

Planning Commission Staff Report

- Meeting Date:** April 22, 2019
- From:** Andrew Stanislav, Planner *AS*
- Location:** A 3.1 acre tract of land located on the north side of Olive Street Road west of its intersection with Premium Way
- Petition:** **P.Z. 09-2018 18633 Olive Street Rd (Herman & Connie Grimes)**: A request for a zoning map amendment from an “NU” Non-Urban District to the “PC” Planned Commercial District for a 3.1 acre tract of land located on the north side of Olive Street Road west of its intersection with Premium Way (17W530101).

SUMMARY

Herman and Connie Grimes, with Stock and Associates Consulting Engineers, Inc., are requesting a zoning map amendment from an “NU” Non-Urban District to a “PC” Planned Commercial District for a 3.1 acre tract of land located on the north side of Olive Street Road west of its intersection with Premium Way. The new “PC” Planned Commercial District will allow for development of a building on the site to support commercial uses permitted in this part of Chesterfield Valley as well as define development criteria for the site.



Figure 1: Subject site aerial image

A Public Hearing was held on November 14, 2018, and the applicant has since noted their intent to use this property as an additional location for their sewer and drain cleaning business, Drain Surgeons. There were issues raised by the Planning Commission and the public pertaining to this petition and are detailed within this report.

HISTORY OF SUBJECT SITE

The subject site was zoned “NU” Non-Urban District by St. Louis County prior to the City’s incorporation. According to St. Louis County’s records, the existing single-family home on the subject site was built in 1960. Since the City’s incorporation, there have been no requests to rezone the property nor submittals of any redevelopment plans for review.

REQUEST OVERVIEW

The applicant has petitioned for a change in zoning of the subject property to the “PC” Planned Commercial District and is requesting 23 permitted uses as shown in the Attachment A for this district. The requested uses include commercial and retail uses, as well as two uses identified in the Unified Development Code (UDC) as “light industrial type uses” that are permitted in the “PC” District specifically west of Long Road within the Chesterfield Valley (“Laboratory-professional, scientific” and “Warehouse, general”).

Intended Use

Following the Public Hearing, the applicant has clarified that they intend to develop this property in order to serve as an additional location for their sewer and drain cleaning business, Drain Surgeons. The applicant has provided City Staff with documentation substantiating the intended use for the additional Drain Surgeons facility as a “Commercial Service Facility,” which is defined in the UDC as “retail establishments that primarily render services rather than goods. Such services may include but not be limited to copy shops, printing services, package and postal services, janitorial services, and similar operations.” In accordance with this definition, the applicant has stated that generally only one receptionist would be present on site who would dispatch service technicians from their houses, though they would be able to retrieve equipment from the subject property as-needed. The applicant has also recognized that “no retail sales would occur at the subject property and no repair service would occur at the subject property,” and that equipment would not be stored without active use.

Preliminary Plan

The preliminary plan for this request depicts a single building along the west side of the property with a building footprint of 17,500 square feet and is labeled as a potential multi-story building. Two rights-of-way are proposed on the preliminary plan, including a north-south 50-foot right of way aligning with Spirit Valley East Drive across Olive Street Road and a 62-foot wide right-of-way across the northern portion of the property to account for the extension of Blue Valley Avenue consistent with roadway improvements within the City’s travel demand model. Two access points to the proposed parking area are depicted off of the north-south right-of-way and no access is proposed off of the Blue Valley Avenue extension. A 50-foot wide drainage easement is proposed along the northern portion of the property with an interim drainage channel proposed to the east for a connection to the Chesterfield Valley Storm Water Easement. Both parking and building setbacks are established from these proposed rights-of-way as well as along Olive Street Road and the west property line.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

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

Direction	Zoning	Land Use
North	“NU” Non-Urban District	Agricultural land
West	“NU” Non-Urban District	Agricultural land
South	“PI” Planned Industrial District	Vacant/undeveloped (Spirit Valley Business Park)
East	“NU” Non-Urban District	Vacant/undeveloped & residential

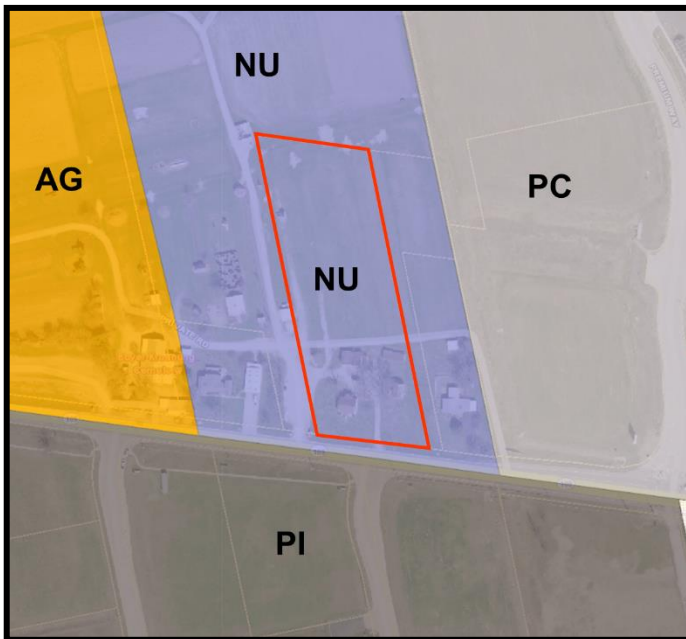


Figure 2: Zoning Map



Figure 3: Future Land Use Plan

COMPREHENSIVE PLAN ANALYSIS

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates this parcel is within the “Mixed Use (Retail/Office/Warehouse)” land use designation with appropriate land uses of retail, low-density office, and limited office/warehouse facilities.

The proposed uses in this request would comply with the current Land Use Plan and would permit the applicant to build a commercial development in accordance with all other requirements established in the Unified Development Code (UDC).

Additionally, a number of Plan Policies are applicable to this request. The following items identify the applicable plan policy with staff analysis following in italics:

3.1 Quality Commercial Development – Commercial developments should positively affect the image of the City, provide employment opportunities, and offer retail and service options to residents.

The uses proposed as part of this request include retail and service options that are compliant with the Mixed Use (Retail/Office/Warehouse) designation in the City's current Land Use Plan.

3.1.1 Quality of Design – Overall design standards should provide for smaller-scale, mixed-use, project-oriented developments. Developments should emphasize architectural design, pedestrian circulation, landscaping, open space, innovative parking solutions and landscape buffering between any adjacent residential uses.

The proposed request is intended for a commercial service development with existing industrial uses south of Olive Street Road and existing retail uses further to the east. A 30-foot landscape buffer is proposed along Olive Street Road as required by the UDC, and the proposed circulation anticipates connections to future development in the area.

The proposed change of zoning request is located in the Chesterfield Valley, which has specific policies identified for this area in the Comprehensive Plan:

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.

This request proposes retail and commercial uses within the Chesterfield Valley near an existing area of current development (Spirit Valley Business Park and Chesterfield Blue Valley), which has similar commercial service and retail uses to those requested in the Attachment A for this development. Low-intensity industrial uses are permitted west of Long Road, including the uses of "Laboratory-professional, scientific" and "Warehouse, general" requested as part of the proposed list of permitted uses within the Attachment A.

ISSUES

During the Public Hearing held on November 14, 2018, three individuals spoke in opposition of the proposed development. Issues associated with the request were identified by the Planning Commission, and below is a summary of the issues mentioned as well as a formal response from the applicant:

1. **Land Use Plan & Compatibility:** As discussed during the Public Hearing, the subject site is located within the "Mixed Use (Retail/Office/Warehouse)" land use designation of the City's Land Use Plan. Developments in close proximity to the east have approved planned districts. Address how this proposed project is consistent with the Land Use Plan and existing development within the vicinity.

Applicant Response: The Project Narrative which was part of the rezoning application requested twenty-three uses from the Planned Commercial list of permitted uses. The uses requested are consistent with the City's "Mixed-Use" designation. In addition, they are consistent with the

permitted uses outlined in Ordinance 2805 Blue Valley to the East and Ordinances 2813 & 3002 immediately to the South. This petition requests 23 permitted uses vs. 104, 57, and 40 permitted uses contained within the other ordinances.

2. **Proposed Uses:** As discussed at the Public Hearing, the proposal contains several uses that are not compatible with the existing adjacent residential uses or may not be appropriate for the subject site. The proposed warehouse and industrial uses, as well as outdoor storage, were noted during the Public Hearing as more appropriately placed south of Olive Street Road amongst other existing industrial uses (including Spirit Valley Business Park). Develop a list of appropriate uses based on the existing development pattern in the area and the City's Comprehensive Plan.

