



Memorandum Department of Planning & Public Works

To: Planning and Public Works Committee
From: Shawn Seymour, Senior Planner
Date: 04/22/2010
RE: **P.Z. 02-2010 Spirit Trade Center Lot 30 (JMD Investments, LLC):**
A request for a change of zoning from a "M3" Planned Industrial District to a "PC" Planned Commercial District for a 1.22 acre tract of land located on the south side of Edison Avenue, east of the Edison Avenue and Spirit Drive intersection (17V320178).

Summary

JMD Investments, LLC have submitted an application for a change of zoning for a 1.22 acre tract of land located east of the Edison Avenue and Spirit Drive intersection. A Public Hearing was held on March 8, 2010 and at that time the Planning Commission and City Staff did not have any outstanding issues.

The requested change of zoning will permit a low intensity retail land use at the above referenced site to complement the existing office/warehouse land use. No new or additional site improvements are being proposed.

At the April 12, 2010 meeting of the Planning Commission this petition for a change of zoning was further reviewed. With no issues being raised at the public hearing and no outstanding issues being found at the April 12 2010 meeting, the Planning Commission voted to recommend approval by a count of 7 – 0 for the change of zoning request.

Attached please find a copy of Staff's report, the Attachment A, and the Preliminary Plan.

Respectfully submitted,

Shawn P. Seymour, AICP
Senior Planner

CC: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Planning & Public Works
Aimee Nassif, Director of Planning & Development Services



VIIA

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Planning Commission Vote Report

Subject: Change of Zoning Vote Report

Meeting Date: April 12, 2010

From: Shawn Seymour, AICP Annissa McCaskill – Clay, AICP
Project Planner Lead Senior Planner

Location: South side of Edison Ave., east of the Edison Ave. and Spirit Dr. intersection (17V320178).

Petition: P.Z. 02-2010 Spirit Trade Center, Lot 30 (JMD Investments, LLC.)

Proposal Summary

JMD Investments, LLC is requesting a change of zoning from an "M3" Planned Industrial District to a "PC" Planned Commercial District for a 1.22 acre tract of land located on the south side of Edison Avenue and east of the Edison Avenue and Spirit Drive intersection.

The Petitioner is seeking the change of zoning in order to locate a low-intensity retail and service based business. The current "M3" Planned Industrial Zoning District is suited for office and office warehouse land uses and does not accommodate this proposed activity.

The requested change of zoning would permit a low-intensity retail and service based business to locate within the existing structure. This potential land use would be utilized in conjunction with the warehouse land use currently permitted at this development.

Site Area History

Lot 30 of the Spirit Trade Center Development was zoned "M3" Planned Industrial District by St. Louis County in 1988. In 1992, the City of Chesterfield amended the entire "M3" Planned Industrial District to revise the Right-of-Way dedication requirement.

A Site Development Section Plan for this property was approved by the City of Chesterfield in 2004. The existing structure was built in 2005.

Zoning Analysis

As stated above the existing property is currently zoned "M3" Planned Industrial District and is developed and being utilized as an office warehouse. If approved, the zoning change would permit land uses like those already in place in not only the Spirit Trade Center development, but also in the general surrounding area of the Chesterfield Valley. The land uses being requested are:

1. Office, General
2. Retail Establishments, Community
3. Warehouse, General

Surrounding Land Use and Zoning

The land use and zoning for the properties surrounding this parcel are as follows:

North: The properties to the north are office warehouse buildings and are zoned "M3" Planned Industrial District. These properties are separated from the subject properties by Edison Avenue.

South: The adjacent property to the south is Spirit of St. Louis Airport and is zoned "M3" Planned Industrial District.

East: The adjacent properties to the east are also office warehouse buildings and are zoned "M3" Planned Industrial District.

West: The adjacent properties located to the west are also part of Spirit of St. Louis Airport and are zoned "M3" Planned Industrial District.





View looking southeast from the site.



View looking northwest from the site.



