



**VII.A**

---

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

---

### **Planning Commission Vote Report**

**Subject:** Zoning Map Amendment  
**Meeting Date:** June 15, 2016  
**From:** Jonathan Raiche, Senior Planner  
**Location:** South side of Interstate 64 east of Chesterfield Commons Drive  
**Petition:** **P.Z. 11-2015 Kemp Auto Museum (16861 Chesterfield Airport Road)**

#### **Summary**

Doster, Ullom, & Boyle, LLC on behalf of Johnny Y Properties, LLC has submitted a request for a zoning map amendment for the purpose of adding permitted uses. The current governing ordinance, Ordinance 2397, includes “Restaurants, sit down” as the only permitted use. The petitioner is requesting the addition of the following uses:

- 1) Coffee Shop
- 2) Commercial Service Facility
- 3) Office, General
- 4) Professional and Technical Service Facility
- 5) Restaurant, Take Out
- 6) Restaurant, Fast Food (without drive through and limited to “Fast Casual”)
- 7) Retail Sales Establishment, Neighborhood

Ordinance 2397 was approved under the City’s previous “PC” District regulations. Due to this, the proposed amendment will also update the governing ordinance to include all current requirements for the “PC” District which includes, but is not limited to, a 35% Open Space requirement. A copy of Ordinance 2397 can be found on the City’s website at the following link: <http://www.chesterfield.mo.us/webcontent/ordinances/2007/ord2397.pdf>.

A Public Hearing was held on this item on November 23, 2015 with a subsequent Issues Meeting held on May 23, 2016. The issues from the Public Hearing were discussed at the Issues Meeting with no new issues being identified. The applicant has successfully addressed all issues and comments related to this request. The Issues that were addressed are summarized in the Issues section of this report.

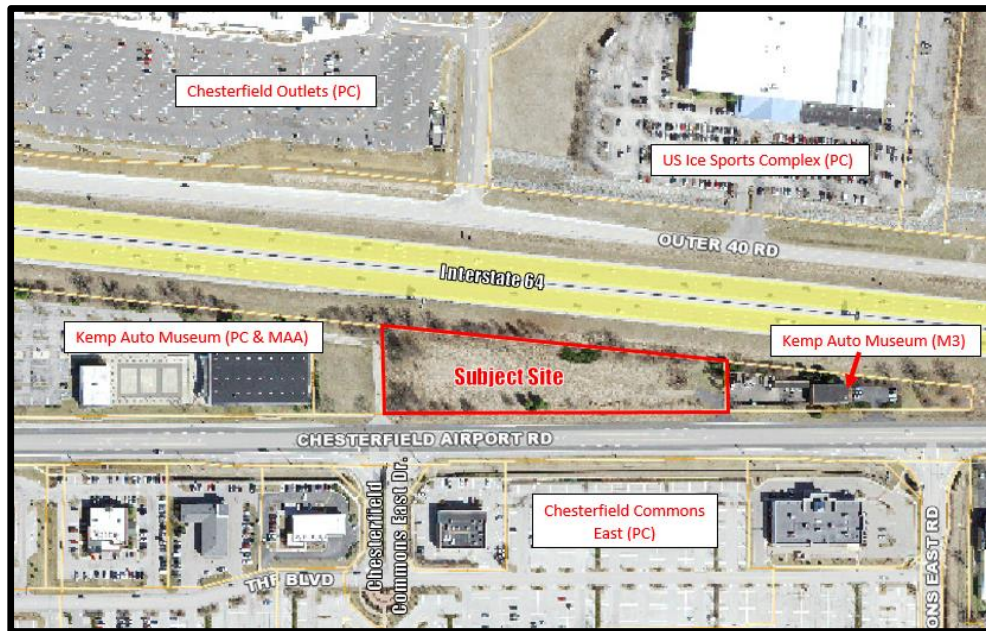
**Zoning History**

A portion of this subject site was originally zoned “M3” Planned Industrial by St. Louis County Ordinance 7014 in 1974 with the remaining portion being zoned “NU” Non-Urban. City of Chesterfield Ordinance 587 amended County Ordinance 7014 and brought the entire subject site under the “M-3” Planned Industrial Zoning designation in 1991. Ordinance 587 governed the subject site as well as the property immediately to the east. Ordinance 2397, current governing ordinance for the site, was approved in 2007 and amended the 2.7 acres of the subject site to a “PC” Planned Commercial designation to allow for the development of a restaurant.

**Surrounding Land Use and Zoning**

The land use and zoning for the properties surrounding this parcel are shown in Figure 1 below and are as follows:

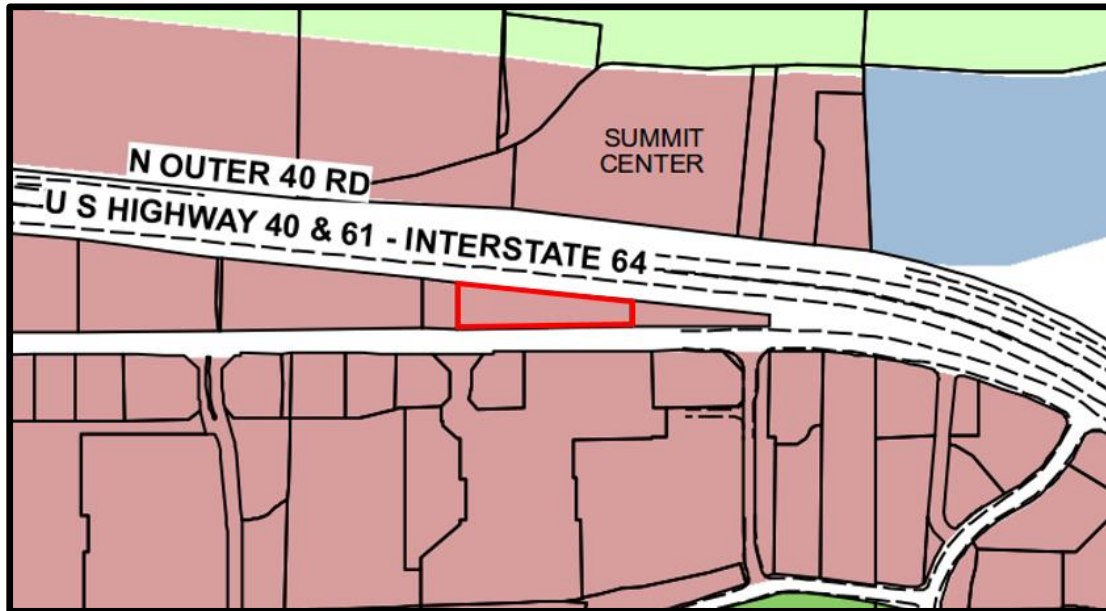
- North:** The properties to the north across Interstate 64/Highway 40 are the Chesterfield Outlets and US Ice Sports Complex commercial subdivisions zoned “PC” Planned Commercial. Current uses on these properties include retail at the Taubman Prestige Outlets and the Hardee’s Ice Complex.
- South:** The properties to the south across Chesterfield Airport Road include a mixture of retail and restaurant uses located in the Chesterfield Commons East subdivision zoned “PC” Planned Commercial.
- East:** The property to the east is the former Sachs maintenance building which is also located in the Kemp Auto Museum commercial subdivision and is zoned “M3” Planned Industrial.
- West:** The properties to the west are also located in the Kemp Auto Museum commercial subdivision. These include the Kemp Auto Museum, zoned “PC” Planned Commercial with a MAA Overlay, and the Pacific Dental building, zoned “PC” Planned Commercial.



**Figure 1**

**Comprehensive Plan Analysis**

The subject site is located within the Mixed Commercial Use land use designation as seen in Figure 2 below. The Comprehensive Plan defines Mixed Commercial Use as an area where “Appropriate uses in this designation would be retail and office”. The requested uses are all consistent with the City’s Land Use Plan.



**Figure 2**

- MIXED COMMERCIAL USE
- MIXED USE (RETAIL / OFFICE / WAREHOUSE)
- OFFICE PARK

**Issues**


At the November 23, 2015 Public Hearing, two issues were identified which included Cross Access and Hours of Operation. The petitioner has indicated that Cross Access will be provided as directed by the City and the requirement has been incorporated into the Attachment A. Hours of Operation have been restricted for retail uses to the hours of 6 a.m. to 11 p.m. which is also reflected in the Attachment A.

No concerns were raised with the way in which the petitioner addressed the issues and no additional issues were identified at the May 23, 2016 Issues Meeting. Staff has reviewed the responses to all issues and comments and finds that all issues and comments have been adequately addressed.

**Request**

Staff has reviewed the request for a zoning map amendment by Doster, Ullom, & Boyle, LLC for the property at 16861 Chesterfield Airport Road 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 P.Z. 11-2015 Kemp Auto Museum (16861 Chesterfield Airport Rd).

Respectfully submitted,



Jonathan D. Raiche, AICP  
Senior Planner

Attachments

1. Draft Attachment A
2. Preliminary Plan
3. Tree Stand Delineation

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” Planned Commercial District shall be:
  - a. Coffee Shop
  - b. Commercial Service Facility
  - c. Office, General
  - d. Professional and Technical Service Facility
  - e. Restaurant, Sit Down
  - f. Restaurant, Take Out
  - g. Restaurant, Fast Food
  - h. Retail Sales Establishment, Neighborhood
2. The above use “Restaurant, Fast Food” shall be restricted as follows:
  - a. No drive-thru component is permitted.
  - b. Must be an establishment more narrowly defined as a Fast-Casual type of Fast Food restaurant which:
    - a) Utilizes non-disposable dishware and flatware for all dine-in orders; and
    - b) The majority of the menu items are custom prepared to order versus pre-prepared and “racked”.
3. Hours of Operation.
  - a. Use “h” listed above shall be restricted to hours of operation open to the public from 6:00 AM to 11:00 PM. Hours of operation for said use may be expanded for Thanksgiving Day and the day after Thanksgiving upon review and approval of a Special Activities Permit, signed by the property owner and submitted to the City of Chesterfield at least seven (7) business days in advance of said holiday.
  - b. All deliveries and trash pick-ups shall be limited to the hours from 7:00 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 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, or flag poles will be located within the following setbacks:

- a. Forty-five (45) feet from the right-of-way of Chesterfield Airport Road on the southern boundary of the “PC” District.
- b. Twenty-five (25) feet from the eastern boundary of the “PC” District.
- c. Thirty-five (35) feet from the western boundary of the “PC” District.
- d. Twenty (20) feet from the northern boundary of the “PC” 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. Thirty (30) feet from the right-of-way of Chesterfield Airport Road on the southern boundary of the “PC” District.
- b. Twenty-five (25) feet from the eastern boundary of the “PC” District.
- c. Eighteen (18) feet from the western boundary of the “PC” District.
- d. Twenty (20) feet from the northern boundary of the “PC” District.

## **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, on any existing roadways, or adjacent properties. All construction related parking shall be confined to the development.
3. 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.
4. Parking lots shall not be used as streets.

#### **E. LANDSCAPE AND TREE REQUIREMENTS**

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
2. Landscape buffers shall be as shown on the Preliminary Plan.
3. Additional planting will be required on Interstate 64 right of way as directed by the Department of Public Services and subject to the approval of the Missouri Department of Transportation.

