



Memorandum

Planning & Development Services Division

To: Planning and Public Works Committee

From: John Boyer, Senior Planner

Date: July 18, 2013

RE: **P.Z. 08-2013 16889 Chesterfield Airport Rd.**: A request for a zoning map amendment from "M-3" Planned Industrial District to "PC" Planned Commercial District for 0.709 acres located on the north side of Chesterfield Airport Rd., approximately 1,000 feet east of Chesterfield Commons Dr. (17T230189).

Summary

Chesterfield Covenant Group, LLC has submitted a request for a zoning map amendment to rezone a vacant parcel from "M-3" to "PC" for a proposed commercial/medical office building. Associated with this rezoning, a Preliminary Plan has been submitted which identifies the planned development. The Public Hearing was held on this application on May 13, 2013. On July 8, 2013 the Planning Commission recommended 8-0 approval of the rezoning with amendments to the Ordinance Attachment 'A' concerning hours of operation. Discussion focused on restricting hours for the retail use; however, the motion approved by the Commission restricted hours for all uses to be limited to 6 a.m. – 11 p.m. and allowing holiday hours (Thanksgiving Holiday) to match Ordinance #2725. The intent to this limitation was to make sure uses within the proposed development are consistent with past approvals in the area.

Since discussion focused on retail operations, staff researched existing ordinances for surrounding commercial developments. Upon completion of staff research, past ordinance approvals for the majority of developments limited only to retail use hours (not office and restaurant). Based upon requested uses and staff research, hours of operation are recommended be limited to retail uses only for this proposed rezoning, which would avoid conflicts with proposed permitted restaurant and office uses that are not restricted within adjacent developments.

Staff recommends the Planning and Public Works Committee amend the Planning Commission recommendation on hours of operation to be limited to retail uses only within the proposed development. All other staff comments have been addressed.

Respectfully submitted,

John Boyer
Senior Planner

Attachments

1. Attachment A
 2. Staff Report
 3. Preliminary Plan
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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, Dental
 - d. Office, General
 - e. Professional and Technical Service Facility
 - f. Restaurant, Take Out
 - g. Retail Sales Establishment, Neighborhood
2. Hours of Operation.
 - a. Hours of operation shall be limited to 6 a.m. to 11 p.m. Retail uses 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. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

1. Height
 - a. The maximum height of the building, exclusive of roof screening, shall not exceed 40 feet.
2. Building Requirements
 - a. A minimum of (35%) open space 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. 30 feet from the right-of-way of Chesterfield Airport Rd. and I-64.
- b. 10 feet from the west and east property line.

2. Parking Setbacks

No parking stall or loading space, will be located within the following setbacks:

- a. 30 feet from the right-of-way of Chesterfield Airport Rd. and I-64.
- b. 7 feet from the west property line.
- c. 10 feet from the east 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. No construction related parking shall be permitted on I-64/U.S. 40-61 or Chesterfield Airport Rd. right-of-way.
3. Temporary construction on non-paved surfaces shall be prohibited to limit mud from construction activities being tracked onto the pavement causing hazardous roadway and driving conditions.

E. LANDSCAPE AND TREE REQUIREMENTS

The developer shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code. In lieu of the required 30 foot buffer requirement for the northern property line abutting I-64, the developer shall maintain at least a 20 foot buffer. Nine (9) mitigation trees are required to be dispersed throughout the site.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.

