



Memorandum

Planning & Development Services Division

To: Planning and Public Works Committee

From: Justin Wyse, Senior Planner

Date: May 23, 2013

RE: **P.Z. 05-2013 Monarch Center (JLA Development, LLC)**: A request for an ordinance amendment to a "PC" Planned Commercial District to add a 0.85 parcel of land currently zoned "M-3" Planned Industrial District to an existing "PC" Planned Commercial District and to modify development standards of the "PC" Planned Commercial District totaling a 10.94 acre area of land located north of Edison Avenue and east of Long Rd. (17U120188 and 17U120100).

Summary

Doster Ullom, LLC, on behalf of JLA Development, LLC, has submitted a request for an ordinance amendment to add a 0.85 acre parcel of land zoned "M-3" Planned Industrial District to an existing "PC" Planned Commercial District resulting in a new "PC" Planned Commercial District totaling 10.94 acres. The requested amendment also seeks to amend various building and parking setbacks as well as various modifications to account for the addition of land.

The request was before the Planning and Public Works Committee on May 9th, 2013. At that time, the Committee voted to hold the project and asked Staff to provide clarification on the request. This information is detailed below.

Property Description

The original Monarch Center "PC" Planned Commercial District covered a 10.14 acre tract of land. As part of the proposed ordinance amendment, the existing 0.85 acre Wildhorse Dental property located at 150 Long Road is proposed to be included in the amended Monarch Center "PC" District.

Density

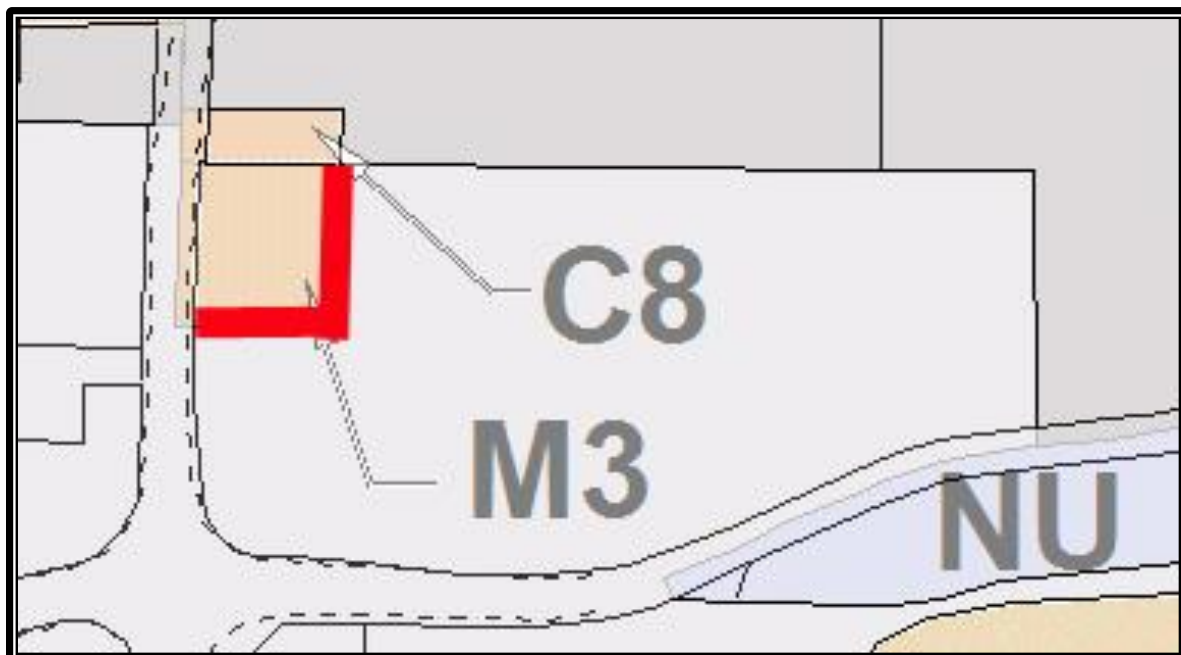
The current "PC" District includes a restriction to limit the floor area of the development to 64,025 square feet. As the proposal to amend the "PC" District adds addition property, the Petitioner is proposing to increase the allowable floor area for the development to 71,500 square feet. The Petitioner has also specifically requested, which is included in the Attachment A, that 7,000 square feet be specifically allocated to Building F (the existing Wildhorse Dental building). This would result in 64,500 square feet being permitted in the remainder of the proposed Monarch Center "PC" District (an increase of 475 square feet for the previously approved area).

Structure Setback Changes

There are three primary structure setback changes being requested.

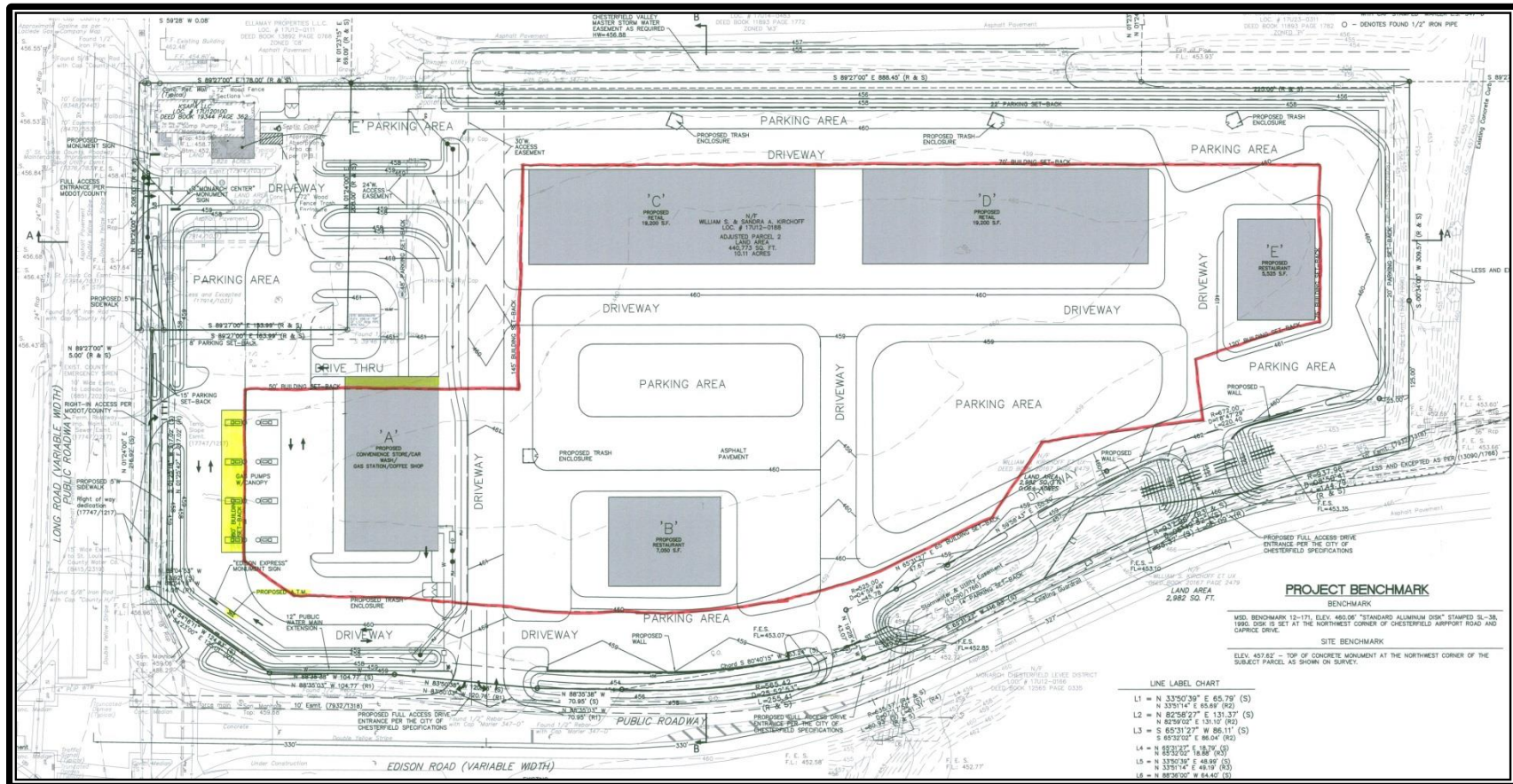
- Inclusion of a separate setback which would permit a gas station canopy to be set back fifty (50) feet from Long Road. All other structures (e.g. the convenience store and car wash) would still be required to maintain a setback of eighty (80) feet from Long Road (the current requirement).
- Adjustment to the structure setback from Edison Avenue for Building E to allow for Building E to comply with the same setback from the southern district boundary as the rest of the buildings within the development. The existing ordinance requires this building to be set back 120 feet from Edison Avenue while the remainder of the development has a setback of sixty-five (65) feet from Edison Avenue. Under the proposed language, all buildings would be required to have a sixty-five (65) foot setback from Edison Avenue.
- Allowance of one ATM to be located within the structure setbacks.

