



VII.A.

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

Planning Commission Staff Report

Project Type: Site Development Concept Plan

Meeting Date: March 13, 2017

From: Cecilia Hernandez
Project Planner

Location: South of Olive Street Road, west of its intersection with Spirit Airpark West Dr.

Applicant: Ezra Properties LLC

Description: **18600 Olive Street Rd, Site Development Concept Plan:** A Site Development Concept Plan and Conceptual Landscape Plan for a 5.0 acre tract of land zoned “PI” Planned Industrial District, located south of Olive Street Road west of its intersection with Spirit Airpark West Drive.

PROPOSAL SUMMARY

Ezra Properties, LLC has submitted a Site Development Concept Plan and Conceptual Landscape Plan for Planning Commission review. The request is for a new five (5) lot development. This development will be served by the existing Spirit Airpark West Drive, and no new curb cuts are proposed on Olive Street Road. This plan establishes five (5) phases of development, and a Record Plat has been submitted in conjunction with the Site Development Concept Plan for the Planning Commission’s consideration. The submitted Record Plat substantially complies with the Site Development Concept Plan as required by the Unified Development Code. The subject site is zoned “PI” Planned Industrial District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 2903.

HISTORY OF SUBJECT SITE

The subject site consists of a 5.0 acre parcel and was originally zoned “M-3” Planned Industrial District by St. Louis County prior to the incorporation of the City of Chesterfield. In July of 2016, the City Council approved a zoning map amendment from the “M-3” Planned Industrial District to the “PI” Planned Industrial District via Ordinance 2903. The subject site is currently vacant and shown on the following page.

Land Use and Zoning of Surrounding Properties

Direction	Land Use	Zoning
North	Vacant	“PC” Planned Commercial District
South	Vacant	“M-3” Planned Industrial District
East	Vacant	“M-3” Planned Industrial District
West	Vacant	“M-3” Planned Industrial District



Figure 1: Aerial

COMPREHENSIVE PLAN DESIGNATION

The subject site is located within the area of Ward 4 designated by the Comprehensive Plan as the sub-area of Chesterfield Valley. The City of Chesterfield Land Use Plan designates the area as being within the Spirit Airport Land Use designation, which is “planned for Spirit Airport Use.”

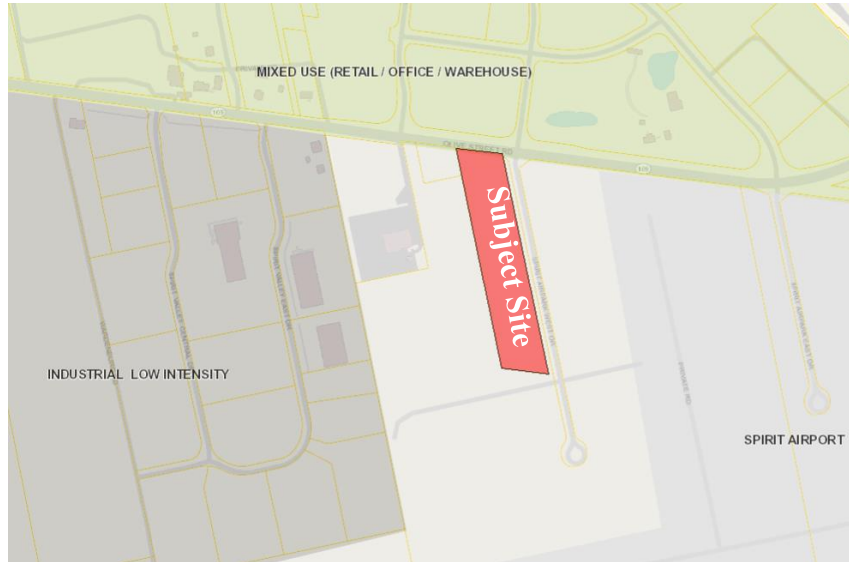


Figure 2: Comprehensive Plan – Subject Site shown in red outline

STAFF ANALYSIS

Zoning

The subject site is zoned “PI” Planned Industrial District under the terms and conditions of City of Chesterfield Ordinance 2903. The Site Development Concept Plan substantially complies with the Preliminary Plan, shown below, which was submitted in conjunction with the zoning petition and incorporated into Ordinance 2903 as Attachment B.