2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic (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 this development from Chesterfield Airport Rd. shall be via one twenty-four (24) foot wide bi-directional commercial entrance located at the existing location as directed by the St. Louis County Department of Highways and Traffic.
2. Provide a twelve (12) foot wide right turn deceleration lane on Chesterfield Airport Road with seven (7) foot shoulders with required tapers and including all storm drainage facilities as directed by the St. Louis County Department of Highways and traffic.
3. All pavement improvements to the existing access driveway at this location and necessary modifications to the signals shall be the responsibility of the developer. Details regarding this approach, such as width, lane alignment and channelizations shall be determined in the plan review process.
4. Provide cross access easements and temporary slope construction licenses or other appropriate legal instruments or agreements guaranteeing permanent access between this site and the adjacent properties as directed by the City of Chesterfield and St. Louis County Department of Highways and Traffic.
5. No direct access to this development shall be permitted from I-64/US 40-61.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Provide a five (5) foot sidewalk, conforming to ADA standards, along the Chesterfield Airport Road frontage of the site. The sidewalk shall connect to the sidewalk constructed with the adjacent developments to the east and west. The sidewalk shall be privately maintained; therefore no public easements shall be required. Internal sidewalks shall connect to frontage pedestrian access.
2. Provide a twelve (12) foot wide right turn deceleration lane on Chesterfield Airport Road with seven (7) foot shoulders with required tapers and including all storm drainage facilities as directed by the St. Louis County Department of Highways and traffic.
3. Any improvements within MoDOT's right-of-way will require permit and the drainage design shall be in accordance with MoDOT standards.
4. Improve the access driveway and existing signalized intersection at Chesterfield Airport Road opposite Chesterfield Commons East Drive as directed by St. Louis County Department of Highways and Traffic and the City of Chesterfield.
5. All drainage detention storage facilities shall be placed outside of the standard governmental agency planning and zoning setbacks, or fifteen (15) feet from the new or existing right-of-way line, whichever is greater.
6. Provide any additional right-of-way and construct any improvements to Chesterfield Airport Road as directed by St. Louis County Department of Highways and Traffic.
7. If required sight distance cannot be provided at the access location, acquisition of right of way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the St. Louis County Department of Highways and Traffic and the City of Chesterfield.

K. TRAFFIC STUDY (IF APPLICABLE)

1. Provide a traffic study as directed by the City of Chesterfield and/or St. Louis County Department of Highways and Traffic. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the

density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.

2. Provide a sight distance evaluation report, as required by the St. Louis County Department of Highways and Traffic, for the proposed entrance onto Chesterfield Airport Rd. 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, St. Louis County Department of Highways and Traffic 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. Certification will be required from the City of Chesterfield that storm water will be controlled as required by the Chesterfield Valley Master Storm Water Plan.

N. SANITARY SEWER

1. Provide public sewer service for this site 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.

R. MISCELLANEOUS

1. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site. 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.

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 Traffic Generation Assessment (TGA). Traffic generation assessment contributions shall be deposited with St. Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

A. 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 St. 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>
Medical Offices	\$1,879.80
General Retail	\$1,879.80
Loading Spaces	\$3,076.06

(Parking spaces as required by the City of Chesterfield Code.)

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

Credits for roadway improvements required will be awarded as directed by St. 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 appropriate Trust Fund. Credits for roadway improvements will be as approved by the City of Chesterfield and/or St. Louis County Department of Highways and Traffic.

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 the completion of road improvements required by the development shall be retained in the appropriate trust fund.

Traffic generation assessment contributions shall be deposited with St. Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development. Funds shall be payable to Treasurer, St. Louis County.

The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2014 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 Highways and Traffic.

B. WATER MAIN

The primary water line contribution is based upon 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 servicing the Chesterfield Valley area.

The primary water line contribution shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made before St. Louis County approval of the Site Development Plan unless otherwise directed by the St. Louis County Department of Highways and Traffic. Funds shall be payable to the Treasurer, St. 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 St. Louis County and the Metropolitan St. Louis Sewer District. The amount of the storm water contribution will be computed based upon \$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 St. Louis County Department of Highways and Traffic. The deposit shall be made before the issuance of a Special Use Permit (S.U.P.) by St. Louis County Department of Highways and Traffic or before the issuance of building permits in the case where no Special Use Permit is required. Funds shall be payable to the Treasurer, St. Louis County.

D. 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 these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2014, 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 St. Louis County Department of Highways and Traffic.

Trust Fund contributions shall be deposited with St. Louis County in the form of a cash escrow prior to the issuance of building permits.

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.



IV. A.

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

Planning and Development Services Division Public Hearing Summary Report

P.Z. 08-2013 16889 Chesterfield Airport Rd.: A request for a zoning map amendment from “M-3” Planned Industrial District to “PC” Planned Commercial District for 0.709 acres located on the north side of Chesterfield Airport Rd., approximately 1,000 feet east of Chesterfield Commons Dr. (17T230189).