Applicant Response: The existing residential uses predate the City's Comprehensive Plan. The Comprehensive Plan clearly states "no" residential development within the Chesterfield Valley. The existing residential use is not consistent with the Comprehensive Land Use Plan which designates the adjoining property as "Mixed Use." The residential use is inconsistent with the "Mixed Use" goals and objectives. Regarding Warehouse Use, inside warehouse and sales are not inconsistent with Mixed Use. Outside storage of materials and goods is not part of this petition's request. Commercial vehicles will not be parked overnight within the development.

3. **Neighboring Residential:** There are concerns regarding the hours of operation, signage, and lighting associated with the proposed development and the impacts for neighboring residential uses. Specifically, address the impact of the proposed five-foot building setback from these existing uses.

Applicant Response: This petition is requesting a five (5) foot setback adjacent to the project's west property line. Immediately west is property encumbered by pipelines and owned by Enbridge Pipelines Ozark LLC. The Enbridge Pipeline property is fifty-five (55) feet wide and provides a buffer from the existing residential use.

4. **Storm Water & Drainage:** Storm water and drainage concerns were also mentioned at the Public Hearing, most significantly in obtaining the required easement from the property to the east and the capacity of existing infrastructure. The Valley Storm Water Master Plan has the flow in the proposed channel directed to the west. The preliminary plan has a drainage arrow to the east. If water is directed to the east, the culvert under Olive Street Road will need to be evaluated through a Function Equivalence Analysis with the City's Storm Water Consultant during Site Plan Review. Be advised that the easement to direct storm water across the neighboring property will be required prior to an approval of the City's grading permit.

Applicant Response: Stock in conjunction with the City Stormwater Consultant understand the interconnected pond model. We are confident that no adverse impact to adjoining properties will occur with this project directing drainage East and South.

5. **Building Height & Architecture:** As discussed during the Public Hearing, the subject site's proximity to the adjacent residential uses should be reflected in the building's form and architecture. The proposed height of 65 feet is not compatible with the existing neighboring residential uses, and the proposed five-foot side yard setbacks do not provide adequate buffering.

Applicant Response: The proposed building is placed adjacent to the pipeline company property and not adjacent to the residentially occupied property. The width of Enbridge is fifty-five (55) feet wide, providing a buffer from the residential occupied property.

6. **Outdoor Storage and Parking:** Identify the location of outdoor storage on the preliminary plan. If proposed for this property, outdoor storage would have similar screening requirements as those established for the planned districts to the east. Be advised that outdoor storage also includes storing/parking of commercial vehicles and equipment.

Applicant Response: No outdoor storage of materials and no overnight parking of commercial vehicles will be permitted within this development.

STAFF ANALYSIS

Compatibility with the Land Use Plan

The proposed uses in the draft Attachment A are consistent with the current Comprehensive Land Use Plan designation of "Mixed Use (Retail/Office/Warehouse)" for this area north of Olive Street Road, which is recognized as encompassing retail, low-density office, and limited office/warehouse facilities. The adjacent existing residential properties west and east of the subject site are also within this same land use designation as residential uses are no longer encouraged in the Valley in accordance with the plan policies. Additionally, the two proposed uses that are considered "light industrial type uses" according to the UDC are also within the designated area of the Valley where they are expressly permitted west of Long Road.

Intended Use/Commercial Service Facility Classification

At the Public Hearing it was noted that the applicant was considering this site for an additional location of their drain and sewer cleaning business, Drain Surgeons, and the applicant has subsequently provided staff with information clarifying the use classification of the drain and sewer cleaning business as a "Commercial Service Facility" as noted earlier in this report as they do not perform any plumbing related work. The applicant has stated that "a drain and sewer cleaning company, sometimes referred to in the industry as a drain contractor, will unblock sewer drains, replace old piping, and perform the relining and repair of burst pipes." Conversely, the applicant notes that a typical plumbing company "will work with water sources inside properties including taps, toilets, basins, and leakages," which is not descriptive of the work performed by Drain Surgeons, and the intended use is better classified as a "Commercial Service Facility." Staff has worked with the applicant following discussions and documentation on the classification of the intended use, and Staff agrees with the interpretation of this business as a "Commercial Service Facility." Provisions have been included in the Attachment A to also prohibit outdoor storage as well as overnight parking of vehicles.

Compatibility with Adjacent Development

While the proposed uses listed in the Attachment A are compatible with the current land use designation, the Planning Commission should consider the retail focused development to the east (Chesterfield Blue Valley) as well as the industrial uses south of Olive Street Road across from this proposed development. The proposed development generally would not involve customers/clients visiting the property as with other nearby retail uses and in that respect operates as more of a service center. In terms of the current Comprehensive Land Use Plan, the proposed uses are compatible with the existing “Mixed Use (Office/Retail/Warehouse)” designation on the property. While this proposal may not directly reflect the retail development to the east, it complies with the comprehensive plan and provides additional uses to this “mixed use” designated area of the City. The applicant has also stated their intention to be more compatible with the adjacent retail development to the east in terms of architecture as exhibited in the narrative statement provided.

Similarly to the perspective of the proposed uses, the requested height of 65 feet can be considered in terms of compliance with the Comprehensive Land Use Plan or the proposal’s compatibility with existing adjacent development. Nearby planned districts have height restrictions of 40-65 feet (Spirit Valley Business Park) and 65-75 feet (Chesterfield Blue Valley). Building and parking setbacks are also depicted on the preliminary plan as well as the required 30-foot landscape buffer along Olive Street Road. The proposed five-foot setback along the west property line in conjunction with the Enbridge Pipeline property provide a buffer/setback of approximately 60 feet between the existing residential property to the west, and the proposed building is approximately 140 feet from the existing residential property to the east due to the location of the parking area and north-south right-of way.

PRELIMINARY PLAN

A zoning map amendment to a planned zoning district, such as “PC” Planned Commercial District, requires a Preliminary Development Plan which has been included in the Planning Commission’s packet. Some elements of the proposal include, but aren’t limited to:

- A single building proposed for commercial uses;
- Landscape buffer frontage along Olive Street Road;
- North-south right-of-way aligned with Spirit Valley East Drive across Olive Street Road;
- Extension of Blue Valley Avenue from the east across the northern portion of the subject property;
- Stormwater management provisions in accordance with City requirements for the Valley; and
- Parking areas to the side and rear of the proposed building.

The proposed north-south right-of-way and Blue Valley Avenue right-of-way are to be privately maintained until a connection to Blue Valley Avenue is constructed and approved by the City as recognized in the draft Attachment A.

Attached please find a copy of the draft Attachment A, Project Narrative, Tree Stand Delineation, Preliminary Development Plan, ALTA/NSPS Land Title Survey of the property, and resident correspondence received by Staff.

This petition has met all filing requirements and procedures of the City of Chesterfield. Staff recommends action from Planning Commission on the change of zoning request and proposed conditions in the Attachment A.

Attachments

1. Attachment A
2. Project Narrative
3. Tree Stand Delineation
4. Preliminary Development Plan
5. ALTA/NSPS Land Title Survey
6. Resident Correspondence

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. Bakery
 - b. Brewpub
 - c. Coffee Shop, drive-through
 - d. Commercial service facility
 - e. Drugstore and pharmacy, with drive-through
 - f. Filling station and convenience store with pump stations
 - g. Financial institution, with drive-through
 - h. Grocery, community
 - i. Grocery, neighborhood
 - j. Hotel and motel
 - k. Hotel and motel, extended stay
 - l. Laboratory-professional, scientific
 - m. Office, general
 - n. Office, medical
 - o. Professional and technical service facility
 - p. Recreation facility
 - q. Research laboratory and facility
 - r. Restaurant, fast-food

- s. Restaurant, sit-down
 - t. Retail sales establishment, community
 - u. Retail sales establishment, neighborhood
 - v. Retail sales establishment, regional
 - w. Warehouse, general
2. All outdoor storage and/or outdoor sales activity shall be prohibited within this development.
 3. Overnight parking of commercial vehicles is prohibited within this development.
 4. Hours of Operation.
 - a. Retail sales will be limited from 7 a.m. to 11 p.m. Hours of operation for retail sales may be expanded for Thanksgiving Day and the day after Thanksgiving upon review and approval of a Special Activities Permit, signed by the property owner and submitted to the City of Chesterfield at least seven (7) business days in advance of said holiday.
 - b. Hours of operation for all other uses in this "PC" District shall not be restricted.
 5. 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 65 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, boundary walls, retaining walls, fences, or flag poles will be located within the following setbacks:

- a. Fifty (50) feet from the right-of-way of Olive Street Road.
- b. Fifteen (15) feet from the proposed right-of-way of the Blue Valley Avenue extension as shown on the Preliminary Development Plan.
- c. Fifteen (15) feet from the proposed right-of-way of the North/South roadway as shown on the Preliminary Development Plan.
- d. Five (5) feet from the western boundary of this “PC” 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. Thirty (30) feet from the right-of-way of Olive Street Road.
- b. Fifteen (15) feet from the proposed right-of-way of the Blue Valley Avenue extension as shown on the Preliminary Development Plan.
- c. Fifteen (15) feet from the proposed right-of-way of the North/South roadway as shown on the Preliminary Development Plan.
- d. Five (5) feet from the western boundary of this “PC” 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. 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.
- 3. Parking lots shall not be used as streets.

