



---

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760  
Phone: 636-537-4000 • Fax 636-537-4798 • [www.chesterfield.mo.us](http://www.chesterfield.mo.us)

---

## Planning Commission Staff Report

**Project Type:** Record Plat

**Meeting Date:** May 11, 2020

**From:** Annisa Kumerow, Planner

**Location:** North side of Chesterfield Airport Road and east of Long Road

**Description:** **TSG Chesterfield Airport Road:** A Record Plat for a 13.023 acre tract of land zoned “PC” Planned Commercial District located north of Chesterfield Airport Road east of Long Road (17U510084).

---

### **PROPOSAL SUMMARY**

Stock and Associates Consulting Engineers, Inc., on behalf of the Staenberg Group, has submitted a Record Plat for Planning Commission review. This request is for the creation of a commercial development containing 5 lots in Adjusted Lot 2 of the 84 Lumber subdivision. The subject site is zoned “PC” Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 2969. Currently, one lot of record exists on the subject site. The Record Plat will reconfigure the lots to allow the development of the proposed Jaguar-Land Rover automobile dealership on proposed Lot A of the development. Proposed Lots B, C, D, and E would allow for future development. The image on the following page shows the general configuration and acreage of the five proposed lots.

### **HISTORY OF SUBJECT SITE**

The subject site was originally zoned “NU” Non-Urban District by St. Louis County prior to the City’s incorporation. On October 2, 1995, a record plat was approved by the City of Chesterfield establishing lots 1 and 2 of the 84 Lumber Subdivision.

City of Chesterfield Ordinance 2969 was approved by City Council on August 7, 2017, establishing a “PC” Planned Commercial District for Lot 2 of the 84 Lumber Subdivision. Subsequently, a Boundary Adjustment Plat was approved by the City on August 5, 2019, in order to consolidate a small 10-foot wide tract of land located between Lot 2 of the 84 Lumber Subdivision and Chesterfield Commons Seven.

A Site Development Concept Plan and Site Development Section Plan were submitted and reviewed by the City in 2017; however, these applications became inactive and the subject site currently remains vacant.

A Site Development Concept Plan was approved by Planning Commission on November 11, 2019.

City of Chesterfield Ordinance 3082 was approved by City Council on January 22, 2020, establishing a new permitted use of “automobile dealership” and revising development criteria for the subject site to increase the permitted building story height from one (1) to two (2) story construction.



Figure 1: Proposed TSG Chesterfield Airport Road Subdivision (lots not drawn to scale/approximated)

## **STAFF ANALYSIS**

A record plat is the instrument which dedicates lots, common ground, easements and road right-of-way for future roads within a development or a portion thereof. Once a plat is recorded, the new lots may be sold to individual owners. This plat would establish five new lots for development, and includes a private roadway extension of Arnage Boulevard on Lot A, as well as an expansion of the north/south connection between Chesterfield Airport Road and Arnage Boulevard. The record plat substantially conforms to the approved Site Development Concept Plan.

**DEPARTMENTAL INPUT**

Staff has reviewed the submittal and has found the application to be in conformance with the City of Chesterfield Unified Development Code and Ordinance 3082. Staff recommends approval of the TSG Chesterfield Airport Road development.

**MOTION**

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

- 1) "I move to approve (or deny) the Record Plat for the TSG Chesterfield Airport Road development."
- 2) "I move to approve the Record Plat for the TSG Chesterfield Airport Road development with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments: Record Plat

OWNER'S CERTIFICATION

The undersigned, owner of the tract of land herein platted and further described in the surveyor's certificate set forth below, has caused the same to be surveyed and adjusted in the manner shown on this plat, which Subdivision Plat shall be known as:

"TSG Chesterfield Airport Road"

It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.

This subdivision is subject to the Declaration of Covenants, Conditions, Easements and Restrictions for TSG Chesterfield Airport Road dated \_\_\_\_\_ and recorded herein with the Recorder's Office.

All utility easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to the City of Chesterfield, Missouri-American Water Company, Spine (f.k.a. Laclede Gas Company), Union Electric Company, d.b.a. Ameren Missouri, Southwestern Bell Telephone Company, d.b.a. AT&T Missouri, Metropolitan St. Louis Sewer District, Charter Communications, their successors and assigns as their interests may appear for the purpose of improving, constructing, maintaining and repairing public utilities and sewer and drainage facilities, 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 utilities, sewers and drainage facilities.