In addition to the changes above, there are several changes to structure setbacks that are proposed to account for the change in property description. This includes the removal of the setbacks from the property lines currently dividing the property shown in red below (it is anticipated that a boundary adjustment will be done in the future and the Preliminary Plan shows relocation of the existing parking lot to allow for the access drive to be extended into the larger development).



In order to help clarify the proposed changes to the structure setbacks, Staff has prepared the image on the next page which shows the proposed Preliminary Plan with the existing setbacks drawn on the plan. Areas of the proposed plan which do not comply with the existing setbacks are shown in yellow.

Proposed Preliminary Plan with Existing Setbacks



Parking Setbacks

There was confusion at the last meeting regarding the proposed changes to the parking setbacks. The request from the Petitioner only modifies the parking setbacks to account for the addition of 150 Long Road. The prior approval allowed for a 15 foot parking setback from Long Road and a 14 foot parking setback from Edison Avenue. The Petitioner is proposing to comply with both of these requirements.

Attached please find a copy of Staff's report, the Attachment A and the Preliminary Plan.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Justin Wyse".

Justin Wyse, AICP
Senior Planner

cc: Aimee Nassif, Planning and Development Services Director

ATTACHMENT A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this PC District shall be:
 - a. Administrative office for education or religious facility
 - b. Animal grooming service
 - c. Art gallery
 - d. Art studio
 - e. Auditorium
 - f. Automatic vending facility
 - g. Automobile sales, new
 - h. Automobile sales, used
 - i. Automotive retail supply
 - j. Bakery
 - k. Bar
 - l. Barber or beauty shop
 - m. Bowling center
 - n. Brewpub
 - o. Broadcasting studio
 - p. Cafeteria for employees and guests only
 - q. Car wash
 - r. Check cashing facility
 - s. Church and other place of worship
 - t. Club
 - u. Coffee shop
 - v. Coffee shop, drive-thru
 - w. Community center
 - x. Day care center, adult

- y. Day care center, child
- z. Drug store and pharmacy
- aa. Drug store and pharmacy, drive-thru
- bb. Dry cleaning establishment
- cc. Dry cleaning establishment, drive-thru
- dd. Education facility – College / university
- ee. Education facility – Kindergarten or nursery school
- ff. Education facility – Specialized private school
- gg. Education facility – Vocational school
- hh. Farmer's market
- ii. Filling station and convenience store with pump stations
- jj. Film drop-off and pick-up station
- kk. Film processing plant
- ll. Financial institution
- mm. Financial institution, drive-thru
- nn. Grocery, community
- oo. Grocery, neighborhood
- pp. Grocery, supercenter
- qq. Gymnasium
- rr. Kennel, boarding
- ss. Library
- tt. Lodge
- uu. Office, dental
- vv. Office, general
- ww. Office, medical
- xx. Oil change facility
- yy. Parking area, including garages, for automobiles
- zz. Professional and technical service facility
- aaa. Reading room
- bbb. Research facility
- ccc. Restaurant, fast food
- ddd. Restaurant, outdoor customer dining area

- eee. Restaurant, sit down
 - fff. Restaurant, take out
 - ggg. Restaurant, with drive-thru window
 - hhh. Retail sales establishment, community
 - iii. Retail sales establishment, neighborhood
 - jjj. Retail sales establishment, regional
 - kkk. Retail sales, outdoor
 - lll. Tackle and bait shop (outdoor storage and display are prohibited)
 - mmm. Theater, indoor
 - nnn. Vehicle repair and services facility
 - ooo. Veterinary clinic
 - ppp. Laboratory – professional, scientific
2. The above uses in the PC District shall be restricted as follows:
- a. Not more than one filling station, provided that no automobile, truck or other vehicle may be parked or stored in the open on the premises for longer than twenty-four (24) hours, shall be permitted.
 - b. Not more than one car wash shall be permitted.
 - c. No more than one (1) vehicle service center for automobiles shall be permitted.
 - d. Automobile sales, whether new or used, shall only be permitted indoors.
 - e. Use yy. shall not permit any outdoor sales of motor vehicles or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of twenty-four (24) hours.
 - f. Use gg. shall not include outdoor areas for driving or heavy equipment training.
3. Hours of Operation.
- a. Hours of operation for this “PC” District shall not be restricted.

B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

1. Floor Area
 - a. Total building floor area shall not exceed 71,500 square feet of which 7,000 square feet shall be allocated to the property on which Building F is located (as shown on the Preliminary Plan).
2. Height
 - a. The maximum height of the building, exclusive of roof screening, shall not exceed forty (40) feet.
3. Building Requirements
 - a. A minimum of thirty-five percent (35%) openspace shall be required for this development due to good planning and urban design as a result of the following specific design components:
 - (i) the decreased floor area ratio over the minimum standard,
 - (ii) the enlarged landscape islands between each row of parking,
 - (iii) the installation of the public art feature in one of the landscaped islands,
 - (iv) the inclusion of an outdoor seating and plaza area,
 - (v) the inclusion of pedestrian walkways from the bus stop on Long Road to each building in the development.

C. SETBACKS

1. Structure Setbacks (for Buildings A through E). No building or structure, other than: a freestanding project identification sign, boundary and retaining walls, light standards, flag poles, fences, or one (1) ATM will be located within the following setbacks:
 - a. Seventy-five (75) feet from the eastern boundary of the "PC" District.
 - b. Seventy (70) feet from the northern boundary of the "PC" District.
 - c. One hundred forty-five (145) feet from the western boundary of the "PC" District.
 - (i) For the canopy associated with Building A: fifty (50) feet from the western boundary of the "PC" District.
 - d. Sixty-five (65) feet from the right-of-way of Edison Avenue.

