

Memorandum

Planning & Development Services Division



To: Planning and Public Works Committee

From: Justin Wyse, Senior Planner

Date: January 19, 2017

RE: **P.Z. 12-2016 Chesterfield Commerce Center (150 N. Eatherton Rd.)**: A request for a zoning map amendment from a “NU” Non-Urban District to a “PI” Planned Industrial District for a 10.786 acre tract of land located on the east side of Eatherton Rd., south of The Landings at Spirit Dr. (18W140020).

Summary

Stock and Associates Consulting Engineers Inc., on behalf of 150 N. Eatherton Property LLC, has submitted a request for a zoning map amendment from a “NU” Non-Urban District to a “PI” Planned Industrial District. The subject site is currently undeveloped and the applicant seeks to establish zoning that would permit approximately 140,000 square feet of office / warehouse development on the 10.786 acre area.

A Public Hearing was held on November 14, 2016 for this item which resulted in discussion on uses. Details on the uses removed from the proposal can be found in the attached Planning Commission Vote Report. The items were discussed and addressed at the vote meeting held on January 9, 2017. After discussion, there was a motion to approve the request with restrictions on laboratory uses to prevent exhaust of caustic chemicals and with the removal of the heliport use. The Petitioner was agreeable to both changes. The Commission then recommended approval of the zoning map amendment with the conditions noted above by a vote of 6-0.

Attached to this report, please find a copy of Staff’s Planning Commission report, Attachment A, and Preliminary Plan.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Justin Wyse".

Justin Wyse, AICP
Senior Planner

Attachments: Attachment A
Planning Commission Report
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 shall be:
 - a. Automotive detailing shop
 - b. Automotive retail supply
 - c. Bakery
 - d. Blacksmith shop
 - e. Boat (and marine supply) storage, charter, repair, sale;
 - f. Brewpub
 - g. Broadcasting studio
 - h. Commercial service facility
 - i. Device for energy generation
 - j. Film processing plant
 - k. Gymnasium
 - l. Highway department garage
 - m. Industrial sales, service, and storage
 - n. Laboratory - professional, scientific
 - o. Lumberyard
 - p. Mail order sales warehouse
 - q. Manufacturing, fabrication, assembly, processing, or packing except explosives or flammable gases or liquids
 - r. Meat packing facility
 - s. Office - dental
 - t. Office - general

- u. Office - medical
 - v. Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facility
 - w. Professional and technical service facility
 - x. Public building facilities owned or leased by the City of Chesterfield
 - y. Public safety facility
 - z. Public utility facility
 - aa. Research laboratory and facility
 - bb. Self-storage facility
 - cc. Sheet metal shop
 - dd. Telecommunications structure
 - ee. Telecommunications tower or facility
 - ff. Union halls and hiring halls
 - gg. Veterinary clinic
 - hh. Vocational school
 - ii. Vocational school with outdoor training
 - jj. Warehouse - general
 - kk. Welding shop, sheet metal and blacksmith shop
2. The above uses in the "PI" Planned Industrial District shall be restricted as follows:
- a. The "Boat (and marine supply) storage, charter, repair, sale" and "Lumberyard" uses shall be restricted to indoor use only.
 - b. The "Automotive retail supply" and "Brewpub" uses shall only be permitted as accessory uses.
 - c. Uses "n" and "aa" shall prohibit uses which exhaust caustic chemicals.
3. Hours of Operation.
- a. Hours of operation for this "PI" District shall not be restricted.
4. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City Code.

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

1. Height
 - a. The maximum height of the building, exclusive of roof screening, shall not exceed forty (40) feet.
2. Building Requirements
 - a. A minimum of 35% openspace is required for each lot within this development.
 - b. This development shall have a maximum F.A.R. of 0.55.

C. SETBACKS

1. Structure Setbacks

No building or structure, other than: a freestanding project identification sign, light standards, or flag poles will be located within setbacks established on Attachment B.
2. Parking Setbacks

No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within setbacks established on 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.
3. No construction related parking shall be permitted within right of way or on any existing roadways. All construction related parking shall be confined to the development.

E. LANDSCAPE AND TREE REQUIREMENTS

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

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district.

Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.

2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Transportation, for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

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

I. ACCESS/ACCESS MANAGEMENT

1. Provide cross access easement and temporary slope construction license or other appropriate legal instrument or agreement guaranteeing permanent access between this site and adjacent properties as directed by the City of Chesterfield and St. Louis County Department of Transportation.
2. Access to Eatherton Road shall be limited to one (1) commercial entrance located to provide the required sight distance as directed by the City of Chesterfield and St. Louis County Department of Transportation.
3. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the agency in control of the right of way off which the access is proposed.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Improve Eatherton Road to one half of a sixty (60) foot right-of-way as directed by the Saint Louis County Department of Transportation and City of Chesterfield.

2. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the St. Louis County Department of Highways and Traffic. No gate installation will be permitted on public right-of-way.
3. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.
4. Provide a 5 foot wide sidewalk, conforming to ADA standards as directed by the City of Chesterfield along N. Eatherton Rd.
5. Obtain approvals from the City of Chesterfield and the St. Louis County Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
6. Additional right-of-way and road improvements shall be provided, as required by St. Louis County Department of Transportation and the City of Chesterfield.

