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Planning Commission Vote Report

Subject: Zoning Map Amendment

Meeting Date: May 23, 2016

From: Jonathan Raiche, Senior Planner

Location: Southwest corner of Olive Street Road and Spirit Airpark West Drive

Petition: **P.Z. 01-2016 18600 Olive Street Road (Ezra Partners LLC)**

Summary

Ezra Partners LLC has submitted a request for a zoning map amendment from the existing “M-3” Planned Industrial District to a “PI” Planned Industrial District for the currently vacant five (5) acre subject site. The applicant has indicated that they are requesting this rezoning in anticipation of marketing the property for sale. A full list of the sixty-one (61) requested uses can be seen in the Attachment A drafted by Staff and attached to this report. The uses have been chosen by the applicant from the larger list of over one-hundred (100) possible permitted uses in the “PI” Planned Industrial District designation.

The proposed Preliminary Plan features five (5) single-story buildings placed perpendicular to Olive Street Road oriented toward Spirit Airpark West Drive with two (2) access points indicated to provide access onto Spirit Airpark Drive and no direct access to Olive Street Road. It is worth noting that the subject site does not have direct access to Spirit Airpark West Drive. There is an approximately twenty (20) foot wide strip of land that is private property belonging to St. Louis County which is situated between the subject site and Spirit Airpark West Drive; however, an access easement is currently in place and provides access to Spirit Airpark West Drive which will be discussed later in this report. Parking is proposed generally along the eastern and northern portion of the site with proposed rain gardens situated throughout the site as well.

Zoning History

The subject site was originally zoned “M-3” Planned Industrial by St. Louis County in 1965; however, according to County there was never a site specific ordinance or development plan filed for this property after this zoning designation. All of the immediately adjacent property is currently owned by St. Louis County and contains portions of the Spirit of St. Louis Airport facilities.

Comprehensive Plan Analysis

The subject site is located within Ward 4 of the City of Chesterfield and is within the Spirit Airport land use designation per the City’s Land Use Plan as seen in Figure 1 below. The uses permitted in this area include a number of industrial and office uses as well as limited recreational and commercial uses. While the subject site is located in this land use designation, it is not governed by Ordinance 1430 which governs the majority of the airport area. The subject site is located along the perimeter of the Spirit Airport land use designation, adjacent to the Mixed-Use designation across Olive Street Road and Industrial – Low Intensity to the west. Due to the proximity of the site to Olive Street Road and major commercial development to the north, Staff finds that the request for “PI” zoning with limited commercial uses to be consistent with the Comprehensive Plan and surrounding developments. Staff has evaluated the requested uses and finds that they are appropriate for the site.

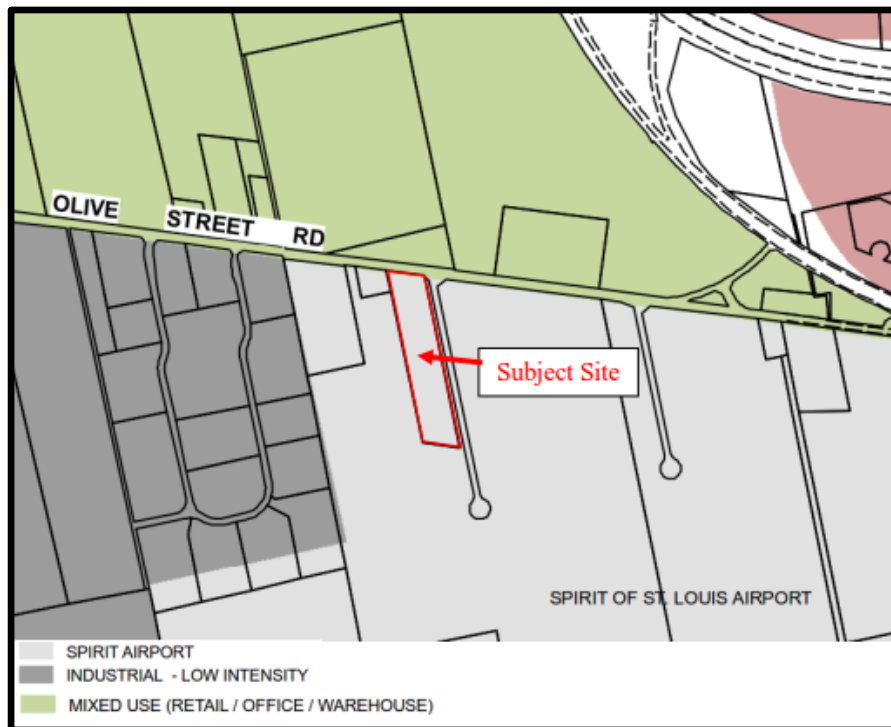


Figure 1. Land Use Plan

Surrounding Land Use and Zoning

The land use and zoning for the properties surrounding this parcel are shown in the aerial image in Figure 2 on the next page and are described below:

