS, the City of Chesterfield Department of Planning considered the request, and after consulting the Spirit of St. Louis Airport and the Chesterfield Fire Protection District, recommended approval of the request subject to conditions contained in their Attachment A; and,

WHEREAS, the Planning Commission, having considered said request, and with the consideration of the revisions and recommendation of the Staff of the City of Chesterfield

Department of Planning, the Planning Commission recommends adoption of changes as set out in their report to the City Council.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. Ordinance Number 9642, as subsequently amended by Ordinance Numbers 11,768 and 13,838, which was approved by St. Louis County, establishing an "M-3" Planned Industrial District for a tract of land located on the south side of Chesterfield Airport Road, east and west of Spirit of St. Louis Boulevard, is hereby adopted by the City of Chesterfield in its entirety as amended by City of Chesterfield Ordinance Numbers 1156, 1312 and 1378 and further amended by deleting condition 6(a) and substituting the following:

Structure Setbacks

- a. All buildings and structures, except lights, fences, retaining walls, signs, and flag poles, shall conform to the provisions of Section 1003.151 "M-1" Industrial District Regulations of the City of Chesterfield Zoning Ordinance. The side yard setback for the existing easternmost structure at 660 Goddard shall be: three (3) feet from the north property line and nine (9) feet from the south property line. Any new structure(s) or addition to any existing structure at 660 Goddard must conform to Section 1003.151 "M-1" Industrial District Regulations of the City of Chesterfield Zoning Ordinance.

City of Chesterfield Ordinance Number 1378 is hereby repealed to the extent that any inconsistent portions of said Ordinance which are not incorporated in and made a part of this new amended Ordinance shall be of no force or effect and the approved terms and conditions of Ordinance Number 9,642 (St. Louis County), as amended by Ordinance Numbers 11,768 and 13,838 (St. Louis County), and Ordinance Number 1,156 (City of Chesterfield), as amended by Ordinance Number 1,312 (City of Chesterfield) shall be as approved on the new Attachment A which is attached hereto and made a part hereof as if fully set out herein.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Zoning Ordinance is granted, subject to all of the ordinances, rules and regulations and the specific conditions as set out in the original approval as granted by St. Louis County in its attachments which were set out on the original attachment and as modified by the changes embodied in Attachment A, which is attached hereto and incorporated herein as if fully set out.

Section 3. The City Council, pursuant to the request filed by Natoli Engineering relative to P.Z. 20-97, requesting the amendment as approved and with the changes as embodied in this ordinance and pursuant to the recommendations of the City of Chesterfield Planning Commission that said request be granted, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. In all other respects, the original ordinances that were passed by St. Louis County as they relate to this development are to remain in full force and effect as well as all those changes which were made and approved by Ordinance Numbers 1,156 and 1,312 of the City of Chesterfield as restated in this Ordinance.

Section 5. This Ordinance shall be in full force and effect from and after its passage and approval. Passed and approved this 20th day of July, 1998.

Attest: Mayor (Signature) MAYOR

City Clerk (Signature) CITY CLERK

Laura/k/conditions/ps20-97 Spirit Airpark

ATTACHMENT A

1. PERMITTED USES

The uses allowed in the "M-3" Planned Industrial District shall be all "M-1" Industrial District Permitted and Conditional Uses, excluding communication studios and communication towers, sales yard for charitable purposes, incineration, advertising signs, and the manufacturing of explosives. In addition, the repair, rental, sales and service of equipment used by industry, business and individuals to include automobiles, trucks, trailers and similar type vehicles; golf courses and accessory uses including a clubhouse and pro shop; lighted golf driving range; lighted soccer park; churches with accessory office use but not to include day care and day schools; hotel or motel; and a commercial shopping area not in excess of ten (10) acres shall be permitted. The location of retail automobile dealerships shall be limited to parcels with frontage on either Chesterfield Airport Road or Olive Street Road. The commercial shopping area shall be geographically oriented to the principal uses permitted on the tract and shall contain only those incidental retail establishments necessary for the welfare and protection of the persons and property on said tract and those which are clearly accessory to the normal operation of the permitted uses on said tract.

A fraternal organization shall be permitted at 777 Spirit of St. Louis Boulevard (Locator Number 17V13-0153).