Summary

Chesterfield Covenant Group, LLC has submitted a request for a zoning map amendment to rezone a vacant parcel from “M-3” to “PC” for a proposed commercial office building. The City of Chesterfield Land Use Plan indicates this parcel is within the Mixed Commercial Use area (Retail, Low Density Office and Limited Office/Warehouse Facilities). Requested uses proposed by the applicant include;

- Commercial Service Facility
- Coffee Shop
- Office, Dental
- Office, General
- Professional and Technical Service Facility
- Restaurant, Take Out
- Retail Sales Establishment, Neighborhood.

A Preliminary Plan has been submitted associated with the request to rezone to the “PC” District. A one-story building is proposed which will have parking in the rear. Access to the site exists at the signalized entrance of Chesterfield Airport Rd. and Chesterfield Commons East Dr. The existing access drive wraps around this site and provides shared access to the Kemp Auto Museum (west).

A thirty (30) foot landscape buffer is required along the I-64 and Chesterfield Airport Rd. frontage. The applicant has requested an exception for the buffer requirement along the rear of the property due to the existing access road and to place additional parking off this access strip. The Preliminary Plan identifies the requested exception to allow an eleven (11) foot buffer in lieu of the required thirty (30) foot buffer.

A public hearing further addressing the request will be held at the May 13, 2013, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice.