- North:** The properties to the north across Olive Street Road are located in the Chesterfield Blue Valley Subdivision and are zoned “PC” Planned Commercial. Various lots of this subdivision are built or under construction with retail uses.
- South:** The property to the south is located in Spirit of St. Louis Air Park Subdivision and zoned “M-3” Planned Industrial. Portions of the property contain facilities for the Spirit of St. Louis Airport.

- East:** The property to the east is located in Spirit of St. Louis Air Park Subdivision and zoned “M-3” Planned Industrial. Portions of the property contain facilities for the Spirit of St. Louis Airport.
- West:** The property directly to the west is located in Spirit of St. Louis Air Park Subdivision and zoned “M-3” Planned Industrial. Portions of the property contain facilities for the Spirit of St. Louis Airport.



Figure 2. Aerial Photo

Issues

The Planning Commission and Staff identified two issues at the March 14, 2016 Public Hearing for this petition. The Petitioner has submitted a formal response to both of these items which is attached to the Planning Commission packet for review. Additional information from Staff on these issues is provided below.

1. Access to Spirit Airpark Drive West

The petitioner has provided the City with a copy of a 2008 Access Easement Agreement between Ezra Partners LLC and St. Louis County. This easement permits the petitioner to access their site through the approximate 20’ strip of land owned by the County situated between the subject site and Spirit Airpark West. This agreement has been recorded and is referenced on the Preliminary Plan. St. Louis County’s Department of Highways and Traffic has also reviewed the plan and does not object to the access as proposed.

2. Hours of Operation

As requested by the Planning Commission at the Public Hearing, the petitioner has considered restricting hours of operation for certain uses in the development. Similar to other development in the Valley with restricted hours of operation, the applicant has proposed that retail uses be restricted from 6 a.m. to 11 p.m. Staff has reviewed this proposal by the applicant and has found it to be suitable for the property. Staff has incorporated this into the Attachment A which specifically restricts the following uses with the aforementioned hours of operation:

- a) Automotive retail supply
- b) Bakery
- c) Farmers Market
- d) Pawnshop

Staff has reviewed the response to the issues provided by the petitioner and finds that all issues and comments, including outside agency comments, have been addressed.

Request

Staff has reviewed the request for a zoning map amendment by Volz Incorporated for the property at 18600 Olive Street Road (Ezra Partners LLC) and has found that the request is compliant with the City of Chesterfield Code and consistent with the Comprehensive Plan. Staff has prepared an Attachment A reflecting this request for consideration by the Planning Commission and requests action on PZ 01-2016 18600 Olive Street Road (Ezra Partners LLC).

Attachments

1. Response to Issues Letter
2. Attachment A
3. Preliminary Plan

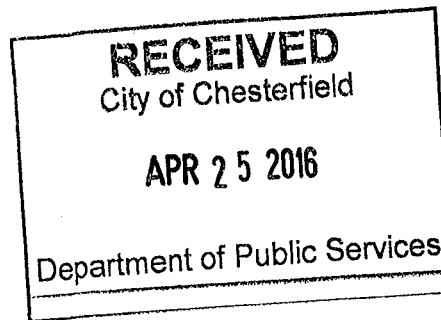
cc: Aimee Nassif, Planning and Development Services Director



ENGINEERING
LAND PLANNING
LAND SURVEYING
TRANSPORTATION
CONSTRUCTION MANAGEMENT

April 22, 2016

Mr. Jonathan Raiche, AICP
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, Missouri 63017-0760



Re: PZ 01-2016
18600 Olive Street Rd (Ezra Partners LLC)
Volz Project No. 20862

Dear Mr. Raiche:

Thank you for your issues letter dated March 14, 2016. Below is our response to the issues and concerns you raised. Copies of the revised Preliminary Plan are attached.

