



VIII. A.

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Planning Commission Vote Report

Meeting Date: January 8, 2018

From: Cecilia Dvorak, Project Planner

Location: North of Highway 40/Interstate 64, west of Boone's Crossing.

Petition: **P.Z. 14-2017 Larry Enterprises-Lynch Hummer (17401 N Outer 40 Rd) Ordinance Amendment:** A request to amend the legal description and development conditions of an existing "PI" Planned Industrial District in Ordinance #2055, for a 15.4 acre tract of land located north of Highway 40/Interstate 64, west of Boone's Crossing (17U610139, 17U520258, 17U520269)

SUMMARY

Stock & Associates Consulting Engineers, Inc. has submitted a request for an ordinance amendment to an existing "PI" Planned Industrial District. The request is for a 15.4 acre parcel located north of Highway 40/Interstate 64, west of Boone's Crossing.

The petitioner's narrative outlines the request, and includes the following requests:

1. An update to the legal description to ensure property lines are aligned with the ordinance;
2. An update to the permitted uses so that the current code uses are listed;
3. An additional allocation of 41,000 square feet for parcel 1;
4. The removal of the maximum of 4 buildings for the entire development; and
5. An update from the current Greenspace requirement to Open Space requirement as required by the City's current code.

No other development requirement changes are being requested through this ordinance amendment, including stormwater, access/access management, etc.

HISTORY OF SUBJECT SITE

The subject site was zoned "PI" Planned Industrial by the City in October of 2001 by ordinance number 1790. In January of 2004, a new "PI" district was established for the addition of outdoor storage and to change the property setbacks, and resulted in ordinance number 2055.

Additionally, a Boundary Adjustment Plat was approved in 2016 between the Larry Enterprises-Lynch Hummer subdivision and the new Beyond Self Storage facility. Due to this change, an inconsistency occurred between the two lots whereby one parcel has two governing ordinances. This petition will ensure the legal boundary of the governing ordinance aligns with the property lines that exist today.

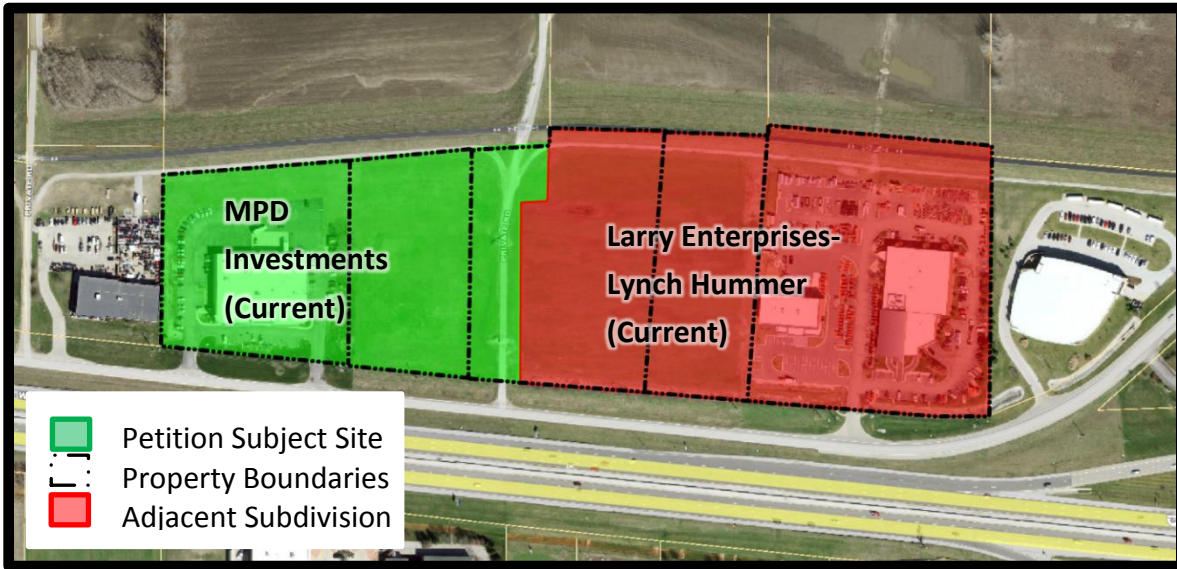


Figure 1: Aerial of Subject Site with current boundaries

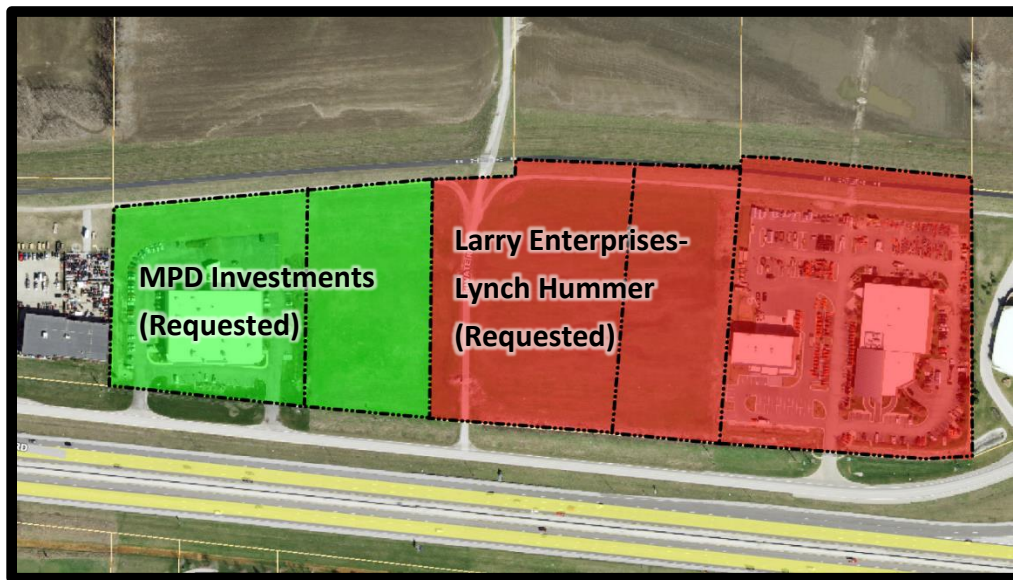


Figure 2: Aerial of Subject Site with requested boundary changes

LAND USE AND ZONING OF SURROUNDING PROPERTIES

Direction	Zoning	Land Use
North	“FPNU” Flood Plain Non-Urban District	Vacant
East	“PI” Planned Industrial District	Junior Achievement Office
South	“C8” Planned Commercial District	Chesterfield Commons Six, including Amini’s Galleria and Courtyard Marriott Hotel
West	“PI” Planned Industrial District	MPD Investments Subdivision including Beyond Self Storage, Metro Lighting, and Midwest Veterinary Referral Center

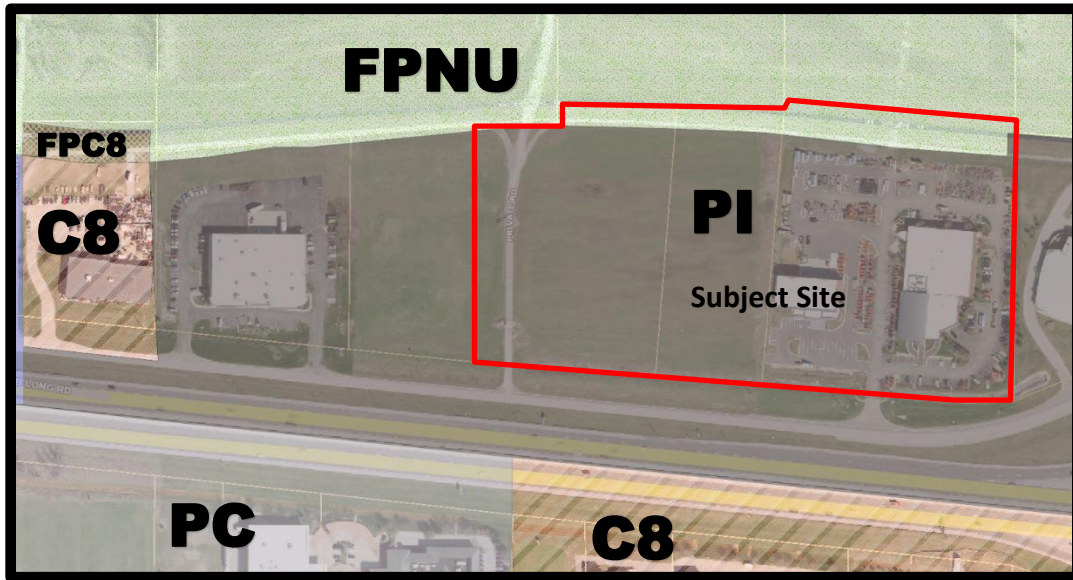


Figure 3: Zoning Map

COMPREHENSIVE PLAN ANALYSIS

The subject site is located in the Chesterfield Valley and is designated as Mixed Commercial Use.



Figure 4: Future Land Use Plan

ISSUES

A Public Hearing was held on this request at the November 27, 2017 Planning Commission meeting. Three issues were raised at the Public Hearing. A summary of the issues is presented below, and a formal response from the petitioner to each of the issues is attached to this report.

The first issue was regarding the need to ensure derelict vehicles are not permitted to be stored within the outdoor storage areas of this development.