2. SITE DEVELOPMENT CONCEPT PLANS SUBMITTAL REQUIREMENTS

Within two (2) years of the enactment of this Ordinance there shall be submitted to the City of Chesterfield Planning Commission the Site Development Concept Plans for the additional tracts of land not previously included under this "M-3" District Ordinance. Where due cause is shown by the developer, this time interval may be extended through appeal to, and approval by, the Planning Commission.

3. GENERAL CRITERIA - SITE DEVELOPMENT CONCEPT PLANS

The Site Development Concept Plan shall include the following:

- a. Outboundary plat and legal description of the property.
b. Conceptual location and size, including height, of all proposed buildings, outdoor storage areas, parking and loading areas, and lots.
c. Specific structure and parking setbacks along all roadways and property lines.
d. The size and approximate location of the proposed internal and adjacent roadway, major utility easements, necessary right-of-way dedications, road improvements, temporary turnaround, and curb cuts.
e. Existing and proposed contours at intervals of not more than two (2) feet.

f. Preliminary stormwater and sanitary sewer facilities.

g. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Ordinance.

4. GENERAL CRITERIA - SITE DEVELOPMENT SECTION PLAN

The Site Development Section Plans shall include the following:

- a. The location and size, including height, of all uses, buildings, outdoor storage areas, parking and loading areas, light standards, fencing, free-standing signs, trash enclosures, and landscaping.
b. Existing and proposed contours at two (2) foot intervals.
c. Location and size of all parking areas.
d. Roadways and driveways on and adjacent to the property in question, including location of curb cuts, required roadway right-of-way dedication and pavement widening.
e. A landscape plan including, but not limited to, the location, size, and general type of all plant and other material to be used.
f. All other preliminary plat requirements of the City of Chesterfield Subdivision Ordinance.

5. SITE DEVELOPMENT PLAN SUBMITTAL OPTION

In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the developer may instead submit a Site Development Plan for the additional tracts of land not previously included under this "M-3" District Ordinance within two (2) years of the date of approval of the Preliminary Development Plan by the City. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.

6. SITE DEVELOPMENT CONCEPT AND SECTION PLANS - SPECIFIC CRITERIA

The Site Development Concept and Section Plans shall illustrate adherence to the following. Information to be shown on the Site Development Concept Plan shall be limited to those items specified in Condition 3.

d. A 404 Permit or waiver from the U.S. Army Corps of Engineers may also be required for developments governed by this Ordinance. If it is required, it must be submitted and approved prior to issuance of any permits, including grading permits.

Landscape Bonds or Escrows

e. If the estimated cost of new landscaping indicated on the Site Development Plan as required by the Planning Commission exceeds an estimated cost of one thousand dollars (\$1,000), as determined by a plant nursery, the developer shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of said landscaping. Prior to the release of the landscape escrow or bond, a two (2) year Landscape Maintenance Bond or Escrow, sufficient in amount to guarantee the replacement of landscaping, shall be furnished. Said bond shall be based on costs determined by a plant nursery and approved by the Department of Planning.

Notification to the City of Chesterfield

f. Prior to the issuance of foundation or building permits, all approvals from the Metropolitan St. Louis Sewer District, Chesterfield Fire Protection District, and the St. Louis County Department of Highways and Traffic must be received by the City of Chesterfield.

10. SUPPLEMENTARY DEVELOPMENT CONDITIONS

a. Every use of land or building on said tract shall operate in conformance with the following limitations on external effect:

- (1) Vibrations: Every use shall be so operated that the maximum ground vibration generated is not perceptible without instruments at any point on the boundary of the district in which the use is located.
(2) Noise: Every use shall be so operated that the maximum volume of sound or noise generated does not exceed seventy-five (75) decibels at any point on the lot line of the lot on which the use is located.
(3) Odor: Every use shall be so operated that no offensive or objectionable odor is perceptible at any point on the boundary of the district in which the use is located.
(4) Smoke: Every use shall be operated so that no smoke from any source shall be emitted of a greater density than the density described as No. 2 on the Ringelmann Chart as published by the United States Bureau of Mines.
(5) Toxic gases: Every use shall be so operated that there is no emission of toxic, noxious or corrosive fumes or gases.
(6) Emission of dirt, dust, fly ash and other forms of particulate matter: Emission of dirt, dust, fly ash and other forms of particulate matter shall not exceed 0.5 pounds per 1000 pounds of gases which amount not to exceed 0.5 pounds per 1000 pounds of gases shall be of such size as to be retained in a

Structure Setbacks

- a. All buildings and structures, except lights, fences, retaining walls, signs, and flag poles, shall conform to the provisions of Section 1003.151 "M-1" Industrial District Regulations of the City of Chesterfield Zoning Ordinance. The side yard setback for the existing easternmost structure at 660 Goddard shall be: three (3) feet from the north property line and nine (9) feet from the south property line. Any new structure(s) or addition to any existing structure at 660 Goddard must conform to Section 1003.151 "M-1" Industrial District Regulations of the City of Chesterfield Zoning Ordinance.