View looking at the site.



View Looking across Edison Ave.

Comprehensive Plan Analysis

The Comprehensive Plan Land Use Map depicts this property as Service Business Park and permits the following land uses; warehouse and distribution, low-intensity industrial, and low to mid-density office.



Issues

A Public Hearing was held on March 8, 2010. Staff has no outstanding issues regarding this requested change of zoning.

Request

Staff has reviewed the requested change of zoning by JMD Investments, LLC and the Attachment A as written adheres to all applicable requirements of the City of Chesterfield. Staff requests action on P.Z. 02-2010 Spirit Trade Center, Lot 30 (JMD Investments, LLC.).

Attachments

1. Attachment A
2. 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 "PC" Planned Commercial District shall be:
 - a. Office, General.
 - b. Retail Establishments, Community.
 - c. Warehouse, General.
2. Hours of Operation.
 - a. Hours of operation for this "PC" Planned Commercial District shall not be restricted.

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

1. Building Requirements
 - a. A minimum of thirty-five (35) percent openspace is required for this development.
 - b. This development shall have a maximum F.A.R. of 0.55.

C. SETBACKS

1. Structure Setbacks

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

 - a. Thirty (30) feet from the right-of-way of Edison Avenue on the northeastern boundary of the "PC" Planned Commercial District.
 - b. Ten (10) feet from the southeastern boundary of the "PC" Planned Commercial District.
 - c. Fifteen (15) feet from the southwestern boundary of the "PC" Planned Commercial District.

- d. Ten (10) feet from the northwestern boundary of the "PC" Planned Commercial District.
2. Parking Setbacks

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

 - a. Fifteen (15) feet from the right-of-way of Edison Avenue on the northeastern boundary of the "PI" Planned Industrial District.
 - b. Five (5) feet from the southeastern boundary of the "PC" Planned Commercial District.
 - c. Ten (10) feet from the southwestern boundary of the "PC" Planned Commercial District.
 - d. Five (5) feet from the northwestern boundary of the "PC" Planned Commercial District.

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

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

F. SIGN REQUIREMENTS

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

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

1. The developer shall submit architectural elevations, including but not limited to, colored renderings and building materials. Architectural information is to be reviewed by the Architectural Review Board and the Planning Commission.
2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.
3. Trash enclosures: The location, material, and elevation of any trash enclosures will be as approved by the Planning Commission on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high sight-proof enclosure complimented by adequate landscaping approved by the City of Chesterfield on the Site Development Plan.
4. Mechanical equipment will be adequately screened by roofing or other material as approved by the City of Chesterfield.

I. ACCESS/ACCESS MANAGEMENT

1. Access to this development from Edison Avenue shall be restricted to one (1) commercial entrance.
2. Access management principals to be applied to this development can be found in Chapter 26 of the City Code.

J. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.

2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance onto Chesterfield Airport Road. If adequate sight distance cannot be provided at the access location, acquisition of right of way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield.

K. POWER OF REVIEW

The Mayor or a Councilmember of the Ward in which a development is proposed may request that the Site Development Plan be reviewed and approved by the entire City Council. This request must be made no later than 24 hours before posting the agenda for the next City Council meeting after Planning Commission review and approval of the Site Development Plan. The City Council will then take appropriate action relative to the proposal.

L. STORMWATER

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).

M. 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 Planning and Public Works. 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.

N. MISCELLANEOUS

1. All utilities will be installed underground.

2. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City of Chesterfield, Missouri Code shall be required where applicable.

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, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

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 Commission may extend the period to commence construction for not more than one additional year.

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 open space 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, the Metropolitan St. Louis Sewer District, Monarch Levee District, and Spirit of St. Louis Airport.
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

- A. The developer shall 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 Office	\$575.04
General Retail	\$1,752.20
Loading Space	\$2,823.08

If types of development proposed differ from those listed, rates shall be provided by the Saint Louis County Department of Highways and Traffic.