The petitioner has agreed to prohibit the sale or storage of damaged vehicles within outdoor areas of this development. This language has been incorporated into the draft Attachment A and is outlined in the redline changes below.

The second issue was regarding Open Space. Given that open space is less restrictive than greenspace, there was a desire that the petitioner re-evaluate the need to minimize the open space to 31%, below the required 35% of PI districts today.

The petitioner has re-evaluated the need to reduce the open space and has confirmed that they are able to provide 35% open space in lieu of 31% green space. This change has been incorporated into the draft Attachment A, as is outlined in the redline changes below.

The third and final issue was regarding aesthetics along the Levee Trail. The petitioner was asked to evaluate the potential of incorporating four-sided architectural design within the development.

The petitioner indicated that the applicant and property owners are aware of the Planning Commission's concern with future development along the Levee Trail. The petitioner has indicated that they intend to make all future buyers aware of the Planning Commission's desire for a similar mix of materials and design elements be incorporated on all four sides, and they understand all future development will need to be reviewed by the Architectural Review Board, as well as Planning Commission for approval.

ORDINANCE CHANGES

The following is a redline version of the proposed changes to Ordinance 2055. The text in italics are Staff comments and will not be incorporated into the draft Attachment A. In addition to these shown changes, Staff has integrated various changes per Saint Louis County, the Levee District, and updated the format of the Attachment A to the City's current template.

A. PERMITTED USES *(see pages 1 and 2 of the draft Attachment A)*

1. The uses allowed in this "PI" Planned Industrial District development shall be:

- a. Education Facility – Vocational School
- b. Commercial Service Facility
- c. Financial Institution, no drive-through
- d. Mail order sales warehouse
- e. Office – dental
- f. Office – general

- g. Office – medical
- h. Plumbing, electrical, air conditioning, and heating equipment sales, warehouse, warehousing and repair facility
- i. Restaurant – sit-down
- j. Research laboratory and facility
- k. Automobile dealership
- l. Trucks, trailers, construction equipment, agricultural equipment sales, rental, leasing, outdoor storage
- m. Vehicle repair and services facility
- n. Retail sales establishment – community
- o. Retail sales establishment – neighborhood
- p. Industrial sales, service, and storage
- q. Car wash
- r. Warehouse, general

2. The above uses in the “PI” Planned Industrial District shall be restricted as follows:

- f. The sale or storage of damaged vehicles shall be prohibited within outdoor areas of this development.

B. FLOOR AREA, HEIGHT, AND BUILDING REQUIREMENTS *(see page 2 of the draft Attachment A)*

1. Floor Area

- b. The total square footage of all buildings in the development shall not exceed 224,000 square feet, and no single property shall exceed 0.36 FAR.

3. Building Requirements

- a. A minimum of thirty-five percent (35%) openspace shall be provided on each platted tract within this development.

REQUEST

Staff has completed review of this petition request for an amendment to an existing ordinance and all agency comments have been received. Staff requests action on P.Z. 14-2017 Larry Enterprises-Lynch Hummer (Ordinance Amendment).

Respectfully Submitted,

Cecilia Dvorak
Project Planner

A copy of the current governing Ordinance 2055 may be obtained at
<https://www.chesterfield.mo.us/ord/2004/ord2055.pdf>

Attachments

1. Draft Attachment A
2. Petitioner's Narrative Statement
3. Petitioner's Issues Response Letter
4. Preliminary Plan

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 "PI" Planned Industrial District development shall be:
 - a. Education Facility – Vocational School
 - b. Commercial Service Facility
 - c. Financial Institution, no drive-through
 - d. Mail order sales warehouse
 - e. Office – dental
 - f. Office – general
 - g. Office – medical
 - h. Plumbing, electrical, air conditioning, and heating equipment sales, warehouse, warehousing and repair facility
 - i. Restaurant – sit-down
 - j. Research laboratory and facility
 - k. Automobile dealership
 - l. Trucks, trailers, construction equipment, agricultural equipment sales, rental, leasing, outdoor storage
 - m. Vehicle repair and services facility
 - n. Retail sales establishment – community
 - o. Retail sales establishment – neighborhood
 - p. Industrial sales, service, and storage
 - q. Car wash
 - r. Warehouse, general
2. The above uses in the "PI" Planned Industrial District shall be restricted as follows:
 - a. Use "j" shall exclude uses which generate hazardous environmental waste, liquid, solid or gaseous.
 - b. Outdoor storage associated with uses "k" and "l" shall only be permitted in areas delineated on the preliminary plan.
 - c. Any outdoor storage associated with use "m" shall be prohibited.
 - d. Uses "n" and "o" listed above are considered retail uses and retail sales, and will be subject to hours of operation from 6:00 am to 11:00 pm. Hours of operation for said uses may be expanded for Thanksgiving Day and the day after Thanksgiving upon review

and approval of a Special Activities Permit, signed by the property owner and submitted to the City of Chesterfield at least seven (7) days in advance of said holiday.

- e. Use “s” above shall exclude live animals explosives, or flammable gases and liquids.
- f. The sale or storage of damaged vehicles shall be prohibited within outdoor areas of this development.

B. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

1. Floor Area

- a. The amount of square footage constructed shall be based on the developer’s ability to comply with the parking regulations of the City of Chesterfield Zoning Ordinance.
- b. The total square footage of all buildings in the development shall not exceed 224,000 square feet, and no single property shall exceed 0.36 FAR.

2. Height

- a. Maximum building height shall be three (3) stories or forty-five (45) feet (exclusive of mechanical equipment) whichever is less. Height limitation shall also be exclusive of parapet walls.

NOTE: The building heights referenced are to be measured from final grade.

3. Building Requirements

- a. A minimum of thirty-five percent (35%) openspace shall be provided on each platted tract within this development.

C. SETBACKS

1. Structure Setbacks

No building or structure, other than: boundary walls, retaining walls, signs, light standards, flag poles or fences, shall be located within the setbacks shown on the Preliminary Plan, attached hereto as Attachment B.

2. Parking Setbacks

No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, shall be located within the setbacks shown on the Preliminary Plan, attached hereto as Attachment B.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall submit a landscape plan in accord with the Landscape Guidelines adopted by the Planning Commission, either as part of the appropriate Site Development Concept Plan or on a separate drawing to be reviewed as part of said plan, to comply with the following:
 - a. If the estimated cost of new landscaping indicated on the Site Development Section Plans as required by the Planning Commission exceeds one thousand (\$1,000) dollars, as determined by a plant nursery, the petitioner shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of said landscaping.
 - b. Prior to release of the Landscape Installation Bond/Escrow, a two (2) year Landscape Maintenance Bond/Escrow will be required.
 - c. Since landscaping is not permitted in the underseepage berm area, landscape provisions for said area, including but not exclusive to landscaped parking islands and perimeter landscaping requirements, will not be required to adhere to the Landscaping Guidelines adopted by the Planning Commission. In this event, landscaping plans shall be approved by the Planning Commission during the appropriate site development plan (Concept or Section) review. The landscaping plans will include additional landscaping provisions in the front portion of the building area which will buffer the lack of landscaping in the rear of the property. The landscaping plans will include additional landscaping that will not only be comprised of additional plantings but will also include landscape features which may include but not be limited to water features, brick planters and outdoor artwork.

F. SIGN REQUIREMENTS

Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield Department of Public Works, and/or

the St. Louis County Department of Transportation, for sight distance considerations prior to installation or construction.

1. No advertising signs, temporary signs, portable signs, off site signs, or attention-getting devices shall be permitted in this development. Real estate signs, including for sale or lease, are permitted.
2. All permanent freestanding business and identification signs shall have landscaping, which may include, but not be limited to, shrubs, annuals, and other materials, adjacent to the sign base or structural supports. This landscaping shall be as approved by the Planning Commission on the Site Development Plan.
3. When a sign package is required for a proposed or existing development, the criteria for signs located in the City of Chesterfield Zoning Ordinance Section 1003.168 are no longer applicable. The reasons for the variation are because the purpose of a Sign Package is to provide for flexible sign criteria that promote superior design and are tailored to a specific development which may vary from general ordinance provisions if it can be demonstrated that the proposed terms would encourage, promote, and reward good architecture and urban planning.

G. LIGHT REQUIREMENTS

1. The location and height of all light standards shall be as approved by the Planning Commission on the appropriate development plan. No on-site illumination source shall be so situated that light is cast directly on adjoining properties or public roadways. Illumination levels shall comply with the provisions of Section 1005.160 Non-Residential Subdivision Design Standards and Section 1005.320 Street Lighting of the City of Chesterfield Subdivision Ordinance and the Chesterfield Valley Master Street Lighting Plan.
2. The installation, maintenance, operation, and all expenses related thereto for the street lighting along all public streets associated with this development, including Chesterfield Airport Road shall be provided by the developer in perpetuity as directed by the City of Chesterfield Department of Public Works.
3. The light standard design shall be as presented on the Preliminary Plan including recessed or screened lenses.

H. ARCHITECTURAL

1. The developer shall submit architectural elevations and building materials. Architectural information is to be reviewed by the Architectural Review Board prior to submission to the Planning Commission.
2. The buildings in the district shall be built of compatible architectural standards including predominate masonry facades and have an office-type appearance, or as approved by Planning Commission.