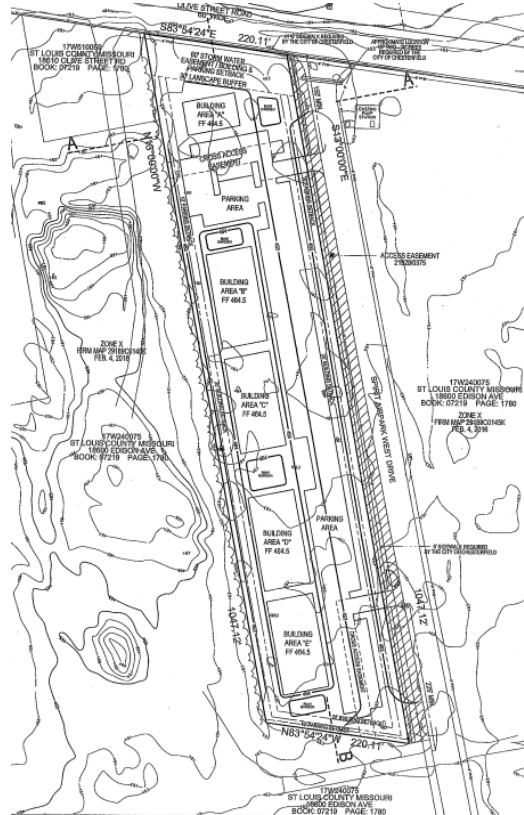


Figure 3: Preliminary Plan

Traffic and Access

As shown in both the Preliminary Development Plan and the Site Development Concept Plan, the site will have no access from Olive Street Road and will be served via two access points from Spirit Airpark West Drive. Additionally, proposed cross access easements are provided to the parcels to the west and south as required by Ordinance 2903. Finally, a cross access easement which runs north / south will provide access to all lots within the larger development to ensure that no further curb cuts would be required.

Pedestrian Circulation

Sidewalks are shown along Olive Street Road and Spirit Airpark West Drive and comply with the UDC requirements for sidewalks.

Landscaping

A conceptual landscape plan showing landscaping along Olive Street Road has been submitted for consideration, as required by City of Chesterfield Ordinance 2903.

Lighting

Conceptual lighting locations are shown on the plans for required street lighting along arterial and collector roadways, specifically Olive Street Road. The plan shows two Ameren approved fixtures that comply with the spacing requirements of the Unified Development Code.

STAFF RECOMMENDATION

Staff has reviewed the Site Development Concept Plan and Conceptual Landscape Plan and has found the proposal to be in compliance with the site specific ordinance, Comprehensive Plan, and all City Code requirements. Staff recommends approval of the proposed Concept Plan of 18600 Olive Street Rd.

MOTION

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

- 1) "I move to approve (or deny) the Site Development Concept Plan and Conceptual Landscape Plan for 18600 Olive Street Road.
- 2) "I move to approve the Site Development Concept Plan and Conceptual Landscape Plan for 18600 Olive Street Road, with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments: Site Development Concept Plan
Conceptual Landscape Plan

CC: Justin Wyse, Director of Planning and Development Services

THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAN FOR AND IN CONSIDERATION OF BEING GRANTED APPROVAL OF SAID PLAN TO DEVELOP PROPERTY UNDER THE PROVISIONS OF CHAPTER 1003.000.000 OF CITY OF CHESTERFIELD CITY CODE, DO HEREBY SECTION PRESENT ZONING AGREE AND DECLARE THAT SAID PROPERTY FROM THE DATE OF RECORDING THIS PLAN SHALL BE DEVELOPED ONLY AS SHOWN THEREON, UNLESS SAID PLAN IS AMENDED BY THE CITY OF CHESTERFIELD, OR VOIDED OR VACATED BY ORDER OF ORDINANCE OF THE CITY OF CHESTERFIELD COUNCIL.

(SIGNATURE): _____
 (NAME TYPED): _____
 STATE OF MISSOURI)
 COUNTY OF ST. LOUIS) SS.
 ON THIS _____ DAY OF _____, A.D., 20, BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN, WHO, BEING BY ME SWORN IN, DID SAY THAT HE/SHE IS THE _____ OF _____ A CORPORATION IN THE STATE OF _____ (NAME OF CORPORATION) AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENTS IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THE SAID _____ (OFFICER OF CORPORATION) ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