2. Structure Setbacks (for Building F). No building or structure, other than: a freestanding project identification sign, boundary and retaining walls, light standards, flag poles, or fences will be located within the following setbacks:
 - a. Ten (10) feet from the northern, southern, and eastern property lines;
 - b. Zero (0) feet from the western property line.
 - (i) In the event that Building F is demolished and redeveloped, future redevelopment shall provide a thirty (30) foot setback from the western "PC" District boundary.
3. Parking Setbacks (for Buildings A through E). No parking stall, loading space, internal driveway, or roadway, except points of ingress / egress and shared access ways, will be located within the following setbacks:
 - a. Twenty (20) feet from the eastern boundary of the "PC" District.
 - b. Twenty-two (22) feet from the northern boundary of the "PC" District.
 - c. Fifteen (15) feet from the western boundary of the "PC" District.
 - d. Fourteen (14) feet from the southern boundary of the "PC" District.
 - e. Trash enclosures for this development shall adhere to the requirements of the Monarch Fire Protection District and adhere to the parking setbacks established by this Attachment A.
4. Parking Setbacks (for Building F). No parking stall, loading space, internal driveway, or roadway, except points of ingress / egress and shared access ways, will be located within the following setbacks:
 - a. Ten (10) feet from the eastern property line.
 - b. Five (5) feet from the northern boundary of the "PC" District.
 - c. Fifteen (15) feet from the western boundary of the "PC" District.
 - (i) In the event that Building F is demolished and redeveloped, future redevelopment shall provide a thirty (30) foot parking setback from the western "PC" District boundary.
 - d. Zero (0) feet from the southern property line.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. Parking lots shall not be used as streets.
3. No construction related parking shall be permitted within the Edison Avenue or Long Road right-of-way.

E. LANDSCAPE AND TREE REQUIREMENTS

The developer shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.

F. SIGN REQUIREMENTS

1. Sign package submittal materials shall be required for this development. All sign packages shall be 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 (or MoDOT), 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 developer shall adhere to the Architectural Review Standards of the City of Chesterfield Code.
2. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

I. ACCESS/ACCESS MANAGEMENT

1. Access to Edison Avenue shall be limited to three (3) entrances. The west entrance shall be aligned with the existing full access entrance on the opposite side of Edison Avenue. The remaining entrances shall not be closer than two hundred fifty (250) feet to each other. All entrance measurements shall be made from centerline to centerline.
2. Access to Long Road will be as directed by the Missouri Department of Transportation and the City of Chesterfield.
3. 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 Missouri Department of Transportation, St. Louis County Department of Highways & Traffic and the City of Chesterfield.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. A five (5) foot sidewalk shall be installed along the Long Road frontage. The sidewalk shall be located within an appropriate easement as directed by the City of Chesterfield. Said sidewalk and easement shall allow for public access across the site and the sidewalk shall be maintained by the property owner. All pedestrian facilities shall adhere to the current ADA standards specifically regarding the site arrival points. Internal sidewalks shall connect to frontage pedestrian access.
2. Construct additional lanes, pavement widening, and provide necessary right-of-way to provide for turning or deceleration lanes for Edison Avenue in the vicinity of the permitted street access locations, as determined to be necessary by the City of Chesterfield to ensure the continued free flow of traffic along Edison Avenue.
3. Any work within MoDOT's right-of-way will require a MoDOT permit.
4. All proposed work in MoDOT right-of-way must comply with MoDOT standards, specifications, conform to MoDOT's Access Management Guidelines with detailed construction plans being received and approved by MoDOT.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or Missouri Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.
2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrances. 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. 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.
2. 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).
3. The Chesterfield Valley Master Storm Water Plan indicates a thirty (30) foot wide flat bottom ditch with three (3) foot horizontal to one (1) foot vertical side slopes shall be constructed along the northern and eastern property lines of this site. The developer shall be responsible for construction of the required storm water improvements and coordination with the owners of the properties affected by construction of the required improvements as directed by the City of Chesterfield. 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.

The developer may elect to propose alternate geometry, size and/or type of storm water improvements that are functionally equivalent to the required improvements. Functional equivalence is said to be achieved when, as determined by the City of Chesterfield, 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 City of Chesterfield 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 City of Chesterfield 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.

4. Provide a Chesterfield Valley Storm Water Easement along the north, east, and south property lines. Depict the channels on the Site Development Plan and improvement plans. Maintenance of the required channels shall be the responsibility of the property owner.
5. All Chesterfield Valley Master Storm Water Plan improvements shall be operational prior to paving of any driveways or parking areas.
6. A formal plan submittal is required for any improvements that occur subsequent to the change in zoning.
7. MSD has agreed to allow the development to connect to the existing public sanitary sewer forcemain that runs along the southern property boundary. However, as has been communicated to the owner's civil engineer, MSD also desires reducing the number of connections to the existing forcemain and minimize constructing MSD maintained low pressure sewer. While MSD supports connecting the property at 150 Long Road to public sewer, the lateral and sewer alignment shown will require modification and/or boundary adjustment will be needed.
8. Stormwater quality management will be required for all development, including improvements smaller than one acre of land disturbance that are part of a common plan of development (such as the proposed expansion at 150 Long Road). The whole project will be considered new development for the purpose of evaluating compliance with the City of Chesterfield's and MSD's Phase II Stormwater Permit, and will be required to provide controls that mimic pre-construction runoff condition (including runoff volume reduction).

N. SANITARY SEWER

1. Provide public sewer service for this site, including sanitary force main, gravity lines and/or regional pump stations, in accordance with the

Metropolitan St. Louis Sewer District Conceptual Sewer Master Plan for
Chesterfield Valley.

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.

P. MISCELLANEOUS

1. All utilities will be installed underground.
2. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City of Chesterfield, Missouri Code shall be required where applicable.
3. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the Saint Louis County Department of Highways and Traffic. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
4. One (1) piece of public art work shall be provided and installed by the Developer in this development.
5. Sleeves for future telecommunication services are required to be installed adjacent and/or parallel to any proposed roadway, or other location as directed by the City of Chesterfield, in order to facilitate the installation of utilities and telecommunication infrastructure for current and future users.

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, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

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 Commission may extend the period to commence construction for not more than one additional year.

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

The developer shall be required to contribute to the Chesterfield Valley Trust Fund as follows:

Roads

The roadway improvement contribution is based on land and building use. The roadway contributions are necessary to help defray the cost of engineering, right-of-way acquisition, and major roadway construction in accordance with the Chesterfield Valley Road Improvement Plan on file with the Saint Louis County Department of Highways and Traffic. The amount of the developer's contribution to this fund shall be computed based on the following:

<u>Type of Development</u>	<u>Required Contribution</u>
Commercial	\$2.39/sq. ft. of building space
Office	\$1.66/sq. ft. of building space
Industrial	\$5,758.98/acre

If the types of development proposed differ from those listed, rates shall be provided by the Saint Louis County Department of Highways and Traffic.

Credits for roadway improvements required will be awarded as directed by the Saint Louis County Highways and Traffic. Any portion of the roadway improvement contribution that remains, following completion of road improvements required by the development shall be retained in the trust fund.

The roadway improvement contribution shall be deposited with the Saint Louis County Department of Highways and Traffic. The deposit shall be made before the issuance of building permits. Funds shall be payable to the Treasurer, Saint Louis County.

Water Main

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$756.04 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 Highways and Traffic. The deposit shall be made before approval of the Site Development Plan unless otherwise directed by the Saint Louis County Department of Highways and Traffic. Funds shall be payable to the Treasurer, St. Louis County.

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 \$2,398.75 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 Highways and Traffic. The deposit shall be made before the issuance of building permits. Funds shall be payable to the Treasurer, St. Louis County.

Sanitary Sewer

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

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

The amount of the required contribution/improvements, if not approved for construction by January 1, 2014, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the Saint Louis County Department of Highways and Traffic.

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.



Memorandum

Planning & Development Services Division

To: Planning and Public Works Committee

From: Justin Wyse, Senior Planner

Date: May 9, 2013

RE: **P.Z. 05-2013 Monarch Center (JLA Development, LLC)**: A request for an ordinance amendment to a "PC" Planned Commercial District to add a 0.85 parcel of land currently zoned "M-3" Planned Industrial District to an existing "PC" Planned Commercial District and to modify development standards of the "PC" Planned Commercial District totaling a 10.94 acre area of land located north of Edison Avenue and east of Long Rd. (17U120188 and 17U120100).