Issues:

1. Access to Spirit Airpark Drive West through St. Louis County Property must be secured. Staff has recently received a copy of an agreement from the applicant regarding this matter. Once reviewed, Staff will advise the applicant of any concerns.

A recorded copy of the agreement has been supplied to the City and we await any comments or questions.

2. Hours of operation should be restricted for the site. The applicant should work with Staff to find an appropriate proposal for restricted hours based on specific uses and/or larger use groups.

Below are the hours of operation we propose.

RETAIL USES	6 AM – 11 PM
ALL OTHER USES	No restriction

Preliminary Plan Comments:

1. Per comments received from St. Louis County and provided to you, there is a 300' spacing requirement for drives when measured from Olive Street Road. Revise the plan to reflect this requirement.

St Louis County revised the requirement to a 150' spacing. This is more in line with the City of Chesterfield and has been reflected on the revised Preliminary Development Plan.

2. Per comments received from Monarch Fire District and provided to you, there is a concern regarding access to the back of the buildings. Due to the narrow nature of this site, Staff wanted to call attention to this concern at this time rather than waiting until the Site Development Plan process. Please acknowledge this concern in your written response and revise the Preliminary Plan if needed.

The two larger buildings have been split to better provide the access required by the Monarch Fire Protection District. This will again be reviewed during the Site development Plan stage.

3. Please provide a written response to Comments #2 and #3 from Metropolitan St. Louis Sewer District previously provided to you and dated March 4, 2016. Your response should state whether or not the various considerations have been made regarding the proposed rain gardens.

A combination of rain gardens and pervious pavement will be provided if needed to treat the runoff from both the buildings and parking areas. The rain gardens have not been designed as yet, however sufficient area has been set aside so as not to compromise the foundation of the adjacent buildings. If needed the building foundations could be extended as well.

4. Staff has received the Access Easement Agreement between Ezra Partners, LLC and St. Louis County dated April 3, 2008. This existing easement should be depicted and labeled with the Deed Book and Page on the Preliminary Plan.

The Access Easement Agreement has been depicted and labeled on the Preliminary Plan.

5. Depict Zone AH as shown on the FIRM Map 29189C0145K effective 2/4/2016 and label it with an elevation of 461 since the subject property is within 200 feet of this zone.

Zone AH has been shown and labeled on the Preliminary Plan north of Olive Street Road per the FIRM map.

6. The proposed south access drive does not meet the City's minimum driveway spacing requirements. Revise the plan to ensure that the proposed drives meet all of the City's driveway spacing requirements.

The south entrance has been revised to meet the City's minimum driveway spacing.

7. The sidewalk along Olive Street Road appears to be directly adjacent to the Roadway Pavement. 6' sidewalk is required adjacent to the roadway.

The sidewalk width has been revised to 6-feet. Final design will be shown on the Site Development Plan.

8. In an effort to make it clear that the proposed F.A.R. and Open Space numbers are not the required numbers, include the minimum Open Space requirement of 35% and the maximum F.A.R. of 0.55 to the General Notes section.

The minimum Open Space and maximum F.A.R. has been added to the General Notes.

9. Staff believes there is potential for the required 30' landscape buffer to overlap with the required 60' storm water easement. Due to the fact that the final design for the storm water facilities required by the Master Storm Water Plan along Olive Street Road will not be available until the Site Development Plan stage, the depiction of the 30' required landscape buffer should be removed from the Preliminary Plan. Be advised, however, that the applicant will still be required to meet all landscape and storm water requirements.

Thank you. The separate 30 foot landscape buffer has been removed. We understand that this will be reevaluated during the Site Development Plan review.

10. In conjunction with comment #7 above, the proposed structure setback along Olive Street Road may be proposed closer than the current 90' that had been discussed with Staff. Please review the proposed structure setback and revise on the Preliminary Plan as needed. Staff will review the proposal and it will likely be conditioned in the proposed Attachment A to be required to allow for consideration of both the storm water and landscape requirements as mentioned above.

The setback along Olive Street Road has been revised to 60 feet. We understand that this may change on the Site Development Plan based upon the storm water and landscape requirements.