ARNAGE ROAD, 56 feet wide, as shown hereon hatched \_\_\_\_\_ on this plat is hereby established as a Permanent Private Street for Ingress/Egress, Cross Access and as a Utility Easement reserved by the present and future owners of Lot A and all of their respective successors and assigns, their tenants, sub-tenants, lessees, and their respective officers, employees, agents, representatives, invitees, for the non-exclusive right and privilege for ingress and egress by pedestrian, automobiles, passenger vehicles, and trucks. The owners agree not to obstruct the foregoing easement by a fence or other barrier, and further, to keep the area open and useable on their property leading to and from Chesterfield Airport Road. No such accessway shall be relocated, narrowed, or otherwise altered without the approval of the present and future owners of Lots A, B, C, D, and E and the easement hereby established shall apply fully to such altered accessway, and said easement shall be perpetual and further shall run with the real estate.

The area which for better identification as shown hatched \_\_\_\_\_ on this plat is hereby established as a INGRESS/EGRESS, PRIVATE LANE reserved by the present and future owners of Lot A and all of their respective successors and assigns, their tenants, sub-tenants, lessees, and their respective officers, employees, agents, representatives, invitees, for the non-exclusive right and privilege for ingress and egress by pedestrian, automobiles, passenger vehicles, and trucks. The owners agree not to obstruct the foregoing lane by means of a fence or other barrier, and further, to keep the area open and useable on their property leading to and from Arnage Road. No such accessway shall be relocated, narrowed, or otherwise altered without the approval of the present and future owners of above said Lot A, and the lane hereby established shall apply fully to such altered accessway, and said lane shall be perpetual and further shall run with the real estate.

The Chesterfield Valley Storm Water Easement shown hatched \_\_\_\_\_ on this plat is hereby dedicated to the City of Chesterfield, Missouri, and Monarch Chesterfield Levee District, their successors and assigns as their interest may appear for the purpose of construction, maintaining and repair of the dry/wet basins, channels, drainage facilities and sewer lines in conformance with the Chesterfield Valley Storm Water Plan. The property owner(s) shall be responsible for maintaining the dry/wet basins, channels, drainage facilities and sewer lines, located within the easement, as well as the portion of the reservoir located on the St. Louis County's right-of-way, in good working order and in good repair as appropriate. In the event that the property owner(s) or its successors in title to said property shall fail to maintain the dry/wet basins, 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 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 Six (6) feet wide sidewalk easement shown hereon, is hereby granted to allow public access to the privately maintained sidewalk which shall be maintained by the owner of Lot A.

Two (2) permanent monuments for each block created, and semi-permanent monuments at all lot corners will be set within twelve (12) months after the recording of this BOUNDARY ADJUSTMENT PLAT, in accordance with 20 CSR 203.0-16 of the Department of Insurance, Financial Institutions and Professional Registration. In addition, other survey monuments indicated on this boundary adjustment plat, required by the Subdivision Ordinance of the City of Chesterfield, Missouri, will be set.

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_ day of \_\_\_\_\_ 2020.

TSG CHESTERFIELD AIRPORT ROAD, LLC

By: Michael H. Staenberg, Manager

STATE OF MISSOURI )
COUNTY OF ST. LOUIS )

On this \_\_\_\_ day of \_\_\_\_\_ in the year 2020 before me, a Notary Public in and for said state, personally appeared Michael H. Staenberg, the Manager, of TSG Chesterfield Airport Road, LLC, known to me to be the person who executed the foregoing instrument in behalf of said limited liability company and acknowledged to me that he executed the same for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

Notary Public

GENERAL NOTES

1) Stock and Associates Consulting Engineers, Inc. used exclusively Old Republic National Title Insurance Company, Commitment No. 1148687L, Revision #4, with an effective date of May 7, 2019 at 8:00 a.m. for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.

2) Subject property is Zoned PC Planned Commercial (Ordinance #3082)

Height shall not exceed 42 feet.