K. TRAFFIC STUDY

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

L. POWER OF REVIEW

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

development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

M. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).
3. Formal MSD review, approval and permits are required prior to construction.
4. Post Construction Best Management Practices (BMPs) with a volume reduction component are required to treat the extents of the project's disturbed area. BMPs shall be designed such that the site's post construction runoff condition mimics its preconstruction runoff condition.
5. Approval from the Monarch Chesterfield Levee District and the City of Chesterfield concerning the project's compliance with the Chesterfield Valley master drainage plan will be required prior to MSD approval of final plans.
6. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
7. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
8. The developer shall be responsible for construction of any required storm water improvements per the Chesterfield Valley Master Storm Water Plan, as applicable, and shall coordinate with the owners of the properties affected by construction of the required improvements. In the event that the ultimate required improvements cannot be constructed concurrently with this development, the developer shall provide interim drainage facilities and establish sufficient escrows as guarantee of future construction of the required improvements, including removal of interim facilities. Interim facilities shall be sized to handle runoff from the 100-year, 24-hour storm event as produced by the Master Storm Water Plan model. The interim facilities shall provide positive

drainage and may include a temporary pump station, if necessary. Interim facilities shall be removed promptly after the permanent storm water improvements are constructed.

9. The Chesterfield Valley Master Storm Water Plan indicates a 20 foot wide flat bottom ditch with 4:1 side slopes shall be constructed along the western property line adjacent to Eatherton Road.

The developer may elect to propose alternate geometry, size and/or type of storm water improvements that are functionally equivalent to the required improvements per the Chesterfield Valley Master Storm Water Plan. Functional equivalence is said to be achieved when, as determined by the Public Works Director, the alternate proposal provides the same hydraulic function, connectivity, and system-wide benefits without adversely affecting any of the following: water surface profiles at any location outside the development; future capital expenditures; maintenance obligations; equipment needs; frequency of maintenance; and probability of malfunction. The City will consider, but is not obligated to accept, the developer's alternate plans. If the Public Works Director determines that the developer's proposal may be functionally equivalent to the Chesterfield Valley Master Storm Water Plan improvements, hydraulic routing calculations will be performed to make a final determination of functional equivalence. The Director will consider the developer's proposal, but is not obligated to have the hydraulic analysis performed if any of the other criteria regarding functional equivalence will not be met. The hydraulic routing calculations regarding functional equivalence may be performed by a consultant retained by the City of Chesterfield. The developer shall be responsible for all costs related to consideration of an alternate proposal, which shall include any costs related to work performed by the consultant.

10. The developer shall provide all necessary Chesterfield Valley Storm Water Easements to accommodate construction of the Chesterfield Valley Master Storm Water Plan improvements, and depict any and all Chesterfield Valley Master Storm Water Plan improvements on the Site Development Plan(s) and Improvement Plans. Maintenance of the required storm water improvements shall be the responsibility of the property owner unless otherwise noted.
11. All Chesterfield Valley Master Storm Water Plan improvements, as applicable, shall be operational prior to the paving of any driveways or parking areas unless otherwise approved.

N. SANITARY SEWER

1. Public sanitary sewers shall be extended to the site where a direct connection shall be made. Offsite easement acquisition may be required. A 10' wide

easement corridor leading to the terminal manhole shall be extended to the site's property line abutting 170 N. Eatherton Road and along the site's eastern property line. Both easement corridors shall be routed to avoid conflict with BMPs.

2. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.

O. GEOTECHNICAL REPORT

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

R. MISCELLANEOUS

1. All utilities will be installed underground.
2. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and Saint Louis County Department of Transportation. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

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

- A.** The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B.** In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.
- C.** Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.

- D. 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.
- E. Where due cause is shown by the developer, the City Council may extend the period to submit a Site Development Concept Plan or Site Development Plan for eighteen (18) months.

III. COMMENCEMENT OF CONSTRUCTION

- A. Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.
- B. Where due cause is shown by the developer, the City Council may extend the period to commence construction for two (2) additional years.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.

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

V. TRUST FUND CONTRIBUTION

The developer shall be required to contribute to the Chesterfield Valley Trust Fund (No. 556). Traffic generation assessment contributions shall be deposited with St. Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

A. ROADS

The developer shall be required to contribute a Traffic Generation Assessment (TGA) to the Chesterfield Valley Trust Fund (No. 556). This contribution shall not exceed an amount established by multiplying the required parking spaces by the following rate schedule:

<u>Type of Development</u>	<u>Required Contribution</u>
General Retail	\$2,223.29 / parking space
General Office	\$741.06 / parking space
Loading Space	\$3,638.14 / parking space

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

If types of development proposed differ from those listed, rates shall be provided by the Saint 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 Saint Louis County Department of Transportation and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

As this development is located within a trust fund area 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.

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.

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 \$894.19 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

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

C. STORM WATER

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on \$2,837.06 per acre for the total area as approved on the Site Development Plan.

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

D. SANITARY SEWER

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

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

The amount of all required contributions for roadway, storm water and primary water line improvements, if not submitted by January 1, 2017, 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.

VI. RECORDING

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

VII. 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.



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Planning Commission Vote Report

Subject: Zoning Map Amendment

Meeting Date: January 9, 2017

From: Justin Wyse, AICP – Senior Planner

Location: East side of Eatherton Rd., south of The Landings at Spirit Dr.