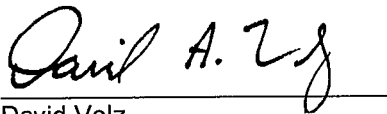
Advisory Comments

Thank you for your advisory comments. As the project progresses we will incorporate them into the design.

Thank you for your time and effort on this project. If you have any questions or need clarification on any of the items please give me a call.

Sincerely,

VOLZ Incorporated
Professional Service Company

A handwritten signature in black ink that reads "David A. Volz". The signature is written in a cursive style and is positioned above a horizontal line.

David Volz
Vice President

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 “PI” Planned Industrial District shall be:
 - a. Administrative offices for educational or religious institutions
 - b. Animal grooming service
 - c. Automotive detail shop
 - d. Automotive retail supply
 - e. Bakery
 - f. Bar
 - g. Brewery
 - h. Brewpub
 - i. Broadcasting studio
 - j. Car wash
 - k. Car wash, industrial
 - l. Car wash, self-service
 - m. Check cashing facility
 - n. Church and other places of worship
 - o. Club
 - p. Commercial service facility
 - q. Day care center
 - r. Dry cleaning establishment

- s. Dry cleaning establishment, drive-thru
- t. Farmers market
- u. Farming, livestock and stables. Farming includes cultivation and sale of crops, plants and domestic animals with no salesrooms
- v. Filling station and convenience store with pump stations
- w. Financial Institution, drive-thru
- x. Financial institution, no drive-thru
- y. Gymnasium
- z. Industrial sales, service, and storage
- aa. Kennel, boarding
- bb. Kennel, private
- cc. Laboratories-professional, scientific
- dd. Laundromat
- ee. Lumberyard
- ff. Mail order sale warehouse
- gg. Manufacturing, fabrication, assembly, processing, or packaging except explosives or flammable gases or liquids.
- hh. Office – dental
- ii. Office – general
- jj. Office – medical
- kk. Oil change facility
- ll. Pawnshop
- mm. Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facility
- nn. Postal stations
- oo. Professional and technical service facility

- pp. Public building facilities owned or leased by the City of Chesterfield
 - qq. Public safety facility
 - rr. Research laboratory & facility
 - ss. Restaurant-fast food
 - tt. Restaurant-take out
 - uu. Self-storage facility
 - vv. Sheet metal shop
 - ww. Shooting range, indoor
 - xx. Specialized private school
 - yy. Substance abuse facilities-outpatient
 - zz. Substance abuse facility-inpatient
 - aaa. Transit storage yard
 - bbb. Transit transfer station and terminals for trucks, buses, railroads, watercraft or other modes of public transportation.
 - ccc. Trucks, trailers, construction equipment, agricultural equipment sales, rental, leasing, outdoor storage
 - ddd. Union halls and hiring halls
 - eee. Vehicle repair and service facility
 - fff. Veterinary clinic
 - ggg. Vocational school
 - hhh. Vocational school, outdoor training
 - iii. Warehouse, general
2. Hours of Operation.
- a. Uses “d”, “e”, “t”, and “ll”, listed above are considered retail uses and retail sales, with respect to those uses, will be subject to hours of operation from 6:00 AM to 11:00 PM.

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 thirty-five (35) feet.
2. Building Requirements
 - a. A minimum of thirty-five percent (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, dumpster enclosure, or flag poles will be located within the following setbacks:

- a. Sixty (60) feet from the Olive Street Road right-of-way on the northern boundary of the “PI” District.
- b. Twenty (20) feet from the eastern boundary of the “PI” District.
- c. Twenty (20) feet from the southern boundary of the “PI” District.
- d. Twenty (20) feet from the western boundary of the “PI” 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. Sixty (60) feet from the Olive Street Road right-of-way on the northern boundary of the “PI” District.
- b. Ten (10) feet from the eastern boundary of the “PI” District.
- c. Ten (10) feet from the southern boundary of the “PI” District.
- d. Ten (10) feet from the western boundary of the “PI” District.

3. Structure and Parking Setbacks from Olive Street Road may be made more restrictive during the Site Development Plan process as determined necessary by the Department of Public Services due to the final location and design of Chesterfield Valley Master Storm Water, Landscape, or other development requirements.

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.
4. 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.