I. ACCESS/ACCESS MANAGEMENT

1. Access to this development from North Outer 40 Road shall be restricted to the three (3) commercial entrances as directed by the Saint Louis County Department of Transportation. Cross-access easements shall be provided as necessary to allow for the shared access with the neighboring property.
2. Access shall be as shown on the attached Exhibit 1.
3. Access to the North Outer Forty Road shall be no closer than 100 feet to the western property line or as directed by the City of Chesterfield and the Missouri Department of Transportation unless the adjacent property owner is agreeable to a shared entrance and must be willing to execute and record their portion of the cross access easement.
4. Provide cross access easement or other appropriate legal instrument guaranteeing permanent access to the north, east, and to the west adjacent properties as approved by the City of Chesterfield.
5. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the Saint Louis County Department of Transportation.
6. Installation of Landscaping and Ornamental Entrance Monument or Identification Signage construction shall be reviewed by the Saint Louis County Department of Transportation for sight distance consideration and approved prior to installation or construction.
7. 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.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

Provide any additional right-of-way and pavement widening to the North Outer Forty Road as directed by the Saint Louis County Department of Transportation.

K. TRAFFIC STUDY

Prior to Site Development Plan approval, provide a traffic study, including internal and external circulation, for review and approval by the City of Chesterfield Department of Public Works, and the St. Louis County Department of Transportation.

L. MONARCH-CHESTERFIELD LEVEE DISTRICT

1. The developer shall dedicate an underseepage berm easement adjacent to the existing Levee, as directed by the Monarch Chesterfield Levee District and the City of Chesterfield's Department of Public Works.
2. Prior to approval of any grading permit or improvement plans for the development, an underseepage study may be required for review/approval as directed by the Monarch Chesterfield Levee District, the U.S. Army Corps of Engineers and the City of Chesterfield's Department of Public Works.
3. No improvements or use that would alter, diminish, damage or interfere with the performance of the Monarch Chesterfield Levee including seepage berm is permitted.
4. Any drainage structures or systems, including or not limited to under drains, installed for the relief of hydrostatic head or seepage water shall be designed, construed, operated, and maintained to prevent infiltration of soil/ground loss.
5. No building or structure other than boundary walls, retaining walls, signs, light standards, flag poles or fences, shall be located within 150 ft. from the southern toe of the Chesterfield Monarch Levee.
6. No parking stall, loading space, internal driveway, or roadway, except points of ingress and egress, shall be located within 30 ft. from the southern toe of the Chesterfield Monarch Levee.

7. Trees, vegetation and landscaping which have roots which extend more than six (6) inches in depth below the ground are not permitted in the Permanent Underseepage Berm Easement. Buildings or structures are not permitted in the Permanent Underseepage Berm Easement.
8. The existing aggregate roadway from North Outer 40 to and over the levee shall be provided a cross access easement, giving the levee district continuous and perpetual access to the levee and the existing aggregate roads at the landside toe of the levee, from North Outer 40 Road. Access for the two properties north of the levee must also be preserved.

M. RECREATIONAL EASEMENT

An easement, for recreational and trail purposes, shall be provided for this site as directed by the City of Chesterfield and the Monarch Chesterfield Levee District. The easement is anticipated to be located within or overlying the levee/seepage berm easement. Alternatively, the easement script for the seepage berm easement may permit recreational and trail usage as an allowable activity within the easement.

N. POWER OF REVIEW

Either Councilmember of the Ward where a development is proposed, or the Mayor, may request that the site plan for a development be reviewed and approved by the entire City Council. This request must be made no later than twenty-four (24) hours before posting the agenda for the next City Council meeting after Planning Commission review and approval. The City Council will then take appropriate action relative to the proposal.

O. STORM WATER & SANITARY SEWER

1. Due to the inherent nature of development, the specific size, location, and configuration of the stormwater infrastructure are conceptual in nature. The exact location, size, and type of each segment of stormwater infrastructure are to be reviewed and approved in conjunction with the development of specific sites. It is expected that developers will submit alternate plans, proposed alternative geometry, size, and type for these infrastructure improvements, along with supporting hydraulic computations. The Department of Public Works will review said proposals for functional equivalence. Functional equivalence is said to be achieved when, as determined by the Director of Public Works, the alternate proposal provides the same hydraulic function, connectivity, and system wide benefits without adversely affecting water surface profiles at other locations or adjacent properties.

2. The development improvements shall provide the sanitary force main, gravity lines and/or regional pump station as depicted on the current MSD Conceptual Valley Master Plan. Alternatively, the Developer's Engineer may submit a functionally equivalent proposal to be reviewed and approved by the Metropolitan St. Louis Sewer District and the City of Chesterfield Department of Public Works.

P. GEOTECHNICAL REPORT

Provide a geotechnical report, as directed by the City of Chesterfield, Department of Public Works, prepared by a Professional Engineer, licensed to practice in the state of Missouri. Said Report shall verify the suitability of grading and proposed improvements with soil and geologic conditions. A statement of compliance, signed and sealed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. This report shall address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendation for treatment.

Q. MISCELLANEOUS

1. All trash enclosures shall be enclosed by such means as approved by the Planning Commission on the Site Development Plan.
2. Roofing or other screening as approved by the Planning Commission shall adequately screen all mechanical equipment.
3. The maintenance of the required storm water / ditch system shall be the responsibility of the property owner(s).
4. 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.
5. All utilities shall be installed underground. The development of this parcel shall coordinate the installation of all utilities in conjunction with the construction of the East/West Connector Roadway and/or any applicable roadway on the site. Utility easements that cross over Chesterfield Valley Master Stormwater Easement shall be subordinate to the Chesterfield Valley Stormwater Easement
6. Sleeves for future telecommunications services shall be installed adjacent and/or parallel to any proposed roadway, or other location as directed by the City of Chesterfield, in order to facilitate the

installation of utilities and telecommunication infrastructure for current and future uses.

7. No service facility entrances or customer drop-off areas shall be located on the south side of any building nor shall they be visible from Interstate 64/Highway 40.
8. Provide adequate temporary off-street parking for construction employees. 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.
9. Customer drop-off areas shall be landscaped with dense vegetation as shown on the plan dated 11/3/2003 to minimize visibility of Interstate 64/Highway 40.
10. Vehicle display area is not specifically approved by this ordinance but is to be reviewed at the Site Development Plan stage.
11. No vehicle displays shall be permitted on grassy areas.
12. Prior to Special Use Permit issuance by St. Louis County Department of Transportation, a special cash escrow or a special escrow supported by an Irrevocable Letter of credit must be established with this Department to guarantee completion of the required roadway improvements.
13. Prior to improvement plan approval, provide comments/approvals from the St. Louis County Department of Transportation, the Spirit of St. Louis Airport, MSD, the Missouri Department of Natural Resources, the Monarch-Chesterfield Levee District and the Chesterfield Fire Protection District.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

- A.** Within eighteen (18) months from the preliminary development plan approval date by the City of Chesterfield and prior to issuance of any building permit, the developer shall submit to the City of Chesterfield for their review and approval a Site Development Concept Plan. Within twelve (12) months of the Site Development Concept Plan approval date, the developer shall submit the first Site Development Section Plan to the City of Chesterfield for review and approval. Where due cause is shown by the developer, this time interval may be extended by the City of Chesterfield.

Failure to comply with aforementioned time limits will result in the expiration of the preliminary plan/site development concept plan for that portion not developed and will require a new public hearing.

- B.** In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may instead submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the Preliminary Development Plan by the City. Said Plan shall be submitted in accord 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.

III. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

The Site Development Concept Plan shall include the following:

1. Outboundary plat and legal description of the property.
2. Conceptual location, design (with design statement), materials, and size, including height, of all proposed buildings, parking and loading areas, and lots.
3. Specific structure and parking setbacks along all roadways and property lines.
4. The size and approximate location of the proposed internal and adjacent roadway, major utility easements, necessary right-of-way dedications, road improvements, and curb cuts.
5. Existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site.
6. Preliminary stormwater and sanitary sewer facilities.
7. Show existing improvements, including roads and driveways on the opposite side of roadways adjacent to the site.
8. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Ordinance.
9. The scale to which the Site Development Concept Plan will be drawn shall be no greater than one (1) inch equals one hundred (100) feet.

10. Show the location of significant natural features, such as wooded areas and rock formations, that are to remain or be removed.
11. 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.
12. Provide openspace percentage for the overall development including separate percentage for each lot on the plan.

B. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

Site Development Section Plans shall include the following:

1. Location and size, including height, of all uses, buildings, parking and loading areas, light standards, fencing, free-standing signs, trash enclosures, other above ground structures and landscaping.
2. Existing and proposed contour intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site.
3. Existing and proposed roadway, drives, and walkways on and adjacent to the property in question, including location of curb cuts, necessary right-of-way dedications and road improvements, and locations of the existing roads and driveways on the opposite side of the development.
4. All existing and proposed easements/rights-of-way on site and all existing or proposed off-site easements required for utilities, storm water drainage, grading or other improvements.
5. Specific structure and parking setbacks along all roadways and property lines.
6. The location of the proposed storm sewers, detention basins, sanitary sewers, and connection(s) to existing systems.
7. Location and size of all parking areas.
8. A landscape plan, including, but not limited to, location, size, and type of all plant and other material to be used.
9. Area of each building phase.