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 Highways and Traffic 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 should be retained in the appropriate trust fund.

2. Traffic generation assessment contributions shall be deposited with Saint 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. Funds shall be payable to Treasurer, Saint Louis County.

Water Main

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$704.26 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 Highways and Traffic. The deposit shall be made before St. Louis County

approval of the Site Development Plan unless otherwise directed by the Saint Louis County Department of Highways and Traffic. Funds shall be payable to the Treasurer, Saint Louis County.

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 \$2,234.49 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 Highways and Traffic. The deposit shall be made before the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Highways and Traffic or before the issuance of building permits in the case where no Special Use Permit is required. Funds shall be payable to the Treasurer, Saint Louis County.

Sanitary Sewer

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

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

The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2011, 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 Highways and Traffic.

In addition, we request the following general conditions be met:

1. Traffic generation assessment contributions shall be deposited with Saint 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.

VI. RECORDING

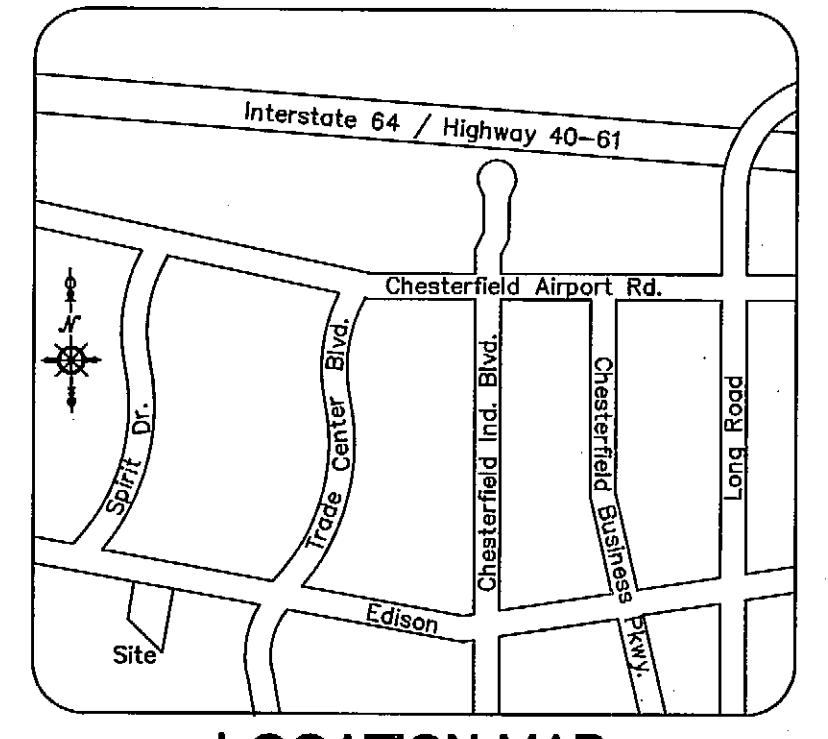
Within 60 days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

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.

PRELIMINARY DEVELOPMENT PLAN

A TRACT OF LAND IN US SURVEY 419, TOWNSHIP 45 NORTH, RANGE 3 & 4 EAST BEING LOT 30 OF SPIRIT TRADE CENTER PLAT 3 AS RECORDED IN PLAT BOOK 348 PAGES 514 AND 515 OF THE ST. LOUIS COUNTY LAND RECORDS, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.