#### **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. Installation of a Landscaping and Ornamental Entrance Monument or Identification Signage 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 and approved 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. Access to this development from Chesterfield Airport Road shall be via one (1) shared commercial entrance with the property to the west and widened as directed on this property and shall provide required sight distance and constructed to Saint Louis County standards as directed by the Saint Louis County Department of Transportation.
2. Access to this development from Chesterfield Airport Road shall be via one (1) shared commercial entrance with the property to the east as directed by the Saint Louis County Department of Transportation.
3. The proposed connection to the shared commercial entrance on the west side of the site shall be directly across from the parking lot entrance on the property to the west.
4. Access to the development shall be as shown on the Preliminary Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield and St. Louis County Department of Transportation, as applicable.
5. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment 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.
6. Provide cross access easements and temporary slope construction licenses or other appropriate legal instruments or agreements guaranteeing permanent access between this site and adjacent properties as directed by the City of Chesterfield and St. Louis County Department of Transportation.

## **J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION**

1. Provide a five (5) foot wide sidewalk, in compliance with ADA standards, along Chesterfield Airport Road. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects or maintain existing connectivity. The sidewalk shall be privately maintained and may be located within right-of-way controlled by another agency, if permitted by that agency or on private property.
2. Internal sidewalks shall be provided and shall connect to the sidewalk along Chesterfield Airport Road.
3. Improve Chesterfield Airport Road to one half of the ultimate section including all storm drainage facilities as directed by the St. Louis County Department of Transportation.



4. Construct a two-hundred (200) foot right turn deceleration lane with eight (8) foot shoulders on Chesterfield Airport Road as directed by St. Louis County Department of Transportation.
5. Traffic signal modifications shall be as directed by the St. Louis County Department of Transportation.
6. Obtain approvals from the City of Chesterfield and the St. Louis County Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, signage, and roadway improvements.
7. Additional right-of-way and road improvements shall be provided, as required by the St. Louis County Department of Transportation and the City of Chesterfield.
8. Any work within MoDOT right of way will require a MoDOT permit.
9. 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.
10. Due to the close proximity to Interstate 64, sound mitigation is the responsibility of the owner/developer. MoDOT will not provide any noise mitigation measures for this development.
11. 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.
12. Prior to Special Use Permit issuance by the St. Louis County Department of Transportation, a special cash escrow or a special cash escrow supported by an Irrevocable Letter of Credit, must be established with the St. Louis County Department of Transportation to guarantee completion of the required roadway improvements.
13. 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.
14. 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 the 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 Chesterfield Airport Road. 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. Storm water quality management shall be provided as required by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.
3. 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.
4. The receiving storm system(s) shall be evaluated to ensure adequate capacity and to ensure that the project has no negative impacts to the existing system(s).
5. Storm water features shall be in compliance with the Chesterfield Valley Storm Water Master Plan.

6. 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, which would require that sanitary sewers be extended to the sites to be developed. The developer of this property will be required to provide any off-site easements necessary to connect the properties to be developed to existing public sewers.
3. The receiving sanitary sewer system(s) shall be evaluated to ensure adequate capacity and to ensure the project has no negative impacts to the existing system(s).
4. This project is located within the Caulks Creek Surcharge area. This surcharge will be collected prior to development plan approval by Metropolitan St. Louis Sewer District.

#### **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. If any development in, or alteration of, the floodplain or supplemental protection area is proposed, the developer may be required to submit a Floodplain Study and/or a Floodplain Development Permit/Application to the City of Chesterfield for approval. The Floodplain Study must be approved by the City of Chesterfield prior to the approval of the Site Development Plan, as directed.

- The Floodplain Development Permit must be approved prior to the approval of a grading permit or improvement plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency. The LOMR must be issued by FEMA prior to the final release of any escrow held by the City of Chesterfield for improvements in the development. Elevation Certificates will be required for any structures within the Special Flood Hazard Area or the Supplemental Protection Area. Consult Article 5 of the Unified Development Code for specific requirements.
3. 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 Code shall be required where applicable.
  4. 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 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.

## 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, 2016, 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	\$1,990.41/parking space
Restaurant, Sit Down	\$1,990.41/parking space
Loading Space	\$3,257.06/parking space

If types of development proposed differ from those listed, rates shall be provided by the St. 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 St. 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 St. 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 \$800.53 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 \$2,539.89 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**