10. Architectural elevations and building materials addressing City of Chesterfield Design Guidelines.
 11. Show existing improvements, including roads and driveways on the opposite side of roadway adjacent to the site, and the location of significant natural features, such as wooded areas and rock formations, that are to remain or be removed.
 12. Provide comments/approvals from the St. Louis County Department of Transportation, The Spirit of St. Louis Airport, the Metropolitan St. Louis Sewer District, the Monarch Chesterfield Valley Levee District and the appropriate Fire District.
 13. 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.
 14. Provide openspace percentage for the overall development including separate percentage for each lot on the plan.
- C.** Prior to approval of the Site Development Concept and Section Plans, the developer shall provide the following:
1. Roadway Improvements and Curb Cuts

Obtain approval from the City of Chesterfield Department of Public Works and the MoDOT of the locations of proposed curb cuts, areas of new dedication, and roadway improvements.
 2. Grading and Improvement Plans
 - a. A clearing/grading permit or improvement plan approval is required prior to any clearing or grading on the site. Be advised, the Site Development Plan and Tree Preservation Plan must be approved prior to issuance of a clearing and grading permit. No change in watersheds will be permitted. Interim storm water drainage control in the form of siltation control and/or siltation basins is required. A Stormwater Pollution Prevention Plan (SWPPP) must be submitted and approved by the Department of Public Works prior to any clearing, grading, and/or improvement plan approval. The SWPPP covers required erosion control practices specific to site conditions and maintenance and implementation, management and maintenance of the Best Management Practices (BMP's) in order to reduce the amount of

sediment and other pollutants in stormwater discharges associated with land disturbance activities. It shall comply with the Missouri Water Quality Standards, and ensure compliance with the terms and conditions of the NPDES.

- b. Erosion and siltation control shall be installed prior to any grading and be maintained throughout the project until acceptance of the work by the owner and/or controlling regulatory agency and adequate vegetative growth insures no future erosion of the soil. Construct temporary settlement basins during construction to allow for settling of sediment, prior to the discharge of stormwater from this site.
- c. When clearing and/or grading operations are completed or suspended for more than 30 days, all necessary precautions shall be taken to retain soil materials on site. Protective measures, such as permanent seeding, periodic wetting or other means, may be required by the Director of Public Works/City Engineer.
- d. Provide adequate temporary off-street parking for construction employees and a vehicle washdown/cleaning area. Parking on non-surfaced areas is 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. The contractor shall keep the roads in the area clear of mud and debris related to his construction at all times. The streets surrounding this development and any street used for construction access thereto shall be cleaned continuously throughout each day.
- e. 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 established.
- f. Prior to issuance of an occupancy permit, all disturbed areas shall be seeded and mulched at the minimum rates defined in Appendix "A" of the City of Chesterfield's "Model Sediment & Erosion Control Guidelines" or sodded. A temporary occupancy permit may be issued by the Department of Planning & Development Services in cases of undue hardship because of unfavorable ground conditions.

- g. Prior to improvement plan approval, provide comments/approvals from the Missouri Department of Transportation, the Spirit of St. Louis Airport, the Metropolitan St. Louis Sewer District, the Missouri Department of Natural Resources, the Monarch Chesterfield Valley Levee District and the appropriate Fire District.
- h. Be advised, this development may require a NPDES permit from the Missouri Department of Natural Resources. NPDES permits are applicable to construction activities that disturb five (5) or more acres.
- i. Prior to improvement plan approval, copies of recorded easements, including book and page information, for off-site work shall be required.

D. VERIFICATION PRIOR TO FOUNDATION OR BUILDING PERMITS

Subsequent to approval of the Site Development Plan and prior to the issuance of any foundation or building permit, the following requirements shall be met:

- 1. Notification of Department of Planning
Prior to the issuance of foundation or building permits, all approvals from the above mentioned agencies and the City of Chesterfield Department of Public Works, as applicable, must be received by the City of Chesterfield Department of Planning & Development Services.
- 2. Notification of St. Louis County Department of Public Works
Prior to issuance of foundation or building permits, all approvals from the City of Chesterfield, the Department of Transportation and the Metropolitan St. Louis Sewer District must be received by the St. Louis County Department of Public Works.
- 3. Certification of Plans
Provide verification that construction plans are designed to conform to the requirements and conditions of the Geotechnical Report. The Geotechnical Engineer shall be required to sign and seal all plans with a certification that the proposed construction will be completed in accordance with the grading and soil requirements and conditions contained in the report.

E. OCCUPANCY PERMIT/FINAL OCCUPANCY

- 1. 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 outboundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the U.S. Public Land Survey Corners.

2. Prior to final occupancy of any building the developer shall provide certification by a Registered Land Surveyor that no U.S. Public Land Survey Corner has been disturbed during the construction activities or that it has been corrected and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program.

F. FINAL RELEASE OF ESCROW

Prior to the release of final escrow, the developer shall provide certification by a Registered Land surveyor that all monumentation depicted on the Record Plat has been installed and that the U.S. Public Land Survey Corners have not been disturbed during the construction activities or that they have been corrected and the appropriate documents filed with the Missouri Department of Natural Resources' Land Survey Program.

G. VERIFICATION PRIOR TO BUILDING PERMITS

Subsequent to approval of the appropriate development plan and prior to issuance of any building permit, the following requirements shall be met:

1. Sanitary Sewers
Provide verification to the St. Louis County Department of Public Works and the City of Chesterfield of provision of adequate sanitary services.
2. Notification of City of Chesterfield
Prior to issuance of zoning approvals for foundation or building permits, the City of Chesterfield must receive approvals from the St. Louis County Department of Transportation and the Metropolitan St. Louis Sewer District.

H. SUPPLEMENTARY DEVELOPMENT CONDITIONS

Supplementary development conditions relating to the operation of this development are as follows:

1. 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 Pubic Land Survey located within, or which define or lie upon, the outboundaries of the subject tract in

accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the U.S. Public Land Survey Corners.

2. Prior to final occupancy of any building, the developer shall provide certification by a Registered Land Surveyor that no U.S. Public Land Survey Corner has been disturbed during the construction activities or that it has been corrected and the appropriate documents filed with the Missouri Department of Natural Resources' Land Survey Program.

I. 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:

1. Stormwater drainage improvements shall be operational prior to the paving of any driveways or parking lots. Roadway and related improvements shall be constructed prior to 60% occupancy of the retail portion of the site.
2. Prior to Site Development Plan approval, indicate the location of the proposed sanitary sewers and connection(s) to the existing system.
3. Prior to Site Development Plan approval, show all off-site easements required for utility, grading and/or stormwater drainage improvements.
4. Prior to Site Development Plan approval, provide comments/approvals from the St. Louis County Department of Transportation, the Spirit of St. Louis Airport, the Metropolitan St. Louis Sewer District, Monarch Chesterfield Levee District, and the Chesterfield Fire Protection District.
5. Prior to Site Development Plan approval, provide existing and proposed contours at 1 foot intervals extending 150 feet beyond the limits of the site.
6. Prior to Site Development Plan approval, show existing improvements, including roads and driveways on the opposite side of roadways adjacent to the site, and the location of significant natural features, such as wooded areas and rock formations, that are to remain or be removed.
7. Prior to Site Development Plan approval, provide a geotechnical report, as directed by the City of Chesterfield, Department of Public Works, prepared by a Professional Engineer, licensed to practice in the state of Missouri. Said Report shall verify the suitability of grading and proposed improvements with soil and geologic conditions. A statement

of compliance, signed and sealed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. This report shall address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendation for treatment.

8. Ornamental Entrance Monument construction shall be reviewed by the City of Chesterfield Department of Public Works, and/or the St. Louis County Department of Transportation, for sight distance considerations prior to installation or construction.
9. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point. Emergency overflow drainage ways to accommodate the 100-year storm shall be provided.
10. A clearing/grading permit or improvement plan approval is required prior to any clearing or grading on the site. Be advised, the Site Development Plan and Tree Preservation Plan must be approved prior to issuance of a clearing and grading permit. No change in watersheds will be permitted. Interim storm water drainage control in the form of siltation control and/or siltation basins is required. A Stormwater Pollution Prevention Plan (SWPPP) must be submitted and approved by the Department of Public Works prior to any clearing, grading, and/or improvement plan approval. The SWPPP covers required erosion control practices specific to site conditions and maintenance and implementation, management and maintenance of the Best Management Practices (BMP's) in order to reduce the amount of sediment and other pollutants in stormwater discharges associated with land disturbance activities. It shall comply with the Missouri Water Quality Standards, and ensure compliance with the terms and conditions of the NPDES.
11. Erosion and siltation control shall be installed prior to any grading and be maintained throughout the project until acceptance of the work by the owner and/or controlling regulatory agency and adequate vegetative growth insures no future erosion of the soil. Construct temporary settlement basins during construction to allow for settling of sediment, prior to the discharge of stormwater from this site.
12. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas is 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.