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. Access to this development from Olive Street Road shall be located opposite Spirit Valley East Drive and constructed to Saint Louis County Standards as directed by Saint Louis County Department of Transportation and the City of Chesterfield. The proposed right of way and Blue Valley Avenue Extension shall be as shown on the preliminary plan.
2. A cross access easement shall be provided to adjacent property to the north.
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. The proposed right of way located within this development shall be privately maintained until a connection to Blue Valley Avenue is constructed and approved by the City of Chesterfield. After that time, the developer may request the City of Chesterfield to accept the streets for maintenance.
2. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the agency in control of the right of way off of which the entrance is constructed. 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, along the project frontage of Olive Street Road and along both sides of the proposed rights of way as shown on the preliminary plan. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way controlled by another agency, if permitted by that agency or on private property within a 6 foot wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.
5. Obtain applicable permits from the City of Chesterfield and the Saint Louis County Department of Transportation as necessary for locations of proposed and removals of existing access points, and roadway improvements.
6. Additional right-of-way and road improvements shall be provided, as required by the Saint 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 Department of Transportation. 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 public right of way. 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 the 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 seventy-two (72) 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, 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 an adequate piped system. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
2. Water Quality Features are to be provided as required by the Metropolitan Saint Louis Sewer District. The location and types of storm water management facilities shall be identified on all Site Development Plans and Improvement Plans and must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.
3. 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.
4. 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.
5. 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.
 6. The developer shall provide all necessary Chesterfield Valley Storm Water Easements to accommodate future 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.
 7. 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

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, the developer shall provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the City of Chesterfield. 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.

P. MISCELLANEOUS

1. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.
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 Code shall be required where applicable.
3. 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.
4. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.
5. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Development Permit/Application to the City of Chesterfield for approval. The Floodplain Study must be

approved by the City of Chesterfield prior to the approval of the Site Development Plan, as directed. The Floodplain Development Permit must be approved prior to the approval of a grading permit or improvement plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency. The LOMR must be issued by FEMA prior to the final release of any escrow held by the City of Chesterfield for improvements in the development. Elevation Certificates will be required for any structures within the Special Flood Hazard Area or the Supplemental Protection Area. All new roads within and adjacent to this site shall be constructed at least one (1) foot above the base flood elevation of the Special Flood Hazard Area. Improvements to existing roadways shall be required as necessary to provide at least one access route to each lot that is at least one (1) foot above the base flood elevation. Consult Article 5 of the Unified Development Code for specific requirements for specific requirements.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT PLANS

- A.** The developer shall submit a Site Development Plan within eighteen (18) months of City Council approval of the change of zoning.
- B.** Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- C.** 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.
- D.** Where due cause is shown by the developer, the City Council may extend the period to submit a 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 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 CONTRIBUTIONS

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.

A. ROAD IMPROVEMENTS

1. 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	\$2,319.85/parking space
General Office	\$773.24/parking space

(Parking Space as required by the site-specific ordinance.)

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 St. Louis County Department of Transportation and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

2. As this development is located within a trust fund area established by St. 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.
3. Road Improvement Traffic Generation Assessment contributions shall be deposited with St. 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, St. 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 \$915.62 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 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, St. 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 \$2,905.08 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 St. 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, St. 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.

E. TRAFFIC GENERATION ASSESSMENT RATES

1. The amount of all required contributions for roadway, storm water and primary water line improvements, if not submitted by January 1, 2020, 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.
2. Prior to Special Use Permit issuance by the Saint Louis County Department of Transportation, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, must be established with the Saint Louis County Department of Transportation to guarantee completion of the required roadway improvements.

3. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

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.

LEVINA BOONE PROJECT NARRATIVE

Our proposal is to invest in the property 18633 Olive Street Road, which contains 3.1 +/- acres, and then market the property to appropriate investors. We would keep the architecture to blend nicely with the existing outlet mall, which is located near this acreage.

The proposed uses for the property are:

- Commercial Service Facility
- Grocery, community
- Grocery, neighborhood
- Office, general
- Office - medical
- Bakery
- Brewpub
- Coffee Shop, drive-through
- Filling station and convenience store with pump stations
- Laboratory - Professional Scientific
- Professional & Technical Service Facility
- Recreation facility
- Research Laboratory Facility
- Restaurant sit down
- Restaurant fast food
- Retail sales establishment-community
- Retail sales establishment-neighborhood
- Retail sales establishment-regional
- Drugstore and pharmacy with drive-through
- Financial institution with drive through
- Hotel and motel
- Hotel and motel, extended stay
- Warehouse, general



We want to do an environmental clean-up of the gas tank and pump located on the property as soon as closing, as well as proper disposal of the asbestos in the home, if any. We are also aware of the Chesterfield Tree Manual, and the Tree Stand Delineation requirement. We have four trees and have already been in contact with an arborist to do an evaluation of these trees. We have also been made aware of TownPlace Suites, and the trees that will line Olive Street Road on their property, and will conform to that standard.

We are not requesting any variations or exceptions from the requirement of the zoning ordinances. We are assuming that the neighboring homes are not considered in a residential district, as they are also zoned NU.

We are aware of the 50' easement for flood control, and it is our understanding that could be shared with the adjoining property. We are also aware of the request of the City of Chesterfield to extend connecting roadways through our property, and have hired George Stock and Associates to analyze the property, and put forward a plan that would be consistent with neighboring properties and the City of Chesterfield.

Hours of Operation: Unrestricted (Except Retail Sales Limited to 7:00 AM to 11:00 PM)

No proposed outside storage of materials and goods.

Commercial Vehicles will not be parked outside overnight.

Proposed Design Standards:

F.A.R. 0.55 MAX

Maximum Building Ht. 65 feet

Open Space: 35% Min.

Proposed Setbacks:

Parking/Access Drives:

30' from Olive Street Rd

15' from Blue Valley Avenue

15' from North/South Street

5' from West property line

Building:

50' from Olive Street Rd

15' from Blue Valley Avenue

15' from North/South Street

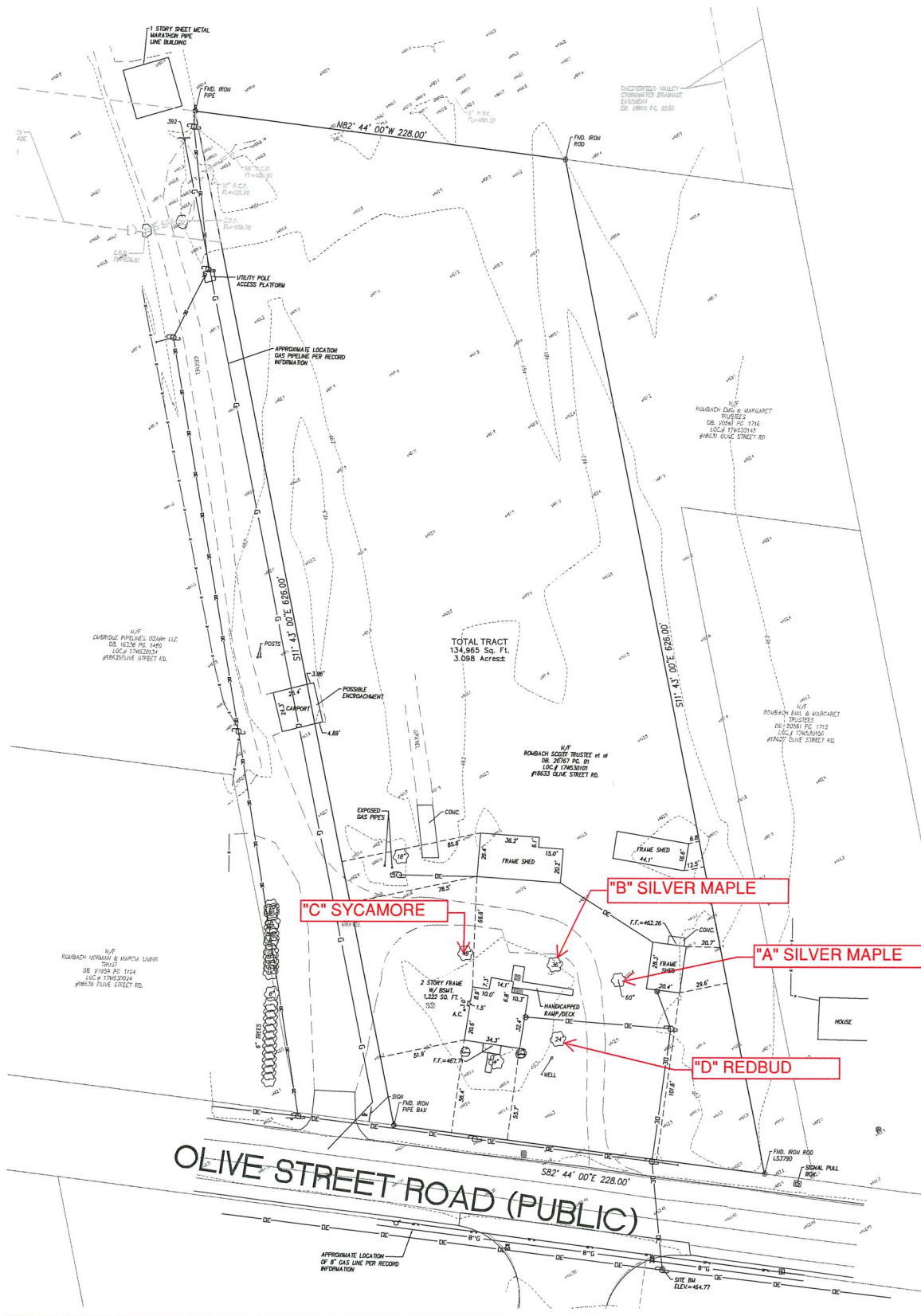
5' from West property line

TREE STAND DELINEATION REPORT
18633 Olive Street Road
Chesterfield Mo 63005

Prepared by:
Zachary D Hall
ISA Certified Arborist
MW-4833 A

SPECIMEN TREE

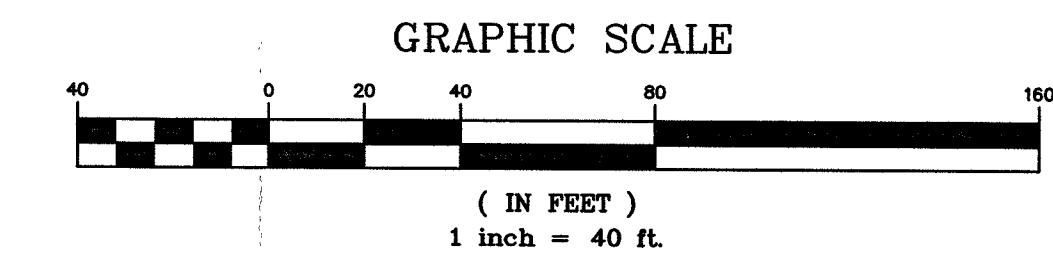
No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Condition Comments
A	Silver Maple	<i>Acer saccharinum</i>	180	Poor	Topped, Severe Decay Through Out Branch Wood
B	Silver Maple	<i>Acer saccharinum</i>	120	Fair	Topped, Decay Through Out Branch Wood
C	Sycamore	<i>Platanus occidentalis</i>	142	Poor	Topped, 40-50% Decline
D	Redbud	<i>Cercis canadensis</i>	32,25,29	Fair	Codominant Stems, 10-15% Decline



TREE STAND DELINEATION EXHIBIT
 18633 OLIVE STREET ROAD
 CHESTERFIELD, MO 63005

PRELIMINARY PLAN 18633 OLIVE STREET ROAD

A TRACT OF LAND BEING AS RECORDED IN LOT 1 OF AMELIA BOISSELIER ESTATE AND BEING LOCATED IN U.S. SURVEYS 368, 1937 AND 133, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



SITE INFORMATION

ADDRESS = 18633 OLIVE STREET RD.
CHESTERFIELD, MO 63005

SITE AREA = 3.098 ACRES

OWNER = ROMBACH SCOTT TRUSTEE et al

CITY = CITY OF CHESTERFIELD

FLOOD MAP = 29189C0120H

SEWER DISTRICT = MSD

WATERSHED = MISSOURI RIVER

FIRE DISTRICT = MONARCH CHESTERFIELD

SCHOOL DISTRICT = ROCKWOOD R-6

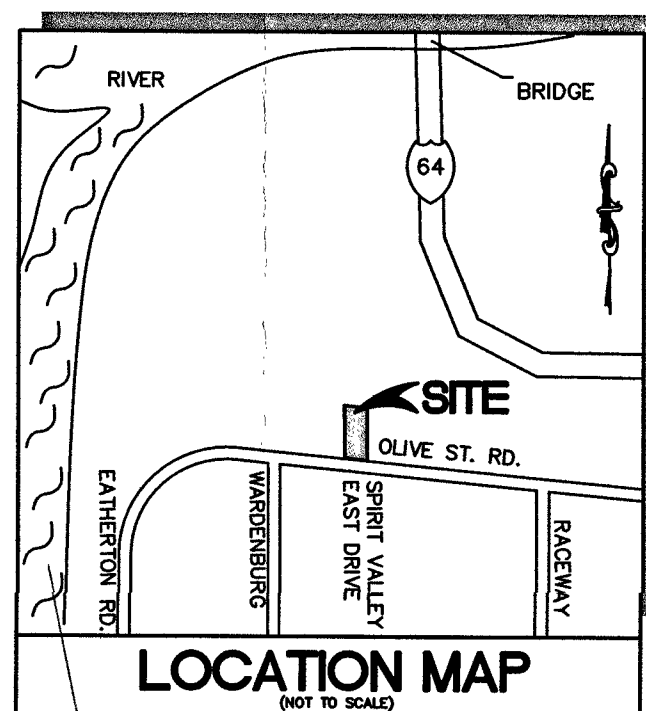
ELECTRIC SERVICE = AMEREN U.E.

GAS SERVICE = LACLEDE GAS

PHONE SERVICE = SWBT

WATER SERVICE = MO. AMERICAN WATER CO.

CABLE SERVICE = CHARTER COMMUNICATIONS



APPROXIMATELY 4100' WEST OF INTERSECTION OF OLIVE STREET RD. AND CHESTERFIELD AIRPORT RD.

GENERAL NOTES:

- BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. & RECORD INFORMATION (BASIS OF BEARINGS: MISSOURI STATE PLANE, GRID NORTH)
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS PER MAP NO. 29189C0120 H WITH AN EFFECTIVE DATE OF AUGUST 2, 1995 AND REVISED TO REFLECT LOWR DATED APRIL 17, 2000. (APPROXIMATE 100 YR. EL. 460 PER CHESTERFIELD MASTER PLAN MODEL)
- 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. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
- ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN AND AS DIRECTED BY THE CITY OF CHESTERFIELD AND MSD.
- ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED TO THE CITY OF CHESTERFIELD STANDARDS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF CHESTERFIELD AND MSD STANDARDS.
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND. THE DEVELOPMENT OF THIS PARCEL WILL COORDINATE THE INSTALLATION OF ALL UTILITIES IN CONJUNCTION WITH THE CONSTRUCTION OF ANY ROADWAY.

PROPERTY DESCRIPTION

Part of Lot 1 of the AMELIA BOISSELIER ESTATE in U.S. Surveys 368, 1937 and 133, Township 45 North, Range 3 East, according to survey and subdivision thereof made by Richard Elting Surveyor, recorded in Plat Book 16 Page 27 of the St. Louis County Records and described as: Beginning at a point in the North line of Olive Street Road, distant 140.0 feet North 82 degrees 44 minutes West from the Southeast corner of said Lot 1; thence North 11 degrees 43 minutes West 626 feet to a point; thence North 82 degrees 44 minutes West parallel with the North line of Olive Street Road 228 feet to a point 25 feet East from the center line of Shell Pipe Line Right-of-Way; thence South 11 degrees 43 minutes East from the center line of Shell Pipe Line Right-of-Way, passing an angle in said pipe line and continuing on the same course, South 11 degrees 43 minutes East 626 feet to the North line of Olive Street Road; thence along road line South 82 degrees 44 minutes East 228 feet to the piece of beginning.