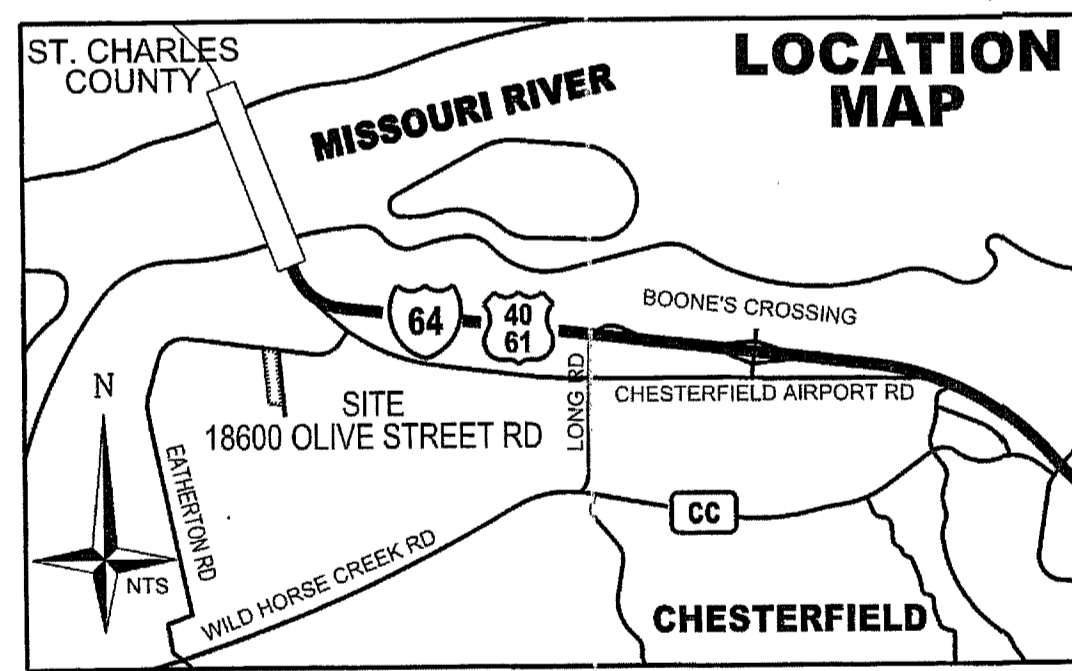
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN _____, THE DAY AND YEAR LAST ABOVE WRITTEN.