Outdoor Storage Area Setbacks

- b. All outdoor storage areas shall conform to the structure setback provisions of Section 1003.151 "M-1" Industrial District Regulations of the City of Chesterfield Zoning Ordinance.

Parking, Loading, and Internal Drive Setbacks

- c. All parking, loading and internal drive areas, except points of ingress and egress, shall conform to the provisions of Section 1003.151 "M-1" Industrial District Regulations of the City of Chesterfield Zoning Ordinance. The side yard setback for parking from the west property line of the Anheuser Busch Hangar, locator number 17V21-0013, shall be reduced to zero feet subject to the following conditions: The pipe that replaces the ditch shall be a minimum of 48 inches in diameter and manholes shall be located so that access points to the pipe are no more than 250 feet apart. The property owner is required to provide routine cleaning and maintenance of the pipe. Non-maintenance of the pipe will result in a zoning violation. The second primary use of this site change from being a hangar, the parking setback of ten (10) feet shall be restored and the pavement removed from the setback area.

Parking and Loading Requirements

- d. Minimum parking and off-street loading space requirement shall be as set forth in Section 1003.165 of the City of Chesterfield Zoning Ordinance.

Access

- e. Access shall be as directed by the St. Louis County Department of Highways and Traffic and the City of Chesterfield.

325 mesh U.S. Standard Sieve. In the case of emission of fly ash or dust from a stationary furnace or combustion device these standards shall apply to a condition of fifty percent excess air in the stack at full load, which standards shall be varied in proportion to the deviation of the percentage of excess air from fifty percent.

- (7) Radiation: Every use shall be so operated that there is no dangerous amount of radioactive emissions.
(8) Glare and heat: Any operation producing intense glare or heat shall be conducted in a manner as to effectively screen the glare from view at any point on the lot line of the lot on which the use is located and to dissipate the heat so that it is not perceptible without instruments at any point on the lot line of the lot on which the use is located.

b. The developer, his assigns or heirs, shall be responsible for the maintenance of all on-site stormwater improvements, including primary channel(s) and bleeder ditches, until such responsibility is accepted by the Metropolitan St. Louis Sewer District.

11. GENERAL DEVELOPMENT CONDITIONS

General development conditions relating to the operation, construction, improvement, and regulatory requirements to be adhered to by the developer are as follows:

- a. A grading permit from the City of Chesterfield is required prior to any grading on the site. No change in watershed shall be permitted.
b. Adequate temporary off-street parking for construction employees shall be provided. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
c. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public road right-of-way. 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.
d. Interim stormwater drainage control in the form of siltation control measures are required.
e. If roadways in this development are to be private roadways, these roadways shall remain private forever. Maintenance of private roadways shall be the responsibility of the property owner(s) forever.

- f. Cross access easements and temporary slope construction license, or other appropriate legal instrument or agreement, may be required as directed by the St. Louis County Department of Highways and Traffic and the City of Chesterfield.

Road Improvements

- g. Conform to the requirements of the St. Louis County Department of Highways and Traffic and the City of Chesterfield.

Landscape Requirements

- h. As part of the development plan to be reviewed by the Planning Commission, the developer shall submit a landscape plan to comply with the following:
i. All new required landscaping material shall meet the following criteria:
(1) Deciduous trees - two (2) inch minimum caliper.
(2) Evergreen trees - four (4) feet minimum height.
(3) Shrubs - eighteen (18) inch minimum diameter.

- j. Building and paved area setbacks shall contain adequate landscaping as approved by the Planning Commission on the Site Development Plan.

Lighting and Flagpole Requirements

- k. The location of all lighting standards and flagpoles shall be as approved by the Planning Commission on the Site Development Plan. No on-site light standards shall be so situated that light is cast directly on adjoining properties or public roadways.