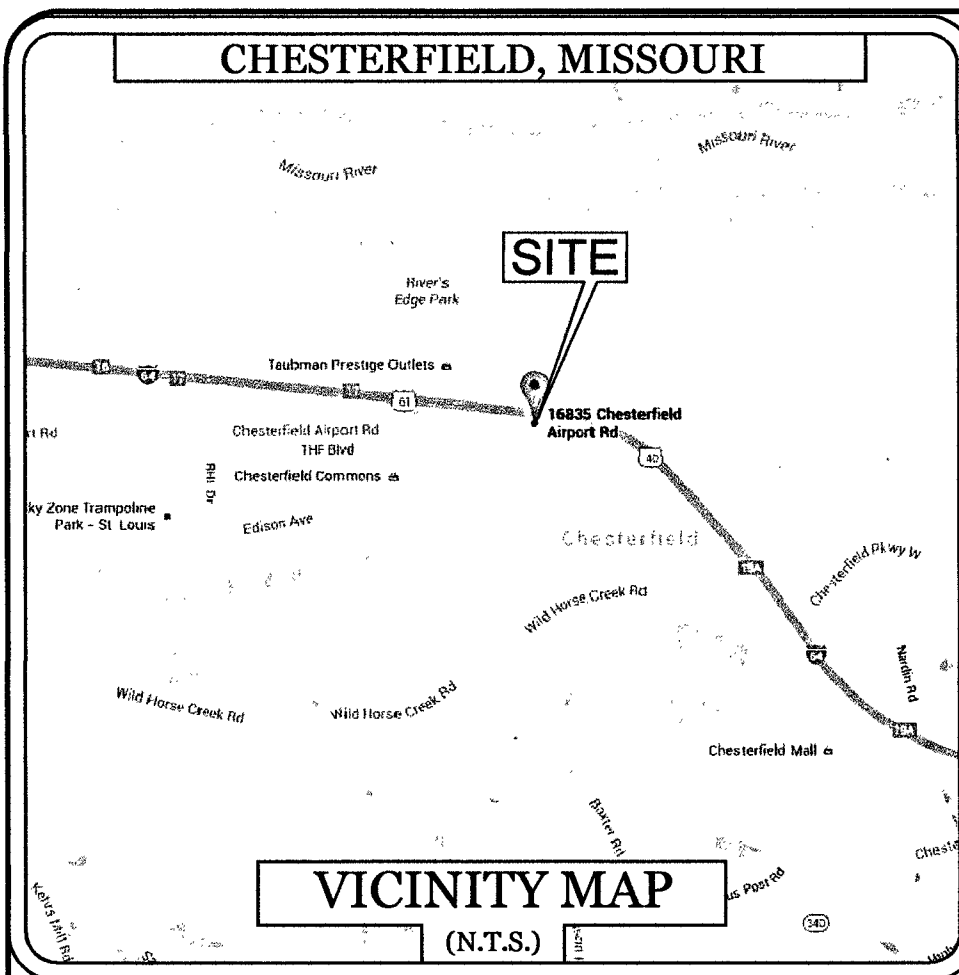
Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

## **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.



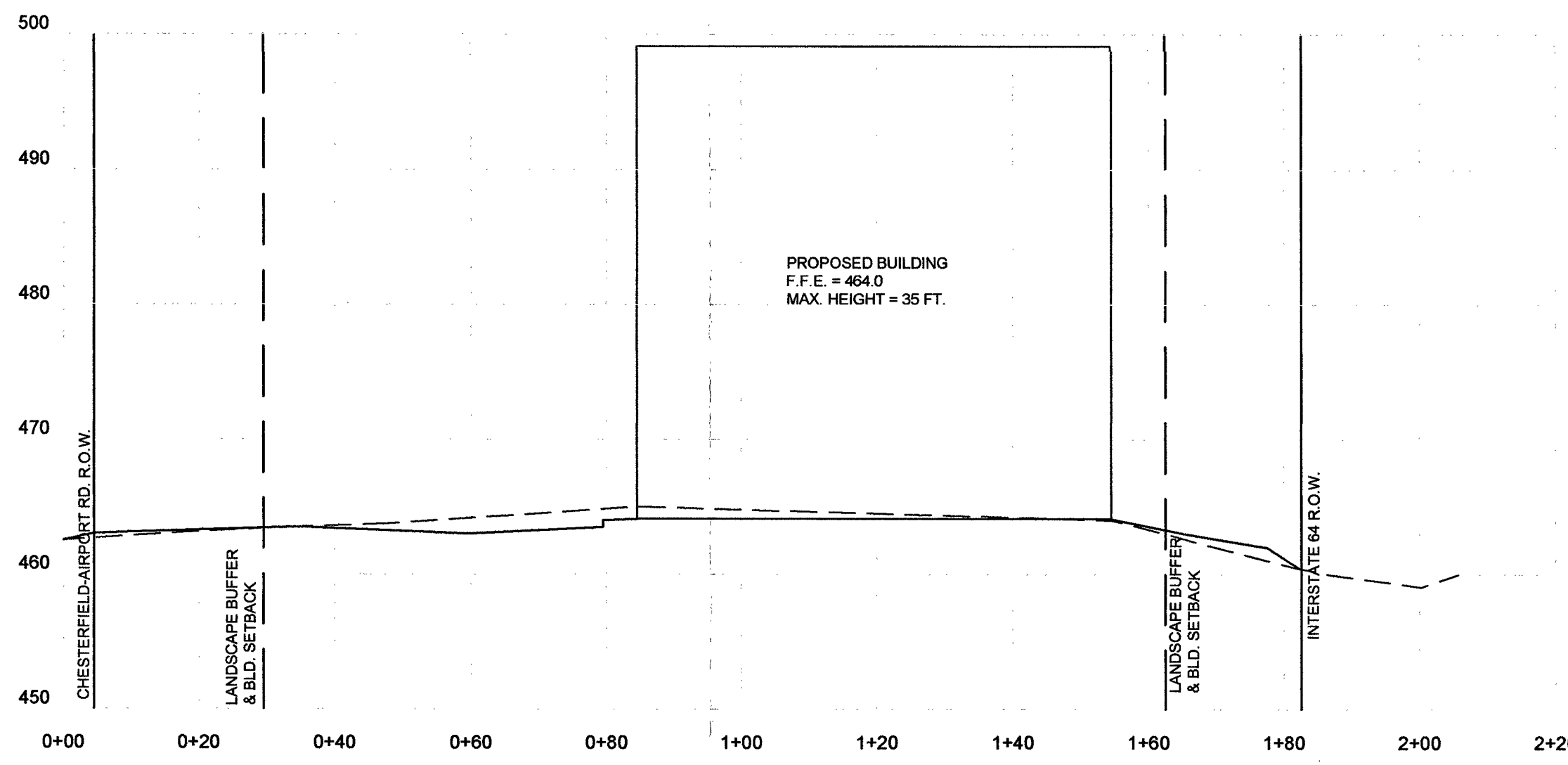
PROPOSED EXHIBIT INFORMATION:  
 LOT: +/- 115,316 S.F. / +/- 2.65 ACRES  
 PROPOSED BUILDING: +/- 24,400 S.F.  
 F.A.R. = 0.21