13. 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 established.
14. Prior to improvement plan approval, provide comments/approvals from the St. Louis County Department of Transportation, the Spirit of St. Louis Airport, the Metropolitan St. Louis Sewer District, the Monarch Chesterfield Levee District, the Missouri Department of Natural Resources and the appropriate Fire District.
15. Be advised this development will require a NPDES permit from the Missouri Department of Natural Resources. NPDES permits are applicable to construction activities that disturb five (5) or more acres.
16. Prior to improvement plan approval, copies of recorded easements, including book and page information, for off-site work shall be required.
17. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Development Permit/Application to the City of Chesterfield Department of Public Works for approval. Be advised that in conjunction with any site alteration, the developer will be required to demonstrate that there will be no adverse effect on other properties located within the Chesterfield Valley. The Floodplain Development Permit/Application must be approved by the City of Chesterfield Department of Public Works prior to the approval of the Improvement Plans or Grading 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.
18. If any building is proposed to be located in an existing, or proposed, Special Flood Hazard Area, the building shall be clearly labeled as being located in the Floodplain on the Approved Site Development Plan and Improvement Plan. The lowest Reference Level (floor), as defined by FEMA, shall be constructed a minimum of one (1) foot above the base flood elevation unless a LOMR has been issued by FEMA prior to construction. The minimum elevation for the Reference Level for each building shall also be noted on the approved Site Development Plan and Improvement Plan.
19. Prior to the issuance of an occupancy permit for any building within the development, the Developer shall be required to submit an

"Elevation Certificate" (FEMA form 81-31) for that building to the City of Chesterfield Department of Public Works.

20. 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 outboundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the U.S. Public Land Survey Corners.
21. Prior to final occupancy of any building, the developer shall provide certification by a Registered Land Surveyor that no U.S. Public Land Survey Corner has been disturbed during the construction activities or that it has been corrected and the appropriate documents filed with the Missouri Department of Natural Resources' Land Survey Program.
22. Prior to the release of final escrow, the developer shall provide certification by a Registered Land surveyor that all monumentation depicted on the Record Plat has been installed and that the U.S. Public Land Survey Corners have not been disturbed during the construction activities or that they have been corrected and the appropriate documents filed with the Missouri Department of Natural Resources' Land Survey Program.

IV. TRUST FUND CONTRIBUTION

A. ROADS

The developer shall be required to contribute a Traffic Generation Assessment contribution to the Chesterfield Valley Trust Fund (No. 556). 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>
Industrial	\$6,981.57 / acre

If the types of development proposed differ from those listed, rates shall be provided by the St. Louis County Department of Transportation.

If a portion of the improvements required herein are needed to provide for the safety of the traveling public, their completion as a part of this development is mandatory.

Allowable credits for required roadway improvements will be awarded as directed by the St. Louis County Department of Transportation and the City

of Chesterfield. Sidewalk Construction and utility relocation, among other items, are not considered allowable credits.

1. As this development is located within a trust fund area established by Saint Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development shall be retained in the appropriate trust fund.
2. Road Improvement Traffic Generation Assessment contributions shall be deposited with 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. If development phasing is anticipated, the developer shall provide the Traffic Generation Assessment contribution prior to the issuance of building permits for each phase of development. Funds shall be payable to Treasurer, Saint Louis County.
3. The amount of all required contributions for roadway, storm water and primary water line improvements, if not submitted by January 1, 2018, 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 Saint Louis County Department of Transportation.

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 \$916.54 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 contributions shall be deposited with the St. Louis County Department of Transportation. The deposit shall be made prior to approval of the Site Development Plan unless otherwise directed by the St. Louis County Department of Highway and Traffic. Funds shall be payable to the Treasurer, St. Louis County.

C. STORMWATER

The stormwater 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 stormwater from the Chesterfield Valley in accordance with the Master Plan on file with

and jointly approved by St. Louis County and the Metropolitan St. Louis Sewer District. The amount of the stormwater contribution will be computed on the basis of \$1,534.99 per acre for the total area as approved on the Site Development Plan.

The stormwater contributions to the Trust Fund shall be deposited with the St. Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by St. Louis County Department of Transportation. Funds shall be payable to the Treasurer, St. Louis County.

D. SANITARY SEWER

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

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

The amount of this required contribution for the roadway, stormwater and primary waterline improvements, on the first day of January in each succeeding year in accord with the construction cost index as determined by the St. Louis County Departments of Highway and Traffic.

Trust fund contributions shall be deposited with St. Louis County in the form of a cash escrow prior to the issuance of building permits.

V. RECORDING

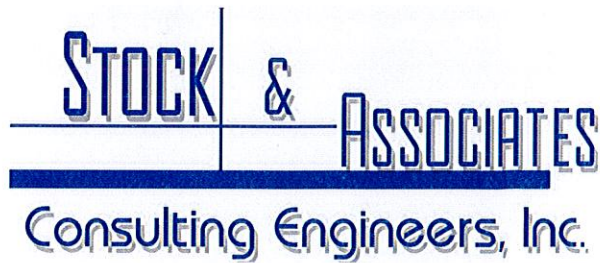
Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan shall be recorded with the St. Louis County Recorder of Deeds.

VI. 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.



**PROJECT NARRATIVE ASSOCIATED WITH
A REQUEST FOR TEXT AMENDMENTS TO ORDINANCE #2055**

Date: November 15, 2017
(Stock Project No. 217-6006.1)

There are three primary purposes for our request for changes to Ordinance #2055:

- (1) We are requesting to adjust the Legal Descriptions of both Ordinances 2055 & 2411, in a manner that their Common Boundary Line matches the Boundary Line of Adjusted Lot A1 and Adjusted Lot 2 of the Boundary Adjustment Plat recorded in Plat Book 364, Page 369 (Adjusted Lot A1 was split into Parcel 12 and Parcel 2 by a Lot Split Plat recorded in Plat Book 365, Page 262);
- (2) Since the parcels within Ordinance #2055 have been subdivided, we think it is beneficial for the City the owners to clarify regulations as they apply to individual parcels; and
- (3) Finally, the text within Ordinance #2055 should be amended to align with certain performance and use criteria contained within the City's Unified Development Code.

In connection with the above-stated purposes, in addition to the change to legal descriptions, we respectfully request the following specific revisions/clarifications:

The first change is to convert the "Permitted Uses" in Section I. to align with the Permitted Uses outlined in The Unified Development Code (UDC) and the previously approved plans.

I. Permitted Uses:	<u>Aligned Permitted Uses (UDC Uses which incorporate permitted uses from Ordinance #2055 and uses previously approved for the Property)</u>
(j) Business, professional and technical training schools.	Professional and technical service facility
(k) Business Service Establishments.	Commercial Service Facility
(q) Financial institutions.	Financial Institution, no drive-through
(dd) Mail order sale warehouses (excluding on-site sales)	Mail order sales warehouse
(i) Offices or office buildings	Office-dental Office-general Office-medical
(mm) Plumbing, electrical, air conditioning and heating equipment sales, warehousing and repair facilities.	Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facility.
(oo) Printing and duplicating services	Commercial Service Facility
(ww) Restaurants, sit-down.	Restaurants, sit-down
(uu) Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith (excluding facilities that do not generate hazardous, environmental waste, liquid, solid, or gaseous).	Research laboratory and facility
(xx) Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said.	Automobile dealership Automobile detailing shop Retail sales establishment-community Retail sales establishment-neighborhood
(yy) Sales, servicing, repairing, cleaning, renting, leasing, and necessary outdoor storage of equipment and vehicles used by business, industry, and agriculture (excluding necessary outdoor storage).	Vehicle repair and services facility

October 11, 2017

PROJECT NARRATIVE – TEXT AMENDMENT TO ORDINANCES

Page 3

(eee) Permitted signs (See Section 1003.168 "Sign Regulations).	This is an accessory use
(iii) Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises.	Retail sales establishment- community Retail sales establishment - neighborhood Industrial sales, service, and storage
(ooo) Vehicle repair facilities.	See use (yy)
(ppp) Vehicle service centers.	See use (yy)
(qqq) Vehicle washing facilities.	Car wash, industrial Car wash, self-service
(rrr) Warehousing, storage, or wholesaling of manufactured commodities, live animals, explosives, or flammable gases and liquids (excluding live animals, explosives, or flammable gases and liquids).	Warehouse, wholesale or storage of live animals, explosives, or flammable gases and liquids
Ancillary Uses:	
(g) Automatic vending facilities for: (i) Ice and solid carbon dioxide (dry ice); (ii) Beverages; (iii) Confections.	This is an accessory use
(l) Cafeterias for employees and guests only.	This is an accessory use
(ll) Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours (excluding for a period in excess of seventy (72) hours).	Parking area (stand-alone), including garages, for automobiles; not including sales or storage of damaged vehicles for more than 72 hours
B. Outdoor storage referenced above in item (xx) shall be limited to proposed Lot B as delineated on the preliminary plan.	Refer to Preliminary Plan for permitted location of Outdoor Storage. Any outdoor outdoor storage on Parcel 2 of the Adjusted Lot A1 Lot Split Plat, PB. 364, PG. 369, is required behind the building footprint. Any

changes to this should be requested at either Site Development Concept or Site Development Section Plan for this parcel.

The Second Change is to Section II.A5.

Section II.A5 shall be deleted in its entirety and replaced with the following:

The total square footage of all buildings in the District shall not exceed 224,000 square feet: Parcel 1 shall have no more than 41,000 square feet. (Refer to Exhibit for Existing Building Areas on Lot "B". Parcel 2 is Future Building.)

The Third Change is to Section II.A6.