Summary

Doster Ullom, LLC, on behalf of JLA Development, LLC, has submitted a request for an ordinance amendment to add a 0.85 acre parcel of land zoned "M-3" Planned Industrial District to an existing "PC" Planned Commercial District resulting in a new "PC" Planned Commercial District totaling 10.94 acres. The requested amendment also seeks to amend various building and parking setbacks as well as various modifications to account for the addition of land.

A Public Hearing was held on March 25, 2013. Discussion focused on how the proposal differed from the original approval granted via City of Chesterfield Ordinance 2334 approved in 2007. After a motion to approve the request, three amendments were proposed.

The first amendment included that use ww. (parking area, including garages for automobiles) shall not permit any outdoor sales of motor vehicles or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of ~~seventy-two (72)~~ twenty-four (24) hours. The amendment passed by a vote of 6-2.

The second amendment added two uses (Dare care center, adult and Education facility, specialized private school). Staff advised the Commission during the meeting that these uses were determined to be included in the current ordinance and were inadvertently omitted during the process of converting the uses in City of Chesterfield Ordinance 2334 to the updated list of uses approved by the City of Chesterfield in 2009. The amendment passed by a vote of 8-0.

The final amendment removed the additional setback for Building E (building located on far east side of property) from Edison Avenue (120 feet) and would allow Building E to be governed by the 65 foot setback from Edison Avenue, similar to the other buildings within the development. The amendment passed by a vote of 6-2.

On April 22, 2013, Planning Commission recommended approval of the above-referenced matter, with the amendments noted above by a vote of 5-3.

Attached please find a copy of Staff's report, the Attachment A and the Preliminary Plan.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Justin Wyse". The signature is stylized and cursive.

Justin Wyse, AICP
Senior Planner

cc: Aimee Nassif, Planning and Development Services Director



VIII.A.

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

Planning Commission Vote Report

Subject: Ordinance Amendment

Meeting Date: April 22, 2013

From: Justin Wyse, AICP
Senior Planner

Location: On the north side of Edison Avenue immediately east of its intersection with Long Road (17U120188 and 17U120100).

Petition: P.Z. 05-2013 Monarch Center (JLA Development, LLC)

Proposal Summary

Doster Ullom, LLC, on behalf of JLA Development, LLC, has submitted a request for an ordinance amendment to add a 0.85 acre parcel of land zoned "M-3" Planned Industrial District to an existing "PC" Planned Commercial District resulting in a new "PC" Planned Commercial District totaling 10.94 acres. The requested amendment also seeks to amend setbacks along the western portion of the district as well as various modifications to account for the addition of land.

Monarch Center is currently governed under City of Chesterfield Ordinance 2334 which is available online at:

<http://www.chesterfield.mo.us/webcontent/ordinances/2007/ord2334.pdf>.

In addition to the changes requested by the Petitioner, Staff has updated the development requirements in the Attachment A to reflect the current format and terminology currently used by the Planning and Development Services Division.

Site Area History

158 Long Road

St. Louis County zoned the site "NU" Non-Urban District in 1965 prior to the incorporation of the City of Chesterfield. In 2007, the site was zoned from the "NU" Non-Urban District to a "PC" Planned Commercial District. Ordinance 2334, which established the "PC" District includes a requirement that a site development (concept / section) plan be submitted within 18 months

and includes a provision for extension of the time limit with approval from the Planning Commission. To date, two separate extensions have been approved. Currently, the development is required to submit the required plan(s) by October 8, 2014.

150 Long Road

St. Louis County zoned the site "NU" Non-Urban District in 1965 prior to the incorporation of the City of Chesterfield. The site was zoned "M-3" Planned Industrial District by St. Louis County via St. Louis County Ordinance 10,355 in 1981 to allow for an office and warehouse use to be located within the existing home on the site. St. Louis County Ordinance 10,355 was amended in 1982 by St. Louis County Ordinance 10,765 to allow multiple tenants within the structure.

Zoning Analysis

The proposal includes adding the existing "M-3" Planned Industrial District to the existing "PC" Planned Commercial District and modifying several of the development requirements for the site. Specifically, the following changes have been requested:

- Revision of the legal description of the "PC" District resulting in a new district 10.94 acres in size.
- Increase in the previously approved density to accommodate the existing structure at 150 Long Road (currently Wildhorse Dental) as well as the potential for an addition onto this site. The current ordinance for Monarch Center allows for 64,025 square feet of development. The draft Attachment A for the Commission's consideration proposes entitlements for 71,500 square feet. The proposal directly allocates 7,000 square feet of this to Building F (Wildhorse Dental) as shown on the Preliminary Plan. This would allow for 64,500 square feet of development on the remainder of the development (an increase of 475 square feet).
- Modification to parking setbacks to acknowledge the inclusion of the additional parcel as well as promote cross access within the development and to adjacent parcels. Specifically, the ordinance previously required setbacks off the now internal property line. These setbacks have been modified to allow and encourage the shared use of the existing curb cut on Long Road.
- Adjustment to the structure setbacks to allow for a gas station canopy to be set back fifty (50) feet from Long Road (previously required a setback of eighty (80) feet from Long Road).
- Adjustment to the structure setback from Edison Avenue for Building E to allow for Building E to comply with the same setback from the southern district boundary as the rest of the buildings within the development. The existing ordinance requires this building to be set back 120 feet from Edison Avenue while the remainder of the buildings have a setback of sixty-five (65) feet from Edison Avenue. Under the proposed

language, all buildings would be required to have a sixty-five (65) foot setback from Edison Avenue.

- Allowance of one ATM to be located within the structure setbacks and substantially in compliance with the Preliminary Plan.

In addition, in accordance with Division policy regarding the changes, Staff has worked with the applicant to update the Attachment A to comply with the current form utilized by the Division. In terms of the number of permitted use, the proposal includes many more permitted uses than the previous ordinance. Staff has gone through an extensive process with the Petitioner to translate the prior uses permitted under City of Chesterfield Ordinance 2334 to reflect the changes to the "PC" Planned Commercial District enabling legislation approved by the City of Chesterfield in 2009. As you may remember, the uses previously identified in the enabling legislation were reviewed by the City. Subsequent to this review, a new and generally expanded list of uses was approved as part of City of Chesterfield Ordinance 2527. As a result of this expansion of uses within the enabling legislation, the translation of the prior uses to the new use terms results in a larger list of permitted uses.

Finally, the existing ordinance contains a requirement that regulates the floor area ratio of the development. Staff has removed this requirement as the density of the development will be more precisely dictated by the inclusion of the floor area allowance; thus, the inclusion of the floor area ratio becomes a redundant requirement.

Surrounding Land Use and Zoning

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

- North: The large property to the north is zoned ""PI" Planned Industrial District. There is also a small parcel zoned "C-8" Planned Commercial District on the northwest side of the site.
- South: The adjacent properties to the south are currently vacant and zoned "PC" Planned Commercial District.
- East: The adjacent properties to the east are zoned "PI" Planned Industrial District and are a part of St. Louis Family Church.
- West: The properties located to the west are retail and a fire house that are zoned "PC" Planned Commercial District.