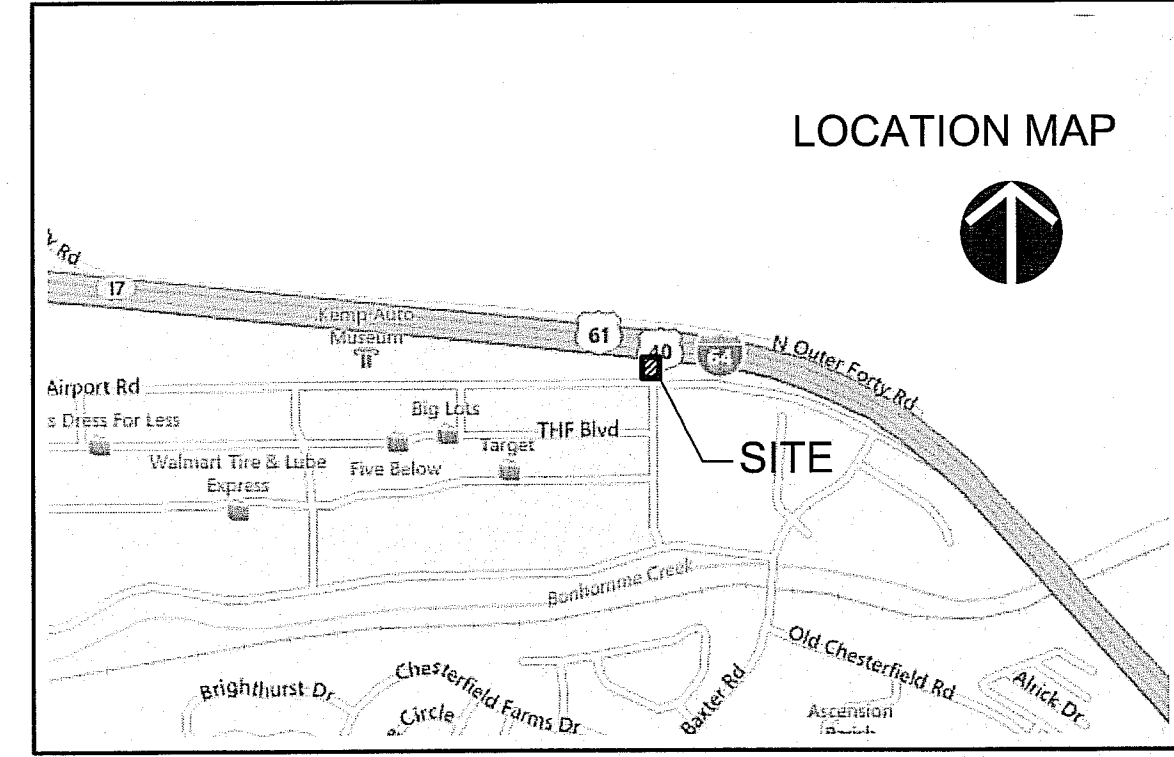
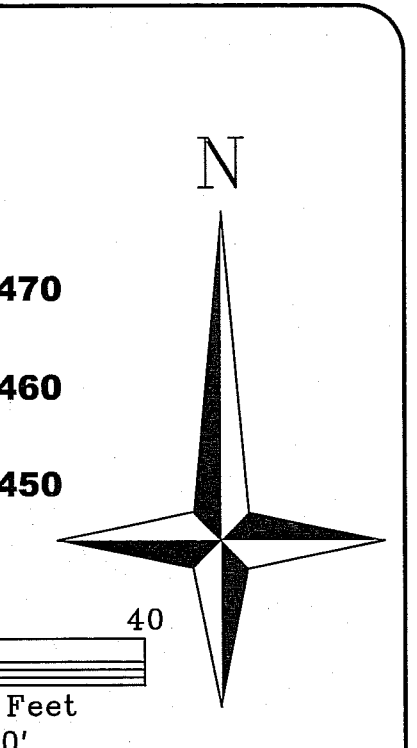
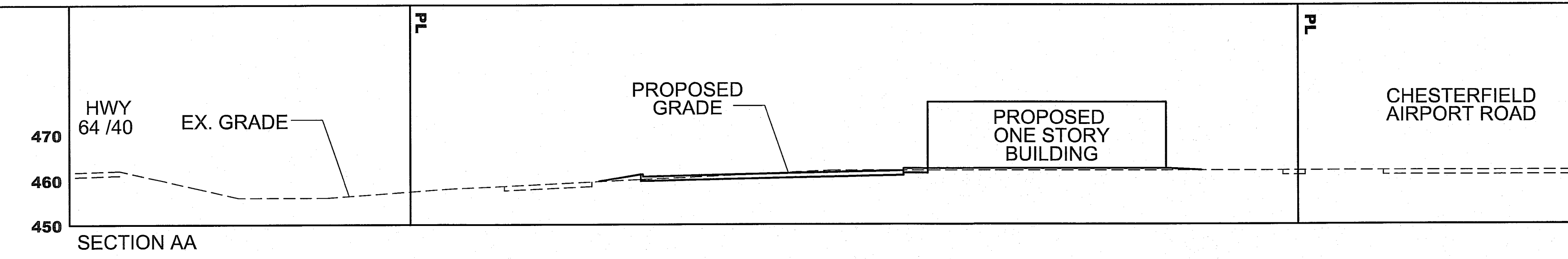
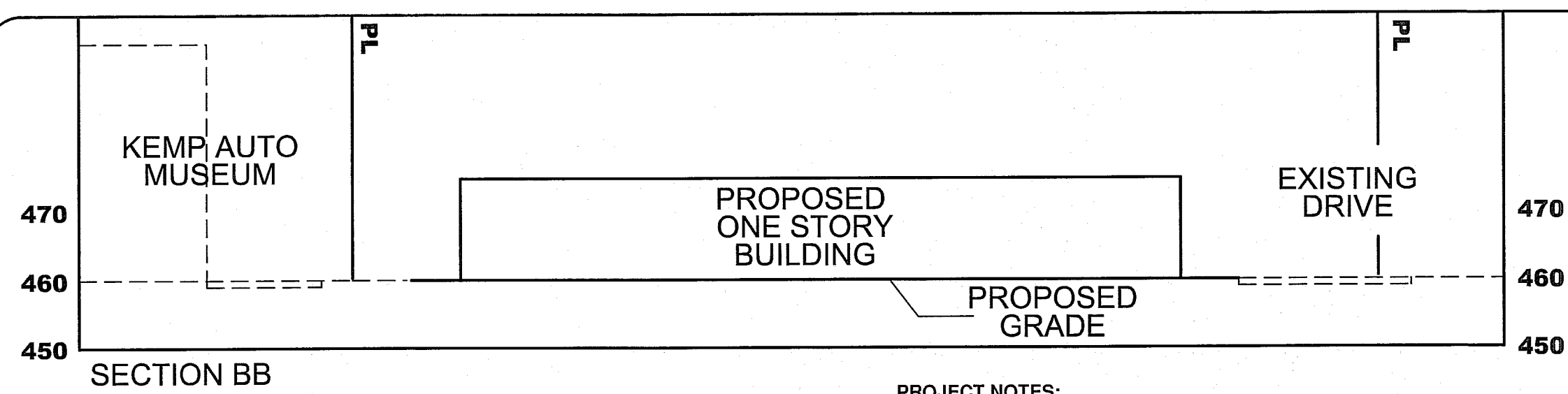
Respectfully submitted,

