



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Planning and Development Services Division Public Hearing Summary Report

P.Z. 05-2014 18626 Olive Street Road (Simon Woodmont Development LLC): A request for a zoning map amendment from a “NU” Non-Urban District to a “PI” Planned Industrial District for 2.391 acres located southeast of the intersection of Olive Street Road and Spirit Valley East Drive (17W510060).

Summary

Stock & Associates Consulting Engineers, Inc., on behalf of Simon Woodmont Development LLC, has submitted a request for a zoning map amendment from a “NU” Non-Urban District to a “PI” Planned Industrial District to allow for development similar to adjacent properties, Spirit Valley Business Park and Chesterfield Fence Company

Site History

The subject site was incorporated into the City of Chesterfield under an “NU” Non-Urban District from St. Louis County. The site contained one (1) residential structure along with two (2) out-buildings until February of 2013 when these buildings were demolished by the current owner. Proper permits were submitted for this demolition.

Surrounding Land Use and Zoning

The land use and zoning for the properties surrounding this parcel and shown in the aerial image on the next page are as follows:

- North:** The property to the north across Olive Street Road is the Rombach Farm property zoned “NU” Non-Urban with no subdivision. The current use on this property includes agricultural activities.
- South:** The properties to the south include the Spirit Valley Business Park zoned “PI” Planned Industrial District. Current uses include mixed office/warehouse/manufacturing.
- East:** The property to the east is the Chesterfield Fence Subdivision zoned “PI” Planned Industrial District currently occupied by John Deere Landscapes.
- West:** The property to the west is also in the Spirit Valley Business Park zoned “PI” Planned Industrial District. The property directly across Spirit Valley East Drive is currently vacant.



Comprehensive Plan Analysis

The subject site is located within the Industrial Low Intensity land use designation. The Comprehensive Plan defines Industrial Low Intensity Use as “including low-intensity industrial assembly, distribution, and research and development business parks, and corporate campuses”. The “PI” Planned Industrial District zoning would be consistent with this land use category.



Staff Analysis

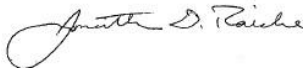
1. The requested zoning district is consistent with the City’s Land Use Plan as well as existing surrounding land uses. The applicant has provided a list of specifically requested uses from the larger list of possible uses in the planned district.
2. The proposed “Future Entrance” is located directly across from an existing drive and is consistent with the previously reviewed Spirit Valley Business Park Driveway Exhibit.

The existing zoning regulation for this site can be found under the “NU” Non-Urban District in the City’s Municipal Code at the following link:

<http://z2codes.sullivanpublications.com/sullivan/Z2Browser2.html?showset=chesterfieldset> .

A public hearing further addressing the request will be held at the May 28, 2014, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Applicant Project Narrative, and the Preliminary Plan for this request.

Respectfully submitted,



Jonathan D. Raiche
Senior Planner

Attachments

1. Public Hearing Notice
2. Applicant Project Narrative
3. Preliminary Plan

cc: Aimee Nassif, Planning and Development Services Director



NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold Public Hearings on Wednesday, May 28, 2014 at 7:00 pm, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017. Said Hearings will be as follows:

P.Z. 05-2014 18626 Olive Street Road (Simon Woodmont Development LLC): A request for a zoning map amendment from a "NU" Non-Urban District to a "PI" Planned Industrial District for 2.391 acres located southeast of the intersection of Olive Street Road and Spirit Valley East Drive (17W510060).

Description of Property

A tract of land being Parcels 1 and 2 as described in a deed to Spirit Valley Development L.L.C. as recorded in Deed Book 17777, Page 3324 of the St. Louis County, Missouri Records excepting therefrom a tract of land conveyed to the City of Chesterfield, Missouri by a deed recorded in Deed Book 17773, Page 4337 of said Records, said tract being part of Lot 5 of the Amelia Boisselier Estate according to a plat thereof recorded in Plat Book 16, Page 27 of said Records and being part of U.S. Survey 368 in Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri.

For a list of the requested uses, contact the project planner.



City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Information on this Public Hearing may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Project Planner Jonathan Raiche at 636.537.4736 or via e-mail at jraiche@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.



STOCK & ASSOCIATES
Consulting Engineers, Inc.