(COUNTY AND STATE) _____
 MY TERM EXPIRES _____

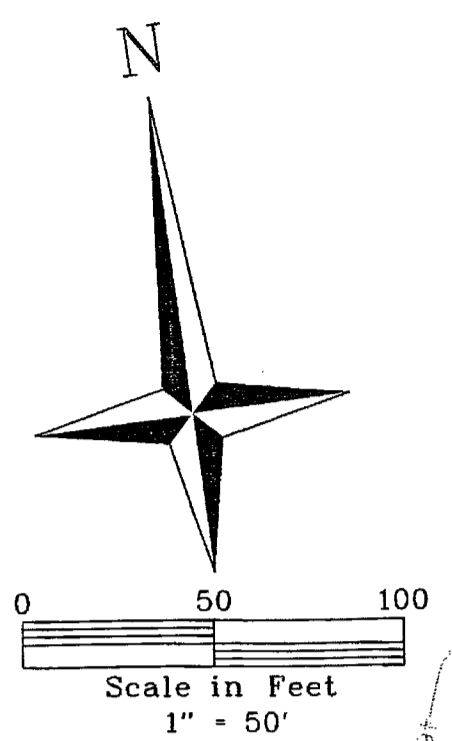
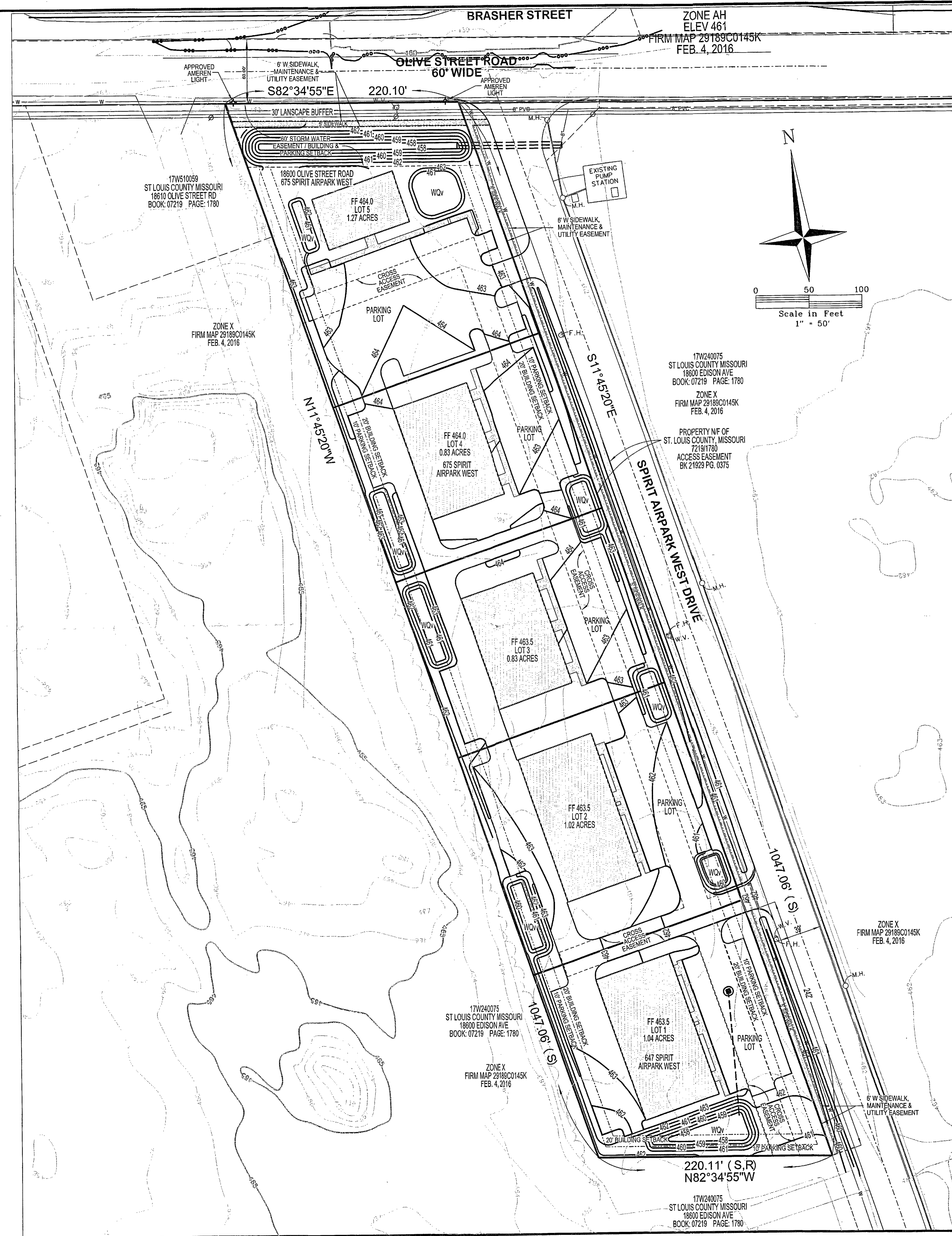
THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE CITY OF CHESTERFIELD PLANNING COMMISSION AND DULY VERIFIED ON THE DAY OF _____, 2017, BY THE CHAIRPERSON OF SAID COMMISSION, AUTHORIZING THE RECORDING OF THIS SITE DEVELOPMENT PLAN PURSUANT TO CHESTERFIELD ORDINANCE NUMBER 200, AS ATTESTED TO BY THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR AND THE CITY CLERK.

