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Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

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## Planning Commission Staff Report

**Project Type:** Amended Site Development Concept Plan

**Meeting Date:** May 8, 2017

**From:** Cassie Harashe, AICP, Project Planner

**Location:** West side of Boone's Crossing on the north side of North Outer 40 Road

**Applicant:** Stock & Associates Consulting Engineers, Inc. on behalf of MCB Design, LLC.

**Description:** **Larry Enterprises – Lynch Hummer, Lot A1 (McBride Design Center) ASDCP:**  
Partial Amended Site Development Concept Plan and Amended Conceptual Landscape Plan for a 8.36 acre lot of land zoned "PI" Planned Industrial District located on the west side of Boone's Crossing on the north side of North Outer 40 Road.

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### PROPOSAL SUMMARY

Stock and Associates Consulting Engineers, Inc. on behalf of McBride Design, LLC, has submitted a partially Amended Site Development Concept Plan for Lot A1 of Larry Enterprises-Lynch Hummer for Planning Commission review. The request is for an amendment to the last vacant parcel of the Larry Enterprises-Lynch Hummer Development under City of Chesterfield Ordinance 2055. This plan shows two lots and establishes two phases of development for the eastern lot, Parcel 1. The Amended Site Development Concept Plan has been submitted in conjunction with a Lot Split Plat and a Site Development Section Plan showing details of Phase 1 for Parcel 1. Information on the Site Development Section Plan is presented under a separate report. The Lot Split Plat meets the City's Requirements per the Unified Development Code, and is being forwarded to City Council for their approval.

### HISTORY OF SUBJECT SITE

On October 3, 2001, the City of Chesterfield approved Ordinance 1790 which rezoned the property from "NU" Non-Urban District and "FPNU" Non-Urban Flood Plain District to "PI" Planned Industrial District. On January 21, 2004, the City of Chesterfield approved Ordinance 2055 which repealed Ordinance 1790 to allow for outdoor storage and a change to building setbacks.

On May 24, 2004, a Site Development Concept Plan for the development and Site Development Section Plan for Lot B were approved. The approved Site Development Concept Plan included four buildings located within the development. Amendments to the Concept Plan were approved in May 2007 and April 2014. The amendments generally modified lot configuration and building footprint. A 3<sup>rd</sup> amendment regarding lot sizes and building footprints will be presented May 8, 2017. Of the four planned buildings, the two easternmost have been constructed. The proposal for the McBride Design Center is in compliance with the Amended Concept Plan and is consistent with the development layout as well as the site density (10,018 square feet on Concept Plan, 10,018 square feet proposed for Phase I) and design (e.g. cross access).

The property owner has purchased approximately 1.3 acres from the property owner to the west, which is governed under City of Chesterfield Ordinance 2411, which was approved on December 3<sup>rd</sup>, 2007. This additional land is included in the Amended Site Development Concept Plan.



Figure 1: Larry Enterprises-Lynch Hummer

**LAND USE AND ZONING OF SURROUNDING PROPERTIES**

Direction	Zoning	Land Use
North	“FPNU” Flood Plain Non-Urban District	Chesterfield Monarch Levee Trail
South	“C-8” Planned Commercial District	Several Retail buildings south of Highway 40/Interstate 64
East	“PI” Planned Industrial District	Retail Stores in the Larry Enterprises-Lynch Hummer Development
West	“PI” Planned Industrial District	Commercial Development, Beyond Self Storage, under construction

**COMPREHENSIVE PLAN ANALYSIS**

The City of Chesterfield Comprehensive Land Use Map delineates the subject site within the “Mixed Commercial Use” land use designation. The Comprehensive Plan states that the Mixed Commercial Use Designation calls for Retail, Low Density Office, and Limited Office/Warehouse Facilities.



Figure 2: Future Land Use Plan

**STAFF ANALYSIS**

**Zoning**

The subject site is zoned “PI” Planned Industrial District mostly under the terms and conditions of City of Chesterfield Ordinance 2055, with a small portion governed by Ordinance 2411. Ordinance 2055 allows for a maximum of 224,000 square feet and a maximum of four (4) buildings. The Amended Site

Development Concept Plan shows a total maximum development of the site significantly less than the limits of the governing ordinance.

A future ordinance amendment will be submitted to revise the boundary lines of the two subdivisions.

**Access & Traffic**

The Partial Amended Site Development Concept Plan includes one access location to serve both portions of the subject site. This access would be constructed with Phase I of Parcel 1. There is a cross access easement established on Lot B to the east and plans to connect to it are shown on the Partial Amended Site Development Concept Plan and Site Development Section Plan.