PROPOSED DEVELOPMENT STANDARDS

F.A.R. 0.55 MAX.

PROPOSED BUILDING HT = 65' MAX.

PROPOSED SETBACKS:

PARKING/ACCESS DRIVES

- 30' FROM OLIVE STREET ROAD
- 15' FROM BLUE VALLEY AVENUE
- 15' FROM NORTH/SOUTH STREET
- 5' FROM WEST PROPERTY LINE

BUILDING

- 60' FROM OLIVE STREET ROAD
- 15' FROM BLUE VALLEY AVENUE
- 15' FROM NORTH/SOUTH STREET
- 5' FROM WEST PROPERTY LINE

OPENSOURCE

REQUIRED: 35% PER "PC" PLANNED COMMERCIAL DISTRICT

PROVIDED: 44.3%

TOTAL LOT AREA=134,965 S.F. = 3.098 AC.

BUILDING = 17,500 S.F.

PAYMENT = 57,690 S.F.

GREENSPACE = 59,775 S.F.

BENCHMARK

D.N.R. BENCHMARK SL-40
ELEV.=486.55

SL-40: BRASS DISC STAMPED "SL-40, 1990" ON THE NORTH SIDE OF NORTH OUTER 40 RD OF HIGHWAY 64 AND THE EXTENDED CENTERLINE OF THE SPIRIT OF ST. LOUIS BOULEVARD; APPROXIMATELY 0.3 MILE NORTH OF CHESTERFIELD AIRPORT ROAD.

ALL PROJECT ELEVATIONS ARE BASED ON THE PUBLISHED D.N.R. VALUES FOR SL-40 UTILIZING GPS TECHNOLOGY. THE SAME BENCHMARK PUBLISHED BY ST. LOUIS COUNTY HIGHWAYS AND TRAFFIC BENCHMARK SYSTEM IS BM-11-108. TO CONVERT PROJECT ELEVATIONS FROM SL-40 TO THE ST. LOUIS COUNTY HIGHWAYS AND TRAFFIC BENCHMARK SYSTEM BM-11-108, ADD TWENTY SEVEN HUNDREDTHS OF A FOOT (0.27') TO OBTAIN A ST. LOUIS COUNTY HIGHWAYS AND TRAFFIC ELEVATION.

SITE BENCHMARK

ELEV.=464.77

R.R. SPIKE IN POWER POLE AS SHOWN HEREON.

UTILITY NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

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

SHEET INDEX

- C-P-1 PRELIMINARY PLAN
- C-P-2 PRELIMINARY SITE SECTIONS

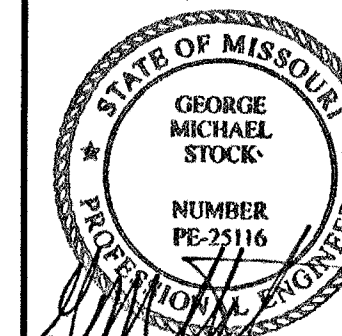
SURVEYOR'S CERTIFICATION

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

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.

By: WALTER J. PFLEGER, MISSOURI L.S. NO. 2008-000728

DATE: 3/18/19



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

- REVISIONS:
- 11/05/18 REVISED PER CITY REVIEW 10/29/18
 - 2/28/19 REVISED PER CITY LETTER 2/13/19
 - 3/18/19 REVISED PER CITY LETTER 3/08/19

RECEIVED
MAR 19 2019
City of Chesterfield
Department of Public Services

DRAWN BY: C.A.H. CHECKED BY: G.M.S.

DATE: 09/19/2018 JOB NO: 218-6387
M.S.D. P #: P-XXXX-XX BASE MAP #: XX-X
S.L.C. HAT #: XXXX HAT SUP. #: XX-XXX-XX
M.S.D. HAT #: MO-RAXXXXX

PRELIMINARY PLAN

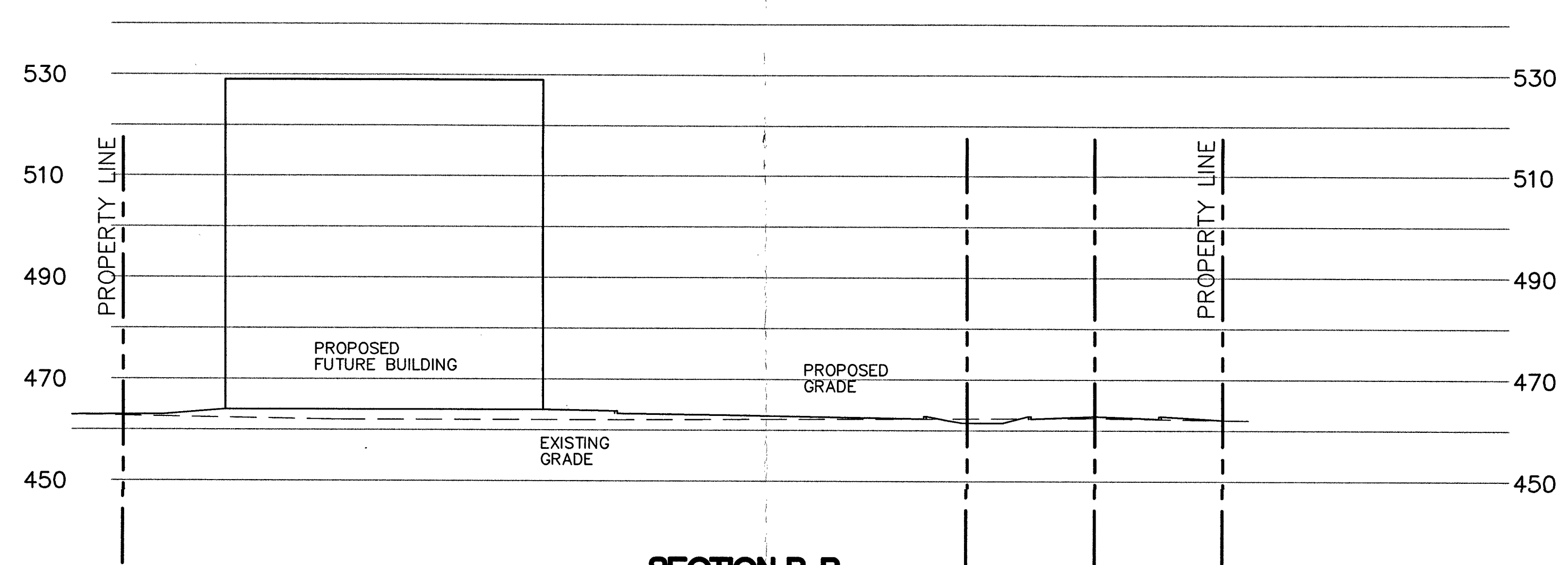
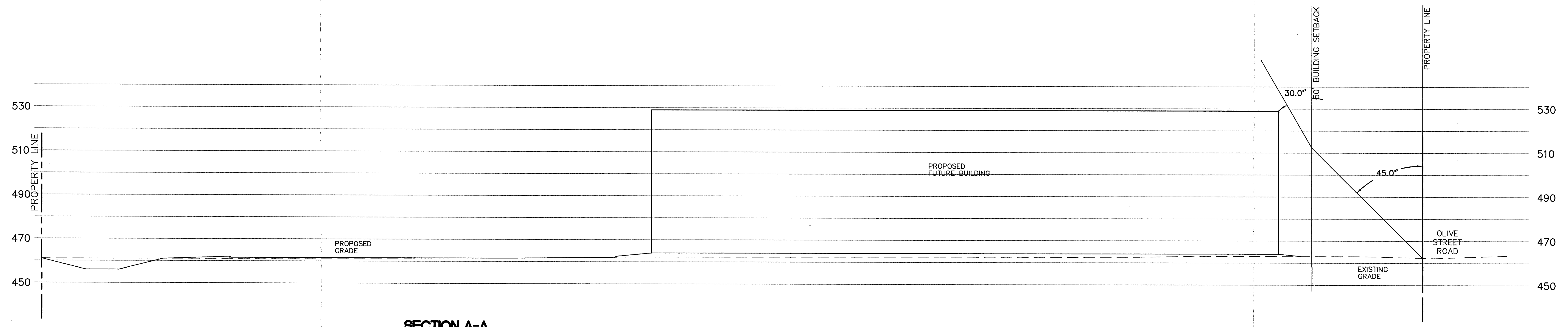
SHEET NO.: C-P-1

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH: (636) 500-9000
FAX: (636) 500-9001
www.stockandassociates.com

PRELIMINARY PLAN FOR:
18633 OLIVE STREET ROAD
CHESTERFIELD, MISSOURI



PREPARED FOR:
GRIMES TAX FILINGS
2570 GLADIATOR DR.
FENTON, MO. 63026
ATTN: MS. CONNIE GRIMES-ENROLLED AGENT



PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.