PROPERTY DESCRIPTION:

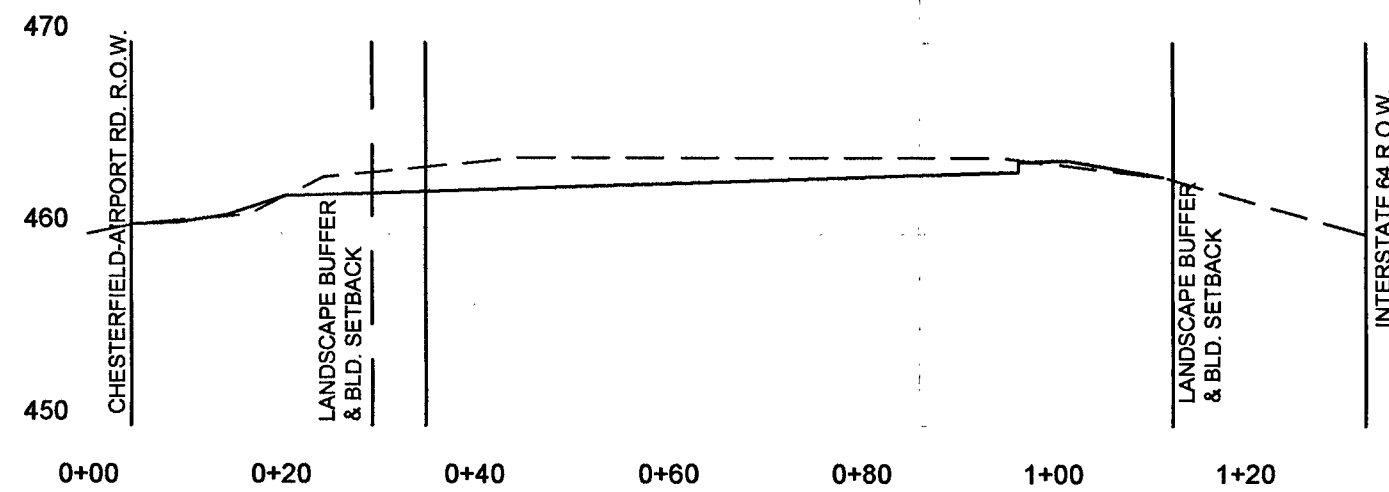
A TRACT OF LAND BEING ADJUSTED LOT C308 OF BOUNDARY ADJUSTMENT PLAT AS RECORDED IN PLAT BOOK 355 PAGE 647, IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH P.M., CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A FOUND IRON PIPE AT THE NORTHWEST CORNER OF SAID ADJUSTED LOT C803; THENCE ALONG THE NORTH LINE OF SAID LOT, S84°06'54"E, 766.34 FEET TO THE NORTHEAST CORNER OF SAID ADJUSTED LOS C803; THENCE ALONG THE EAST LINE OF SAID LOT, S00°24'54"E, 109.38 FEET TO THE SOUTHWEST CORNER OF SAID ADJUSTED LOT C803; THENCE ALONG THE SOUTH LINE OF SAID LOT, S89°35'08"W, 761.68 FEET TO THE SOUTHWEST CORNER OF SAID ADJUSTED LOT C803; THENCE ALONG THE WEST LINE OF SAID LOT, N00°25'29"W, 193.45 FEET TO THE POINT OF BEGINNING, CONTAINING 2.65 ACRES, SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, CONDITIONS, ETC. OF RECORD.

GENERAL NOTES

- TOTAL SITE ACREAGE: +/- 2.65 ACRES
- EXISTING ZONING: PC  
PROPOSED ZONING: PC
- SETBACKS:  
BUILDING: FRONT: 45' BUILDING SETBACK  
REAR: 20' BUILDING SETBACK  
SIDE (EAST): 25' BUILDING SETBACK  
SIDE (WEST): 35' BUILDING SETBACK
- THE SITE LAND USE SHALL BE COMMERCIAL.
- THE SITE IS SERVICED BY:  
WATER: MISSOURI AMERICAN WATER  
SEWER: METROPOLITAN ST. LOUIS SEWER DISTRICT  
TELEPHONE: AT&T DISTRIBUTION/UNICOR COMMUNICATIONS/MCI  
ELECTRIC: AMEREN MISSOURI ELECTRIC  
GAS: LACEDU GAS COMPANY
- THIS SITE FALLS WITHIN THE "UNSHADED ZONE X" AREAS OF 500 YEAR FLOOD, AREAS PF 100 YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN 1' OR WITH DRAINAGE AREAS LESS THAN 1 SQ. MILE; AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD, PER FIRM FOR ST. LOUIS MISSOURI, MAP NUMBER 29189C0165K, EFFECTIVE DATE OF FEBRUARY 4, 2015.
- EFFORTS WILL BE MADE TO DIRECT DRAINAGE TO EXISTING DISCHARGE POINTS.
- ALL UTILITIES ARE TO BE LOCATED UNDERGROUND.
- THE PROPOSED BUILDING HEIGHT SHALL NOT EXCEED 35'.
- THE SITE SHALL CONFORM TO THE CITY OF CHESTERFIELD STANDARDS.
- UNDERGROUND STRUCTURES, FACILITIES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, DEEDS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT KNOWN.
- ALL ROADWAY DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- NO INVESTIGATION HAS BEEN PERFORMED BY ARNOLD CONSULTING ENGINEERING SERVICES REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON.
- THE DRAINAGE DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- ALL PAVEMENT STRIPPING SHALL BE 4" WIDE, PAINTED YELLOW.
- LOCATION, REPLACEMENT AND CONNECTION OF THE UTILITIES SHALL BE COORDINATED WITH THE UTILITY COMPANIES.
- TRASH ENCLOSURE IS TO BE MASONRY TO MATCH THE BUILDING AND SCREENED ACCORDING TO CITY REQUIREMENTS.
- ALL MECHANICAL, HVAC AND UTILITY EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW ACCORDING TO CITY ORDINANCE.
- ALL LANDSCAPING MATERIAL AND DESIGN WILL FOLLOW CHESTERFIELD CITY CODES, INCLUDING TYPES OF PLANTS AND SPACING.
- ALL DISTRIBUTED AREAS INTENDED FOR GRASS SHALL BE SODDED.
- OPEN SPACE SHALL BE A MINIMUM OF 35% OF EACH LOT FOR THE DEVELOPMENT.
- FLOOR AREA RATIO SHALL NOT EXCEED 0.55.
- SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL (3:1).