**STAFF RECOMMENDATION**

Staff has reviewed the Amended Site Development Concept Plan and Amended Conceptual Landscape Plan and has found the proposal to be in compliance with the site specific ordinance, Comprehensive Plan, and all City Code requirements. Staff recommends approval of the partially Amended Site Development Concept Plan of Larry Enterprises-Lynch Hummer, Lot A1 (17401 North Outer 40 Road).

**MOTION**

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

- 1) "I move to approve (or deny) the Amended Site Development Concept Plan and Amended Conceptual Landscape Plan for Larry Enterprises-Lynch Hummer, Lot A1 (17401 North Outer 40 Road)."
  
- 2) "I move to approve the Amended Site Development Concept Plan and Amended Conceptual Landscape Plan for Larry Enterprises-Lynch Hummer, Lot A1 (17401 North Outer 40 Road), with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments: Project Narrative  
Amended Site Development Concept Plan  
Ordinance Key Map  
Amended Conceptual Landscape Plan

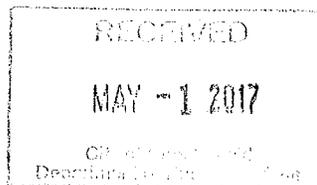
cc: Justin Wyse, Director of Planning and Development Services

**STOCK & ASSOCIATES**  
**Consulting Engineers, Inc.**

**MCB, LLC SHOWROOM & CORPORATE OFFICE  
17401 NORTH OUTER FORTY ROAD**

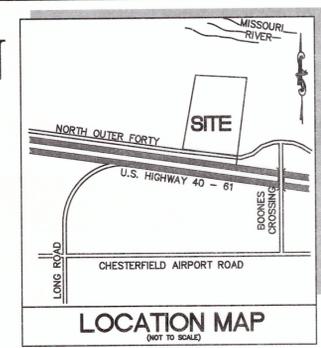
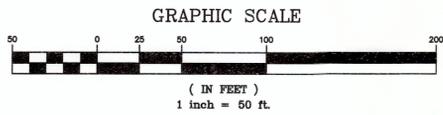
**PROJECT NARRATIVE**

MCB Design, LLC (McBride & Son Homes) is proposing to construct a state-of-the art Design Center in Phase 1 of this project. This Design Center would be a centralized showroom where all purchasers visit to select the options and features that would be installed in their new home. Phase 2 of the project would feature a new corporate office/headquarters for McBride & Son Homes.



# PARTIAL THIRD AMENDED SITE DEVELOPMENT CONCEPT PLAN

LOT A1 OF THE RESUBDIVISION OF LARRY ENTERPRISES AND LYNCH HUMMER PER PLAT BOOK 354, PAGES 1022  
 LOCATED IN U.S. SURVEY 125, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN  
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI THIS PLAT CONTAINS 8.356 AC±  
 ZONED PLANNED INDUSTRIAL DISTRICT "PI", ORD: #2055 + #2411



257 Chesterfield Business Parkway  
 St. Louis, MO 63105  
 PH (636) 530-9000  
 FAX (636) 530-9030  
 e-mail: general@stockand.com  
 Web: www.stockand.com