PRELIMINARY PLAN FOR:
18633 OLIVE STREET ROAD
18633 OLIVE STREET ROAD
CHESTERFIELD, MISSOURI

DATE: 3/16/19

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

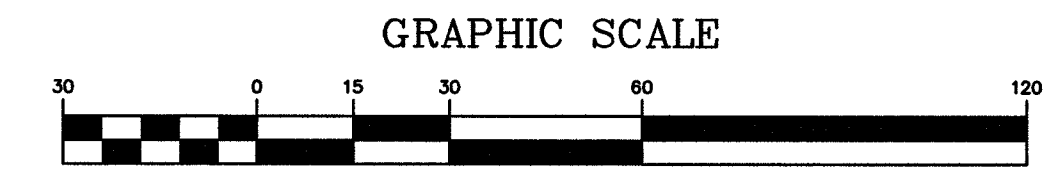
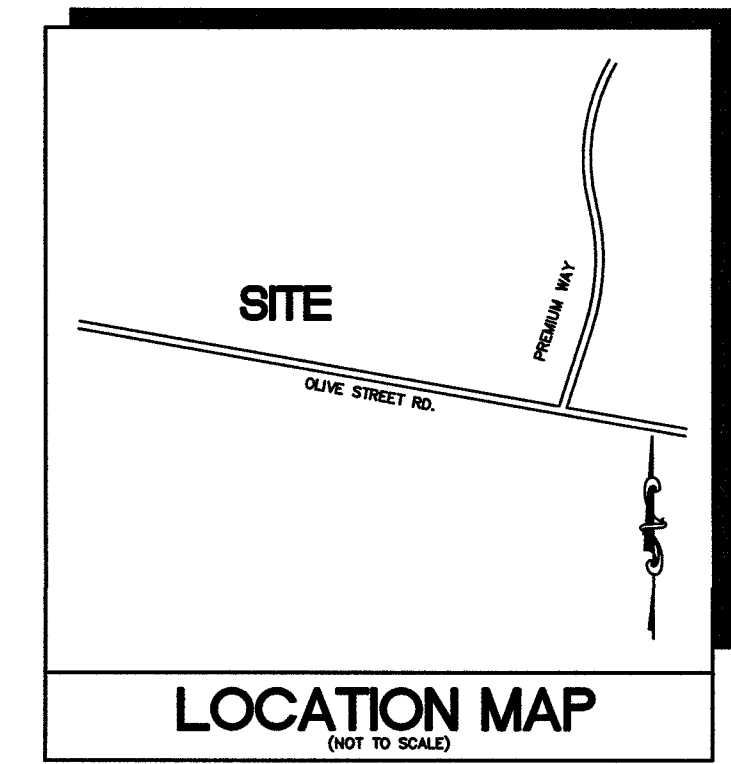
REVISIONS:

1	11/05/18 REVISED PER CITY REVIEW 10/29/18
2	2/28/19 REVISED PER CITY LETTER 2/13/19
3	3/18/19 REVISED PER CITY LETTER 3/06/19

DRAWN BY: C.A.H.	CHECKED BY: G.M.S.
DATE: 09/19/2018	JOB NO: 218-6387
M.S.D. # P-XXXXXX-XX	BASE MAP # XX-X
S.L.C. MAT # XXXX	MAT SUP. # XX-XXX-XX
M.S.D. # MO-BAXXXXX	
SHEET TITLE: PRELIMINARY SITE SECTIONS	
SHEET NO.: C-P-2	

ALTA/NSPS LAND TITLE SURVEY

A TRACT OF LAND BEING AS RECORDED IN LOT 1 OF AMELIA BOISSELIER ESTATE AND BEING LOCATED IN U.S. SURVEYS 368, 1937 AND 133, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



LEGEND

⊙	BENCH MARK	⊕	FIRE HYDRANT
⊙	FOUND IRON ROD	⊕	FIRE DEPARTMENT CONNECTION
⊙	FOUND IRON PIPE	⊕	WATER MANHOLE
⊙	RIGHT OF WAY MARKER	⊕	WATER METER
⊙	UTILITY POLE	⊕	WATER VALVE
⊙	SUPPORT POLE	⊕	POST INDICATOR VALVE
⊙	UTILITY POLE WITH LIGHT	⊕	CLEAN OUT
⊙	LIGHT STANDARD	⊕	STORM MANHOLE
⊙	ELECTRIC METER	⊕	GRATED MANHOLE
⊙	ELECTRIC MANHOLE	⊕	STORMWATER INLET
⊙	ELECTRIC PEDESTAL	⊕	GRATED STORMWATER INLET
⊙	ELECTRIC SPURCE BOX	⊕	SANITARY MANHOLE
⊙	GAS DRIP	⊕	TREE
⊙	GAS METER	⊕	BUSH
⊙	GAS VALVE	⊕	TRAFFIC SIGNAL
⊙	TELEPHONE MANHOLE	⊕	PARKING METER
⊙	TELEPHONE PEDESTAL	⊕	STREET SIGN
⊙	TELEPHONE SPURCE BOX	⊕	SPRINKLER
⊙	CABLE TV PEDESTAL	⊕	MAIL BOX

Notes:

- Stock and Associates Consulting Engineers, Inc. used exclusively First American Title Insurance Company, Commitment No. 18-31325, with an effective date of August 1, 2018 at 8:00 a.m. for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.
- Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple, and title thereto is at the effective date thereof vested in:
 - Scott A. Rombach, Trustee or Successor Trustee of the Scott A. Rombach Revocable Trust U/A August 28, 2013, as amended or restated thereafter (as to 50%) and Kurt A. Rombach (as to 50%)
- Title Commitment No. 18-31325 with Schedule B-Section 2 exceptions:
 - (a) Item No. 11 Building lines, covenants, conditions, restrictions, dedications, reservations, easements, assessments, liens, charges, terms and provisions as per Plat thereof recorded in Plat (book) 16 (page) 27. "NOT SHOWN" Document did not create any building lines or easements.
 - (b) Item No. 12 Right of Way and Easement granted to the City of Chesterfield according to Instrument recorded in (book) 17332 (page) 2217, of the official property records of Saint Louis County, Missouri and assigned to MPLX Ozark Pipe Line LLC by Instrument recorded in Book 23000 Page 1261. "NOT SHOWN" Does not affect subject property.
 - (c) Item No. 13-14 "NOT SHOWN" Not surveyed items.



PROPERTY DESCRIPTION

Part of Lot 1 of the AMELIA BOISSELIER ESTATE in U.S. Surveys 368, 1937 and 133, Township 45 North, Range 3 East, according to survey and subdivision thereof made by Richard Elbring Surveyor, recorded in Plat Book 16 Page 27 of the St. Louis County Records and described as: Beginning at a point in the North line of Olive Street Road, distant 140.0 feet North 82 degrees 44 minutes West from the Southeast corner of said Lot 1; thence North 11 degrees 43 minutes West 626 feet to a point; thence North 82 degrees 44 minutes West parallel with the North line of Olive Street Road 228 feet to a point 25 feet East from the center line of Shell Pipe Line Right-of-Way; thence South 11 degrees 43 minutes East from the center line of Shell Pipe Line Right-of-Way, passing an angle in said pipe line and continuing on the same course, South 11 degrees 43 minutes East 626 feet to the North line of Olive Street Road; thence along road line South 82 degrees 44 minutes East 228 feet to the place of beginning.

BENCHMARK

D.N.R. BENCHMARK SL-40
ELEV. = 486.55

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SITE BENCHMARK

ELEV. = 464.77

R.R. SPIKE IN POWER POLE AS SHOWN HEREON.