JUSTIN WYSE, AICP, PTP
 PLANNING AND DEVELOPMENT SERVICES DIRECTOR
 CITY OF CHESTERFIELD, MISSOURI

VICKIE HASS, CITY CLERK
 CITY OF CHESTERFIELD, MISSOURI



LEGEND	
EXISTING TOPOGRAPHY	
PROPOSED CONTOURS	
UTILITIES	
EXISTING SANITARY SEWER	



GENERAL NOTES:		
AREA OF SITE:	OVERALL	5.00 AC - 217,682 SF
	LOT 1	1.04 AC - 45,346 SF
	LOT 2	1.02 AC - 44,575 SF
	LOT 3	0.83 AC - 36,274 SF
	LOT 4	0.83 AC - 36,174 SF
	LOT 5	1.27 AC - 55,312 SF
LOCATOR NO:	17W 52 0014	
ADDRESS:	18600 OLIVE STREET RD CHESTERFIELD, MO 63005	
OWNER OF RECORD:	EZRA PARTNERS LLC	1360 CARRIAGE CROSSING CHESTERFIELD, MO 63005
PREPARED FOR:	KURT ODLE PROGRESS PROPERTY GROUP OFFICE: (636) 441-6100 CELL: (636) 577-1966	1601 COTTLEVILLE PARKWAY COTTLEVILLE, MISSOURI 63376
PREPARED BY:	VOLZ Incorporated	10849 INDIAN HEAD INDL. BLVD. ST. LOUIS, MO 63132 314.426.6212 MAIN 314.890.1250 FAX www.volzinc.com
EXISTING ZONING:	"PI" PLANNED INDUSTRIAL DISTRICT ORDINANCE # 2903	
IRM MAP #	29189C0145K / ZONE AH EL 461 AREA WITH REDUCED RISK DUE TO LEVEE	
THERE ARE NO TREES LOCATED ON THIS SITE. TREES ARE LOCATED ON THE ADJACENT PROPERTY TO THE WEST		
TOPOGRAPHY	MEAN SEA LEVEL DATUM	
OPEN SPACE - 35% MIN.	TO MEET CODE REQUIREMENTS	
FLOOR AREA RATIO - 0.55 MAX.	TO MEET CODE REQUIREMENTS	
LIGHTING	NO CONCEPT LIGHTING PROPOSED	
LANDSCAPING	NO CONCEPT LANDSCAPING PROPOSED	
HEIGHT	40' MAX.	
SETBACKS:	60' BUILDING & PARKING SETBACK FROM OLIVE 20' BUILDING SETBACK FROM SPIRIT AIRPARK WEST, WEST & SOUTH PROPERTY LINES 10' PARKING SETBACK FROM SPIRIT AIRPARK WEST, WEST & SOUTH PROPERTY LINES	
LIGHTING LOCATED ON OLIVE STREET ROAD TO USE APPROVED AMEREN FIXTURES		

GENERAL NOTES:

THIS SITE IS IN THE FOLLOWING DISTRICTS:
 METROPOLITAN ST. LOUIS SEWER DISTRICT
 MONARCH FIRE PROTECTION DISTRICT
 ROCKWOLD SCHOOL DISTRICT
 MISSOURI RIVER WATERSHED
 CITY OF CHESTERFIELD WARD 4

THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
 MISSOURI AMERICAN WATER COMPANY
 LALEDE GAS COMPANY
 AMEREN COMPANY
 AT&T
 CHARTER COMMUNICATION

SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT.

STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO THE CITY OF CHESTERFIELD AND THE METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.

THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL CONDITIONS AND SHALL BE INDICATED ON THE LOCATION SHALL BE DETERMINED BY FIELD IMPROVEMENT PLANS.

GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS

BE ADVISED, A GRADING PERMIT OR IMPROVEMENT PLAN APPROVAL WILL NEED TO BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES ON THE SITE.

THE SETBACK/BUFFER/EASEMENT AREA ALONG OLIVE STREET ROAD WILL BE DESIGNED TO ACCOMMODATE ALL STORM WATER AND LANDSCAPE REQUIREMENTS OF THE CITY OF CHESTERFIELD

ALL UTILITIES WILL BE INSTALLED UNDERGROUND

SIDEWALK WILL FULLY COMPLY WITH ADA REQUIREMENTS

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN AND SHALL BE LOCATED IN EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

THIS PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS. IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCES HAVE BEEN DONE AND THIS SITE DEVELOPMENT CONCEPT PLAN IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY INDICATE. SOILS AND SUBSURFACE INFORMATION HAVE NOT BEEN AVAILABLE AND HENCE NOT TAKEN INTO ACCOUNT. ZONING DENSITY IS ASSUMED. THE LOCATION, CAPACITY AND AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT VERIFICATION. ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF THE AFORESAID MATTERS FOR DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.

RECEIVED
 MAR - 7 2017

STATE OF MISSOURI
 316117
 TIMOTHY JOHN MEYER
 NUMBER
 E-24685
 PROFESSIONAL ENGINEER

STATE OF MISSOURI
 ERIC J. KIRBY
 NUMBER
 E-24685
 PROFESSIONAL LAND SURVEYOR
 P.L.S. #20050074

TIMOTHY J. MEYER, P.E.
 PROFESSIONAL ENGINEER
 E-24685

VOLZ
 Incorporated
 ENGINEERS
 LAND PLANNING
 LAND SURVEYING
 TRANSPORTATION
 PROJECT MANAGEMENT
 1101 Locust Street, Suite 1100
 St. Louis, Missouri 63102
 Phone: 314.426.6212 Main
 314.890.1250 Fax
 www.volzinc.com
 Authority #203