LOCATION MAP
NOT TO SCALE

PROPERTY DATA

OWNER	= JMD INVESTMENTS, LLC
ADDRESS	= 17826 EDISON AVENUE
LOCATOR NO.	= 17V320178
ACREAGE	= 1.22 AC.±
EXISTING ZONING	= M-3
EXISTING ZONING ORDINANCE	= 658
EXISTING ZONING	= P.C. PLANNED COMMERCIAL
FIRE DISTRICT	= MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT	= ROCKWOOD
SEWER DISTRICT	= METRO. ST. LOUIS SEWER DISTRICT
WATER SHED	= MISSOURI RIVER
FEMA MAP	= 29189C0120H, LOMR APRIL 17, 2000
ELECTRIC COMPANY	= AMERENUE
GAS COMPANY	= LACLEDE GAS COMPANY
PHONE COMPANY	= SOUTHWESTERN BELL TELEPHONE
WATER COMPANY	= MISSOURI AMERICAN WATER COMPANY

GENERAL NOTES

- 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. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM.
- ALL ELEVATIONS ARE BASED ON M.S.D. BENCHMARK
- BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING CO.
- ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE DIRECTOR OF PUBLIC WORKS FOR THE CITY OF CHESTERFIELD.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CHESTERFIELD.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CHESTERFIELD.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- GRADING & STORM WATER PER M.S.D. STANDARD SPECIFICATIONS AND THE CITY OF CHESTERFIELD STANDARDS.
- DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD & ST. LOUIS COUNTY.
- SEEDING, SODDING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
- SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1% (20/100) SLOPES GREATER THAN 1% (20/100) MUST BE DESIGNED AS A RAMP.
- SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAG GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- Subject property lies within Flood Zone "X" (areas of 500-year flood; areas of 100-year flood with average depths of less than one (1) foot, or with drainage areas less than one (1) square mile, and areas protected by levees from the 100-year flood), and Flood Zone "AH" (flood depths of 1 to 3 feet) (usually areas of ponding) base flood elevation determined (Elevation 458) according to the National Flood Insurance Program Flood Insurance Rate Map for St. Louis County, Missouri and Incorporated Areas. The map is identified as Map No. 29189C0120 H with an effective date of January 6, 1998 and revised to reflect LOMR dated April 17, 2000.
- 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 1005.320 STREET AND PARKING AREA LIGHTING OF THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCE.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
- ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND
- ROOF TOP EQUIPMENT SHALL BE SCREENED
- PARKING CALCULATIONS
PARKING REQUIRED PER THE P.C. ORDINANCE
WEST TENANT
OFFICE: 3.33 per 1000 g.s.f. = 3,180 x 3.33 = 11 STALLS
1,000
WAREHOUSE: 3,180 S.F. W/ 2/3 EMPLOYEES ON MAX. SHIFT = 2 STALLS
EAST
RETAIL: 5.5 per 2,235 g.s.f. = 2,235 x 5.5 = 13 STALLS
1,000
OFFICE: 3.33 per 480 g.s.f. = 480 x 3.33 = 2 STALLS
1,000
WAREHOUSE: 2,076 S.F. W/ 2/3 EMPLOYEES ON MAX. SHIFT = 2 STALLS
TOTAL REQUIRED: 30 STALLS
PARKING PROVIDED
9'x19' = 28 STALLS
A.D.A. = 2 STALLS
Total = 30 STALLS
- DENSITY CALCULATIONS
Openspace:
19,355 s.f. x 100 = 36%
53,297 s.f. total site
F.A.R.
11,152 s.f. bldg. = 0.21
53,297 s.f. total site

LEGEND

EXISTING CONTOURS	--- 433 ---	TO BE REMOVED & RELOCATED	T.B.R. & R.
PROPOSED CONTOURS	--- 433 ---	TO BE USED IN PLACE	U.I.P.
EXISTING STORM SEWER	--- [Symbol] ---	TO BE ADJUSTED	T.B.A.
PROPOSED STORM SEWER	--- [Symbol] ---	BACK OF CURB	B.C.
EXISTING SANITARY SEWER	--- [Symbol] ---	FACE OF CURB	F.C.
PROPOSED SANITARY SEWER	--- [Symbol] ---		
RIGHT-OF-WAY	--- [Symbol] ---		
EASEMENT	--- [Symbol] ---		
CENTERLINE	--- [Symbol] ---		
EXISTING TREE	12" x 433.28		
EXISTING SPOT ELEVATION	433.28		
PROPOSED SPOT ELEVATION	433.28		
SWALE/DRAINAGE PATH TO BE REMOVED	T.B.R.		