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

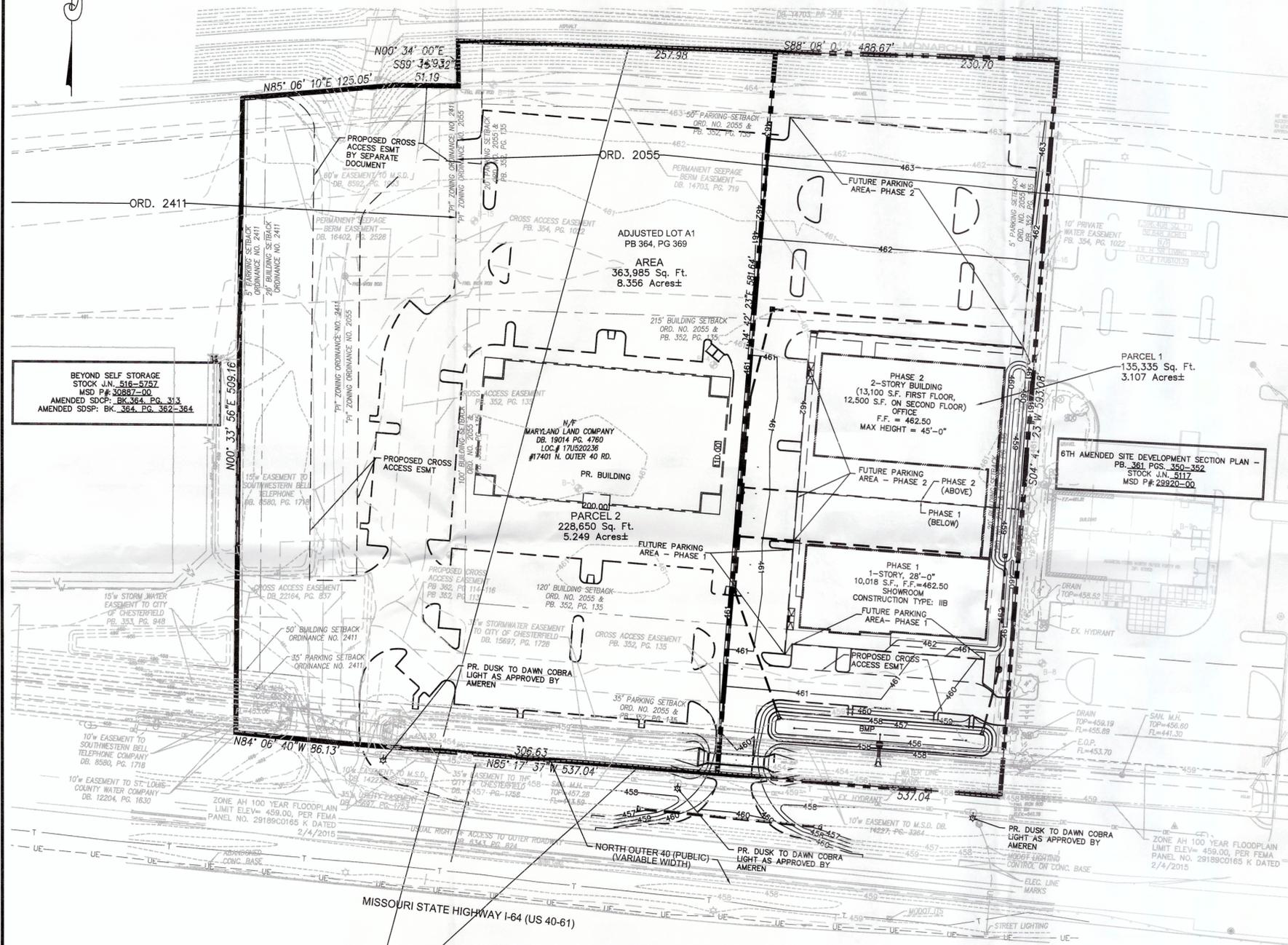


4/24/2017  
 GEORGE M. STOCK E-25116  
 CIVIL ENGINEER  
 CERTIFICATE OF AUTHORITY  
 NUMBER: 000998

REVISIONS:  
 1. 2017-04-18 CITY  
 2. 2017-04-24 CITY

DRAWN BY:	CHECKED BY:
K.M.S.	G.M.S.
DATE:	JOB NO.:
3/6/2017	217-6006
M.S.D. P.#:	BASE MAP #:
-	17U5
S.L.C. H&T #:	H&T S.U.P. #:
-	-
M.D.A.R. #:	-

SHEET TITLE:  
 PARTIAL THIRD AMENDED  
 SITE DEVELOPMENT  
 CONCEPT PLAN  
 SHEET NO.:  
**C1.0**



### PERTINENT DATA

**PARCEL 1:**  
 OWNER: MCB Design, LLC (UNDER CONTRACT)  
 LOT 1 AREA: 3.107 Acres ±  
 EXISTING ZONING: "PI" PLANNED INDUSTRIAL  
 LOCATOR NO: 17U520236

**PARCEL 2:**  
 OWNER: MARYLAND LAND COMPANY L.L.C.  
 LOT 2 AREA: 5.249 Acres ±  
 EXISTING ZONING: "PI" PLANNED INDUSTRIAL  
 LOCATOR NO: 17U520236

FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT  
 SCHOOL DISTRICT: ROCKWOOD  
 SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.  
 WATER SHED: MISSOURI RIVER  
 FEMA MAP: 29189C0165K, FEB 4, 2015  
 ELECTRIC COMPANY: AMEREN UE  
 GAS COMPANY: LACLEDE GAS COMPANY  
 PHONE COMPANY: AT&T  
 WATER COMPANY: MISSOURI AMERICAN WATER COMPANY

### FLOOD NOTE:

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (SHADED) (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE; AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS PER MAP NO. 29189C0165 K WITH AN EFFECTIVE MAP DATE OF 02/04/2015.