View of Existing Dental Office Building



View Looking North Across Subject Site



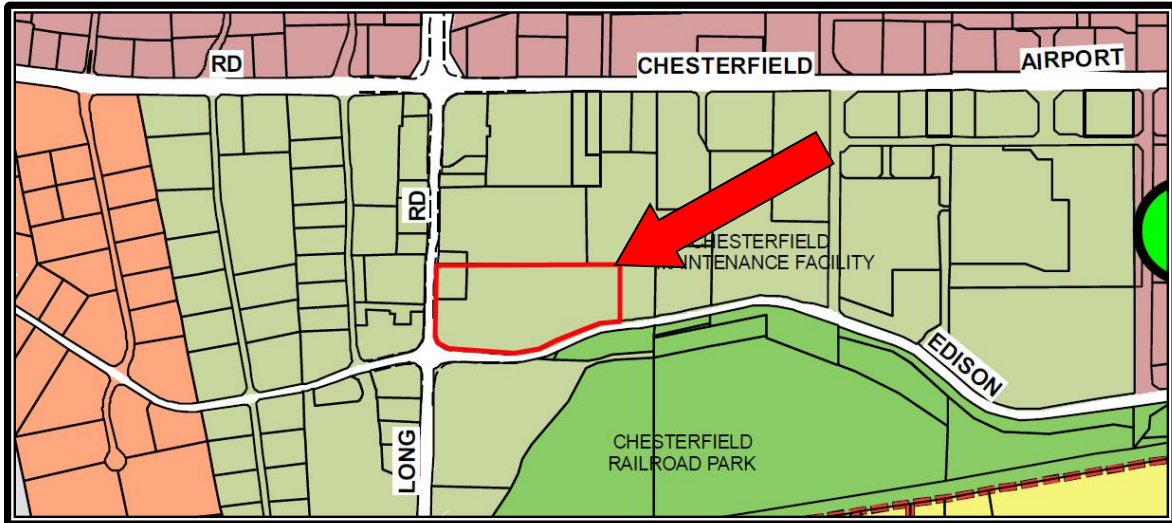
View Looking Across Southern Frontage



View of Development West of Subject Site

Comprehensive Plan Analysis

The City of Chesterfield Comprehensive Plan Land Use Map delineates this development as Mixed Use (retail / office / warehouse), which permits retail, low-density and mid-density office, and office / warehouse facilities.



Issues

A Public Hearing was held on March 25, 2013. One issue was raised requesting the Petitioner to conceptually indicate the Petitioner’s plan for inclusion of the previously required enhancements to enlarged landscape islands, public art, outdoor seating / plaza areas, and pedestrian walkways. The Petitioner responded that it is the intent of the developer(s) to comply with the previous requirements (which are included in the current Attachment A) and the Petitioner’s response is attached for the Commission’s information.

Request

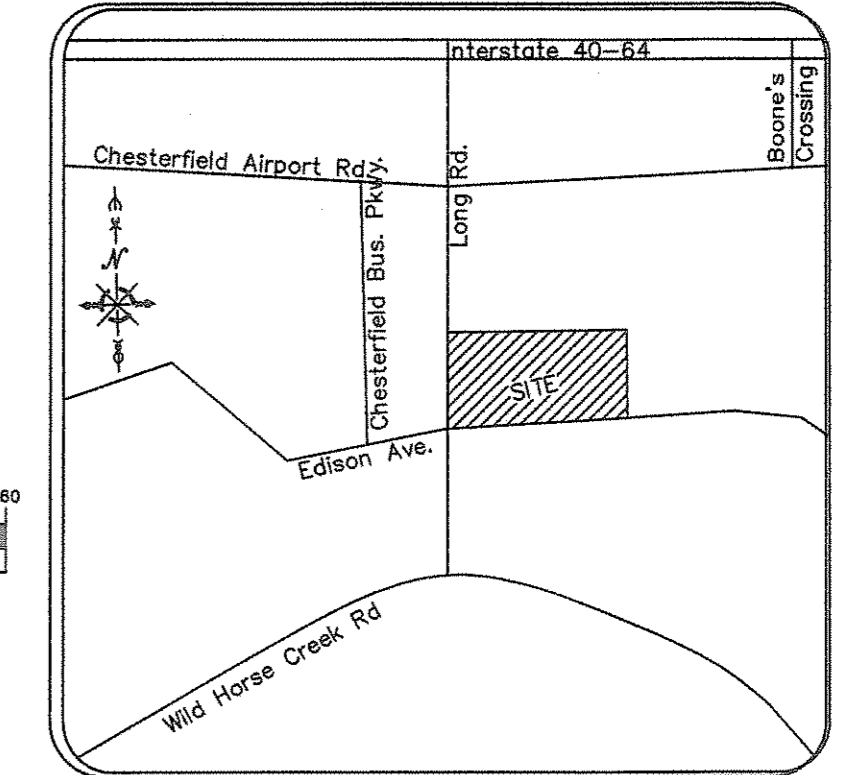
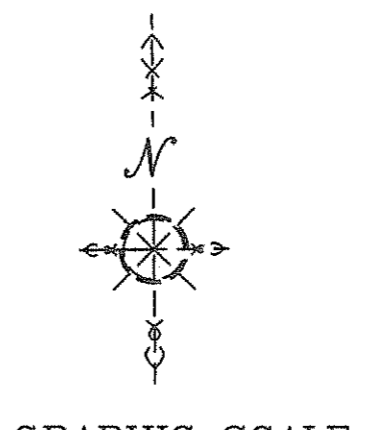
Staff has reviewed the requested ordinance text amendment by DosterUllom, LLC, as it pertains to the development at the northeast corner of Long Road and Edison Avenue. Staff requests action on P.Z. 05-2013 Monarch Center (JLA Development, LLC).