Date: April 10, 2014

To: City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO, 63017-0760

Attn.: Jonathan Raiche, AICP

Project: **P.Z 05-2014 18626 Olive Street Rd (Simon Woodmont Development LLC) – Re-Zoning**

Re: Narrative Statement

The following is the Narrative Statement per Page 5, Item 10 of the Change of Zoning Application

- a. The proposed work associated with this project is to re-zone the property from “NU” Non-Urban to “PI” Planned Industrial
- b. The following is the list of requested uses:
 - (1) Administrative office for educational or religious facility.
 - (2) Animal grooming service.
 - (3) Automatic vending facility.
 - (4) Automotive detailing shop.
 - (5) Automotive retail supply.
 - (6) Bakery.
 - (7) Bar.
 - (8) Brewery.
 - (9) Brewpub.
 - (10) Broadcasting studio.
 - (11) Car wash.
 - (12) Car wash, industrial.
 - (13) Car wash, self-service.
 - (14) Check cashing facility.
 - (15) Church and other place of worship.
 - (16) Club.
 - (17) Commercial service facility.
 - (18) Cultivation and sale of plant crops, commercial vegetable and flower gardening as well as plant nurseries and greenhouses.
 - (19) Day care center, adult.
 - (20) Day care center, child.
 - (21) Device for energy generation.
 - (22) Donation collection bin.

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Consulting Engineers, Inc.

- (23) Dry cleaning establishment.
- (24) Dry cleaning establishment, drive-thru.
- (25) Education facility--Specialized private schools.
- (26) Education facility--Vocational school.
- (27) Education facility--Vocational school, outdoor training.
- (28) Farmers market.
- (29) Filling station and convenience store with pump stations.
- (30) Financial institution.
- (31) Financial institution, drive-thru.
- (32) Gymnasium.
- (33) Industrial sales, service, and storage.
- (34) Kennel, boarding.
- (35) Kennel, private.
- (36) Laboratories-professional, scientific.
- (37) Laundromat.
- (38) Local public utility facility.
- (39) Lodge.
- (40) Lumberyard.
- (41) Mail order sale warehouse.
- (42) Manufacturing, fabrication, assembly, processing, or packaging facility.
- (43) Office, dental.
- (44) Office, general.
- (45) Office, medical.
- (46) Oil change facility.
- (47) Pawnshop.
- (48) Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facility.
- (49) Professional and technical service facility.
- (50) Public safety facility.
- (51) Research facility.
- (52) Restaurant, fast food.
- (53) Restaurant, take out.
- (54) Restaurant, with drive-thru window.
- (55) Self-storage facility.
- (56) Sheet metal shop.
- (57) Shooting range, indoor.
- (58) Storage and repair garage for public mass transit vehicles.
- (59) Substance abuse facilities--Outpatient.
- (60) Substance abuse facility--Inpatient.
- (61) Telecommunications structure.
- (62) Telecommunications tower or facility.
- (63) Transit storage yard.

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Consulting Engineers, Inc.

- (64) Transit transfer station.
 - (65) Trucks, trailers, construction equipment, agricultural equipment sales, rental, leasing, outdoor storage.
 - (66) Union halls and hiring halls.
 - (67) Vehicle repair and services facility.
 - (68) Veterinary clinic.
 - (69) Warehouse--General.
- c. The proposed land uses and development standards would be compatible with the surrounding properties. The development density shall provide for a minimum of 30 percent open space. The maximum height of the building, exclusive of roof screening, shall not exceed forty (40) feet.
 - d. This is a single tract. The requested uses are listed in item b.
 - e. No exceptions are being requested.
 - f. The proposed lot is 2.391 acres.
 - g. There is no proposed dedication or reservation of land for public use within this lot.
 - h. The Preliminary Plan depicts parking, loading and access ways. Lighting will be designed in accordance with the City's current design standards for lighting.
 - i. This site will not be a "Phased Development"
 - j. Landscaping will be designed in accordance with the City's current design standards for landscaping and in accordance with the Metropolitan St. Louis Sewer District's planting requirements for water quality features. Tree preservation for this site is not applicable as there are no existing trees on this site.

Sincerely,

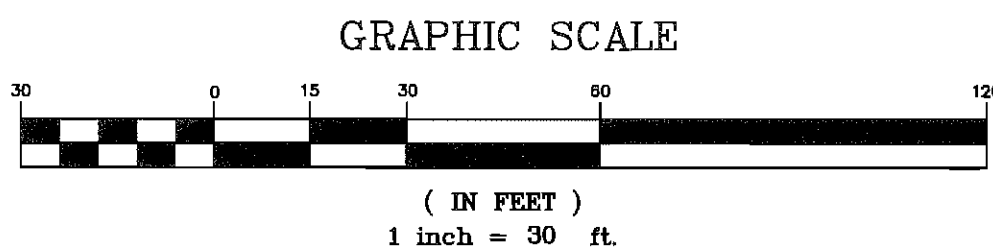
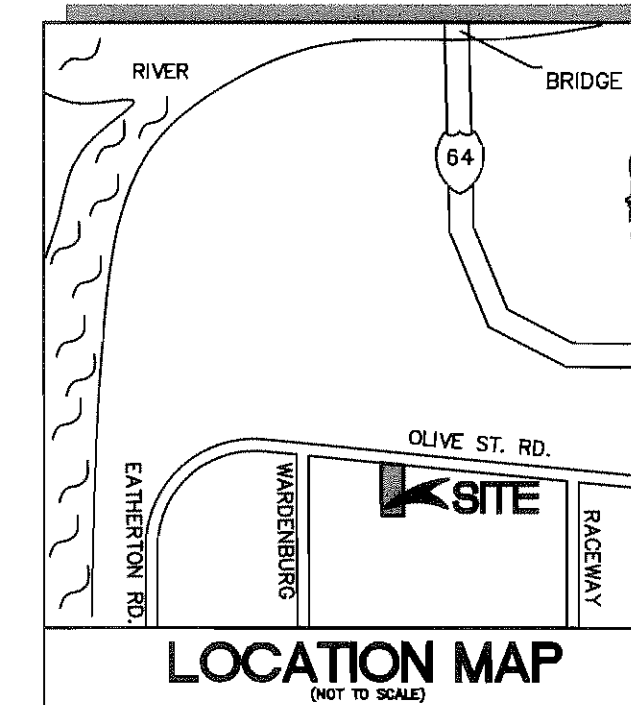