Setback

a) Thirty (30) feet from the southern boundary of this district that fronts on Chesterfield Airport Road.

b) Fifty-five (55) feet from the northern boundary of this district that fronts on I-64 US 40.

c) Ten (10) feet from all other boundary lines within this district.

3) Subject property lies within Flood Zones X shaded "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood" and Zone AH "Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined, according to the National Flood Insurance Rate Map Number 23180C165K with an effective date of 2-4-2015. See Graphically

4) Utilities shown hereon are from record and/or survey information. Any location, size and type information should be considered as approximate only. It is the Contractor's responsibility to call Dig-Rite to verify utility locations.

5) Basis of Bearing: West line of Lot 2 of 84 Lumber Subdivision as recorded in Plat Book 339 Page 80 of the St. Louis County records being North 00 degrees 49 minutes 46 seconds East.

6) Arnage Road (56' Wide) together with all roundings located at street intersections, which for better identification are shown hatched \_\_\_\_\_ is private and shall remain private forever never to be maintained by the City of Chesterfield, Missouri

7) Jaguar Land rover Way (Variable width) together with all roundings located at street intersections, which for better identification are shown hatched \_\_\_\_\_ is private and shall remain private forever never to be maintained by the City of Chesterfield, Missouri

LENDER'S CERTIFICATION

The undersigned owner and holder of promissory note secured by Deed of Trust, recorded in Book 23568, Page 288, of the St. Louis County Records, does hereby join in and consent to the foregoing Boundary Adjustment Plat as shown hereon.

IN WITNESS WHEREOF, we have hereunto set our hand and affixed our corporate seal this \_\_\_\_ day of \_\_\_\_\_ 2020.

MIDWEST BANKCENTRE

By: Christopher B. Imming, Senior Vice President

STATE OF MISSOURI )
COUNTY OF ST. LOUIS )

On this \_\_\_\_ day of \_\_\_\_\_ 2020, before me appeared Christopher B. Imming, personally known to me, who being by me duly sworn, did say that he is the Senior Vice President of Midwest BankCentre, and acknowledged to me that he has the authority to bind said Bank; and executed the foregoing Boundary Adjustment Plat as the free act and deed of said Bank.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

Notary Public

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

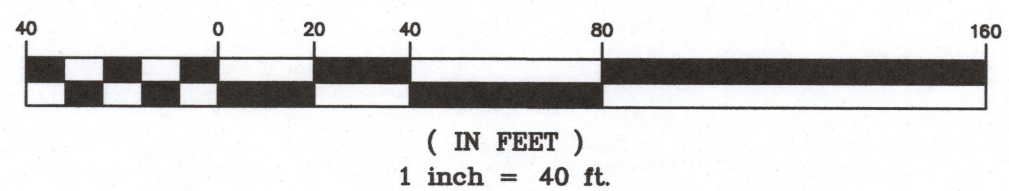
TSG CHESTERFIELD AIRPORT ROAD

A SUBDIVISION OF ADJUSTED LOT 2 OF A BOUNDARY ADJUSTMENT PLAT AS RECORDED IN PLAT BOOK 367, PAGE 350, BEING PART OF U.S. SURVEYS 125 AND 126 IN, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

ABBREVIATIONS

- DB - DEED BOOK
FT - FEET
FND - FOUND
N/F - NOW OR FORMERLY
PL - PLAT BOOK
PC - PAGE
R.B. - RADIAL BEARING
SQ - SQUARE
SQ (86') - RIGHT-OF-WAY WIDTH

GRAPHIC SCALE



LEGEND

- BENCH MARK
FOUND IRON ROD
FOUND IRON PIPE
RIGHT OF WAY MARKER

MS.D. BENCHMARK

BENCHMARK 12171 N0209 Elev = 460.08 FEET Standard DWR aluminum disk stamped SL-38 situated in a grassy area northwest of the intersection of Chesterfield Airport Road and Caprice Drive, south of the parking lot a retail strip center approximately 0.1 mile east of Long Road, roughly 58 feet west of the centerline of Caprice Drive, 43 feet north of the centerline of Chesterfield Airport Road, and 69 feet east of a fire hydrant.