cc: Planning and Development Services Director

Attachment: Attachment A
Petitioner’s Response to Issues Letter
Preliminary Plan

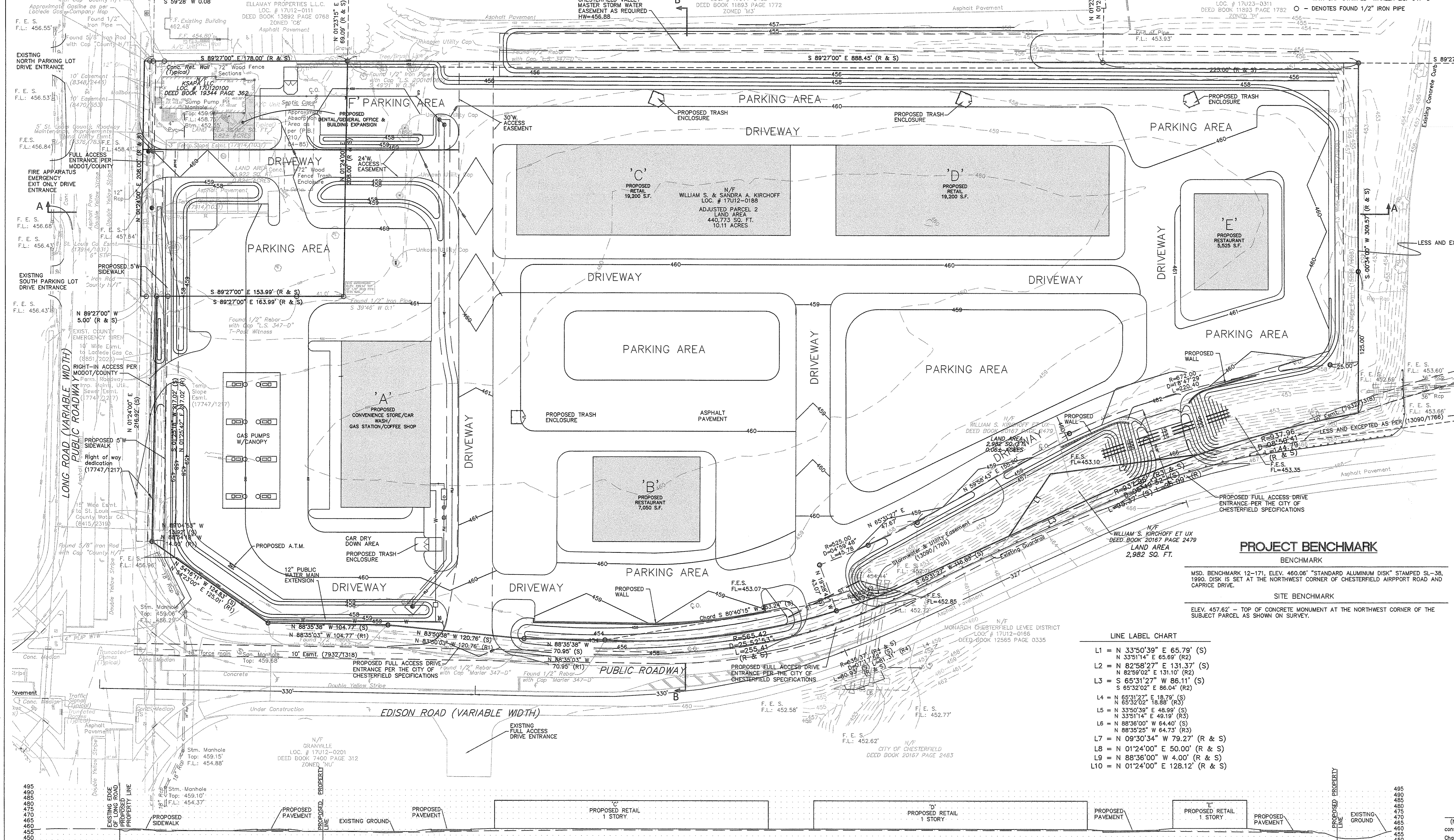
PRELIMINARY DEVELOPMENT PLAN

ADJUSTED PARCEL 2 OF
A BOUNDARY ADJUSTMENT PLAT OF PLAT 4 OF THE VALLEY CENTER & PART OF SHARE 7 OF THE ESTATE OF PETER STEFFAN & PART OF
LOT 1 OF KROENUNG ESTATE IN U. S. SURVEY 126, TOWNSHIP 45 NORTH, RANGE 4 EAST.
CITY OF CHESTERFIELD
ST. LOUIS COUNTY, MISSOURI



LEGEND

EXISTING CONTOURS	--- 433 ---	TO BE REMOVED	---	T.B.R.	---
PROPOSED CONTOURS	--- 433 ---	TO BE REMOVED & RELOCATED	---	T.B.R. & R.	---
EXISTING STORM SEWER	---	TO BE USED IN PLACE	---	U.I.P.	---
PROPOSED STORM SEWER	---	TO BE ABANDONED	---	T.B.A.	---
EXISTING SANITARY SEWER	---	BACK OF CURB	---	B.C.	---
PROPOSED SANITARY SEWER	---	FACE OF CURB	---	F.C.	---
RIGHT-OF-WAY	---	WATER MAIN	---	W	---
EASEMENT	---	GAS MAIN	---	G	---
CENTERLINE	---	UNDERGROUND TELEPHONE	---	T	---
EXISTING TREE	---	OVERHEAD WIRE	---	O.H.	---
EXISTING SPOT ELEVATION	433.28	UNDERGROUND ELECTRIC	---	E	---
PROPOSED SPOT ELEVATION	433.28	FIRE HYDRANT	---	F	---
SWALE/DRAINAGE PATH	---	POWER POLE	---	P	---
		WATER VALVE	---	WV	---



PROPERTY DATA

NOT TO SCALE

OWNER	WILLIAM & SANDRA KIRCHOFF (10062/2198)
ADDRESS	158 LONG ROAD 17120100
LOCATOR NO.	10.97 Ac.
ACREAGE	10.97 Ac.
EXISTING ZONING	PC - PLANNED COMMERCIAL
PROPOSED ZONING	M3 - PLANNED INDUSTRIAL
FIRE DISTRICT	AMENDED PC - PLANNED COMMERCIAL
SCHOOL DISTRICT	MONROE FIRE PROTECTION DISTRICT
SEWER DISTRICT	ROCKWOOD
WATER SHED	METRO, ST. LOUIS SEWER DISTRICT
FEHMA MAP	MISSOURI RIVER
ELECTRIC COMPANY	291800140M, LOMR APRIL 17, 2000
GAS COMPANY	AMERENUE
PHONE COMPANY	LACLEDE GAS COMPANY
WATER COMPANY	SOUTHWESTERN BELL TELEPHONE
	MISSOURI AMERICAN WATER COMPANY

- ### GENERAL NOTES
- 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. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM.
 - ALL ELEVATIONS ARE BASED ON M.S.D. BENCHMARK
 - BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING CO.
 - ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE DIRECTOR OF PUBLIC WORKS FOR THE CITY OF CHESTERFIELD.
 - ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CHESTERFIELD.
 - PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
 - GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CHESTERFIELD.
 - ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL, AND DEBRIS.
 - GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
 - PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
 - GRADING & STORM WATER PER M.S.D. STANDARD SPECIFICATIONS AND THE CITY OF CHESTERFIELD STANDARDS.
 - DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD & ST. LOUIS COUNTY.
 - SEEDING, SODDING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
 - SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1% 20'. SLOPES GREATER THAN 1% 20' MUST BE DESIGNED AS A RAMP.
 - SIDEWALKS, CURBS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAG GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
 - DENSITY CALCULATIONS Total
OpenSpace: 166,820 s.f. X 100 = 35%
476,630 s.f. total site
 - 476,630 s.f. total site
65,470 s.f. bldgs
476,630 s.f. total site = 0.15
 - BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD ZONE AREAS ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 21080C040 (REVISED TO REFLECT LOMR DATED APRIL 17, 2000), AND COMMUNITY NUMBER 290898 (CITY OF CHESTERFIELD), WHICH BEARS AN EFFECTIVE DATE OF AUGUST 2, 1996. THE PROPERTY LIES WITHIN SHADED 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 THE 100-YEAR FLOOD.
 - NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJACENT PROPERTIES OR PUBLIC ROADWAYS. ILLUMINATION LEVELS SHALL COMPLY WITH THE PROVISIONS OF SECTION 1005.320 STREET AND PARKING AREA LIGHTING OF THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCE.
 - APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
 - ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND
 - ROOF TOP EQUIPMENT SHALL BE SCREENED
 - THIS DEVELOPMENT SHALL CONFORM TO MSD REQUIREMENTS FOR WATER QUALITY, IF APPLICABLE.
 - NO CONSTRUCTION RELATED PARKING SHALL BE PERMITTED WITHIN THE RIGHT-OF-WAY OF EDISON OR LONG ROAD

PROJECT BENCHMARK

BENCHMARK
MSD BENCHMARK 12-171; ELEV. 460.06' STANDARD ALUMINUM DISK* STAMPED SL-38
1990. DISK IS SET AT THE NORTHWEST CORNER OF CHESTERFIELD AIRPORT ROAD AND CAPRICE DRIVE.

SITE BENCHMARK
ELEV. 457.62' - TOP OF CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SUBJECT PARCEL AS SHOWN ON SURVEY.