Signs

- l. With the exception as noted, signs shall be permitted in accord with the provisions of Section 1003.151 "M-1" Industrial District Regulations of the City of Chesterfield Zoning Ordinance. No advertising signs shall be permitted. The location of all free-standing signs shall be as approved by the City of Chesterfield on the Site Development Plans.

Outdoor Storage

- m. Any proposed outdoor storage areas shall be located to the rear of the property, enclosed with eight-foot fencing, and shall be depicted on the Site Development Plan.

- f. Additional lanes and/or widening, pavement thickness, drainage facilities, granular base, traffic control devices, and other improvements may be required to accommodate heavy traffic volumes, unsuitable soil conditions, steep grades, or other conditions not apparent at this time.

- g. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual such as rye grasses or sudan grasses shall be utilized to retard erosion if adequate stormwater detention and erosion control devices have not been provided.

- h. Failure to comply with any or all the conditions of this ordinance shall be adequate cause for revocation of permits by issuing Departments and Commissions.

- i. In the event of any transfer of ownership or lease of property in said tract, said transfer or lease agreement shall include a provision that the purchaser or lessee agrees to be bound by the conditions of this Ordinance.

- j. The Zoning Enforcement Officer of the City of Chesterfield, Missouri shall enforce the conditions of this Ordinance in accord with the Site Development Concept Plan approved by the City of Chesterfield and any Site Development Section Plans approved by the Planning Commission and/or the Department of Planning.

Laura/k/conditions/ps20-97 Spirit Airpark conditions

Miscellaneous Conditions

- n. All exterior trash areas shall be enclosed with a six (6) foot high eight-proof fence.

- o. Parking, circulation and other applicable site design features shall comply with Chapter 1101, Section 312.4 "Physically Handicapped and Aged" of S.L.C.R.O. 1974, as amended.

- p. All mechanical equipment, rooftop or ground mounted, shall be adequately screened by roofing or other screening, as approved by the Planning Commission.

- q. Architectural elevations, styles, colors and exterior materials for all building facades and fencing shall be approved by the Planning Commission in conjunction with the Site Development Plan.

- r. Installation of Landscaping and Ornamental Entrance Monument or Identification Signage construction, if proposed, shall be reviewed by the St. Louis County Department of Highways and Traffic and/or the City of Chesterfield for sight distance considerations and approved prior to installation or construction.

7. VERIFICATION PRIOR TO SITE DEVELOPMENT PLAN APPROVAL

Prior to the approval of the Site Development Concept and Section Plans, the developer shall provide the following:

Stormwater

- a. A preliminary engineering plan approved by the City of Chesterfield, showing that adequate handling of the stormwater drainage of the site is provided.

- (1) The developer is required to provide adequate stormwater systems in accordance with the City of Chesterfield standards and in accordance with the Chesterfield Valley Stormwater Drainage Master Plan.
(2) All stormwater shall be discharged at an adequate natural discharge point by means of bleeder ditches and/or construction of portions of the main channel as outlined in the Chesterfield Valley Stormwater Drainage Plan, or other means approved by the City of Chesterfield and the St. Louis County Department of Highways and Traffic. Stormwater drainage easement(s) for the required Chesterfield Valley Master Drainage Plan ditches, including associated bleeder ditch(es), shall be required.
(3) Any proposed drainage modifications to the Chesterfield Valley Master Drainage Plan must meet all drainage performance criteria (i.e., required storage/volume capacity, sufficient conveyance positive drainage, etc.) as outlined in the Chesterfield Valley Master Drainage Plan. Any proposed design (modifications) must not alter the modeled hydraulic elevations on

this site and/or surrounding sites as outlined/required in the Chesterfield Valley Master Drainage Plan. The City of Chesterfield reserves the right to deny approval of improvement plans based on non-conformance with the Chesterfield Valley Master Drainage Plan.

Road Improvements and Curb Cuts

- b. Provide verification of approval by the St. Louis County Department of Highways and Traffic and the City of Chesterfield of the location of proposed curb cuts, areas of new right-of-way dedication, and roadway improvements.

Geotechnical Report

- c. Submit, as deemed necessary by the City of Chesterfield Director of Public Works, a geotechnical report prepared by a professional engineer licensed in the State of Missouri for review and approval by the Department of Public Works. Said report shall verify the adaptability of grading and improvements with soil and geologic conditions. A statement of compliance with this study, signed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans.