Petition: **P.Z. 12-2016 Chesterfield Commerce Center (150 N. Eatherton Rd.)**: A request for a zoning map amendment from a “NU” Non-Urban District to a “PI” Planned Industrial District for a 10.786 acre tract of land located on the east side of Eatherton Rd., south of The Landings at Spirit Dr. (18W140020).

Summary

Stock and Associates Consulting Engineers Inc., on behalf of 150 N. Eatherton Property LLC, has submitted a request for a zoning map amendment from a “NU” Non-Urban District to a “PI” Planned Industrial District. The subject site is currently undeveloped and the applicant seeks to establish zoning that would permit approximately 140,000 square feet of office / warehouse development on the 10.786 acre area.



Aerial Photograph

As required, the applicant has submitted a narrative that includes a list of proposed permitted uses for the “PI” Planned Industrial District. The narrative and Preliminary Plan indicate the building will allow for multiple tenants within a single building.

A Public Hearing was held on November 14, 2016 for this item. The only issue identified at the Public Hearing was with respect to the proposed uses for the site. Specific details on proposed uses is included in the Issues section of this report.

Site History

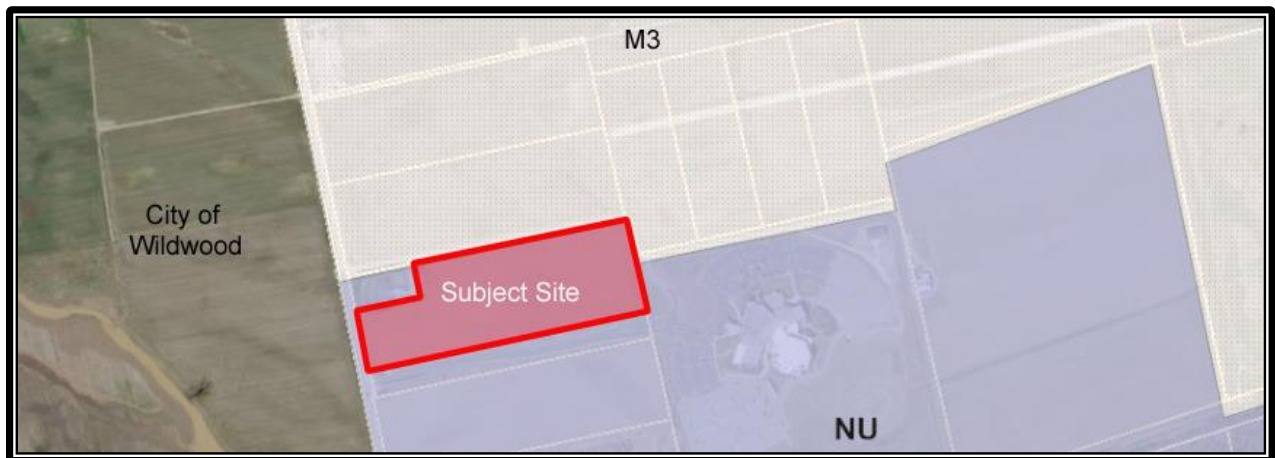
The site was zoned “NU” Non-Urban District by St. Louis County in 1965. There are no structures or other improvements on the site.

Surrounding Land Use and Zoning

The land use and zoning for the properties surrounding the amendment area are shown and described below.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Single-family residence	“NU” Non-Urban District
North	Vacant	“M-3” Planned Industrial District
East	Vacant	“M-3” Planned Industrial District
East	Church	“NU” Non-Urban District
South	Church access driveway	“NU” Non-Urban District
West	Vacant	City of Wildwood



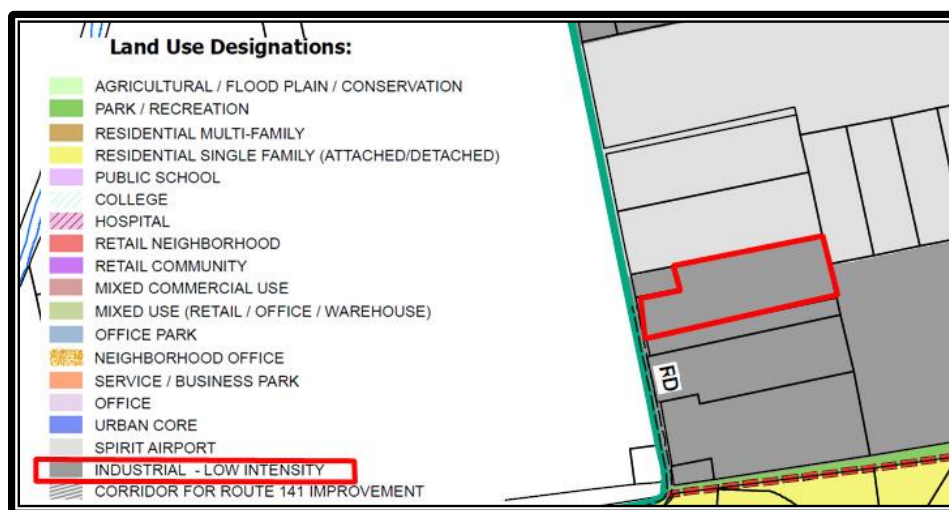
Zoning Map

Comprehensive Plan

The City of Chesterfield Comprehensive Land Use Map delineates the subject site within the “Industrial – Low Intensity” land use designation. The Comprehensive Plan states the following about this designation:

Industrial development in Chesterfield historically has been located in Chesterfield Valley in small suburban business parks. Many of the developments include a mix of uses such as back office functions, showroom/office/warehouse, warehouse/distribution, and research and development/assembly/distribution. Industrial development should be encouraged to adopt a similar attitude toward quality, as do residential and commercial developments. The Industrial Policy defines the intended character of future industrial development and limits development to Chesterfield Valley.