Douglas P. Bruns, P.E, VP Engineering

Cc: George M. Stock, P.E., President
Dan Ehlmann, P.L.S., VP Surveying
Dean Wolfe, Wolfe Properties
Darryl Gugig, Simon Woodmont Development, LLC

PRELIMINARY PLAN 18626 OLIVE STREET ROAD

A TRACT OF LAND BEING PARCELS 1 AND 2 AS RECORDED IN DEED BOOK 17777, PAGE 3324, EXCEPTING THEREFROM A TRACT OF LAND AS AS RECORDED IN DEED BOOK 17773, PAGE 4337, SAID TRACT BEING PART OF LOT 5 OF THE AMELIA BOISSELIER ESTATE AS RECORDED IN PLAT BOOK 16 PAGE 27 AND PART OF A TRACT OF LAND BEING LOCATED IN U.S. SURVEYS 153 AND 368, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
EXISTING ZONING: "NU" NON-URBAN
PROPOSED ZONING: "PI" PLANNED INDUSTRIAL



SITE INFORMATION

ADDRESS = 18626 OLIVE STREET RD.
CHESTERFIELD, MO 63005

SITE AREA = 2.391 ACRES

OWNER = SIMON WOODMONT DEVELOPMENT LLC

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

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. 22189C0120H WITH AN EFFECTIVE DATE OF AUGUST 2, 1995 AND REVISED TO REFLECT LOMR 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.

LEGAL DESCRIPTION

18626 OLIVE STREET ROAD

A tract of land being Parcels 1 and 2 as described in a deed to Spirit Valley Development L.L.C. as recorded in Deed Book 17777, Page 3324 of the St. Louis County, Missouri Records excepting therefrom a tract of land conveyed to the City of Chesterfield, Missouri by a deed recorded in Deed Book 17773, Page 4337 of said Records, said tract being part of Lot 5 of the Amelia Boisselier Estate according to a plat thereof recorded in Plat Book 16, Page 27 of said Records and being part of U.S. Survey 368 in Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at the Southeast corner of Parcel 2 of a tract of land described in a deed to Spirit Valley Development, L.L.C. as recorded in Deed Book 17777, Page 3324 of the St. Louis County, Missouri Records; thence along the Southern line of said Parcel 2 and the Southern line of Parcel 1 South 78 degrees 19 minutes 49 seconds West, a distance of 268.25 feet to the Southwest corner of the aforesaid Parcel 1, said point being on the Eastern line of Spirit Valley East Drive; thence along the Western line of said Parcel 1 North 11 degrees 25 minutes 51 seconds West, a distance of 237.02 feet to the intersection with the Eastern line of a tract of land conveyed to the City of Chesterfield, Missouri as recorded in Deed Book 17773, Page 4337 of the aforesaid St. Louis County Records; thence along said Eastern line the following: North 05 degrees 43 minutes 13 seconds West, a distance of 65.32 feet to a point; thence North 11 degrees 25 minutes 51 seconds West, a distance of 23.84 feet to a point of curvature; thence along a curve to the right having a radius of 148.50 feet and an arc length of 48.98 feet to the point of tangency; thence North 07 degrees 28 minutes 03 seconds East, a distance of 23.43 feet to a point of curvature; thence along a curve to the right having a radius of 43.00 feet and an arc length of 48.85 feet to the intersection with the Southern line of Olive Street Road (60' wide); thence along said Southern line South 82 degrees 31 minutes 57 seconds East, a distance of 222.06 feet to the Northeast corner of the aforesaid Parcel 2; thence along the Eastern line of said Parcel 2 South 11 degrees 24 minutes 43 seconds East, a distance of 351.92 feet to the Point of Beginning and containing 104,161 square feet or 2.391 acres more or less as per calculations by Stock & Associates Consulting Engineers, Inc. during August, 2012.