8. RECORDING

Within sixty (60) days of approval of any Site Development Plan by the Planning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

9. VERIFICATION PRIOR TO BUILDING PERMITS

Subsequent to approval of the Site Development Plan and prior to the issuance of any building permit, the developer shall provide the following:

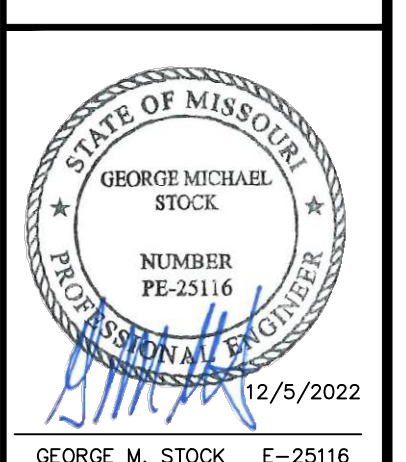
Sanitary Services

- a. Verification to the St. Louis County Department of Public Works, M.S.D., and the City of Chesterfield that adequate sanitary services are provided.
b. Developments governed by this Ordinance may require an NPDES Permit. NPDES permits are applicable to construction activity that disturbs five (5) or more acres. The developer will have to provide the City of Chesterfield with a copy of this permit application.
c. A Flood Plain Development Permit/Application may be required for developments governed by this Ordinance. If it is required, it must be submitted and approved prior to issuance of any permits, including grading permits.

757 Chesterfield Business Parkway St. Louis, MO 63005 PH: (636) 500-9000 FAX: (636) 500-9000 e-mail: gme@stockandassociates.com www.stockandassociates.com

PREPARED BY: STOCK & ASSOCIATES Consulting Engineers, Inc.

AMENDED SITE DEVELOPMENT PLAN FOR: SCOTT PROPERTIES SERVICE / RETAIL CENTER CHESTERFIELD, MISSOURI 63005



GEORGE M. STOCK E-2516 CIVIL ENGINEER CERTIFICATE OF AUTHORITY NUMBER: 000996

Table with 2 columns: REVISIONS, and 2 columns: DATE, JOB NO. Rows 1-14 listing city comments and resubmittals.

Table with 2 columns: DRAWN BY, CHECKED BY, DATE, JOB NO., WKS. #, RISE W/P, S.L.C. MAT #, MAT S.U.P. #, M.D.N.R. #.

SHEET TITLE: ORDINANCE NO. 1430

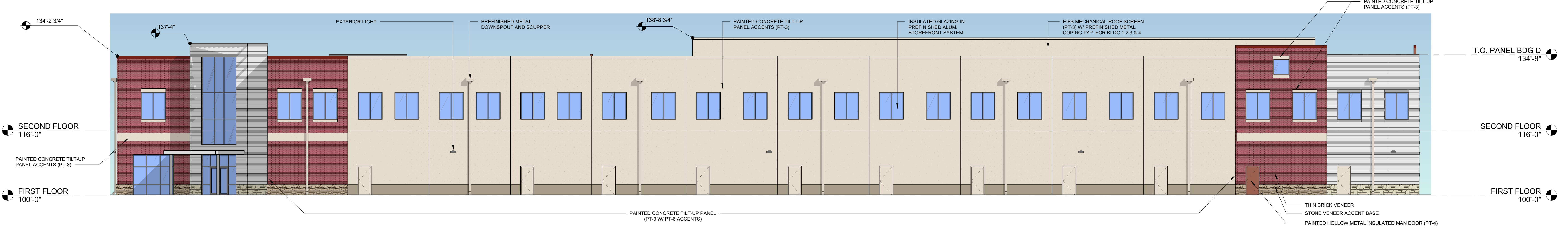
SHEET NO.: 5

**BUILDING 4 EXTERIOR MATERIAL LEGEND
(BASIS OF DESIGN)**

- Thin Brick Veneer: Endicott Red Ironspot – Running Bond
- Thin Stone Veneer: Cultured Stone, Cobblefield – Texas Cream
- Thin Stone Veneer: Cultured Stone, Cobblefield – Sevilla
- Thin Stone Veneer: Cultured Stone, Cobblefield – Chardonay
- Aluminum Storefront: 4-1/2" x 2" Thermally Broken Storefront System
Firestone Una-Clad, Kynar 500/Hylar 5000 – Champagne Metallic
- Glass: Clear with Low-E Coating
- Standing Seam Metal Roof: Kynar – Black
- Painted Concrete Tilt-up Accents: PT-2: Sherwin Williams SW 7029 Agreeable Gray
PT-3: Sherwin Williams SW 6105 Divine White
PT-4: Sherwin Williams SW 006 Toile Red
PT-5: Sherwin Williams SW 6531 Indigo
PT-6: Sherwin Williams SW Light Brown Color
- Coping, Scuppers and Downspouts: Firestone Una-Clad, Kynar 500/Hylar 5000 – Almond
- EIFS Mechanical Roof Screen Wall: PT-3: Sherwin Williams SW 6105 Divine White