18600 OLIVE STREET ROAD
CHESTERFIELD, MO 63005
 A TRACT OF LAND IN U.S. SURVEYS 153
 AND 388, TOWNSHIP 45 NORTH, RANGE
 3 EAST, ST. LOUIS COUNTY, MISSOURI

SITE DEVELOPMENT CONCEPT PLAN
 01-22-2017
 01-19-2017

ORDINANCE # 2903
 PROJECT # 21178
 LOCATOR NO: 17W 52 0014
 BASE MAP NO. 17 W
 7

NO.	DESCRIPTION	DATE

Landscape
TECHNOLOGIES

REGISTERED LANDSCAPE ARCHITECT

RANDALL W. MARDIS
NUMBER 019

MISSOURI LANDSCAPE ARCHITECT ASSOCIATION
DATE: 10/17

CONCEPT LANDSCAPE PLAN FOR THE PROPOSED
18600 Olive Street Road
CHESTERFIELD, MISSOURI

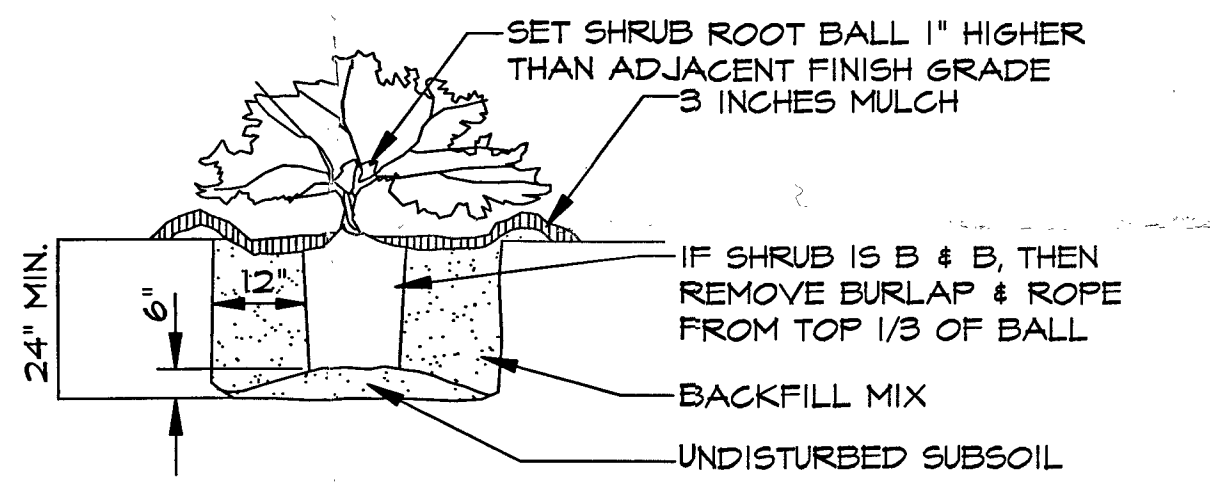
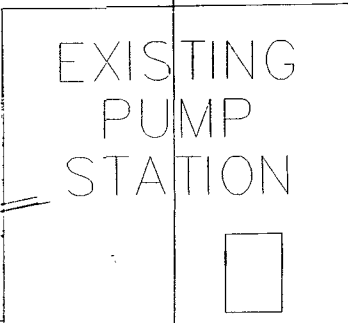
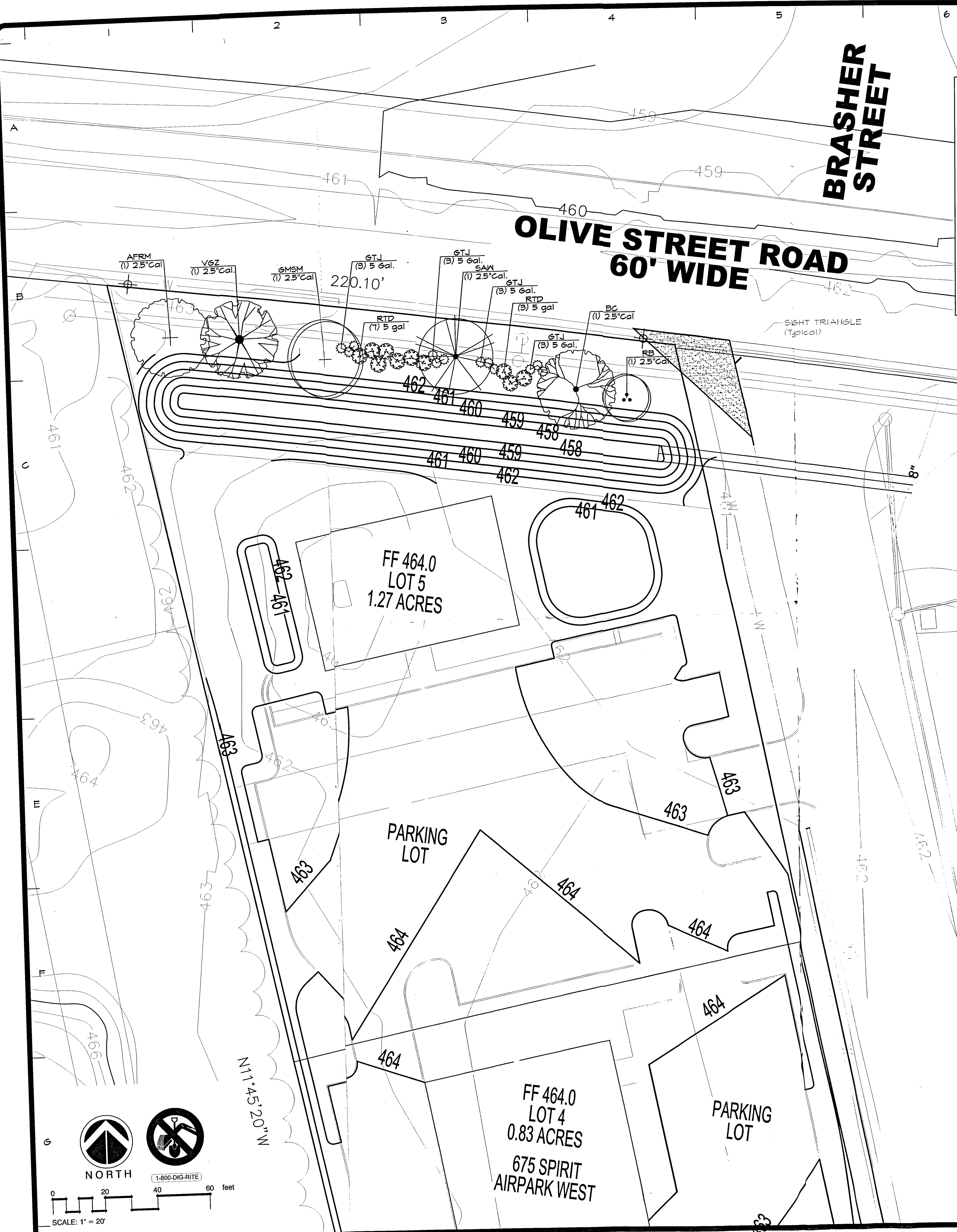
DRAWN	R.MARDIS
CHECKED	R.M.
DATE	2/9/17
SCALE	1"=20'-0"
JOB NO.	2016-10
SHEET	L-1