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

D.N.R. BENCHMARK

11-108; ALUMINUM DISC STAMPED "SL-40, 1990" ON THE NORTH SIDE OF NORTH OUST 40 RD. ACROSS FROM THE INTERSECTION OF SPIRIT ST. LOUIS BOULEVARD. STL. CO. ELEV.=486.52 DNR ELEV.=486.55

TEMPORARY SITE BENCHMARK

RAILROAD SPIKE IN POWER POLE ON THE SOUTH SIDE OF OLIVE STREET ROAD AND EAST SIDE OF ASPHALT ENTRANCE TO CHESTERFIELD FENCE AND DECK COMPANY; 0.7 MILES WEST OF INTERSECTION OF OLIVE STREET ROAD AND CHESTERFIELD AIRPORT ROAD. ST. LOUIS COUNTY ELEV.=464.48 DNR ELEV.=464.21

PROPOSED USES

18626 Olive Street Road - Proposed Permitted Uses

- Administrative office for educational or religious facility.
- Animal grooming service.
- Automatic vending facility.
- Automotive detailing shop.
- Automotive retail supply.
- Bakery.
- Bar.
- Brewery.
- Brewpub.
- Broadcasting studio.
- Car wash.
- Car wash, industrial.
- Car wash, self-service.
- Check cashing facility.
- Church and other place of worship.
- Club.
- Commercial service facility.
- Cultivation and sale of plant crops, commercial vegetable and flower gardening as well as plant nurseries and greenhouses.
- Day care center, adult.
- Day care center, child.
- Device for energy generation.
- Donation collection bin.
- Dry cleaning establishment.
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- Education facility-Specialized private schools.
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- Gymnasium.
- Industrial sales, service, and storage.
- Kennel, boarding.
- Kennel, private.
- Laboratories-professional, scientific.
- Laundromat.
- Local public utility facility.
- Lodge.
- Lumberyard.
- Mail order sale warehouse.
- Manufacturing, fabrication, assembly, processing, or packaging facility.
- Office, dental.
- Office, general.
- Office, medical, construction equipment, agricultural equipment sales, rental, leasing, outdoor storage.
- Oil change facility.
- Pawnshop.
- Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facility.
- Professional and technical service facility.
- Public safety facility.
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- Restaurant, take out.
- Restaurant, with drive-thru window.
- Self-storage facility.
- Sheet metal shop.
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- Union halls and hiring halls.
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- Veterinary clinic.
- Warehouse-General.

SHEET INDEX

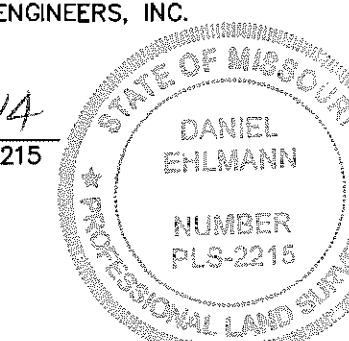
C-P-1 PRELIMINARY PLAN
C-P-2 PRELIMINARY SITE SECTIONS

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: Daniel Ehlmann 4/11/14
DANIEL EHLMANN, MISSOURI L.S. NO. 2215



PREPARED FOR:

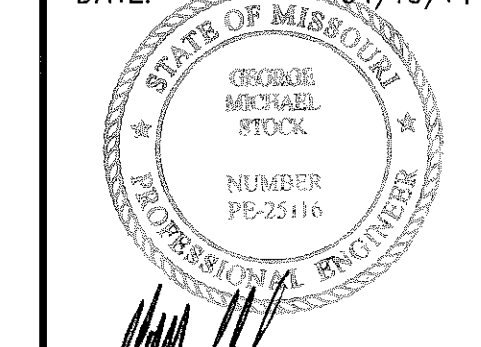
SIMON WOODMONT DEVELOPMENT, LLC
& CHESTERFIELD BLUE VALLEY, LLC
c/o MR. DEAN WOLFE
7711 BONHOMME AVENUE, SUITE 901
CLAYTON, MO 63105

PREPARED BY:

PRELIMINARY PLAN FOR:

18626 OLIVE STREET ROAD
18626 OLIVE STREET ROAD
CITY OF CHESTERFIELD, MISSOURI
63005

DATE: 04/10/14



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

REVISIONS:

1 PER CITY LETTER DATED 04/01/14

DRAWN BY: D.P.B. CHECKED BY: G.M.S.

DATE: 01/14/14 JOB NO.: 213-5262

M.S.D. # BASE MAP #

SLC. NAT. # NAT. SUP. #

MDNR. #

SHEET TITLE:

PRELIMINARY PLAN

SHEET NO.:

C-P-1

257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-9100 FAX: (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

STOCK & ASSOCIATES
Consulting Engineers, Inc.