Policy 6.1 Low-Intensity Industrial – *Low-intensity industrial development should be limited to Chesterfield Valley, including low-intensity industrial assembly, distribution, and research and development business parks, and corporate campuses.*



Future Land Use Plan

Policy 3.5.1 Chesterfield Valley Regional Retail and Low Intensity Industry – *Regional retail and low-intensity industrial developments should be located in Chesterfield Valley. These include mixed-use office/retail-planned developments, low-intensity industrial assembly, distribution, and research and development business parks, and corporate campuses. Specifically, low-intensity industrial use is encouraged west of Long Road.*

The Comprehensive Plan designates the following permitted land uses within this area:

- Manufacturing and Assembly
- Warehousing and Distribution

Issues

At the Public Hearing, the issue of proposed uses was identified. Specifically, uses which generate noise and / or emissions were questioned due to the proximity of residential uses to the south of the subject site. In response to the Public Hearing, the applicant has worked with Staff to revise the set of proposed uses for the site.

The applicant has agreed to remove the following uses:

- Brewery
- Dry cleaning plant
- Incinerator
- Kennel, boarding
- Kennel, private

The applicant has responded they would like to keep three of the uses discussed at the meeting and the response (attached) cites examples of these types of uses within the Chesterfield Valley.

- Laboratory – professional, scientific
- Meat packing facility
- Research laboratory and facility

Finally, in reviewing the full list of uses, the applicant has requested that three additional uses be included in the proposal. These include:

- Gymnasium
- Office, Dental
- Union halls and hiring halls

The applicant's response to the issues letter is attached and includes the above referenced materials on similar uses. Staff has reviewed the new list of uses and has no concerns.

Request

Staff has reviewed the request for a zoning map amendment by 150 N. Eatherton Property LLC for the property on the east side of Eatherton Rd., south of The Landings at Spirit Dr., and has found that the request is compliant with the City of Chesterfield Code and consistent with the Comprehensive Plan. Staff has prepared an Attachment 'A' reflecting this request for consideration by the Planning Commission and requests action on P.Z. 12-2016 Chesterfield Commerce Center (150 N. Eatherton Rd.).

Respectfully submitted,



Justin Wyse, AICP
Senior Planner

Attachments

1. Petitioner's Response Letter
2. Attachment "A"
3. Preliminary Plan

cc: Aimee Nassif, Planning and Development Services Director

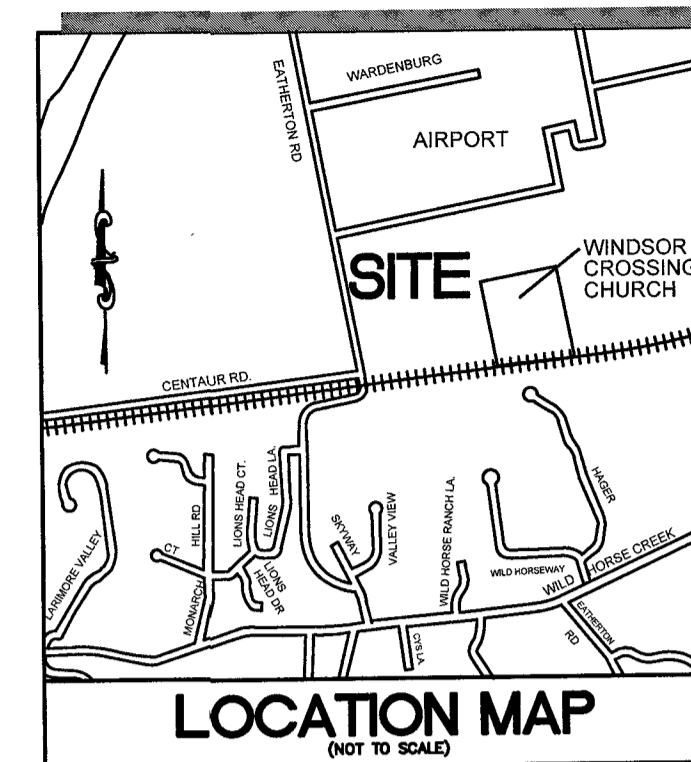
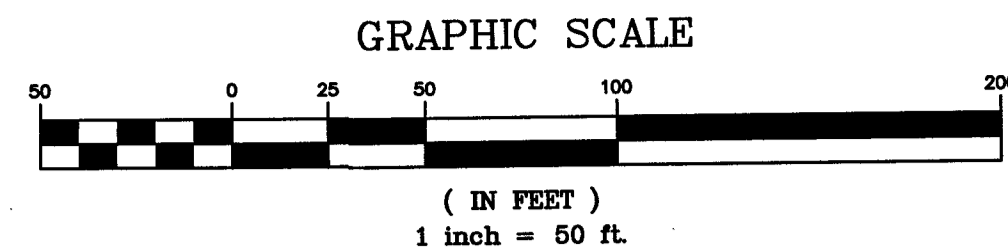
GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- GRADING AND STORM WATER PER M.S.D., MODOT, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH CHESTERFIELD LEVEE DISTRICT.
- STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
- SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL EXPLORATION.
- THERE IS A MINIMUM OPEN SPACE OF 35% AS REQUIRED BY THE PI DISTRICT REGULATIONS.
- THERE IS A MAXIMUM F.A.R. OF 0.55 AS REQUIRED BY THE PI DISTRICT REGULATIONS.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
- ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
- 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 SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
- ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR EDGE OF PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
- ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGES) 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 OCCURANCE LIMITS.
- PRIOR TO "SPECIAL USE PERMIT" ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
- A THIRTY (30) FOOT LANDSCAPE BUFFER WILL BE PROVIDED ALONG N. EATHERTON RD., AS REQUIRED BY SECTION 04-02 OF THE UNIFIED DEVELOPMENT CODE.