LINE LABEL CHART

L1 = N 33°50'39" E 65.79' (S)	L2 = N 33°51'14" E 65.69' (R2)
L3 = N 82°58'27" E 131.37' (S)	L4 = N 82°59'02" E 131.10' (R2)
L5 = S 65°31'27" W 86.11' (S)	L6 = S 65°32'02" E 86.04' (R2)
L7 = N 83°35'38" W 104.77' (S)	L8 = N 83°35'38" W 104.77' (R1)
L9 = N 83°35'38" W 104.77' (R1)	L10 = N 83°35'38" W 104.77' (S)
L11 = N 83°35'38" W 104.77' (S)	L12 = N 83°35'38" W 104.77' (R1)
L13 = N 83°35'38" W 104.77' (R1)	L14 = N 83°35'38" W 104.77' (S)
L15 = N 83°35'38" W 104.77' (S)	L16 = N 83°35'38" W 104.77' (R1)
L17 = N 83°35'38" W 104.77' (R1)	L18 = N 83°35'38" W 104.77' (S)
L19 = N 83°35'38" W 104.77' (S)	L20 = N 83°35'38" W 104.77' (R1)
L21 = N 83°35'38" W 104.77' (R1)	L22 = N 83°35'38" W 104.77' (S)
L23 = N 83°35'38" W 104.77' (S)	L24 = N 83°35'38" W 104.77' (R1)
L25 = N 83°35'38" W 104.77' (R1)	L26 = N 83°35'38" W 104.77' (S)
L27 = N 83°35'38" W 104.77' (S)	L28 = N 83°35'38" W 104.77' (R1)
L29 = N 83°35'38" W 104.77' (R1)	L30 = N 83°35'38" W 104.77' (S)
L31 = N 83°35'38" W 104.77' (S)	L32 = N 83°35'38" W 104.77' (R1)
L33 = N 83°35'38" W 104.77' (R1)	L34 = N 83°35'38" W 104.77' (S)
L35 = N 83°35'38" W 104.77' (S)	L36 = N 83°35'38" W 104.77' (R1)
L37 = N 83°35'38" W 104.77' (R1)	L38 = N 83°35'38" W 104.77' (S)
L39 = N 83°35'38" W 104.77' (S)	L40 = N 83°35'38" W 104.77' (R1)
L41 = N 83°35'38" W 104.77' (R1)	L42 = N 83°35'38" W 104.77' (S)
L43 = N 83°35'38" W 104.77' (S)	L44 = N 83°35'38" W 104.77' (R1)
L45 = N 83°35'38" W 104.77' (R1)	L46 = N 83°35'38" W 104.77' (S)
L47 = N 83°35'38" W 104.77' (S)	L48 = N 83°35'38" W 104.77' (R1)
L49 = N 83°35'38" W 104.77' (R1)	L50 = N 83°35'38" W 104.77' (S)
L51 = N 83°35'38" W 104.77' (S)	L52 = N 83°35'38" W 104.77' (R1)
L53 = N 83°35'38" W 104.77' (R1)	L54 = N 83°35'38" W 104.77' (S)
L55 = N 83°35'38" W 104.77' (S)	L56 = N 83°35'38" W 104.77' (R1)
L57 = N 83°35'38" W 104.77' (R1)	L58 = N 83°35'38" W 104.77' (S)
L59 = N 83°35'38" W 104.77' (S)	L60 = N 83°35'38" W 104.77' (R1)
L61 = N 83°35'38" W 104.77' (R1)	L62 = N 83°35'38" W 104.77' (S)
L63 = N 83°35'38" W 104.77' (S)	L64 = N 83°35'38" W 104.77' (R1)
L65 = N 83°35'38" W 104.77' (R1)	L66 = N 83°35'38" W 104.77' (S)
L67 = N 83°35'38" W 104.77' (S)	L68 = N 83°35'38" W 104.77' (R1)
L69 = N 83°35'38" W 104.77' (R1)	L70 = N 83°35'38" W 104.77' (S)
L71 = N 83°35'38" W 104.77' (S)	L72 = N 83°35'38" W 104.77' (R1)
L73 = N 83°35'38" W 104.77' (R1)	L74 = N 83°35'38" W 104.77' (S)
L75 = N 83°35'38" W 104.77' (S)	L76 = N 83°35'38" W 104.77' (R1)
L77 = N 83°35'38" W 104.77' (R1)	L78 = N 83°35'38" W 104.77' (S)
L79 = N 83°35'38" W 104.77' (S)	L80 = N 83°35'38" W 104.77' (R1)
L81 = N 83°35'38" W 104.77' (R1)	L82 = N 83°35'38" W 104.77' (S)
L83 = N 83°35'38" W 104.77' (S)	L84 = N 83°35'38" W 104.77' (R1)
L85 = N 83°35'38" W 104.77' (R1)	L86 = N 83°35'38" W 104.77' (S)
L87 = N 83°35'38" W 104.77' (S)	L88 = N 83°35'38" W 104.77' (R1)
L89 = N 83°35'38" W 104.77' (R1)	L90 = N 83°35'38" W 104.77' (S)
L91 = N 83°35'38" W 104.77' (S)	L92 = N 83°35'38" W 104.77' (R1)
L93 = N 83°35'38" W 104.77' (R1)	L94 = N 83°35'38" W 104.77' (S)
L95 = N 83°35'38" W 104.77' (S)	L96 = N 83°35'38" W 104.77' (R1)
L97 = N 83°35'38" W 104.77' (R1)	L98 = N 83°35'38" W 104.77' (S)
L99 = N 83°35'38" W 104.77' (S)	L100 = N 83°35'38" W 104.77' (R1)
L101 = N 83°35'38" W 104.77' (R1)	L102 = N 83°35'38" W 104.77' (S)
L103 = N 83°35'38" W 104.77' (S)	L104 = N 83°35'38" W 104.77' (R1)
L105 = N 83°35'38" W 104.77' (R1)	L106 = N 83°35'38" W 104.77' (S)
L107 = N 83°35'38" W 104.77' (S)	L108 = N 83°35'38" W 104.77' (R1)
L109 = N 83°35'38" W 104.77' (R1)	L110 = N 83°35'38" W 104.77' (S)

LEGAL DESCRIPTION

Part of Adjusted Parcel 2 of a Boundary Adjustment Plat of Plat 4 of the Valley Center and part of Share 7 of the Estate of Peter Steffan and part of Lot 1 of Kroenung Estate in U. S. Survey 126, Township 45 North, Range 4 East, according to the Plat recorded in Plat Book 347 Page 13 and a tract of land being part of Lot 1 of the portion of the Estate of Domin Kroenung in U. S. Survey 126, Township 45 North, Range 4 East as conveyed to KSAPA, L.L.C. by Deed Book 19344 Page 362 of the St. Louis County Land Records Office in St. Louis County, Missouri being more particularly described as follows:

Beginning at a found 1/2" x 18" Rebar with cap stamped "Marler 347-D" being the Northeast corner of Adjusted Parcel 2; thence South 00 degrees 34 minutes 00 seconds West a distance of 309.57 feet to a point on the Northern right of way line of Edison Road as dedicated by Deed Book 13090 Page 1768 and Deed Book 12565 Page 0335; thence along said right of way line, in a West direction with a non-tangent curve turning to the left with a radius of 837.95 feet, having a chord bearing of South 75 degrees 46 minutes 19 seconds West and a chord distance of 144.65, and an arc length of 144.79 to a point, being the Southwest corner of a tract of land conveyed to William S. Kirchoff et ux by Deed Book 20167 Page 2479; thence in a Southwesterly direction with a compound tangent curve turning to the left with a radius of 837.66 feet, having a chord bearing of South 88 degrees 26 minutes 13 seconds West and a chord distance of 85.32, and an arc length of 95.37 to a point; thence South 65 degrees 31 minutes 27 seconds West a distance of 86.11 feet to a point, being the Southwest corner of Deed Book 20167 Page 2479; thence continuing along said right of way, South 85 degrees 31 minutes 27 seconds West a distance of 116.03 feet to a point; thence in a West direction with a non-tangent curve turning to the right with a radius of 565.42 feet, having a chord bearing of South 90 degrees 40 minutes 15 seconds West and a chord distance of 253.24, and an arc length of 255.41 to a set rebar; thence North 88 degrees 35 minutes 38 seconds West a distance of 70.85 feet to a set rebar; thence North 83 degrees 50 minutes 38 seconds West a distance of 120.78 feet to a set rebar; thence North 88 degrees 35 minutes 38 seconds West a distance of 104.77 feet to a set rebar; thence North 54 degrees 16 minutes 11 seconds East a distance of 124.83 feet to a set rebar on the Eastern right of way line of Long Road as dedicated by Deed Book 17747 Page 1217; thence along said Eastern right of way, North 01 degrees 25 minutes 18 seconds East a distance of 217.02 feet to a set rebar being on the Southern line of Deed Book 19344 Page 362; thence along the Southern line of said Deed Book, North 89 degrees 27 minutes 00 seconds West a distance of 14.01 feet to a found concrete monument being the Southwest corner of said Deed Book 19344 Page 362; thence along the Eastern right of way of Long Road, North 01 degrees 24 minutes 00 seconds East a distance of 208.00 feet to a point being the Northwest corner of Deed Book 19344 Page 362; thence along the Northern line of said deed, South 89 degrees 27 minutes 00 seconds East a distance of 178.00 feet to a point being the Northeast corner of said deed and the Northwestern corner of Adjusted Parcel 2; thence along the Northern line of Adjusted Parcel 2, South 89 degrees 27 minutes 00 seconds East a distance of 886.45 feet to the point of beginning containing 477,728 square feet or 10.97 acres more or less.