Section II.A6 shall be deleted in its entirety for the following reason:

The existing uses have utilized smaller building footprints than originally intended to meet the Conditions of the ordinance. The deletion of this condition does not increase the overall density in the area, as that is controlled by the above mentioned Section II.A5. This change allows for flexibility in design while not exceeding density and continues to control access to the parcels.

October 11, 2017

PROJECT NARRATIVE – TEXT AMENDMENT TO ORDINANCES

Page 5

The Fourth Change is to Section II.A8:

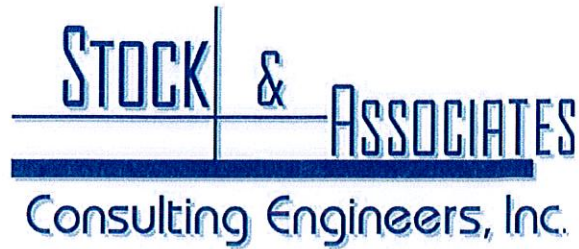
Delete - The District shall contain a minimum of thirty-one percent (31%) Greenspace, excluding Stormwater Drainage Structures. Greenspace is calculated by combining all green area and non-paved surfaces, and dividing by the total area of the site.

Add - "Open space shall be a minimum of thirty-one percent (31%)."

Throughout the entire Ordinance #2055, any time the word "greenspace" is used, it shall be replaced with the term "open space".

The Fifth Change is to Section V.A:

Delete - Provide the greenspace percentage for each lot on the plan. Greenspace is calculated by dividing the pervious surfaces by the site area (excluding right-of-ways).



December 18, 2017
December 26, 2017 - Revised

Via Email: (cdvorak@chesterfield.mo.us)

City of Chesterfield
690 Chesterfield Parkway West.
Chesterfield, MO. 63017-0760

Attention: Ms. Cecilia Dvorak – Project Planner

Re: P.Z. 14-2017 Larry Enterprises – Lynch Hummer Ordinance Amendment –
Responses to Issues Raised at Public Hearing on 11/27/17 and Contained in Letter
Dated 12/4/17
(Stock Project No. 217-6006.2)

Dear Cecilia,

Pursuant to your Departmental letter dated 12/4/17, we are pleased to offer the following responses,

- 1.) Outdoor Storage of Derelict Vehicles: Given the proximity to the City's levee trail, the outdoor storage of derelict vehicles may not be an appropriate use. Evaluate the potential for adding the following restriction:

"The sale or storage of damaged vehicles shall be prohibited within this development."

Response: Applicant is okay with additional language.

- 2.) Open Space: given that open space is less restrictive than greenspace, evaluate the potential of maximizing the request for minimum open space.

Response: Applicant is okay with 35% open-space vs. 31% greenspace. Applicant request's the following: "No single Property shall provide less than 35% open-space on their platted lot"

- 3.) Aesthetic along Levee Trail: the proximity to the City's levee trail draws a concern for the aesthetics of the area. Evaluate the potential of incorporating four-sided architectural design as a requirement of this subdivision.

257 Chesterfield Business Parkway, St. Louis, MO 63005
636.530.9100 – Main | 636.530.9130 – Fax
www.stockassoc.com | general@stockassoc.com

Response: Applicant and Property Owners are aware of the Planning Commission's concern with future development and the northside building face architecture. The Applicant and Property Owner will Inform the future developer of Parcel 2 that it is the desire of the City that future buildings maintain consistent architecture on all four sides. The property owner of Parcel 1 is aware of this request by the Planning Commission, their future building concept contemplates consistency of Architecture on all four (4) sides.

Staff Comments

4, 5, 6, & 7.) Applicant has addressed these items on the updated Preliminary Plan.

Attachment A

Applicant is okay with following condition: "A. 5. And no single property shall exceed .36 FAR."

Access and Monarch – Chesterfield Levee District:

The applicant is agreeable to dedicating a cross-access easement to the Monarch Chesterfield Levee District and property north of the levee at such time as Parcel 2 proceeds with a Site Development Section Plan for development. The location of the cross-access easement, would be similar to the depiction shown on the attached Preliminary Plan. The obsolete Access Easements which are shown on the Preliminary Plan would be vacated as part of the Parcel 2 Future Site Development Section Plan as well.

Should you have any questions and/or comments, please feel free to call me. As always, we greatly appreciate your assistance.

Sincerely,

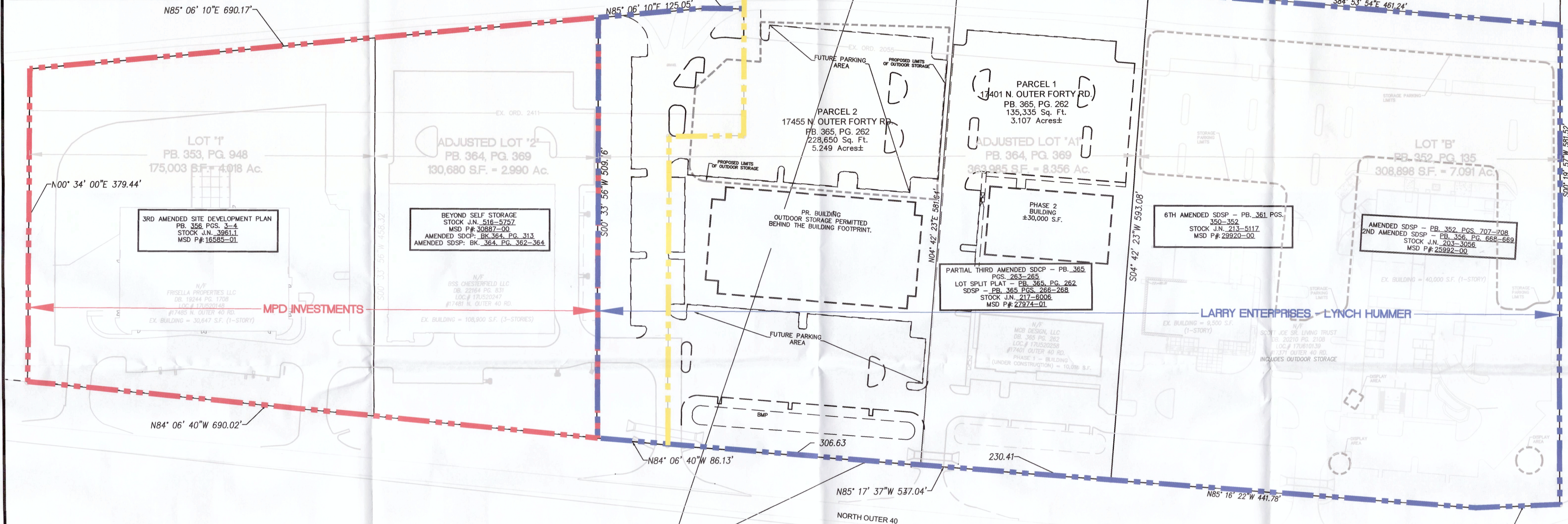
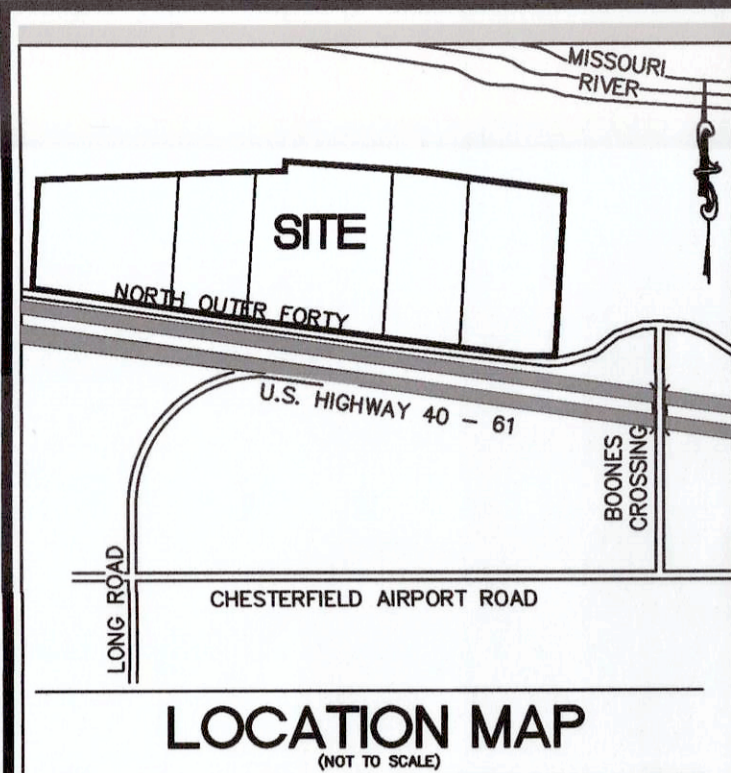


George M. Stock, P.E.
President

CC: Mr. David Gamache Executive Vice President – General Counsel – The Business Bank (dgamache@bbstl.com) – Parcel 2 (P.B. 365, PG. 262)
Mr. Clint Skibinski – McBride & Son Homes (cskibinski@mcbriدهomes.com) – Parcel1 (P.B. 365, PG. 262)
Mr. Nick Joggerst – Scott Properties (njoggerst@scottproperties.com) – Lot B (P.B. 352 PG. 135)
Mrs. Kate Stock Gitto – E.I. – Project Engineer (kate.gitto@stockassoc.com)