150 N EATHERTON RD. PRELIMINARY DEVELOPMENT PLAN

A TRACT OF LAND BEING LOCATED IN U.S. SURVEY 362,
TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL
MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

TOTAL TRACT = 10.786 AC

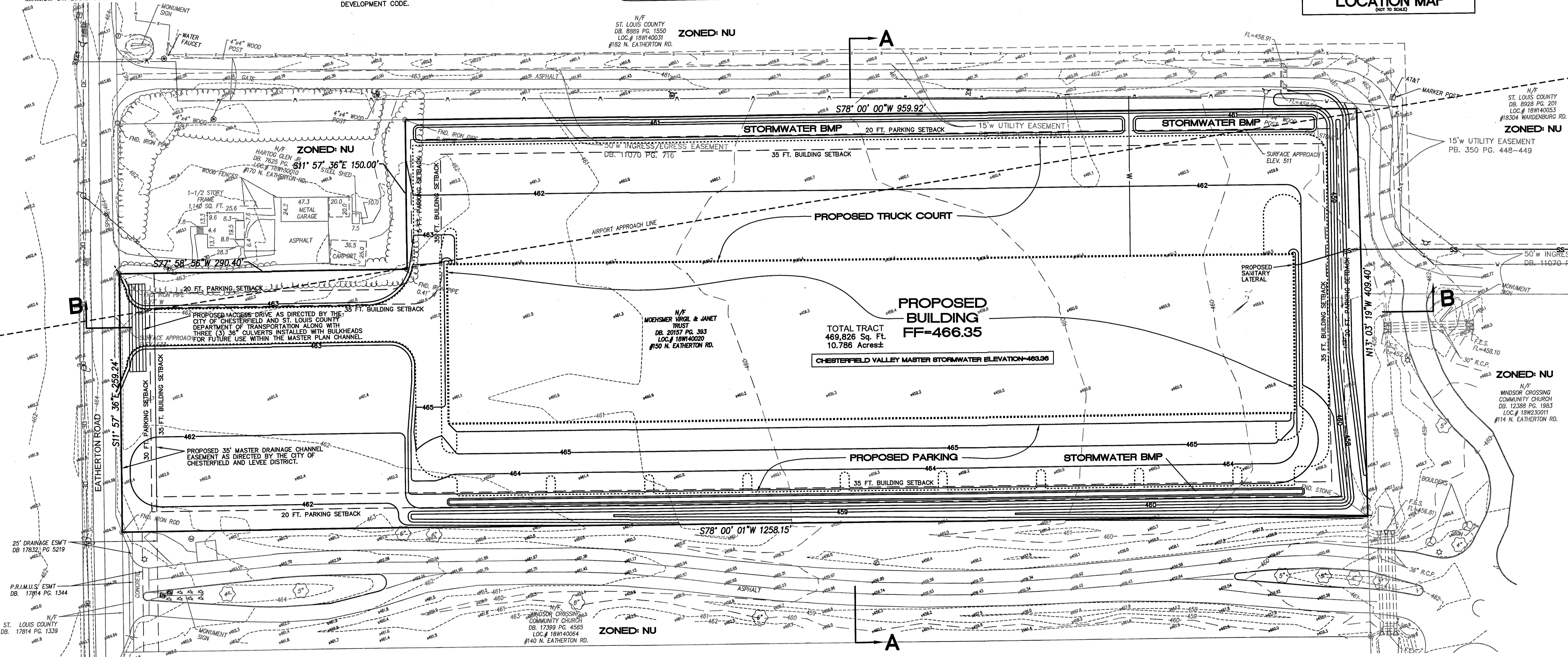


INDEX

- C1 - PRELIMINARY DEVELOPMENT PLAN
- C2 - SITE SECTIONS
- TSD - TREE STAND DELINEATION
- SHEET#1 - ALTA/NSPS LAND TITLE SURVEY

FLOODPLAIN INFORMATION:

Subject property lies within Flood Zone X Shaded (areas of 0.2% annual chance flood; areas of 1% flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood) according to the National Flood Insurance Rate Map Number 29189C0145K with an effective date of 02/4/2016.