ABBREVIATIONS

C.O.	CLEANOUT
DE	DEED BOOK
E	ELECTRIC
FL	FLOWLINE
FT	FEET
FND.	FOUND
G	GAS
M.H.	MANHOLE
N/F	NOW OR FORMERLY
PC	PLAT BOOK
PB	PLAT BOOK
P.C.	PAVE
P.V.C.	POLYVINYL CHLORIDE PIPE
R.B.	RADIAL BEARING
R.C.P.	REINFORCED CONCRETE PIPE
SG.	SQUARE
T	TELEPHONE CABLE
V.C.P.	VERTIFIED CLAY PIPE
W	WATER
(88'W)	RIGHT-OF-WAY WIDTH

GENERAL NOTES:

- Subject property is Zoned "NU" Non Urban.
- Subject property lies within Flood Zone AH (base flood elevations determined elev. = 462) and Flood Zone X (areas of reduced flood risk due to levee) according to the National Flood Insurance Rate Map Number 29186C0145 K with an effective date of 02/04/2015. Flood Zone plotted graphically.
- Utilities shown hereon are from shown from record and/or survey information. Any location, size and type information should be considered as approximate only. It is the Contractors responsibility to call Dig-Rite to verify utility locations.

PREPARED FOR:
GRIMES TAX FILINGS
2570 GLADIATOR DR.
FENTON, MO. 63026
ATTN: MS. CONNIE GRIMES-ENROLLED AGENT

Surveyors Certification

This is to certify to:
Herman Grimes and Connie Grimes, husband and wife
First American Title Insurance Company

That this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 6(b), 7(a), 7(b), 7(c), 8, 9, 11 and 13 of Table A thereof. The field work was completed during August, 2018.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC 222-D

By: Walter J. Pfeifer, Missouri P.L.S. No. 2008-000728

PREPARED BY: **STOCK & ASSOCIATES** Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 590-9100
590-9100 FAX: (636) 590-9100
e-mail: general@stockassoc.com
Web: www.stockassoc.com

ALTA/NSPS LAND TITLE SURVEY

ROMBACH

18633 OLIVE STREET ROAD

RECEIVED
MAR 19 2019
City of Chesterfield
Department of Public Works

REVISIONS:

1	03/18/2019
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DRWN BY: J.K. CHECKED BY: W.J.P.
DATE: 05/19 JOB NO: 218-0387
M.S.D. # # BASE MAP #
S.L.C. HAT # HAT S.L.P. #
M.D.N.R. #
SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY
SHEET NO.:
SHEET #1

From: Justin Wyse
Sent: Wednesday, November 14, 2018 3:44 PM
To: Andrew Stanislav
Subject: Fwd: Plan Commission Hearing 11/14/18 // Statement in Opposition to Warehouse & Industrial Use - Agenda Item IV.A.
Attachments: PC Agenda 11-14-18.pdf; ATT00001.htm; Rombach PC Report 11-14-18.pdf; ATT00002.htm; Enbridge Drainage Easement-Recorded.pdf; ATT00003.htm

Begin forwarded message:

From: Dean Wolfe [REDACTED]
Date: November 14, 2018 at 12:13:34 PM CST
To: Justin Wyse <JWyse@chesterfield.mo.us>
Cc: Debbie Mueller [REDACTED]
Subject: Plan Commission Hearing 11/14/18 // Statement in Opposition to Warehouse & Industrial Use - Agenda Item IV.A.

Justin—

I will be unable to attend tonight's Plan Commission hearing regarding the rezoning of the Grimes 3.1 acre parcel at 18633 Olive Street Road. I respectfully request that you read the statement below into the record for the Commission, staff and attending public:

"My name is Dean Wolfe. I am the sole owner of Wolfe Properties, LLC (WP), which owns 80% of Chesterfield Blue Valley, LLC (CBV), and is the sole managing member of CBV with offices at 8011 Clayton Road, Clayton, Missouri. CBV still owns about 103 acres of undeveloped land immediately east of the parcel proposed to be rezoned. CBV has sold or dedicated approximately 83 acres of PCD zoned land for an upscale St. Louis Premium Outlets mall and a Marriott Hotel among other retail uses. A half-acre park, Pecan Legacy Park (PLP), was created as a public amenity to preserve a "Monarch" pecan tree planted in 1892. Public art in a heroic scale 8' bronze, "Pioneer Farmer", and 180' of mural art fencing depicting farm life accents the tree's environment, plus gardens, lawns and access stairs for seating for public events.

As a condition of the CBV zoning, about 16 acres of public streets were built and dedicated by CBV to the City and County. Storm water channels to accommodate the interconnected pond system of storm water drainage of the City and the Monarch Chesterfield Levee District for the valley dictated the use of an additional 6 acres of land and the channel's construction by CBV. Storm water from the subject parcel flows into CBV's channels today. Utilities to support CBV and the contiguous parcels were sized to accommodate future uses. Including PLP, CBV has expended over \$13 million on this infrastructure to create a high quality mixed use "Gateway" development on the west entrance into the City of Chesterfield as was promised by CBV when our zoning was approved in 2008.

With the knowledge of the City staff, CBV has been working this Fall with a majority of property owners north of Chesterfield Airport Road and Olive Street Road from Spirit of St. Louis Boulevard on the east to Eatherton Road on the west to gain a consensus of owners to an expanded "Gateway" area of 370 acres of mixed use development as part of the City's undertaking modifications to its dated Master Land Use Plan. The City has contracted for consultants to complete this process in the next year at a cost of \$350,000. The consensus group would welcome the Grimes' participation in this planning process. Until the process is completed, it seems, to CBV, to be poor planning to do "spot zoning" of small parcels. Approval of the proposed subject plan with warehouse and industrial use adjacent to residential is not appropriate on its face. All of the land area south of Olive Street Road and Chesterfield Airport Road designated for industrial use argues further that such additional warehouse and industrial use is unnecessary. A large monolithic building simply would not fit the envisioned Gateway Master Land Use Plan.

Finally, to rezone this parcel without conditions would be grossly inequitable to CBV and all contiguous land owners to the said subject parcel 1). The storm water master plan requires the extension of the storm water channel to the west across the subject parcel and to connect it to the Reservoir #237 under Olive Street Road to drain the 70 acres west of CBV. 2.) CBV was required to size Outlet Boulevard to 5 lanes 13' wide to accommodate a "reliever road" to connect with Eatherton Road. 3.) Blue Valley Avenue was sized to provide access to parcels fronting on Olive Street Road to minimize curb cuts on Olive Street Road. Until CBV can see the proposed Stock & Assoc. plan, action on the proposed zoning should be tabled. All three of these requirements must be imposed by design adjustments to preserve the integrity of all the completed development done by CBV heretofore. Note the easement exhibit for the storm water channel across the Enbridge property attached which CBV obtained at its cost. In fairness to all contiguous parcels west of CBV, the proposed parcel should be required to escrow funds to pay its pro rata share, on a land square footage basis, to extend the storm water channel under Olive Street Road into Reservoir #237.

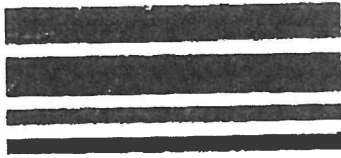
Thank you for the opportunity to express the very serious concerns of CBV."

Dean

Wolfe Properties, LLC
8011 Clayton Rd., Ste. 100
St. Louis, MO 63117

Phone: [REDACTED] Mobile: [REDACTED]

www.wolfepropertiesllc.com



* 2010051000777 *

205-3692-5

JANICE M. HAMMONDS, RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 SOUTH CENTRAL, CLAYTON, MO 63105

TYPE OF INSTRUMENT: ESMT
GRANTOR: ENBRIDGE PIPELINES LLC
TO: [blank]
GRANTEE: CITY OF CHESTERFIELD

PROPERTY DESCRIPTION: AMELIA BOISELLIER EST. L: 1 PB: 16 PG: 27

Form with three boxes: Lien Number, Notation, Locator.

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certification Sheet as to the TYPE OF INSTRUMENT, the NAMES of the GRANTOR and GRANTEE as well as the DESCRIPTION of the REAL PROPERTY affected is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, the ATTACHED DOCUMENT governs. Only the DOCUMENT NUMBER, the DATE and TIME of filing for record, and the BOOK and PAGE of the recorded Document is taken from this CERTIFICATION SHEET.