### GENERAL NOTES:

- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- GRADING AND STORM WATER PER M.S.D., THE CITY OF CHESTERFIELD, MISSOURI, AND THE MONARCH LEVEE DISTRICT.
- STORM WATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINTS.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
- WATER QUALITY FOR THE SITE WILL BE PROVIDED THROUGH A BIORETENTION.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND.

### COUNTY NOTES:

- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
- ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
- ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
- ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
- ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE ENDORSING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE "ST. LOUIS COUNTY" AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS. PRIOR TO "SPECIAL USE PERMIT" ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESROW OR A SPECIAL ESROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, SHALL BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.

This Amended Site Development Concept Plan was approved by the City of Chesterfield Planning and Development Services Division and duly verified on the \_\_\_\_\_ day of \_\_\_\_\_, 2017, by the Director of said Division, authorizing the recording of this Amended Site Development Concept Plan pursuant to Chesterfield Ordinance No. 200, as attested to by the Director of Planning and the City Clerk.

By: Justin Wyse, Director of Planning and Development Services

By: Vickie Hass, City Clerk

### SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Amended Site Development Concept Plan from a field survey and does not represent a property boundary survey. The information shown is a correct representation of all existing and proposed land divisions.

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

Daniel Ehlmann, Missouri L.S. No. 2215

FIRST AMENDED SITE DEVELOPMENT SECTION PLAN - PB. 362 PG. 113  
 SECOND AMENDED SITE DEVELOPMENT CONCEPT PLAN - PB. 362 PGS. 114-116  
 STOCK J.N. 5116.I

MCB Design, LLC, the owner under contract of the property shown on this plan for and in consideration of being granted approval of said plan to develop property under the provisions of Section 03.04.E. (applicable subsection)

"PI" - Planned Industrial of the City of Chesterfield Unified Development Code, 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 City of Chesterfield, or voided or vacated by order of ordinance of the City of Chesterfield Council.

MCB Design, LLC

by: \_\_\_\_\_

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

On this \_\_\_\_\_ day of \_\_\_\_\_, 2017, before me personally appeared \_\_\_\_\_, who being by me duly sworn, did say he is the \_\_\_\_\_ of \_\_\_\_\_, and that said instrument was signed on behalf of said limited liability company, and that said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

Notary Public

Print Name

My commission expires: \_\_\_\_\_

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

PREPARED FOR:  
 McBRIDE & SON HOMES  
 ATTN: JEREMY ROTH, P.E. VICE PRESIDENT - LAND DEVELOPMENT  
 16091 SWINGLEY RIDGE ROAD, SUITE 300  
 CHESTERFIELD, MO 63017  
 (314) 336-0248