John Boyer
Senior Planner

Attachments

1. Public Hearing Notice
2. Project narrative
3. Preliminary Plan

cc: Aimee Nassif, Planning and Development Services Director



PROJECT NOTES:
 LOCATOR NUMBER: 177 23 0189
 AREA OF SITE: 0.709 AC
 PROPOSED USES: (26) COFFEE SHOP, (28) COMMERCIAL SERVICE FACILITY, (70) OFFICE, DENTAL, (71) OFFICE, GENERAL, (76) PROFESSIONAL AND TECHNICAL SERVICE FACILITY, (84) RESTAURANT, TAKE OUT, (87) RETAIL SALES ESTABLISHMENT, NEIGHBORHOOD.
 EXISTING ZONING: "M-3" PLANNED INDUSTRIAL
 PROPOSED ZONING: PLANNED COMMERCIAL (PC) DISTRICT
 SETBACKS: 30' FRONT PARKING & BUILDING SETBACK INT 64 & CHESTERFIELD AIRPORT ROAD, 10' SIDE BUILDING SETBACK (EAST & WEST), 7' SIDE PARKING SETBACK (EAST & WEST)
 PARKING: PER ZONING CODE REGULATIONS
 THERE ARE NO AREAS OF ZONE AH ON THIS PROPERTY
 OWNER OF RECORD: FRED M KEMP FOUNDATION THE 16955 CHESTERFIELD AIRPORT RD CHESTERFIELD, MO 63005
 PREPARED BY: **VOLZ incorporated**
 10849 INDIAN HEAD INDL BLVD ST. LOUIS, MO. 63132 314-426-6212 MAIN 314-880-1250 FAX

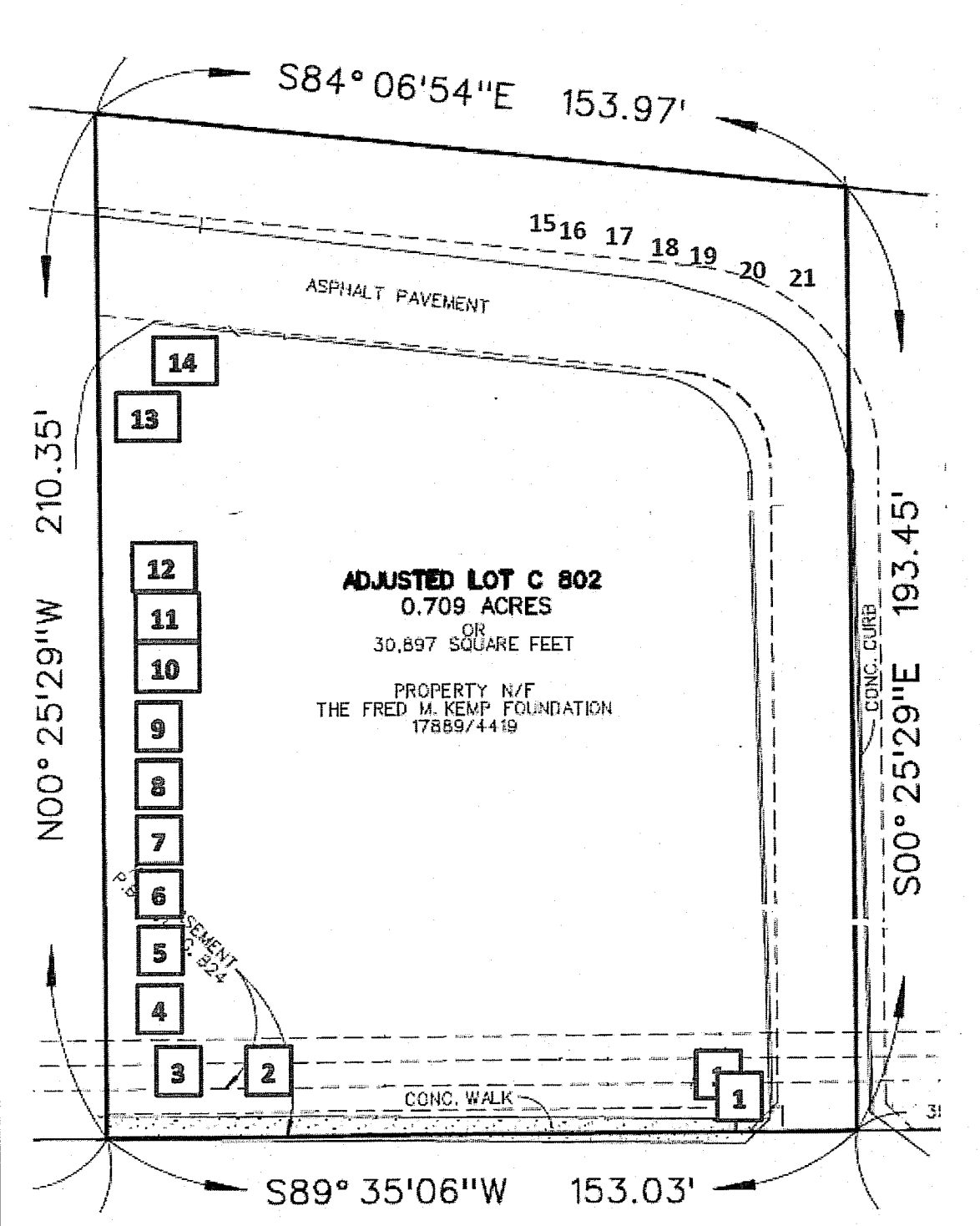
Tree Data - Chesterfield, MO - March 6, 2013