SITE SECTION A-A



SITE SECTION B-B

NOTES:

- BEARINGS REFERENCED TO GRID NORTH OF THE MISSOURI COORDINATE SYSTEM 1983, EAST ZONE AND ELEVATIONS REFERENCED TO NAVD 1988 PER GPS OBSERVATIONS UTILIZING THE MODOT VRS RTK NETWORK.
- THIS SURVEY WAS EXECUTED WITHOUT A TITLE COMMITMENT AND IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, CONDITIONS, ETC. OF RECORD.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE LAND SURVEYOR.
- (R) - DENOTES RECORDED DEED AND PLAT INFORMATION.
- (M) - DENOTES MEASURED SURVEY INFORMATION GATHERED BY 21 DESIGN GROUP.
- THIS SURVEY MEETS THE ACCURACY STANDARDS FOR "URBAN" PROPERTY AS DEFINED BY THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
- UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.

LEGEND

- BENCHMARK
- 1/2" IRON PIN W/ 1" PLASTIC CAP STAMPED "WHEELER KY 2508" FOUND UNLESS NOTED
- IRON PIN SET
- CONCRETE R/W MONUMENT
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- ANCHOR
- UTILITY POLE
- SIGNAL POLE
- ELECTRIC BOX
- ELECTRIC METER
- GAS VALVE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- GAS METER
- TELEPHONE PEDESTAL
- STORM SEWER MANHOLE
- DROP BOX INLET
- CURB BOX INLET
- PIPE BOLLARD
- GUTTER OUTLET
- ROAD SIGN
- TREE
- MAILBOX
- LAMP POLE
- FFE FINISHED FLOOR ELEVATION
- PROPERTY LINE
- SETBACK LINE
- EASEMENTS
- LOT LINE TO BE ABANDONED
- CENTERLINE
- UNDERGROUND ELECTRIC
- GAS LINE
- OVERHEAD UTILITIES
- BURIED TELEPHONE
- FENCE LINE

HATCH LEGEND

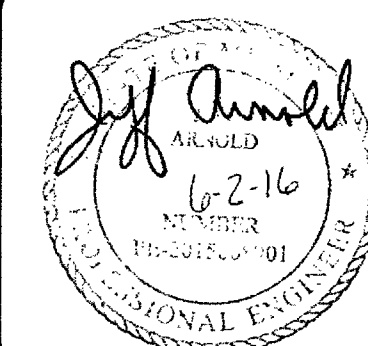
- SIDEWALK
- PROPOSED PAVEMENT
- PROPOSED PAVEMENT

REVISIONS

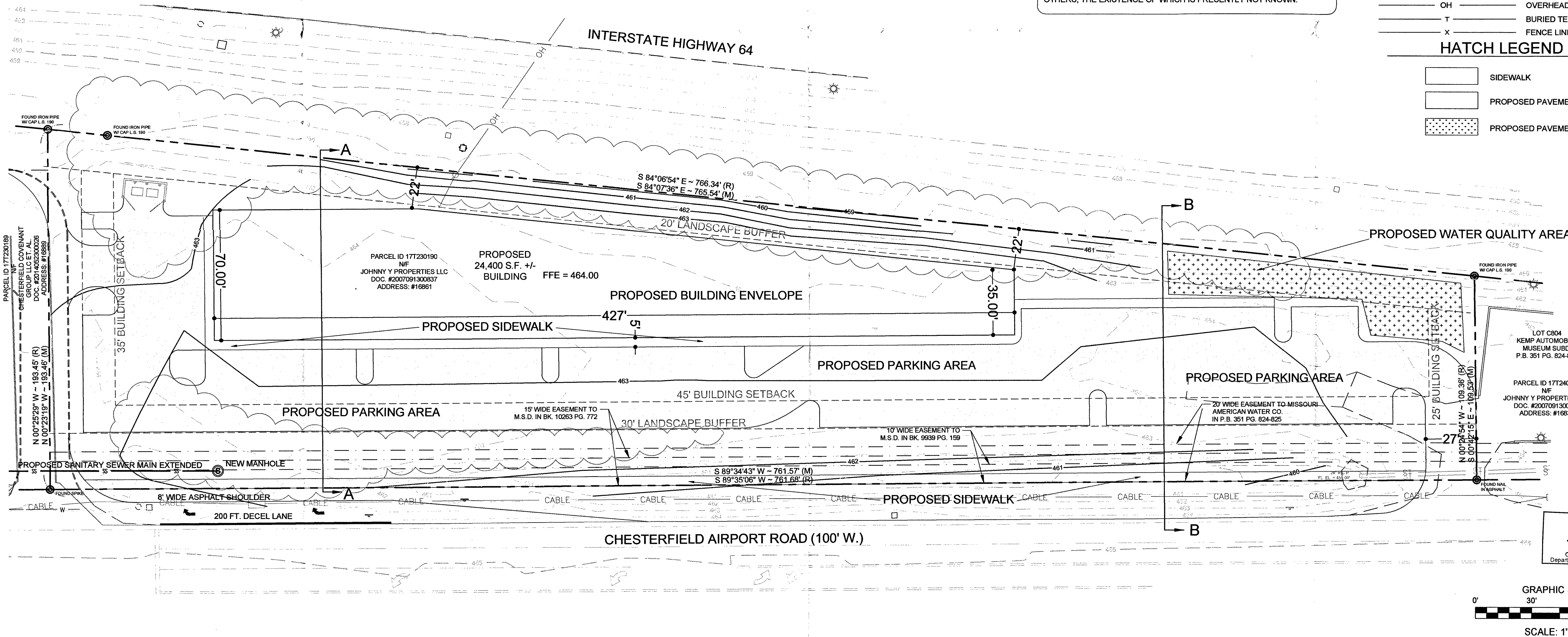
16861 CHESTERFIELD AIRPORT ROAD  
 CHESTERFIELD, MO