PREPARED FOR:
Mr. Mace Nosovitch
358 Shetland Valley Court
Chesterfield, Missouri 63005

PREPARED BY:
CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

11402 Gravois Road
Suite 100
Saint Louis, Missouri 63126
314.729.1400
Fax: 314.729.1404
www.cedc.net

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Preliminary Development Plan
MONARCH CENTER
158 Long Road
Chesterfield, Missouri 63017

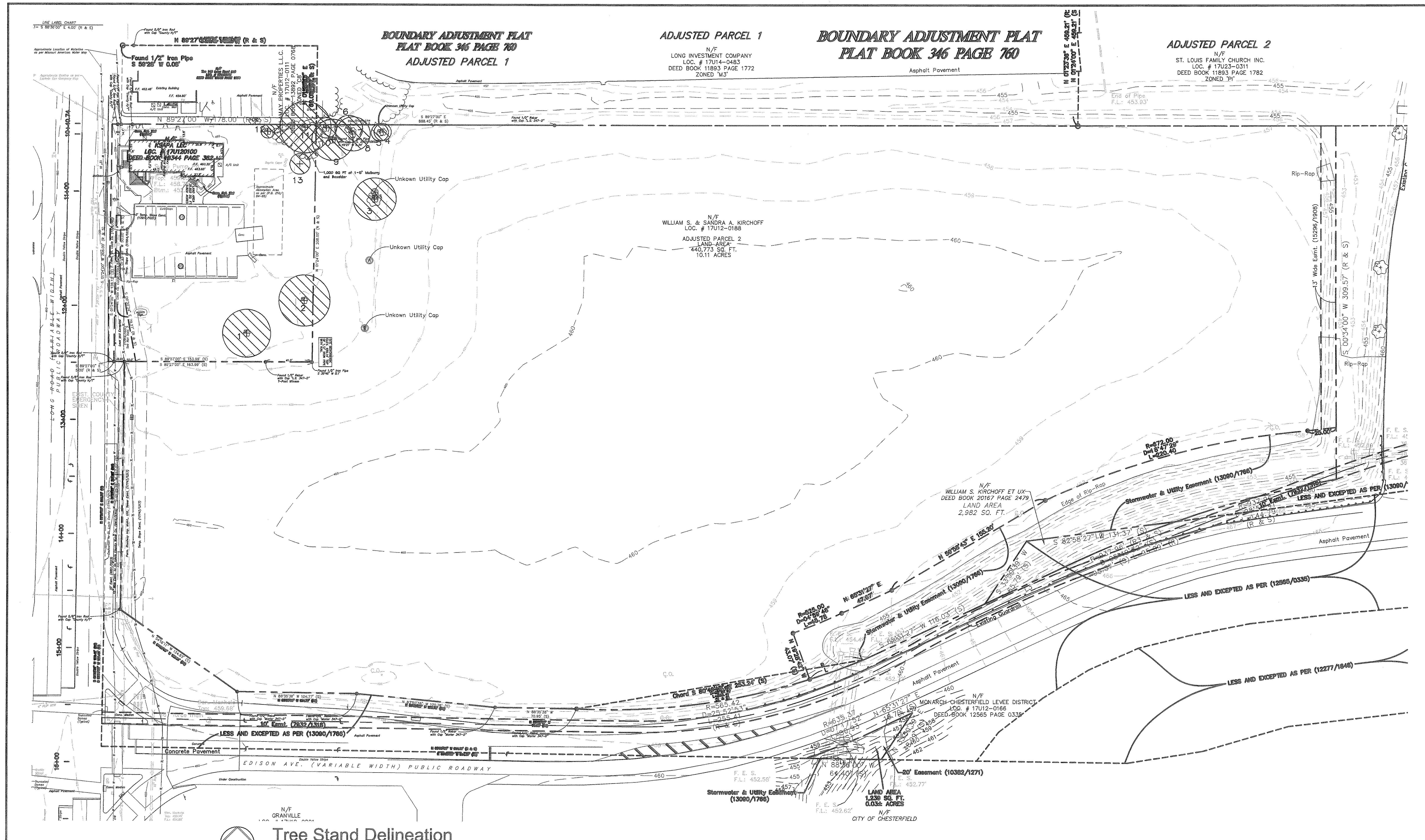
Proj. # 1129

No.	Description	Date
City Submittal	12/21/12	
Per City	03/07/13	

Preliminary Development Plan

C1

APR 15 2013
City of Chesterfield
Department of Public Services



Tree Stand Delineation
SCALE 1" = 40'-0"

LEGEND
+ Location
1 Reference Number

INDIVIDUAL TREE LIST

Number	Type	DBH OF TRUNK	Rating	SQ Ft Canopy	Comments
1	Sycamore	36"	3	1,384	
2	Sycamore	72"	2	1,589	
3	Silver Maple	12"	3	1,017	Double Trunk
4	Boxelder	12"	2	176	
5	Silver Maple	14"	2	190	
6	Boxelder	12"	2	176	
7	Dead				
8	Hackberry	10"	3	800	
9	Mulberry	14"	3	254	Triple Trunk
10	Mulberry	10"	3	254	
11	Sycamore	60"	1	1,589	Major Leader Dead
12	Mulberry	12"	3	452	
13	Mulberry	5"	2	113	Multi Stem
				Total Sq Ft	7,994

Tree Stand Delineation Narrative
October 22, 2012

This overall lot of Monarch C-Store comprises a total of 2.74 AC and has a total of 20 AC of Woodlands. The attached detailed Tree Stand Delineation map was completed by field inspection.

Woodland A: The woodland area covers a portion of the North portion of the site. The mix of trees are 1-5" mulberry and boxelder. These trees form a dense cluster so there is no understory.

RATING: 1=Fair Quality
3=Average Quality
5=Excellent Quality

No Monarch Trees, state champion or rare trees were found on the site.

WOODLAND A = .02 AC (1,000 sq. ft.)
INDIVIDUAL TREES = 0.18 AC (7,994 sq. ft.)
TOTAL EXISTING CANOPY = 0.20 AC (8,994 sq. ft.)

Tree Stand Delineation Plan Prepared by Douglas A. DeLong Certified Arborist MW-4826A

Douglas A. DeLong

Base Map Provided by: CEDC, Inc. Civil Engineering Design Consultants

Douglas A. DeLong, Landscape Architect LA-81
Consultants:

MONARCH C-STORE
Chesterfield, Mo.
CEDC, Inc.

Revisions:

Date	Description	No.
12-7-12	Coordination	1

Checked: DAD
Drawn: BAD

DeLong andscape Architecture
7620 West Bruno Ave
St. Louis, MO 63117
(314) 546-4856
delong-la@gmail.com

Sheet Title:	Tree Stand Delineation
Sheet No.:	TSD-1
Date:	10/22/2012
Job #:	121.005