EXHIBIT FOR TEXT ORDINANCE AMENDMENT

TEXT ORDINANCE AMENDMENT TO ORD: #2055 + ORD: #2411
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
ZONED PLANNED INDUSTRIAL DISTRICT 'PI'



LEGEND

LARRY ENTERPRISES - LYNCH HUMMER BOUNDARY

MPD INVESTMENT BOUNDARY

EXISTING ORD.# 2055 & 2411 BOUNDARY

PROPERTY DESCRIPTION FOR LARRY ENTERPRISES - LYNCH HUMMER (FORMER ORD. No. 2055)

A TRACT OF LAND BEING LOT B OF 'LARRY ENTERPRISES AND LYNCH HUMMER SUBDIVISION' ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 352, PAGE 135, AND PARCELS 1 AND 2 OF THE 'LOT SPLIT PLAT OF ADJUSTED LOT A1 OF THE BOUNDARY ADJUSTMENT PLAT OF LOT 2 OF AMENDED OUTDOOR EQUIPMENT SUBDIVISION AND LOT A1 OF THE RESUBDIVISION OF LARRY ENTERPRISES AND LYNCH HUMMER, PB. 364, PG. 369 A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 365, PAGE 262 OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN U.S. SURVEY 125, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF ABOVE SAID LOT B, SAID POINT ALSO BEING LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF NORTH OUTER 40 ROAD, VARIABLE WIDTH; THENCE ALONG SAID RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES: SOUTH 87 DEGREES 59 MINUTES 38 SECONDS WEST, 102.27 FEET; NORTH 85 DEGREES 17 MINUTES 37 SECONDS WEST, 978.82 FEET AND NORTH 84 DEGREES 08 MINUTES 40 SECONDS WEST, 86.13 FEET TO THE SOUTHWEST CORNER OF ABOVE SAID PARCEL 2 OF THE LOT SPLIT PLAT RECORDED IN PLAT BOOK 365, PAGE 262; THENCE ALONG THE WEST LINE OF SAID PARCEL 2, NORTH 00 DEGREES 33 MINUTES 56 SECONDS EAST, 509.16 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTH, WEST AND NORTH LINES OF SAID PARCEL 2 AND PARCEL 1 AND ABOVE SAID LOT B OF THE LARRY ENTERPRISES AND LYNCH HUMMER SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 352, PAGE 135, THE FOLLOWING COURSES AND DISTANCES: NORTH 85 DEGREES 06 MINUTES 10 SECONDS EAST, 125.05 FEET; SOUTH 89 DEGREES 15 MINUTES 32 SECONDS EAST, 51.19 FEET; NORTH 00 DEGREES 34 MINUTES 00 SECONDS EAST, 34.93 FEET AND SOUTH 88 DEGREES 08 MINUTES 08 SECONDS EAST, 488.67 FEET TO THE NORTHEAST CORNER OF THE AFORESAID PARCEL 1 BEING ON THE WESTERN LINE OF THE AFORESAID LOT B; THENCE CROSSING SAID LOT B, SOUTH 88 DEGREES 09 MINUTES 08 SECONDS EAST, 37.81 FEET AND SOUTH 84 DEGREES 53 MINUTES 54 SECONDS EAST, 461.24 FEET TO THE EAST LINE OF SAID LOT B; THENCE ALONG SAID EAST LINE, SOUTH 00 DEGREES 19 MINUTES 57 SECONDS WEST, 281.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 672,883 SQUARE FEET OR 15.447 ACRES MORE OR LESS ACCORDING TO CALCULATIONS PERFORMED BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC ON MARCH 13, 2017.

PROPERTY DESCRIPTION FOR MPD INVESTMENT (FORMER ORD. No. 2411)

A TRACT OF LAND BEING LOT 1 OF 'AMENDED OUTDOOR EQUIPMENT SUBDIVISION' A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 353, PAGE 948 AND ADJUSTED LOT 2 OF THE BOUNDARY ADJUSTMENT PLAT OF LOT 2 OF AMENDED OUTDOOR EQUIPMENT SUBDIVISION, PER PLAT BOOK 353, PAGE 948 AND LOT A1 OF THE RESUBDIVISION OF LARRY ENTERPRISES AND LYNCH HUMMER PER PLAT BOOK 354, PAGES 1022 A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 364, PAGE 369 OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN U.S. SURVEY 125, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF ABOVE SAID ADJUSTED LOT 2 OF THE BOUNDARY ADJUSTMENT PLAT OF LOT 2 OF AMENDED OUTDOOR EQUIPMENT SUBDIVISION, PER PLAT BOOK 353, PAGE 948 AND LOT A1 OF THE RESUBDIVISION OF LARRY ENTERPRISES AND LYNCH HUMMER PER PLAT BOOK 354, PAGES 1022 A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 364, PAGE 369 OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN U.S. SURVEY 125, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FIRST AMENDED SITE DEVELOPMENT SECTION PLAN - PB. 362 PG. 113

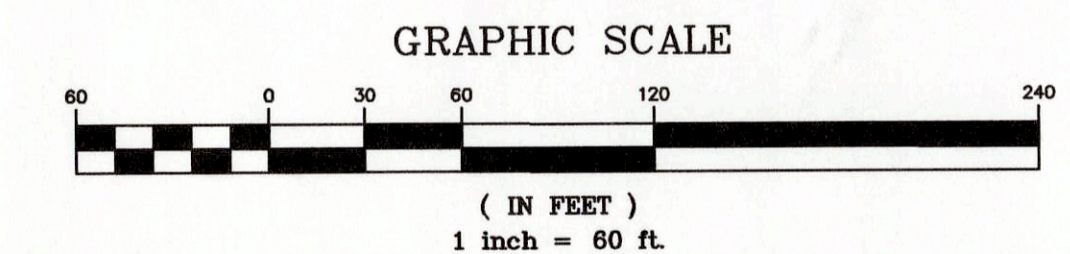
SECOND AMENDED SITE DEVELOPMENT CONCEPT PLAN - PB. 362 PGS. 114-116

STOCK J.N. 5116.1

PARTIAL THIRD AMENDED SDOP - PB. 365, PGS. 263-265

LOT SPLIT PLAT - PB. 365, PG. 262

STOCK J.N. 217-6006



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 ABSOLVE ANY PARTY WITH COMPLIING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63005
PH: (636) 590-9000
FAX: (636) 590-9030
e-mail: general@stockandassoc.com
Web: www.stockandassoc.com

EXHIBIT FOR:
TEXT ORDINANCE AMENDMENT OF ORD. 2411 & 2055
17371, 17401, 17455, 17481, 17485 N. OUTER FORTY ROAD
CITY OF CHESTERFIELD, MO 63005

STATE OF MISSOURI
GEORGE M. STOCK
CIVIL ENGINEER
NUMBER P#-25116
12/15/2017
E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