OF ONE SHEET

TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
BC	1	Bald Cypress / <i>Taxodium distichum</i>	2.5" Cal
GMSM	1	Green Mountain Sugar Maple / <i>Acer saccharum</i> 'Green Mountain'	2.5" Cal
SAM	1	Sawtooth Oak / <i>Quercus acutissima</i>	2.5" Cal.
VGZ	1	Village Green Zelkova / <i>Zelkova serrata</i> 'Village Green'	2.5" Cal.
AFRM	1	'Autumn Flame' Maple / <i>Acer rubrum</i> 'Autumn Flame'	2.5" Cal

FLOWERING TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
RB	1	Redbud / <i>Cercis canadensis</i>	2.5" Cal.

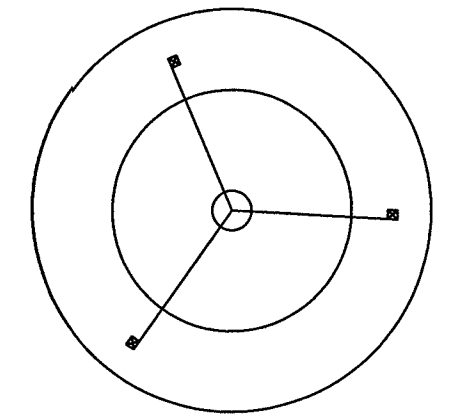
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
RTD	10	Bailey's Red-twig Dogwood / <i>Cornus sericea</i> 'Cardinal'	5 gal
GTJ	12	Gold Tip Juniper / <i>Juniperus chinensis</i> 'Gold Tip'	5 Gal.