PROPERTY DESCRIPTION

A tract of land as conveyed Virgil E. & Janet R. Moehamer, Trust by instrument recorded in Book 20119, Page 570 of the St. Louis County records, located in U.S. Survey 362, Township 45 North, Range 3 East, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:
Beginning at a found Iron Rod located at the northwest corner of a tract of land as conveyed to St. Louis County, by instrument recorded in Book 17814, Page 1339 of above said records, said point also being located on the eastern right-of-way of Eatherton Road, variable width; thence along said right-of-way line, North 11 degrees 57 minutes 36 seconds West, 259.24 feet to the southwest corner of a tract of land as conveyed to Glen R. Hartog by instrument recorded in Book 7625, Page 452 of above said records, from which a found Iron Pipe lies 0.27 feet west, thence along the south of said Hartog tract, North 77 degrees 58 minutes 56 seconds East, 290.40 feet to the southeast corner of thereof, from which a found Iron Pipe lies 0.41 feet west, thence along the east line of said Hartog tract, North 11 degrees 57 minutes 36 seconds East, 150.00 feet to the northeast corner thereof, from which a found Iron Pipe lies 0.48 feet west, said point also being located on the south line of a tract of land as conveyed to St. Louis County, by instrument recorded in Book 8889, Page 1550 of above said records; thence along said south line, North 78 degrees 00 minutes 00 seconds East, 959.92 to a found Stone located at the northeast corner of above said Moehamer tract, thence along the east line of said Moehamer tract, South 13 degrees 03 minutes 19 seconds East, 409.40 feet to a found Stone located at the northeast corner of a tract of land as conveyed to Windsor Crossing Community Church by instrument recorded in Book 17399, Page 4585 of above said records, thence along the north line of said Windsor Crossing Community Church tract and the north line of above said St. Louis County, tract recorded in Book 17814, Page 1339, South 78 degrees 00 minutes 00 seconds West, 1258.15 feet to the point of beginning containing 499,826 square feet or 10.786 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc on September 1, 2016.

SITE INFORMATION:

- PROPOSED SITE AREA: = 10.786 ACRES
- EXISTING ZONING = "NU"
- PROPOSED ZONING = "PI" PLANNED INDUSTRIAL
- CITY: = CHESTERFIELD, MISSOURI
- SITE ZIP CODE: = 63005
- SITE ADDRESS INFO: = 150 N. EATHERTON ROAD
- OWNER: = 150 N. EATHERTON PROPERTY LLC (OWNER UNDER CONTRACT)
- SEWER DISTRICT: = METROPOLITAN ST. LOUIS SEWER DISTRICT
- WATER SHED: = MISSOURI RIVER
- FLOOD MAP PANEL: = FIRM 29189C0145K, EFFECTIVE FEB. 4, 2015
- FIRE DISTRICT: = MONARCH FIRE PROTECTION DIST. 13725 OLIVE BLVD., CHESTERFIELD, MO 63017
- WATER DISTRICT: = MISSOURI AMERICAN WATER COMPANY

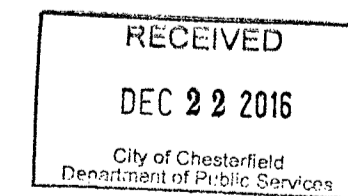
SITE BENCH MARK

TOP OF FOUND STONE AT SOUTHEAST PROPERTY CORNER
ELEVATION = 459.25

ST. LOUIS COUNTY BENCHMARK

ST. LOUIS COUNTY HIGHWAYS AND TRAFFIC BENCHMARK
11-108: "STANDARD ALUMINUM DISK" STAMPED SL-41
1990. DISK IS SET ALONG THE EAST SIDE OF EATHERTON
ROAD JUST NORTH OF THE SHELL PIPELINE MARKER. 19'
ROAD IS THE CENTERLINE OF EATHERTON AND 60' NORTH
OF THE EAST PIPELINE MARKER. ELEVATION = 461.24.

PREPARED FOR:
150 N. EATHERTON PROPERTY LLC
(OWNER UNDER CONTRACT)
8 JENNYCLIFFE LANE
CHESTERFIELD, MO 63005

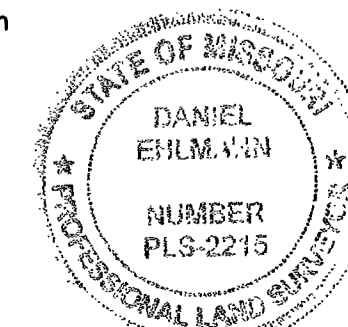


SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Preliminary Plan from an actual survey. The information shown is a correct representation of all existing and proposed land divisions.

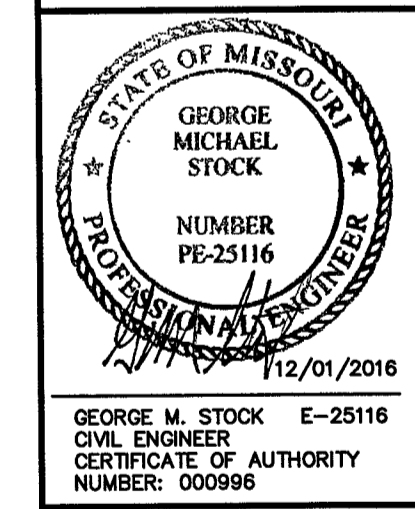
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
L.S. No. 222-D

By: *Daniel Ehlmann* 11/21/16
Daniel Ehlmann, Missouri L.S. No. 2215



PRELIMINARY PLAN FOR:
150 N EATHERTON RD.
CHESTERFIELD
MISSOURI

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-9100 FAX: (636) 530-9180
e-mail: general@stockandassociates.com
Web: www.stockandassociates.com



REVISIONS:

1	County Comments	10/13/16
2	City Comments	11/01/16
3	City Comments	12/01/16

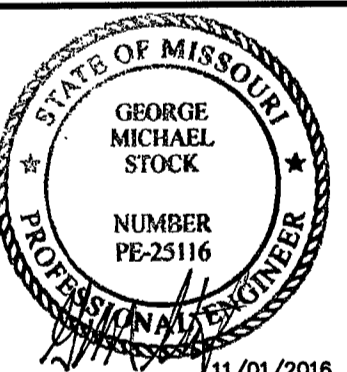
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DATE: 09/02/2016 JOB NO: 216-5068
M.S.D. # P. BASE MAP #
S.L.C. HAT # HAT SUP. #
M.D.N.R. #
SHEET TITLE: PRELIMINARY DEVELOPMENT PLAN
SHEET NO.: C1

PREPARED BY:

PRELIMINARY PLAN FOR:

150 N EATHERTON RD.

CHESTERFIELD
 MISSOURI



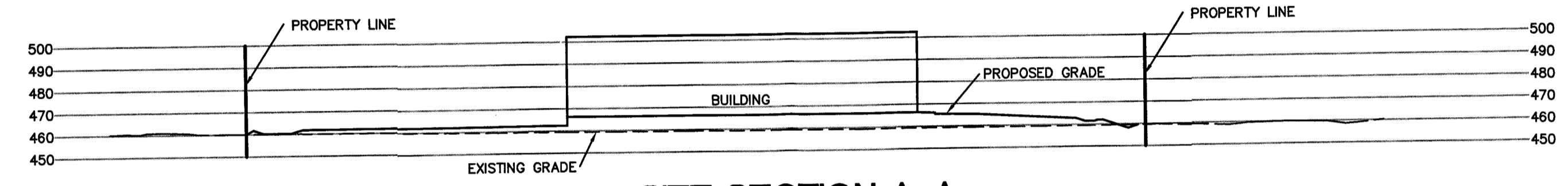
GEORGE M. STOCK E-25116
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 000996

REVISIONS:

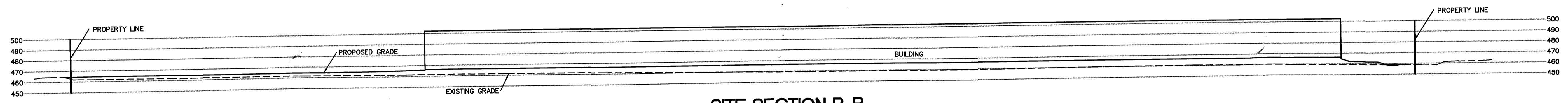
DRAWN BY: E.J.F.	CHECKED BY: G.M.S.
DATE: 09/02/2016	JOB NO: 216-5688
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S.L.C. H&T # -	H&T S.U.P. # -
M.D.N.R. # MO-	

SHEET TITLE:
SITE SECTIONS

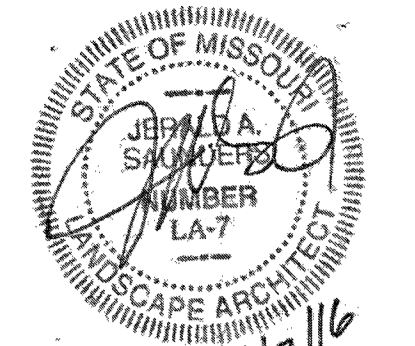
SHEET NO.:
C2



SITE SECTION A-A
 SCALE: 1"=50'



SITE SECTION B-B
 SCALE: 1"=50'