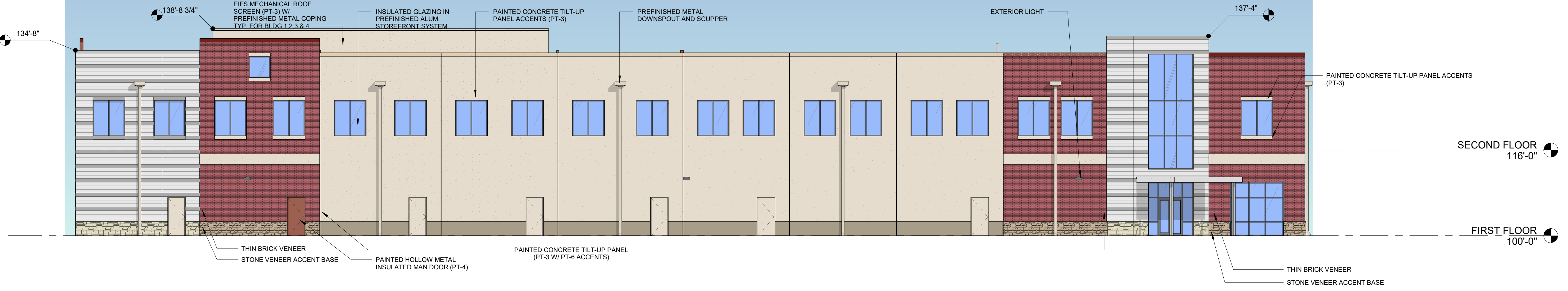
4 BUILDING 4 - NORTH ELEVATION
3/32" = 1'-0"



3 BUILDING 4 - EAST ELEVATION
3/32" = 1'-0"

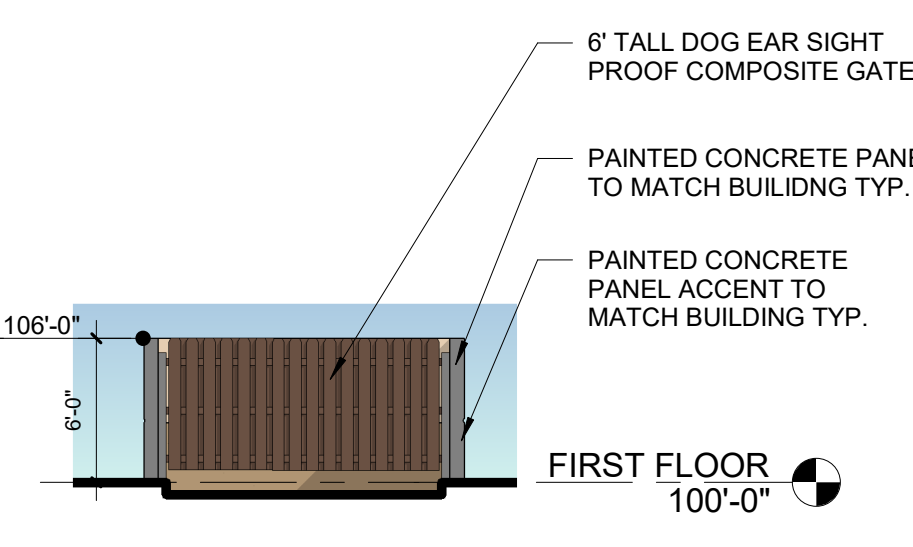


2 BUILDING 4 - WEST ELEVATION
3/32" = 1'-0"



1 BUILDING 4 - SOUTH ELEVATION
3/32" = 1'-0"

6 BUILDING 1 - 4 TRASH ENCLOSURE SIDE
1/8" = 1'-0"



5 BUILDING 1 - 4 TRASH ENCLOSURE FRONT
1/8" = 1'-0"



**OFFICE/RETAIL CENTER
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