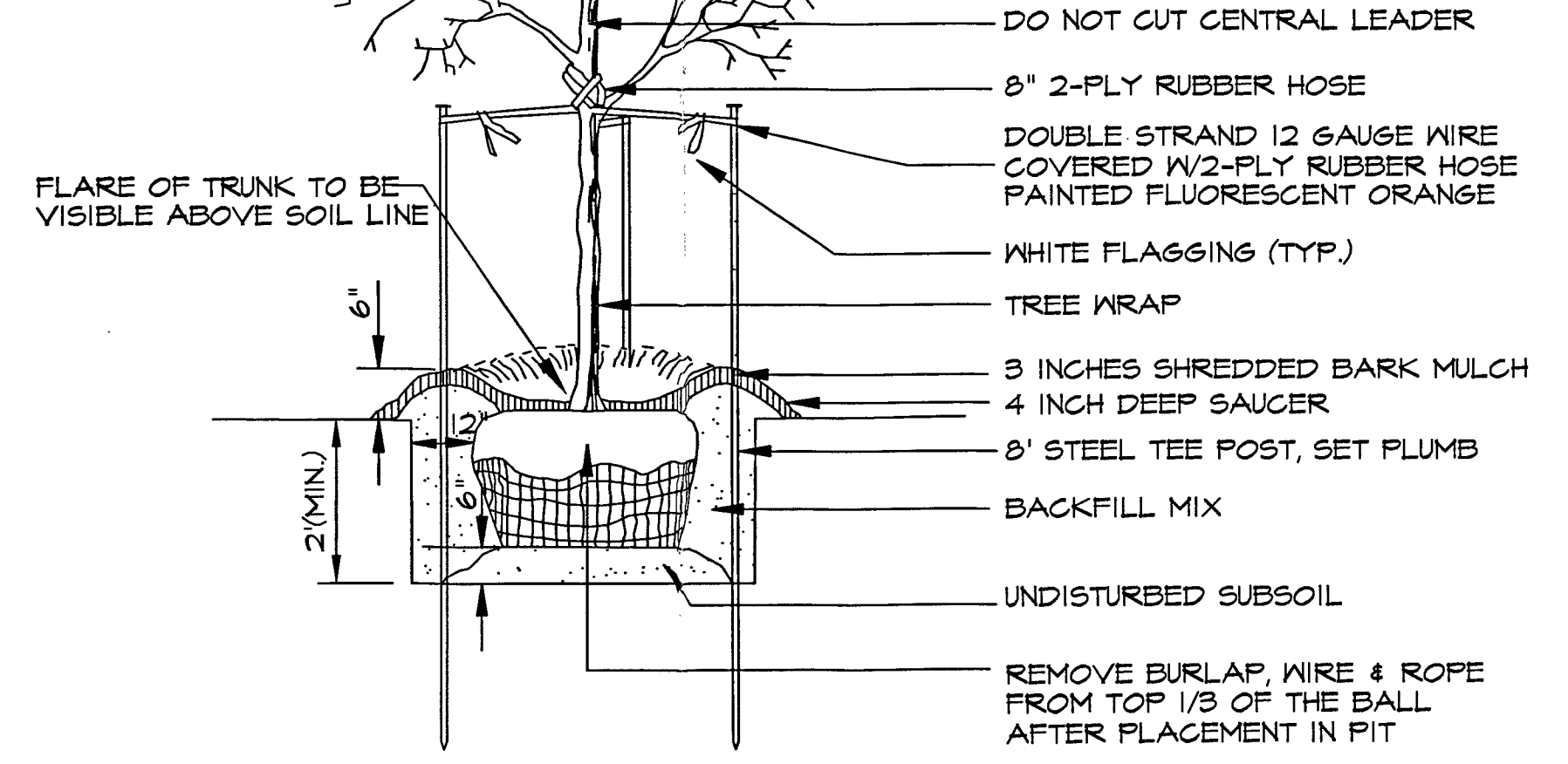
PRUNE ANY BROKEN BRANCHES AFTER PLANTING. DAMAGED SHRUBS OR BROKEN / CRUMBLING ROOT BALLS WILL BE REJECTED.

SHRUB PLANTING
N.T.S.

DETERMINE/MARK NORTH SIDE OF TREE IN NURSERY PRIOR TO DIGGING AND PLANT IN SAME RELATIONSHIP TO NORTH WHEN PLANTING ON-SITE



PLAN



DECIDUOUS TREE PLANTING
N.T.S.

MAR - 7 2017