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 Highways and Traffic, for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

1. The 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. Direct access to Olive Street Road from this development shall be prohibited.
2. Access to the development shall be from Spirit Airpark West Drive and adequate sight distance shall be provided, as directed by the City of Chesterfield and St. Louis County Department of Transportation, as applicable.
3. Access to this development from Spirit Airport West Drive shall be located a minimum of one-hundred fifty (150) feet from Olive Street Road as directed by the Saint Louis County Department of Transportation. Spirit Airport West Drive entrance geometrics shall accommodate the design vehicle as directed by the Saint Louis County Department of Transportation.
4. 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 St. Louis County Department of Transportation.
5. Cross access shall be provided to serve 18610 Olive Street Road and 18600 Edison Avenue located to the west of the subject site.
6. Provide cross access easement and temporary slope construction license or other appropriate legal instrument or agreement guaranteeing permanent access between this site and adjacent properties as directed by the St Louis County Department of Transportation.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Improve Olive Street Road frontage to one half of the ultimate section including all storm drainage facilities as directed by the Saint Louis County Department of Transportation.
2. Provide a 5 foot wide sidewalk, conforming to ADA standards, along Spirit Airpark West Drive and Olive Street Road. 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.
3. Obtain approvals from the City of Chesterfield and St. Louis County Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.

4. Additional right-of-way and road improvements shall be provided, as required by St. Louis County Department of Transportation and the City of Chesterfield.
5. The developer is advised that utility companies will require compensation for relocation of their facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.
6. 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.
7. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the St. Louis County Department of Highways and Traffic. No gate installation will be permitted on public right-of-way.
8. 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.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or St. Louis County Department of Highways and Traffic. 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 Spirit Airpark West Drive. 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 Missouri 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 twenty-four (24) 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, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

M. STORM WATER

1. 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.
2. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
3. The lowest opening of all structures shall be set at least two (2) feet higher than the one hundred (100) year high water elevation in detention/retention facilities. All structures shall be set at least 30 feet horizontally from the limits of the one hundred (100) year high water.
4. Locations of site features such as bioretention must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.
5. 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.
6. 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.

7. 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.
8. 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.
9. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
10. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).

N. SANITARY SEWER

1. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.

2. Connection to public sanitary sewers is required. Public sewer extension and new easements may be necessary. Peak sanitary flow estimates will need to be provided by the developer's engineer during formal plan review so the capacity of the receiving pump station and force main can be evaluated. Facility upgrades may be required of the developer if this development cannot be serviced within existing system capacity.
3. The site is located within the Caulks Creek Surcharge Area. The Caulks Creek Surcharge, assessed at \$2,750/ac, will apply to this development.

O. GEOTECHNICAL REPORT

Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Services. 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.

R. MISCELLANEOUS

1. All utilities will be installed underground.
2. 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 Highways and Traffic. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

- A.** The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B.** In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.
- C.** Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.

- D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E. Where due cause is shown by the developer, the City Council may extend the period to submit a Site Development Concept Plan or 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 Concept Plan or 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 CONCEPT PLAN

1. Any Site Development Concept Plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code.
2. Include a Conceptual Landscape Plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.
3. Include a Lighting Plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.
4. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Highways and Traffic, Monarch Chesterfield Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
5. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

B. 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.

C. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

The Site Development Section Plan shall adhere to the above criteria and 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. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
3. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
4. Provide Floor Area Ratio (F.A.R.).
5. A note indicating all utilities will be installed underground.
6. A note indicating signage approval is separate process.
7. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
8. Specific structure and parking setbacks along all roadways and property lines.
9. Indicate location of all existing and proposed freestanding monument signs.
10. Zoning district lines, subdivision name, lot number, lot dimensions, lot area, and zoning of adjacent parcels where different than site.

11. Floodplain boundaries.
12. 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.
13. 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.
14. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
15. 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.
16. Address trees and landscaping in accordance with the City of Chesterfield Code.
17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
18. 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.
19. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, St. Louis Department of Highways and Traffic, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
20. Compliance with Sky Exposure Plane.
21. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

V. TRUST FUND CONTRIBUTION

Traffic Generation Assessment Rates

The amount of all required contributions for roadway, storm water and primary water line improvements, if not submitted by January 1, 2017, 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.

A. ROADS

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	\$2,223.29/parking space
Office Space	\$741.06/parking space
Loading Space	\$3,638.14/parking space

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 Saint 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 Saint 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 Saint 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, Saint 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 \$894.19 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

The primary water line contribution shall be deposited with the Saint Louis County Department of 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, Saint 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 \$2,837.06 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 Saint 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, Saint Louis County.