I, the owner(s) of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter 1003, of City of Chesterfield Ordinance (applicable subsection) (present zoning) #524, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield Council. (Signature):

(Name Typed):

State of } ss.
County of }

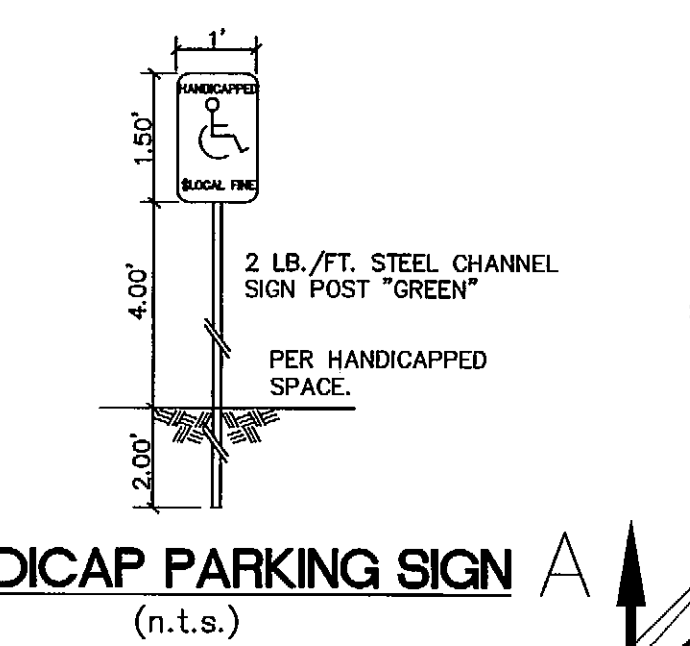
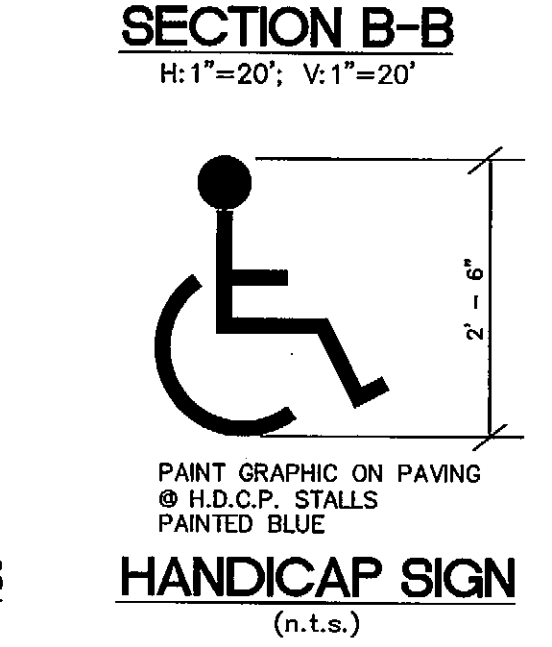
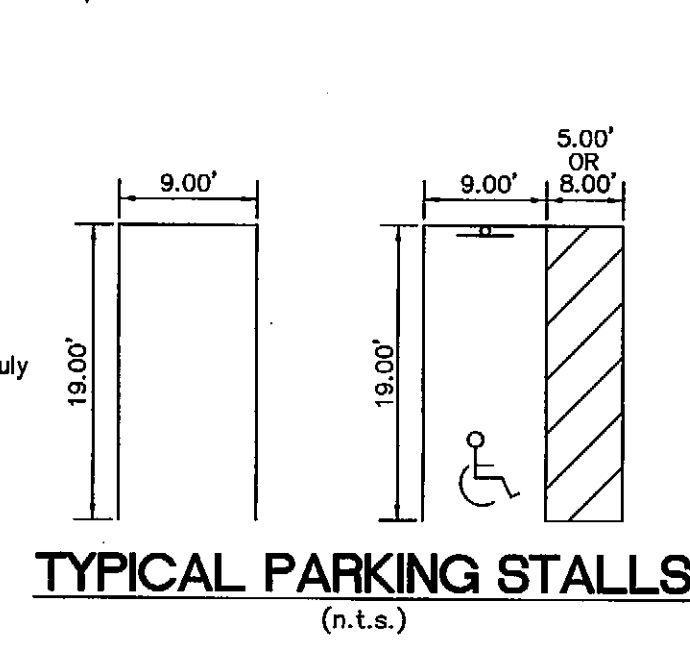
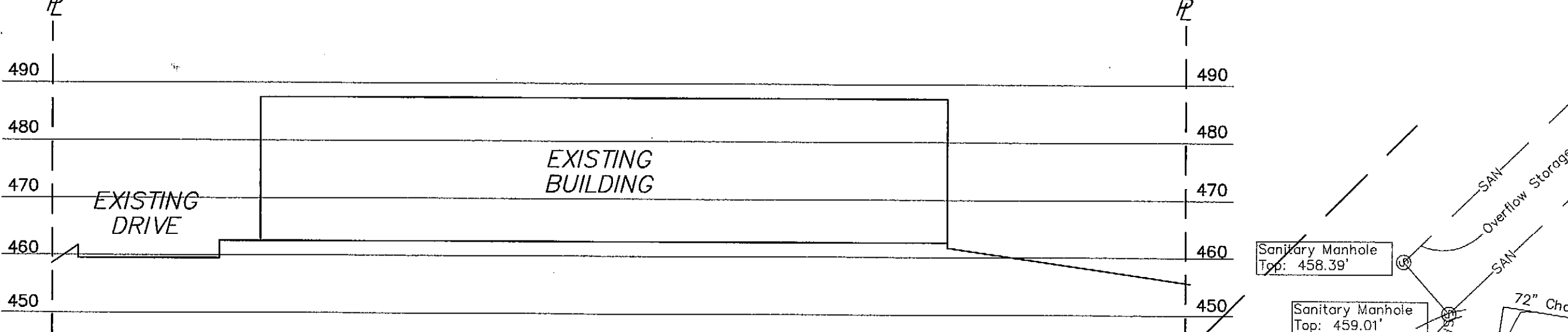