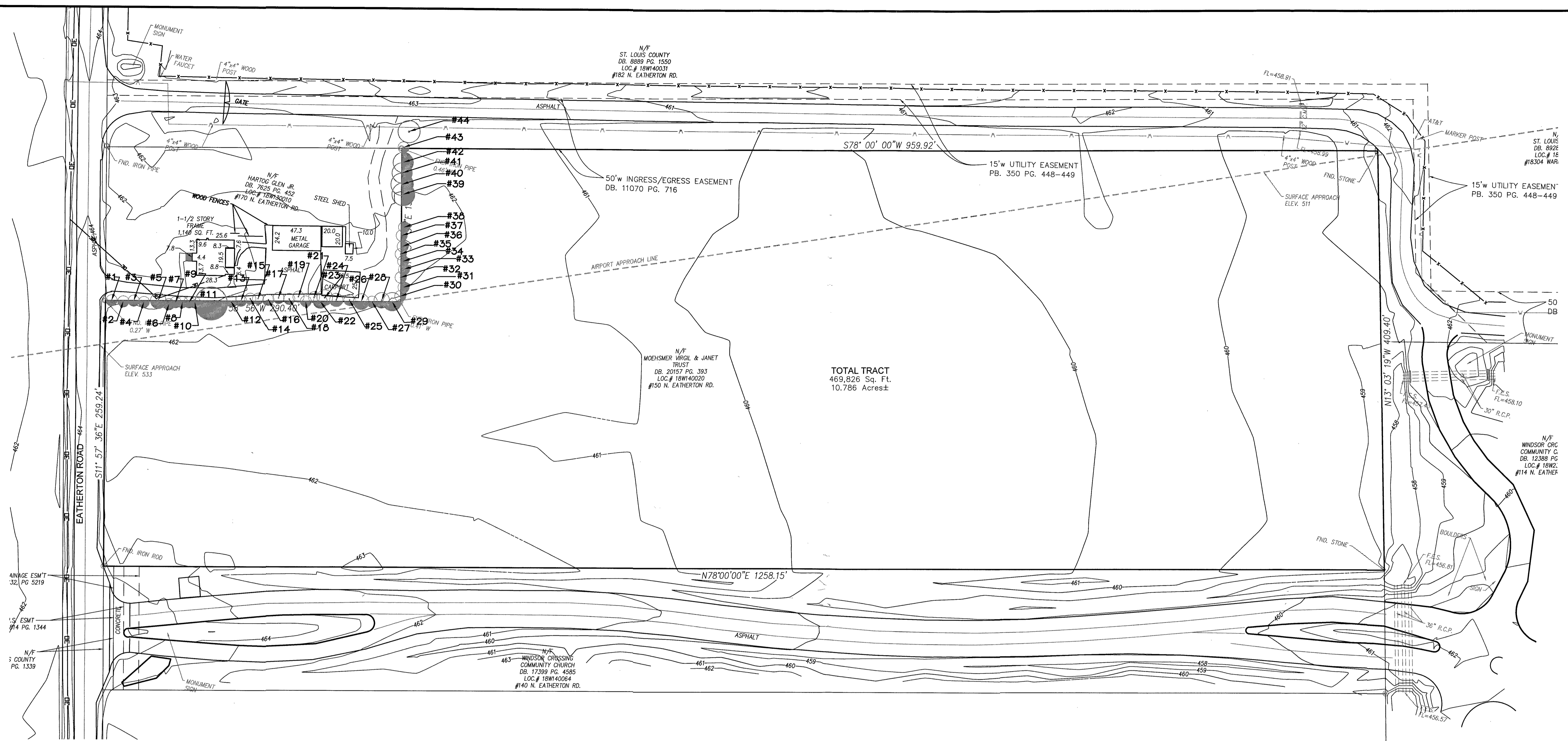


Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

150 N. EATHERTON

CHESTERFIELD, MISSOURI



Legend:

Symbol	Description
#	Existing individual onsite tree
[Shaded Area]	Existing onsite canopy

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment	Preserved	To Be Removed
1	Cedar	8	10	2	offsite		
2	Cedar	8	10	2			
3	Cedar	8	10	2	offsite		
4	Cedar	8	10	2			
5	Mulberry	12	32	1	offsite		
6	Pine	8	12	2			
7	Pine	8	12	2			
8	Red Maple	10	20	2			
9	Pine	8	12	2			
10	Pine	8	12	2			
11	Silver Maple	30	30	2			
12	Cedar	8	10	2	offsite		
13	Pine	8	12	2	offsite		
14	Pine	8	12	2	offsite		
15	Cedar	8	10	2	offsite		
16	Pine	8	12	2	offsite		
17	Cedar	8	10	2	offsite		
18	Pine	8	12	2	offsite		
19	Pine	8	12	2	offsite		
20	Pine	8	12	2	offsite		
21	Pine	8	12	2	offsite		

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment	Preserved	To Be Removed
22	Apple	10	24	1	offsite		
23	Pear	8	20	1	offsite		
24	Silver Maple	8	15	2	offsite		
25	Silver Maple	6	50	2	offsite		
26	Silver Maple	12	40	2	offsite		
27	Silver Maple	8	35	2	offsite		
28	Silver Maple	12	25	2	offsite		
29	Silver Maple	18	60	2	offsite		
30	Cedar	10	50	2	offsite		
31	Cedar	10	40	2			
32	Pine	12	45	2	offsite		
33	Pine	12	40	2			
34	Cedar	10	30	2			
35	Pine	10	45	2	offsite		
36	Cedar	8	50	2			
37	Cedar	8	50	3	offsite		
38	Pine	12	25	2			
39	Mulberry	15	40	2			
40	Silver Maple	12	20	2	offsite		
41	Silver Maple	12	20	2	offsite		
42	Silver Maple	12	20	2			
43	Cedar	10	12	2	offsite		
44	Walnut	12	32	2	offsite		

- TREE CONDITION RATING**
- Poor: Advanced stage of decline with major problems in roots, trunk, and foliage.
 - Fair: Similar to above plus evidence of trunk scars and early stages of decay present.
 - Average: Sound trunk and healthy bark, fair limb structure with minor broken branch stubs, moderate maintenance needed, insect or disease problem present, fair twig growth and leaf color.
 - Above Average: Similar to above except tree may have minor insect problems or need minor corrective maintenance.
 - Superior: Specimen quality with sound trunk, healthy bark, good limb structure and balance, no corrective pruning or maintenance needed, good foliage color, no insects or diseases, twig's showing excellent growth.

TREE NOTES:
1) Existing onsite canopy is approximately 2,727 square feet. Existing on-site and off-site trees located on both sides of the common boundary with the Hartog Property create the canopy.

ZONING DESIGNATION:
Present Zoning: NU "Non-Urban"
Total Site Area: 10.786 Acres±
Floodplain Map Number: 29189C0145K

Revisions:

Date	Description	No.

Drawn: KP
Checked: RS

loomisAssociates
Landscape Architects/Planners
705 Spirit-40 Bank Drive, Suite B5
Chesterfield, Missouri 63005-1194
636-519-8668 Fax 636-519-0797
e-mail: laro@loomis-associates.com

Missouri State Certificate of Authority # LAC #0000181

Sheet Title:	Tree Stand Delineation
Sheet No:	TSD
Date:	09/02/16
Job #:	813,056