SITE BENCHMARK

BENCHMARK "SQ" ON LIGHT POLE of the Southwest corner of 17505 Chesterfield Airport Road ELEV: 464.89

STATE PLANE

STATEMENT OF STATE PLANE COORDINATE TIE:

STATION: SL-38
GRID FACTOR = 0.99991748
NORTH (Y) = 314268.240
EAST (X) = 239963.055

NOTE: 1 METER = 3.28083333 FEET
ALL STATE PLANE COORDINATES ARE IN METERS.

STATION: SL-38 ADJUSTED IN 2011

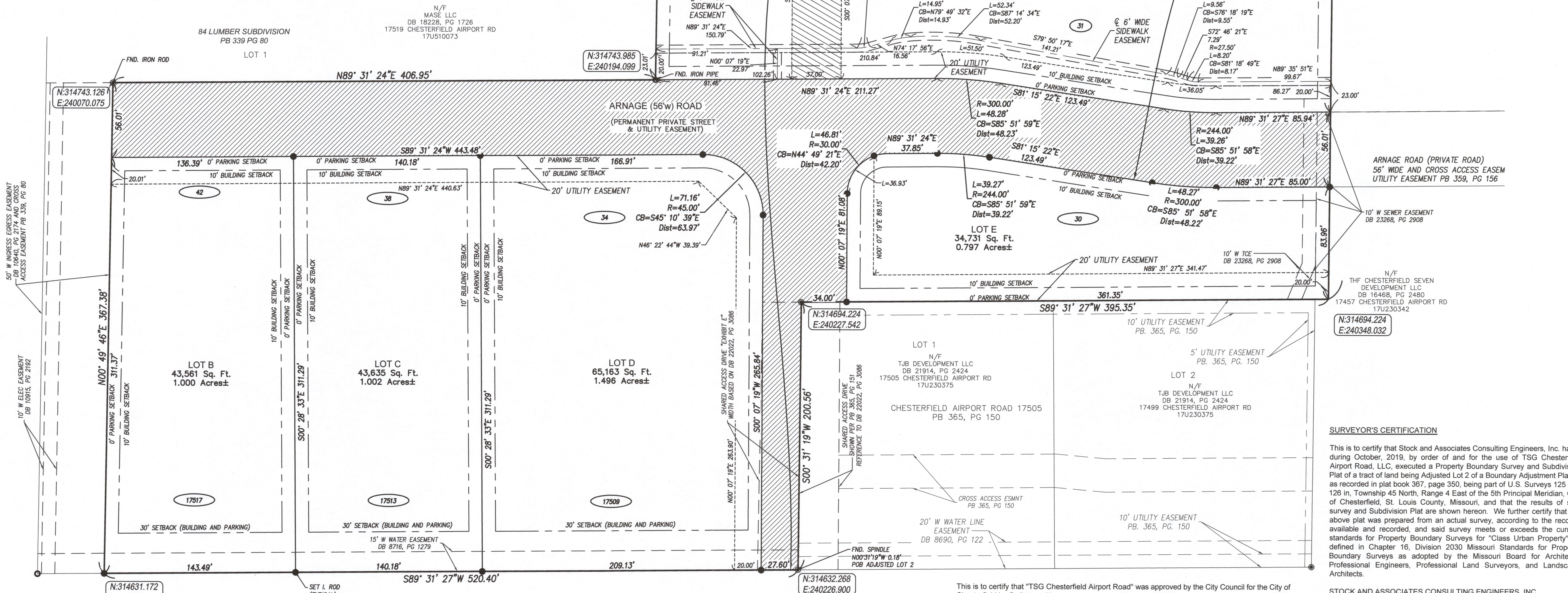
Station SL-38 to SL-38A grid Azimuth = 296 Degrees 49 Minutes 04 Seconds

The Missouri Coordinate System of 1983 East Zone Coordinate Values reported hereon were determined based upon a field traverse using Trimble GPS receivers and Total Stations, and that in my professional opinion, as a land surveyor registered in the State of Missouri, the reported State Plane Coordinates meet the current Missouri Standards for Property Boundary Surveys. The basis of bearings shown on this plat were adopted from Plat Book 339 Page 80. The grid bearing along the West line of Lot 2 on this plat is to be North 00 degrees 49 minutes 34 seconds East. The measured bearing labeled along the same line is North 00 degrees 49 minutes 46 seconds East, 367.38 feet. The grid bearing from SL-38 to the Southwest corner on this plat is North 88 degrees 24 minutes 14 seconds East 105.284 meters with the scale factor applied.