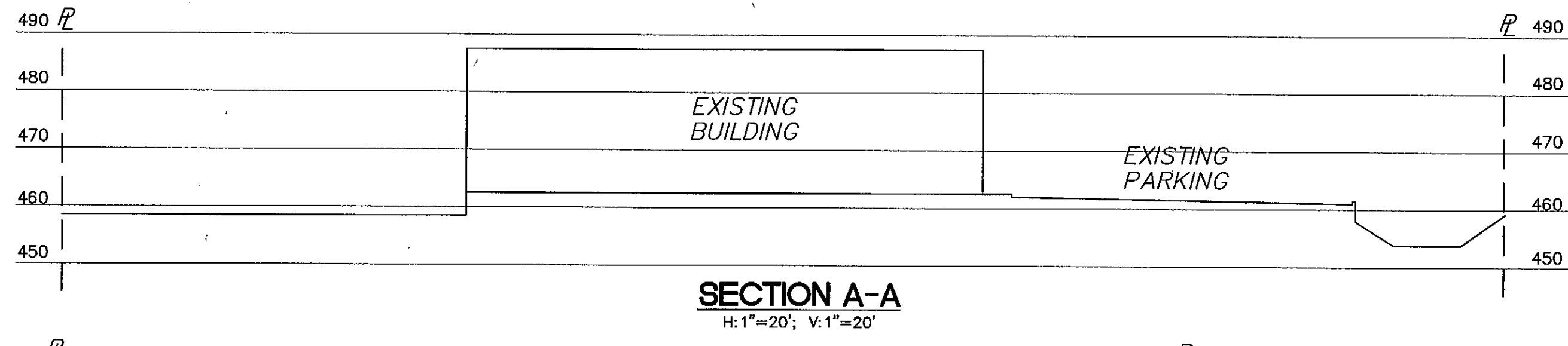
On this day of A.D., 20, before me personally appeared _____ to me known, who, being by me sworn in, did say that he/she is the _____ of the _____ (Title) (Name of Corporation) a corporation in the State of _____ and that the seal affixed to the foregoing instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said _____ acknowledged said instrument to be the free act and deed of said corporation.