RECORDER OF DEEDS DOCUMENT CERTIFICATION

STATE OF MISSOURI)
SS.
COUNTY OF ST. LOUIS)

Document Number
00777

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 5 pages, (this page inclusive), was filed for record in my office on the 10 day of May 2010 at 03:07PM and is truly recorded in the book and at the page number printed above.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

SDW2
Deputy Recorder



Jamice M. Hammond
St. Louis County, Missouri

RECEIVED

MAY 14 2010

Stock and Associates
Consulting Engineers, Inc

Mail to:

STOCK & ASSOCS. CONSULTING ENG. INC
ATTN: JAMES DEROUSSE
257 CHESTERFIELD BUSINESS PARKWAY
ST. LOUIS, MO 63005

Destination code: 1707 M

RECORDING FEE 33.00
(Paid at the time of Recording)

4

(3-Inch Area above - Leave Blank (for Recorder's Office Use Only))

DOCUMENT TYPE: PERMANENT DRAINAGE EASEMENT

DATE OF DOCUMENT : 4, 26, 2010

GRANTOR : Enbridge Pipelines LLC
2101 South Linwood
Cushing, OK 74022

GRANTEE : City of Chesterfield
690 Chesterfield Pkwy W
Chesterfield, MO 63017

PROPERTY ADDRESS: 18635 OLIVE STREET RD
Chesterfield, MO 63005

LOCATOR NO.: 17W530134

CITY/MUNICIPALITY: Chesterfield, MO

LEGAL DESCRIPTION: A TRACT OF LAND BEING PART OF LOT 1 OF
AMELIA BOISSELIER ESTATE AS RECORDED IN
PLAT BOOK 16, PAGE 27 AND LOCATED IN U.S.
SURVEY 368, TOWNSHIP 45 NORTH, RANGE 3
EAST OF THE 5TH PRINCIPAL MERIDIAN, ST.
LOUIS COUNTY, MISSOURI

DRAINAGE EASEMENT

TO WHOM IT MAY CONCERN:

KNOW ALL MEN BY THESE PRESENTS, That Enbridge Pipelines LLC whose offices are located at 21015 Linwood, Cushing, OK 74023 for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations to N/A in hand paid by the City of Chesterfield, the receipt of which is hereby acknowledged, does hereby give, grant, extend, and confer on the City of Chesterfield, Missouri, their successors and assigns as their interest may appear for the purpose of construction, maintaining and repair of the basins, reservoirs, channels, drainage facilities and sewer lines in conformance with the Chesterfield Valley Storm Water Plan, on the strip or strips of ground described as shown hachured on the attached "Easement Plat" marked Exhibit "A", and made a part hereof, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair or replacement of said basins, reservoirs, channels, drainage facilities and sewer lines. The property owner(s) shall be responsible for maintaining the dry/wet basins, channels, drainage facilities and sewer lines in good working order and in good repair as appropriate. In the event that the property owner(s) or its successors in tire to said property shall fail to adequately maintain the basins, reservoirs, channels, drainage facilities and sewer lines in accordance with the approved Chesterfield Valley Storm Water Plan, the City of Chesterfield, Missouri, their successors and assigns shall be permitted to enter onto the property and make the repairs and corrections and perform such maintenance as it deems necessary and bill the property owners of said property for the services performed. It is further agreed that in the event that said bill or charge for services performed shall not be paid within a period of thirty (30) days said sum shall become a lien on the real property and shall accrue interest at a rate of eight percent (8%) until paid in full.

The City of Chesterfield may from time to time enter upon said premises to construct, or maintain the sewers or stormwater improvements aforesaid, and may assign its rights in this easement to the State, County, or other political subdivisions of the State. The right-of-way hereby granted is irrevocable and shall continue forever.

DRAINAGE EASEMENT

All stormwater easements as dedicated to the City of Chesterfield per the above, shall not be in the possession or control of the City. Nor shall the City be responsible for the maintenance, inspection, alteration, repair, operation, removal or relay on any stormwater drainage system.

IN WITNESS WHEREOF, the above named grantor has signed these presents this 26th day of April, 2010

Enbridge Pipelines, LLC

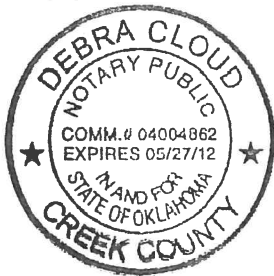
By: Wesley O. Smith

Wesley O. Smith, Authorized Agent
(Print name & Title)

OKLAHOMA
STATE OF MISSOURI)
) SS
COUNTY OF Creek)

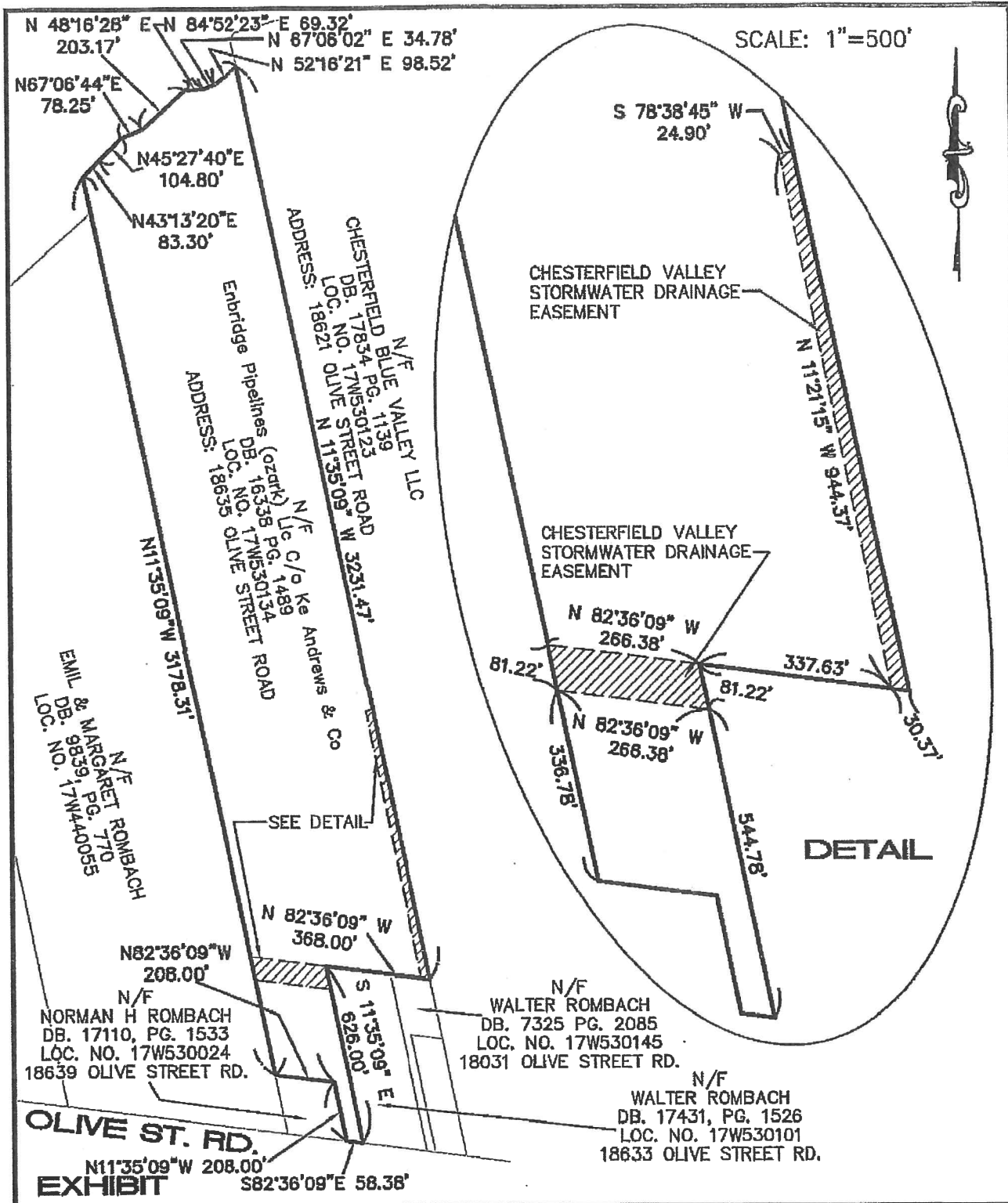
On this 26th day of April, 2010, before me, Debra Cloud a Notary Public in and for said state, personally appeared Wesley O. Smith, the Authorized Agent of Enbridge Pipelines, LLC known to me to be the person who executed the within easement in behalf of said corporation and acknowledged to me that he executed the same for the purposes therein stated

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.



Debra Cloud
Notary Public
Debra Cloud
Print name

My Commission Expires: 5-27-12



EASEMENT EXHIBIT

A TRACT OF LAND BEING PART OF LOT 1 OF AMELIA BOISSELIER ESTATE AS RECORDED IN PLAT BOOK 16, PAGE 27 AND LOCATED IN U.S. SURVEY 368, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MISSOURI