ADJUSTED LOT 2

A tract of land being Adjusted Lot 2 of a Boundary Adjustment Plat as recorded in Plat Book 367 Page 350 of the St. Louis County Records, located in U.S. Survey 125, Township 45 North, Range 4 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the southwest corner of Chesterfield Airport Road 17505 as recorded in Plat Book 365 Page 150 of the St. Louis County records, said point being on the north right of way line of Chesterfield Airport Road, 100 feet wide, thence South 89 degrees 31 minutes 27 seconds West, along the north right of way line of said Airport Road, 520.40 feet, to the southeast corner of Lot 1 of above said 84 Lumber Subdivision; thence the following courses and distance along the east and south lines of Lot 1 of said 84 Lumber Subdivision: North 00 degrees 49 minutes 46 seconds East, 408.95 feet; and North 00 degrees 45 minutes 19 seconds East, 541.93 feet, to the south right of way line of Interstate 64, variable width; thence South 84 degrees 19 minutes 27 seconds East, along the south line of said Interstate 64, 505.66 feet, to the west line of said Chesterfield Commons Seven as recorded in Plat Book 359 Page 156 of the St. Louis County records; thence South 00 degrees 28 minutes 53 seconds West, along the west line of said Chesterfield Commons Seven, 754.45 feet; thence South 89 degrees 31 minutes 27 seconds West, along the north line of Outparcel 2 of said Chesterfield Commons Seven, and the north line of said Chesterfield Airport Road 17505, 395.35 feet, to the northwest corner of said Chesterfield Airport Road 17505; thence South 00 degrees 31 minutes 19 seconds West, along the West line of said Chesterfield Airport Road 17505, 200.56 feet, to the POINT OF BEGINNING, Containing 567,264 square feet or 13.023 acres, more or less, according to calculations performed by Stock & Associates Consulting Engineers, Inc. on May 3rd 2019



PREPARED FOR:

TSG Chesterfield Airport Road, LLC
c/o Staenberg Group, Inc.
2127 InnerBelt Business Center Dr, Suite 200
St. Louis MO 63114

CHESTERFIELD AIRPORT ROAD (100W)

This is to certify that "TSG Chesterfield Airport Road" was approved by the City Council for the City of Chesterfield by Ordinance No. \_\_\_\_\_ on the \_\_\_\_ day of \_\_\_\_\_, 2020, and thereby authorizes the recording of this Subdivision Plat with the office of the St. Louis County Recorder of Deeds.

Bob Nation, Mayor
Vickie McGownd, City Clerk

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC NO. 222-D

By: Walter J. Plegler, P.L.S.
Walter J. Plegler, Missouipi P.L.S. No. 2008-000728



RECEIVED
City of Chesterfield
Apr 28 2020
Department of Public Services

PREPARED BY: Stock & Associates Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-3000 FAX: (636) 530-3030
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SUBDIVISION PLAT
TSG CHESTERFIELD AIRPORT ROAD
17511 CHESTERFIELD AIRPORT ROAD
CHESTERFIELD, MISSOURI

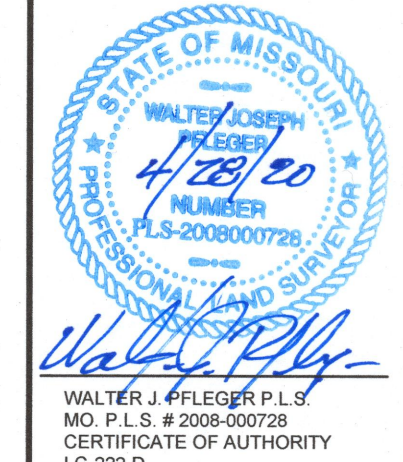


Table with 2 columns: REVISIONS, COMMENTS. Contains 4 revision entries.

Table with 2 columns: DRAWN BY, CHECKED BY. Includes fields for DATE, JOB NO., SHEET #, and SHEET TITLE (SUBDIVISION PLAT SHEET #1).