This Site Development Plan was approved by the City of Chesterfield Planning Commission and duly verified on the day of 20, by the Chairperson of said Commission, authorizing the recording of this Site Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Director of Planning and the City Clerk.

Director of Planning

City Clerk

Ordinance _____ dated _____ which prescribed conditions relating to approved _____ is recorded as Dally Number _____ on the day of _____ 20, in the St. Louis County Recorder's Office.



LEGAL DESCRIPTION

A TRACT OF LAND BEING LOT 30 OF SPIRIT TRADE CENTER PLAT 3 AS RECORDED IN PLAT BOOK 348 PAGES 514 AND 515 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN ST. LOUIS COUNTY MISSOURI AND ALSO BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 30 AND THE SOUTHERN R-0-W LINE OF EDISON AVENUE (40' WIDE); THENCE SOUTH 32 DEGREES 40 MINUTES 01 SECONDS WEST A DISTANCE OF 369.14 FEET TO A POINT FROM WHICH A FOUND IRON PIPE (BENT) IS 0.09 FEET NORTH AND 0.27 FEET EAST; THENCE NORTH 12 DEGREES 00 MINUTES 28 SECONDS WEST A DISTANCE OF 281.90 FEET TO A FOUND IRON PIPE; THENCE NORTH 32 DEGREES 40 MINUTES 01 SECONDS EAST A DISTANCE OF 168.68 FEET TO A FOUND IRON PIPE, SAID PIPE ALSO BEING ON THE SOUTHERN R-0-W OF SAID EDISON AVENUE (40' WIDE); THENCE SOUTH 57 DEGREES 19 MINUTES 59 SECONDS EAST ALONG THE SAID SOUTHERN R-0-W OF EDISON AVENUE (40' WIDE) A DISTANCE OF 198.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 53,297.51 SQUARE FEET OR 1.22 ACRES MORE OR LESS