D. SANITARY SEWER

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

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

VI. RECORDING

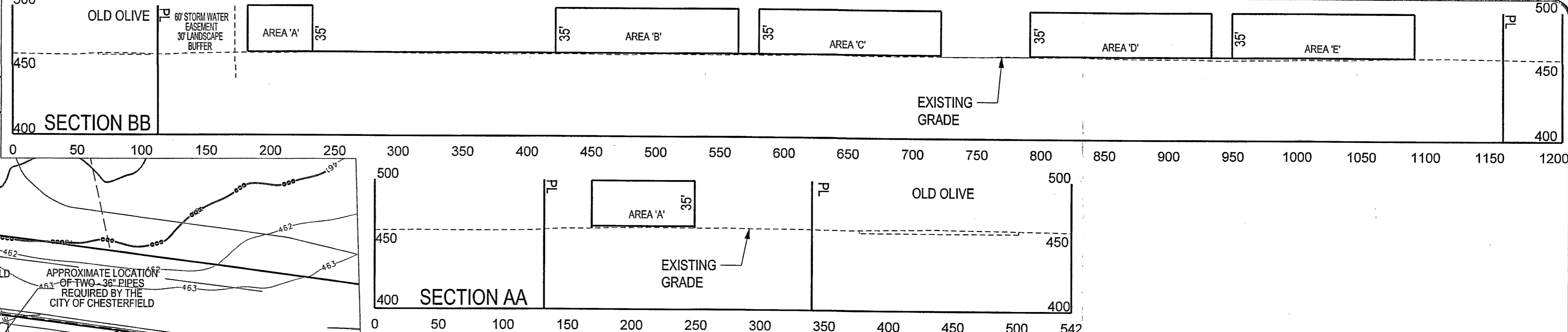
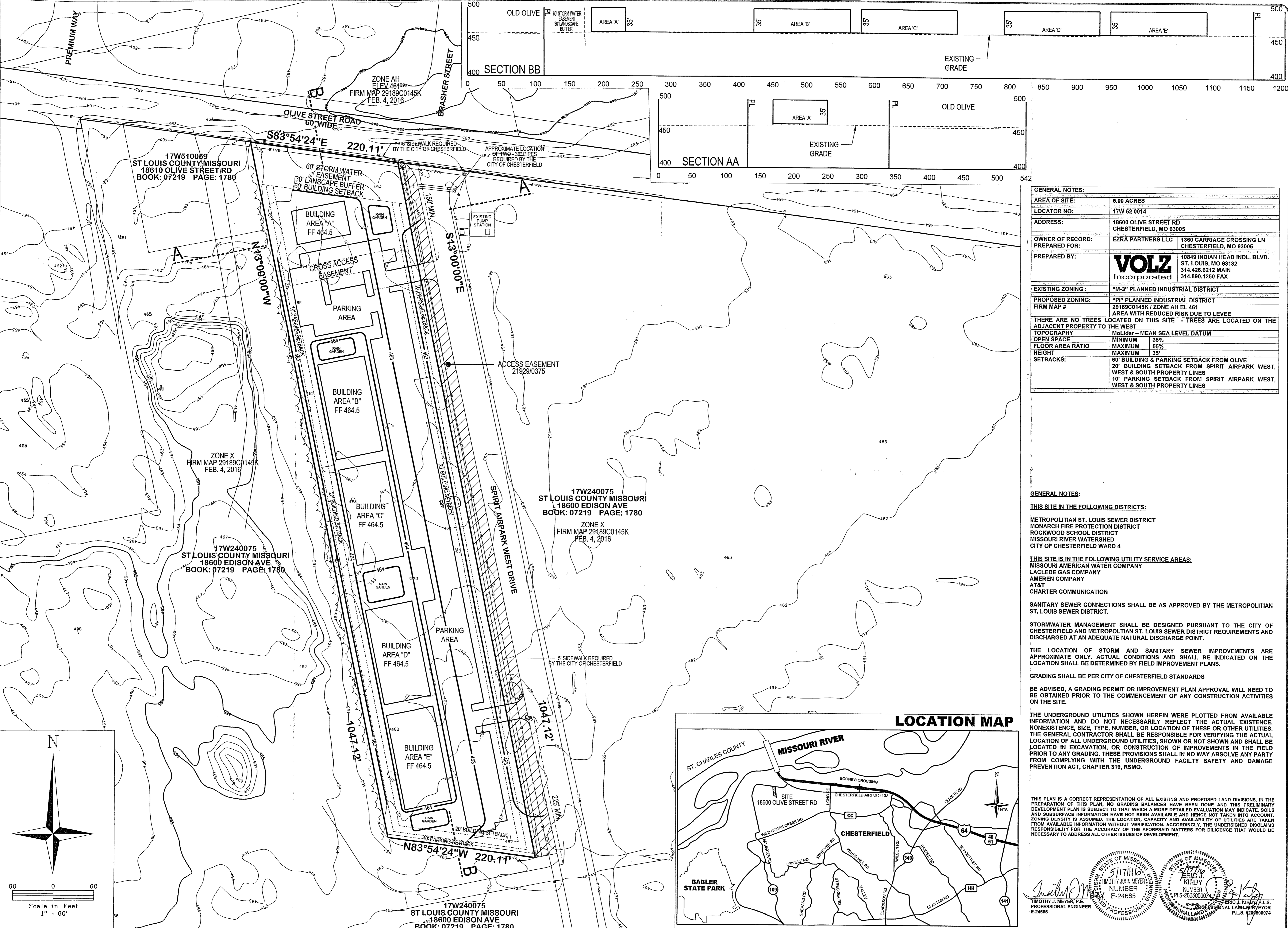
Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