- 2017-10-11 CITY COMMENTS
- 2017-11-15 CITY COMMENTS
- 2017-12-15 CITY COMMENTS

RECEIVED
DEC 29 2017
City of Chesterfield
Department of Public Services

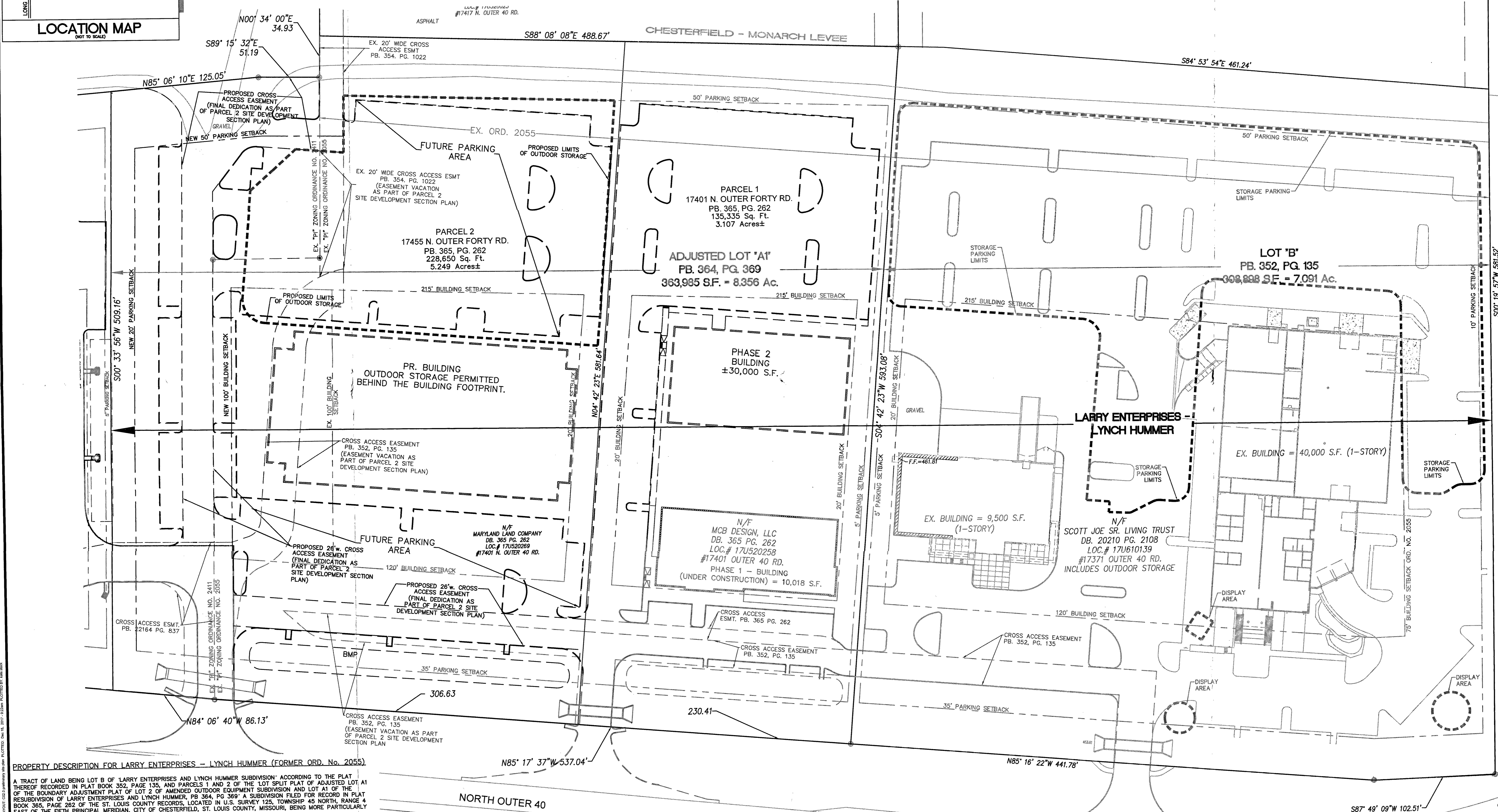
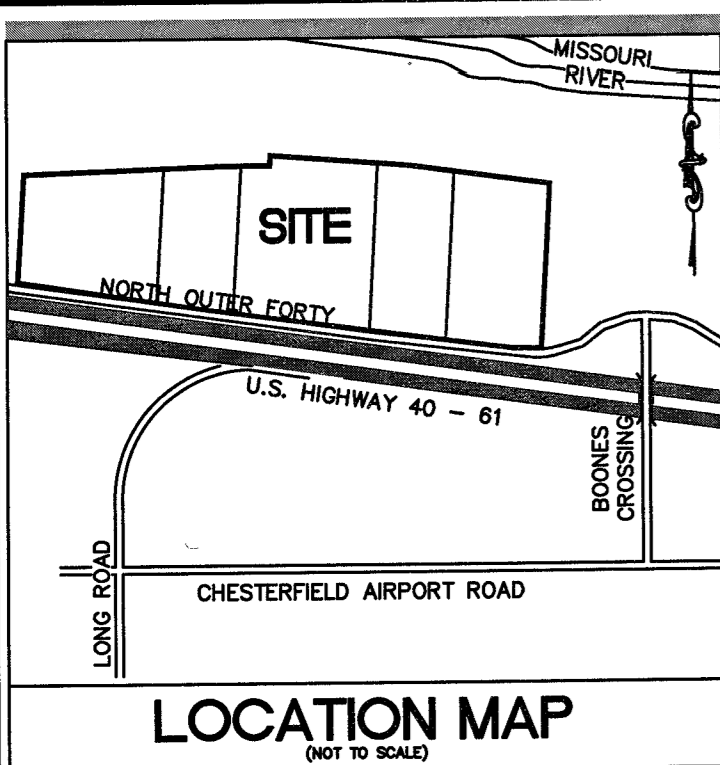
DRAWN BY: K.M.S.	CHECKED BY: C.M.S.
DATE: 8/31/2017	JOB NO: 217-6006.1
M.S.D. P #: 1705	BASE MAP #:
S.L.C. H&T #:	H&T S.U.P. #:
M.D.N.R. #:	

SHEET TITLE:
EXHIBIT FOR TEXT ORDINANCE AMENDMENT

SHEET NO.:
C1.0

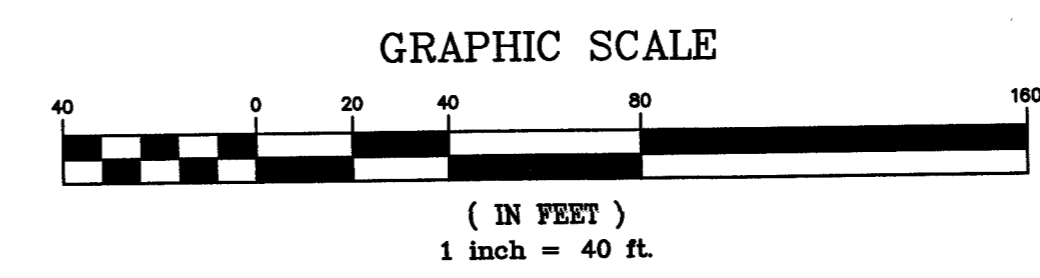
PRELIMINARY PLAN FOR TEXT ORDINANCE AMENDMENT

TEXT ORDINANCE AMENDMENT TO ORD: #2055
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
ZONED PLANNED INDUSTRIAL DISTRICT 'PI'



PROPERTY DESCRIPTION FOR LARRY ENTERPRISES - LYNCH HUMMER (FORMER ORD. No. 2055)

A TRACT OF LAND BEING LOT B OF 'LARRY ENTERPRISES AND LYNCH HUMMER SUBDIVISION' ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 352, PAGE 135, AND PARCELS 1 AND 2 OF THE LOT SPLIT PLAT OF ADJUSTED LOT A1 OF THE BOUNDARY ADJUSTMENT PLAT OF LOT 2 OF AMENDED OUTDOOR EQUIPMENT SUBDIVISION AND LOT A1 OF THE FOLLOWING COURSES AND DISTANCES: SOUTH 87 DEGREES 59 MINUTES 38 SECONDS WEST, 102.27 FEET; NORTH 85 DEGREES 17 MINUTES 37 SECONDS WEST, 978.82 FEET AND NORTH 84 DEGREES 08 MINUTES 40 SECONDS WEST, 86.13 FEET TO THE WEST LINE OF SAID PARCEL 2 OF THE LOT SPLIT PLAT RECORDED IN PLAT BOOK 365, PAGE 262; THENCE ALONG THE WEST LINE OF SAID PARCEL 2, NORTH 00 DEGREES 33 MINUTES 56 SECONDS EAST, 509.16 FEET 252; THENCE ALONG THE NORTH, WEST AND NORTH LINES OF SAID PARCEL 2 AND TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTH, WEST AND NORTH LINES OF SAID PARCEL 2 AND TO THE NORTHWEST CORNER OF ABOVE SAID PARCEL 1 AND ABOVE SAID LOT B OF THE 'LARRY ENTERPRISES AND LYNCH HUMMER SUBDIVISION' ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 352, PAGE 135, THE FOLLOWING COURSES AND DISTANCES: NORTH 85 DEGREES 17 MINUTES 37 SECONDS WEST, 978.82 FEET; SOUTH 89 DEGREES 15 MINUTES 32 SECONDS EAST, 51.19 FEET; NORTH 00 DEGREES 33 MINUTES 56 SECONDS EAST, 509.16 FEET; SOUTH 89 DEGREES 15 MINUTES 32 SECONDS EAST, 51.19 FEET; NORTH 00 DEGREES 33 MINUTES 56 SECONDS EAST, 509.16 FEET; SOUTH 88 DEGREES 08 MINUTES 08 SECONDS EAST, 488.67 FEET TO THE NORTHEAST CORNER OF THE AFORESAID PARCEL 1 BEING ON THE WESTERN LINE OF THE AFORESAID LOT B; THENCE CROSSING SAID LOT B, SOUTH 88 DEGREES 09 MINUTES 08 SECONDS EAST, 37.81 FEET AND SOUTH 84 DEGREES 53 MINUTES 54 SECONDS EAST, 461.24 FEET TO THE EAST LINE OF SAID LOT B; THENCE ALONG SAID EAST LINE, SOUTH 00 DEGREES 19 MINUTES 57 SECONDS WEST, 581.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 872.863 SQUARE FEET OR 15.447 ACRES MORE OR LESS ACCORDING TO CALCULATIONS PERFORMED BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC ON MARCH 13, 2017.



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 ABSOLVE ANY PARTY WITH COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

PREPARED BY:
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EXHIBIT FOR:
TEXT ORDINANCE AMENDMENT OF ORD. 2411 & 2055
17371, 17401, 17455, 17481, 17485 N. OUTER FORTY ROAD
CITY OF CHESTERFIELD, MO 63005

STATE OF MISSOURI
GEORGE M. STOCK
MICHAEL STOCK
NUMBER PB-25116
12/15/2017
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000998

REVISIONS:

1.	2017-10-11	CITY COMMENTS
2.	2017-11-15	CITY COMMENTS
3.	2017-12-15	CITY COMMENTS

DRAWN BY: K.M.S.	CHECKED BY: G.M.S.
DATE: 8/31/2017	JOB NO: 217-6006.1
M.S.D. P. #	BASE MAP #
S.L.C. HBT #	HBT SLP. #
M.D.N.R. #	

SHEET TITLE:
PRELIMINARY PLAN
FOR LARRY ENTERPRISES -
LYNCH HUMMER
SHEET NO.:
C2.0