ARNOLD CONSULTING ENGINEERING SERVICES, INC.  
 P.O. BOX 9338  
 BOWLING GREEN, KY 42101  
 PHONE (270) 780-9445

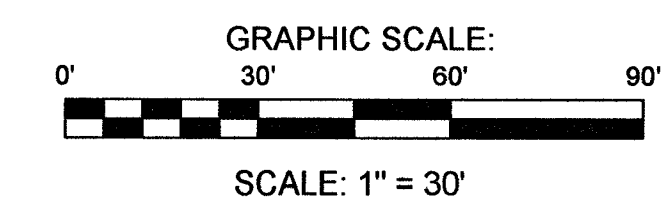
JOB NUMBER:  
 DATE: 4/25/2016  
 SCALE: 1" = 30'  
 DRAWN: B. ZACKERY  
 CHECKED: J. ARNOLD  
 FILE PATH:



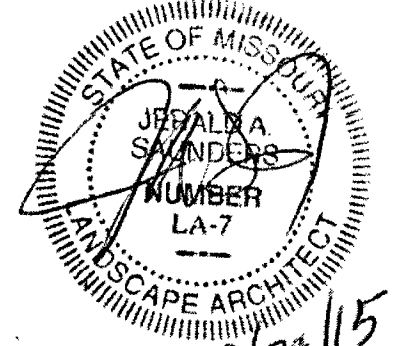
PP  
 PRELIMINARY PLAN



RECEIVED  
 JUN - 8 2016  
 City of Chesterfield  
 Department of Public Services





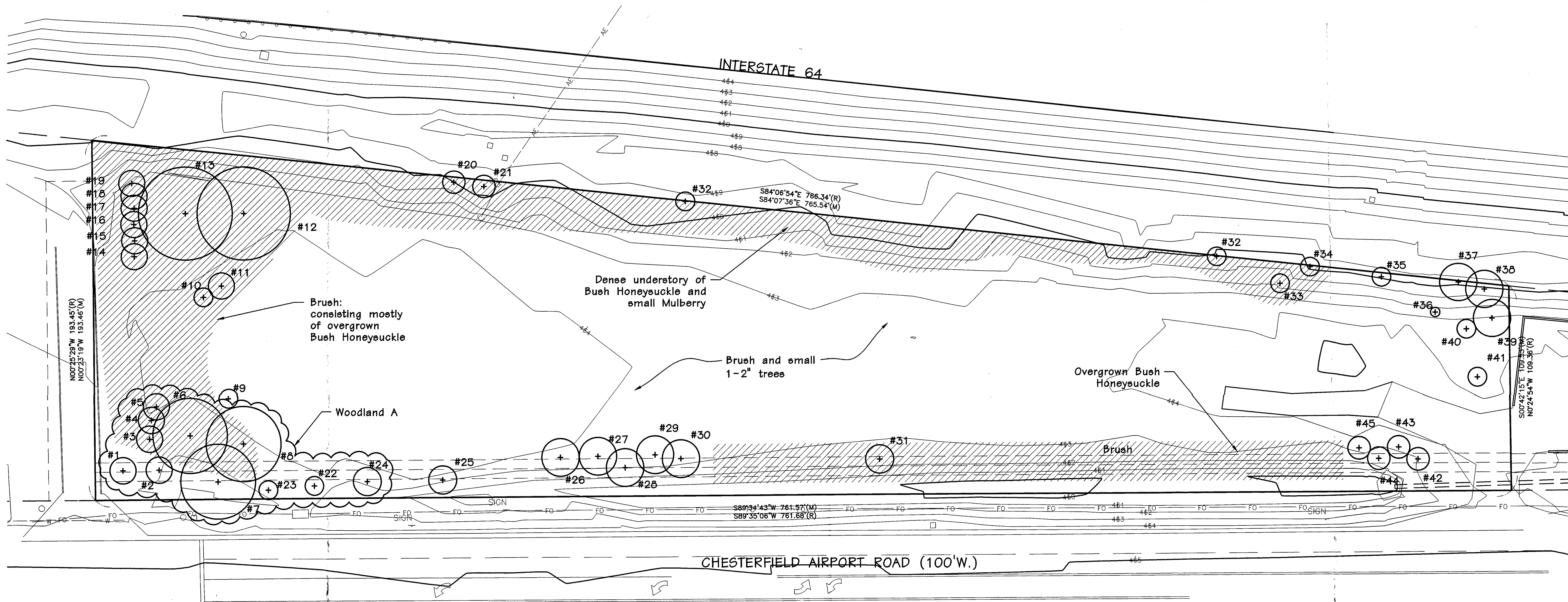


Jerald Saunders - Landscape Architect  
MO License # LA-007

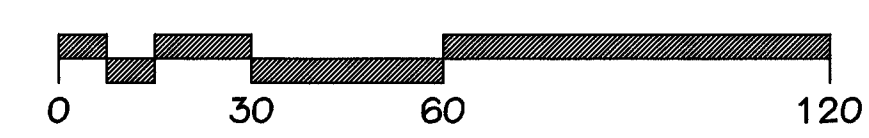
Consultants:

# 16861 Chesterfield Airport Road Chesterfield, Missouri

Arnold Consulting and Engineering Services



**TREE STAND DELINEATION PLAN**  
SCALE 1" = 30'



**Woodland A:**  
Woodland A is located in the southwest corner of the property along Chesterfield Airport Road. The upper canopy consists of Red Oaks and White Oaks ranging from 16 to 21" DBH. The understorey is dominated by overgrown Bush Honeysuckle with a small population of Amur Maple along the western property line, and some Crabapples along the roadway. The overall canopy covers 8,018 sq. ft.

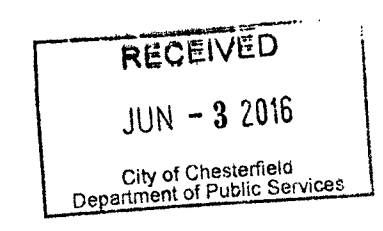
**Site Vegetation Description:**  
The interior of the site is host to overgrown grasses and forbs, and sparsely populated with 1-3" caliper Pear, Boxelder, and Mulberry trees.  
The property lines are densely overgrown with Mulberry ranging in sizes from 1 to 8" and Bush Honeysuckle. There are two stands of large White Pine and Norway Spruce with sizes of 8 to 12" DBH. Along Chesterfield Airport Road at the east entrance to the site there is a small stand of Cornelian Cherry Dogwood. These are multi-stemmed at about ground level with an overall caliper inch of 10".  
The northern boundary consists of small Mulberry and Bush Honeysuckle with an overhanging canopy from the Hwy 40 Right-of-Way.  
The northwest boundary features 2 large Red Oak of 20 and 23" with an understorey of poor-conditioned Amur Maples and a thicket of Bush Honeysuckle.

There are no rare or champion trees on this property.

Woodland A = 8,018 sq. ft. or 0.18 ac.  
Individual Trees = 9,451 sq. ft. or .22 ac.

**Total Canopy Coverage = 17,469 sq. ft. or 0.40 ac.**

Existing Tree List					
	Type	Size (DBH)	Condition	Area-S.F.	Addt. Comments
1	Amur Maple	13	Fair	177	
2	Amur Maple	10	Fair	177	
3	Amur Maple	10	Fair	177	Multi-stem
4	Amur Maple	10	Poor	177	Multi-stem
5	Amur Maple	10	Fair	177	Multi-stem
6	Red Oak	21	Good	1963	
7	Red Oak	20	Fair	1963	
8	Red Oak	20	Good	1963	
9	Ash	6	Dead	0	Dead
10	Ash	8	Dead	0	Dead
11	Mulberry	5	Fair	79	
12	Red Oak	20	Good	1963	
13	Red Oak	23	Good	1963	
14	Amur Maple	8	Fair	154	Multi-stem
15	Amur Maple	8	Fair	154	Multi-stem
16	Amur Maple	8	Fair	154	Multi-stem
17	Amur Maple	8	Poor	154	Multi-stem
18	Amur Maple	8	Poor	154	Multi-stem
19	Amur Maple	8	Fair	154	Multi-stem
20	Mulberry	5	Fair	79	
21	Mulberry	5	Fair	79	
22	Crabapple	12	Fair	314	
23	Crabapple	10	Fair	314	
24	White Oak	16	Good	616	
25	White Oak	16	Good	616	
26	White Oak	14	Good	616	
27	White Pine	12	Good	314	
28	Norway Spruce	10	Good	254	
29	White Pine	12	Good	314	
30	White Pine	12	Good	314	
31	River Birch	8	Fair	177	
32	Mulberry	6	Fair	79	
33	Mulberry	8	Fair	79	
34	Mulberry	6	Fair	79	
35	Mulberry	7	Fair	79	
36	White Pine	3	Fair	13	
37	White Pine	8	Fair	314	
38	Norway Spruce	10	Good	254	
39	Norway Spruce	10	Good	254	
40	Hornbeam	10	Good	79	
41	Hornbeam	8	Good	79	
42	Dogwood	10	Good	113	Multi-stem at Ground
43	Dogwood	10	Good	113	Multi-stem at Ground
44	Dogwood	10	Good	113	Multi-stem at Ground
45	Dogwood	10	Good	113	Multi-stem at Ground



Tree Stand Delineation & Preservation Plan Prepared under direction of:  
Brian Bage  
Certified Arborist MW- 5033A

*B. Bage*

Revisions:

Date	Description	No.

Drawn: BB  
Checked: JB

**loomisAssociates**  
Landscape Architects/planners  
207 Spirit of Park Drive, Suite 105  
Chesterfield, MO 63015-1057  
P: 636.875.8828 F: 636.875.1057  
E: mail@loomis-associates.com

Loomis Associates, Inc.  
Missouri State Certificate of Authority #: LAC #0000191

Sheet Title:	TSD Plan
Sheet No.:	TSD
Date:	09/24/15
Job #:	968.001