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.

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GENERAL NOTES:

AREA OF SITE:	5.00 ACRES
LOCATOR NO:	17W 52 0014
ADDRESS:	18600 OLIVE STREET RD CHESTERFIELD, MO 63005
OWNER OF RECORD:	EZRA PARTNERS LLC
PREPARED FOR:	1360 CARRIAGE CROSSING LN CHESTERFIELD, MO 63005
PREPARED BY:	VOLZ Incorporated 10848 INDIAN HEAD INDL. BLVD. ST. LOUIS, MO 63132 314.426.6212 MAIN 314.890.1250 FAX Authority #203
EXISTING ZONING:	"M-3" PLANNED INDUSTRIAL DISTRICT
PROPOSED ZONING:	"PI" PLANNED INDUSTRIAL DISTRICT
FIRM MAP #	29189C0145K / ZONE AH EL 461 AREA WITH REDUCED RISK DUE TO LEVEE
THERE ARE NO TREES LOCATED ON THIS SITE - TREES ARE LOCATED ON THE ADJACENT PROPERTY TO THE WEST	
TOPOGRAPHY	MoLdgr - MEAN SEA LEVEL DATUM
OPEN SPACE	MINIMUM 35%
FLOOR AREA RATIO	MAXIMUM 65%
HEIGHT	MAXIMUM 35'
SETBACKS:	60' BUILDING & PARKING SETBACK FROM OLIVE 20' BUILDING SETBACK FROM SPIRIT AIRPARK WEST, WEST & SOUTH PROPERTY LINES 10' PARKING SETBACK FROM SPIRIT AIRPARK WEST, WEST & SOUTH PROPERTY LINES

GENERAL NOTES:

THIS SITE IS IN THE FOLLOWING DISTRICTS:

METROPOLITAN ST. LOUIS SEWER DISTRICT
MONARCH FIRE PROTECTION DISTRICT
ROCKWOOD SCHOOL DISTRICT
MISSOURI RIVER WATERSHED
CITY OF CHESTERFIELD WARD 4

THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:

MISSOURI AMERICAN WATER COMPANY
LACLEDE GAS COMPANY
AMEREN COMPANY
AT&T
CHARTER COMMUNICATION

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

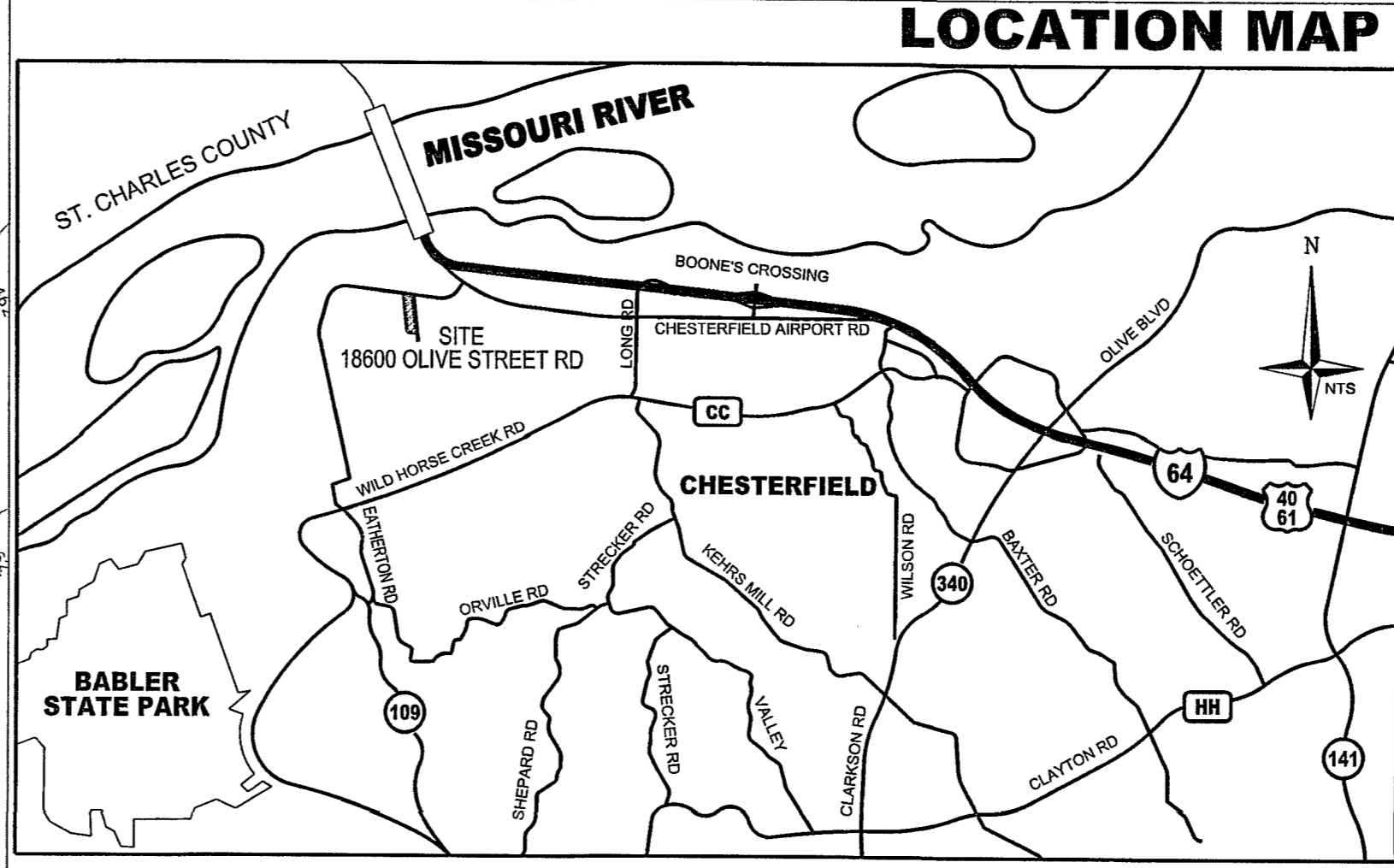
STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO THE CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.

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

GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS

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

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



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

PROFESSIONAL ENGINEER
TIMOTHY J. MEYER, P.E.
E-24665

PROFESSIONAL LAND SURVEYOR
ERIC J. KIRBY, P.L.S.
PLS-200500074

RECEIVED
City of Chesterfield
MAY 17 2016
Department of Public Services

PRELIMINARY DEVELOPMENT PLAN

BASE MAP NO. 17 W
REVISED 5-17-16
PROJECT # 20882

12-08-15

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**18600 OLIVE STREET RD
AND 368. TOWNSHIP 45 NORTH, RANGE
3 EAST, ST. LOUIS COUNTY, MISSOURI
CHESTERFIELD, MO 63005**

EZRA PARTNERS LLC
1360 CARRIAGE CROSSING LN
CHESTERFIELD, MO 63005

VOLZ Incorporated
ENGINEERS
LAND PLANNING
LAND SURVEYING
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314.426.6212 Main
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Authority #203