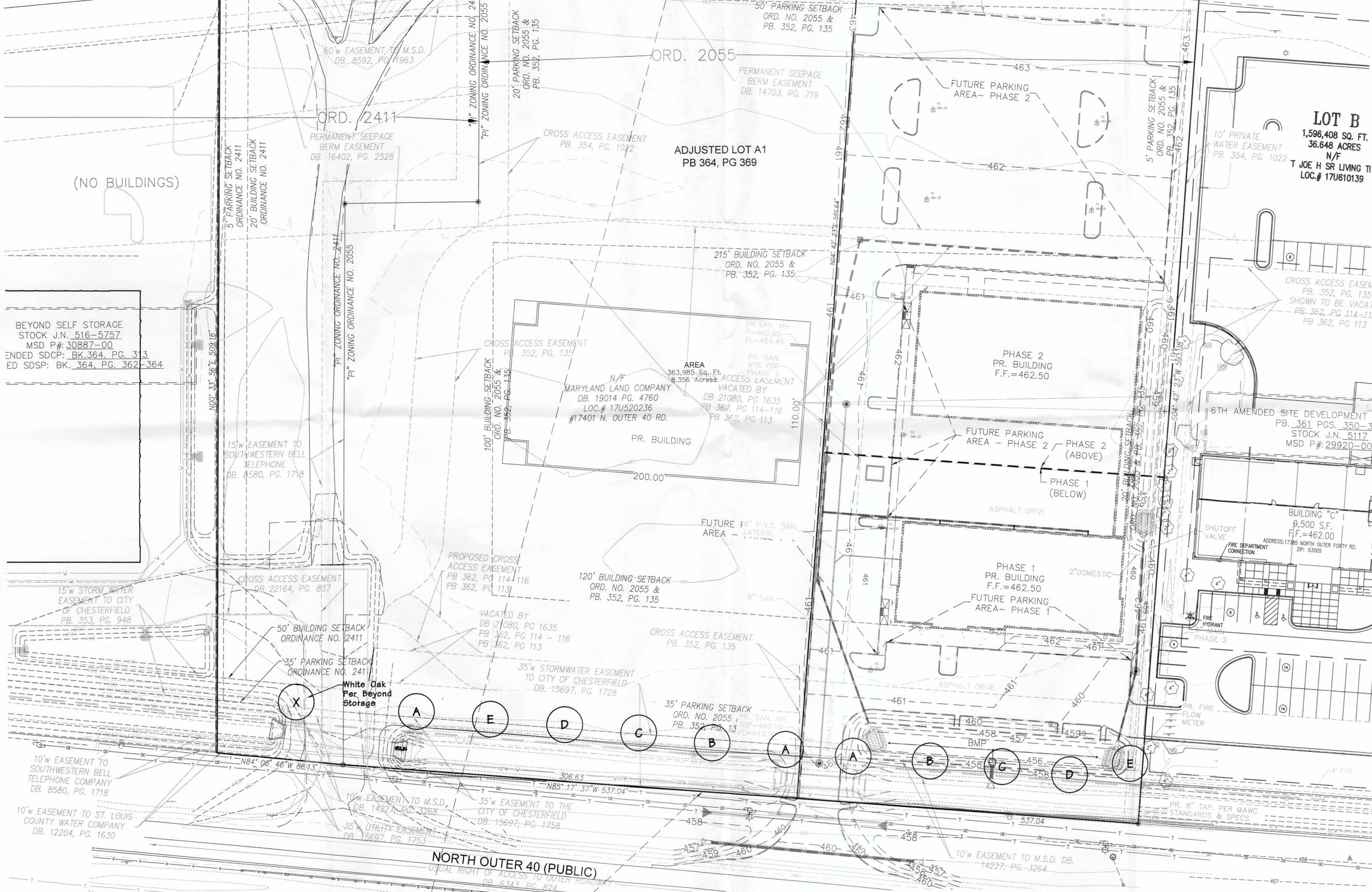
NOTE:  
 CORRIDOR CONNECTING PHASE 1 BUILDING & PHASE 2 BUILDING MUST BE HABITABLE SPACE TO BE CONSIDERED ONE BUILDING.

### M.S.D. BENCHMARKS

11-108 456.62 - "Standard Aluminum Disk" stamped  
 S1-40 1590 Disk is set along the north side of the North Outer Road of Highway 64 and the extended centerline of the Spirit of Saint Louis Boulevard; Approximately 0.3 mile north of Chesterfield Airport Road.



PLANTING SCHEDULE							
TREES	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SIZE CLASS, TYPE	GROWTH RATE	MATURE SIZE
A	3	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2.5" cal	Large; Canopy	Fast	45' +
B	2	Gleditsia tricanthos 'Shademaster'	Shademaster Honeylocust	2.5" cal	Large; Canopy	Fast	45' +
C	2	Acer x Freemanii 'Armstrong'	Armstrong Maple	2.5" cal	Large; Canopy	Fast	45' +
D	2	Taxodium distichum 'Mickelson'	Shawnee Brave Bald Cypress	2.5" cal	Large; Canopy	Medium	45' +
E	2	Quercus bicolor	Swamp White Oak	2.5" cal	Large; Canopy	Medium	45' +



Jerald Saunders - Landscape Architect  
 MO License # LA-007  
 Consultants:

**LOT B**  
 1,596,408 SQ. FT.  
 36.648 ACRES  
 N/F  
 T. JOE H SR LIVING TR  
 LOC. # 17U610139

**ADJUSTED LOT A1**  
 PB 364, PG 369

**PHASE 2 PR. BUILDING**  
 F.F. = 462.50

**PHASE 1 PR. BUILDING**  
 F.F. = 462.50

**BUILDING "C"**  
 9,500 S.F.  
 F.F. = 462.00  
 ADDRESS: 17385 NORTH OUTER FORTY RD.  
 ZIP: 63005

**6TH AMENDED SITE DEVELOPMENT**  
 PB. 361 PGS. 350-3  
 STOCK J.N. 5117  
 MSD P#: 29920-00

**White Oak Per Beyond Storage**

Revisions:

Date	Description	No.

Drawn: K.P.  
 Checked: R.S.

**loomisAssociates**  
 landscape architects/planners  
 707 Spirit-40 Park Drive, Suite 105  
 Chesterfield, Missouri 63005-1994  
 (630) 519-9668 Fax (630) 519-0797  
 email: info@loomis-associates.com

Sheet Title: **Concept Landscape Plan**  
 Sheet No: **CL-1**  
 Date: 4/13/17  
 Job #: 769.026