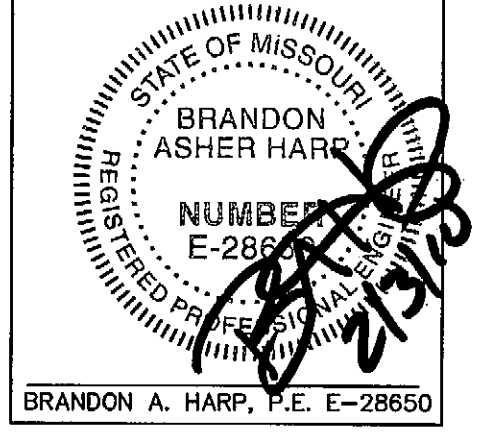
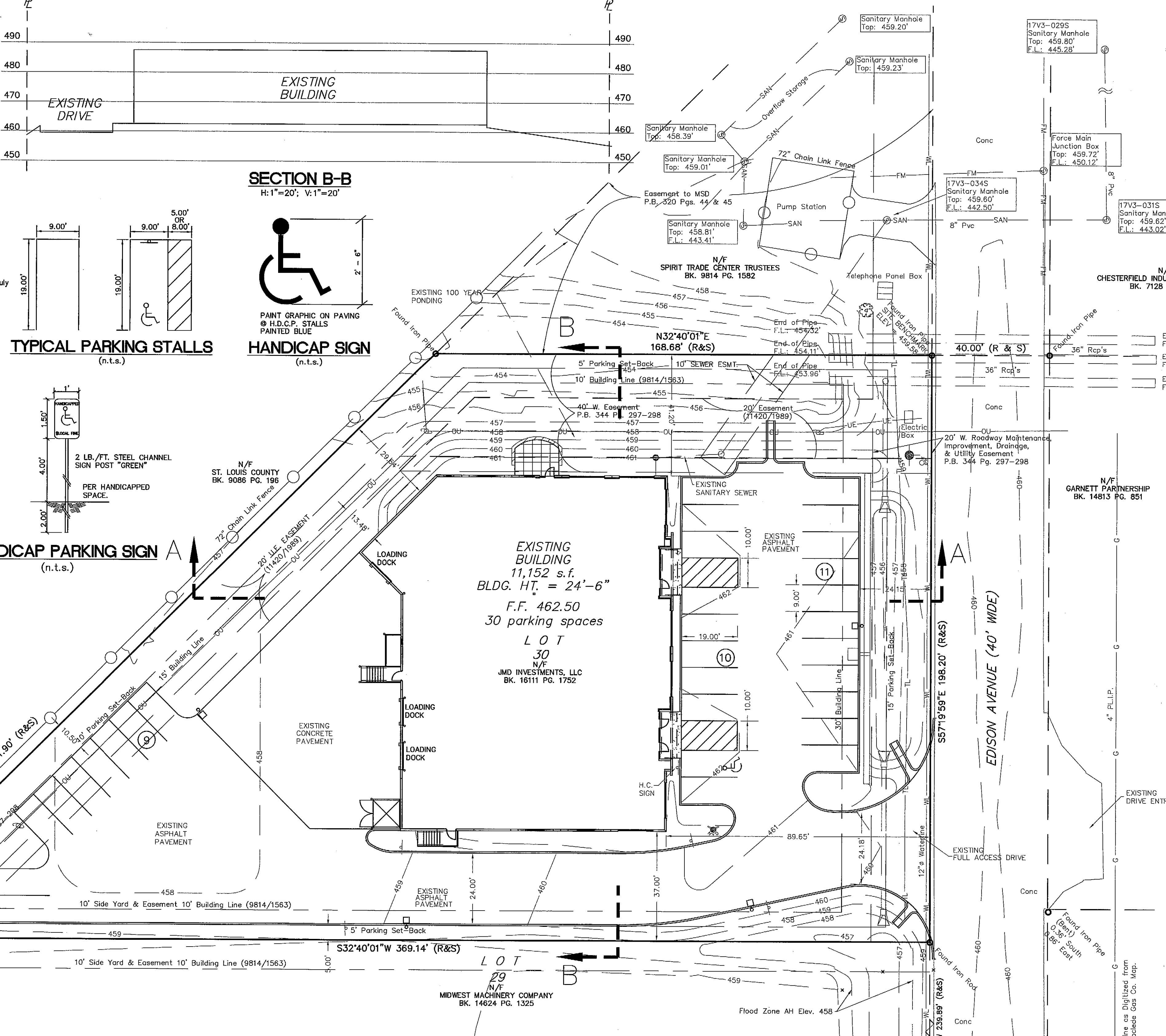
PROJECT BENCHMARK

MSD BENCHMARK 12-171 460.05'
"STANDARD ALUMINUM DISK" STAMPED SL-38, 1990.
DISK IS SET AT THE NORTHWEST CORNER OF CHESTERFIELD AIRPORT ROAD AND CAPRICE DRIVE.

SURVEYOR'S CERTIFICATION

This is to certify that the Plat is a correct representation of all existing and proposed land divisions.
Marler Surveying Company
By Marty L. Marler

Marty L. Marler, R.L.S.



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Preliminary Development Plan
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17826 Edison Avenue
Chesterfield, Missouri 63005

Proj. #	0993
No. Description	Date
To Client	02-04-10

PRELIMINARY DEVELOPMENT PLAN

C1

OF 1