Map ID	Common Name	Diameter (inches @ 4.5')	Canopy Spread (feet)	Canopy Area (sq feet)	Condition Rating	Monarch Tree?
1	Japanese Pagodatree	18	30	707	Poor	No
2	Japanese Pagodatree	18	30	707	Poor	No
3	Japanese Pagodatree	24	30	707	Fair	No
4	Norway Spruce	5	10	79	Excellent	No
5	Norway Spruce	5	10	79	Excellent	No
6	Norway Spruce	5	10	79	Excellent	No
7	Norway Spruce	5	10	79	Good	No
8	Norway Spruce	4	8	50	Good	No
9	Norway Spruce	4	8	50	Fair	No
10	Norway Spruce	3	7	38	Poor	No
11	Norway Spruce	3	7	38	Poor	No
12	Norway Spruce	3	7	38	Poor	No
13	Norway Spruce	3	7	38	Poor	No
14	Norway Spruce	3	7	38	Dead	No
15	Amur Maple	6	12	113	Poor	No
16	Amur Maple	8	12	113	Poor	No
17	Amur Maple	3	8	50	Poor	No
18	Amur Maple	6	10	79	Poor	No
19	Amur Maple	3	8	50	Poor	No
20	Amur Maple	7	10	79	Poor	No
21	Amur Maple	4	8	50	Poor	No
Total Canopy On-Site 3262						

THIS SITE IS IN THE FOLLOWING DISTRICT: MISSOURI RIVER WATERSHED MONARCH FIRE PROTECTION DISTRICT ROCKWOOD SCHOOL DISTRICT METROPOLITAN ST. LOUIS SEWER DISTRICT
 THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS: MISSOURI AMERICAN WATER COMPANY LACLEDE GAS COMPANY AMEREN MISSOURI CHARTER COMMUNICATION AT&T
 GRADING SHALL BE PER THE CITY OF CHESTERFIELD STANDARDS
 GRADING AND DRAINAGE SHALL BE PER CITY OF CHESTERFIELD AND MSD STANDARDS
 ALL EXISTING EASEMENTS HAVE BEEN INDICATED ON THE PLAN
 SLOPE SHALL NOT EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL) UNLESS SUPPORTED BY GEOTECHNICAL REPORT
 ALL EXISTING TREES TO REMAIN
 STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS
 THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN AND SHALL BE LOCATED IN EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

TREE DELINEATION PREPARED ON MARCH 6, 2013 BY: *Skip Kincaid*

DAVEY RESOURCE GROUP
 A Division of The Davey Tree Expert Company
 Skip Kincaid 3/21/2013
 Senior Consulting Urban Forester
 ISA Board Certified Master Arborist #MW - 01555BM
 SAF Certified Forester #1516

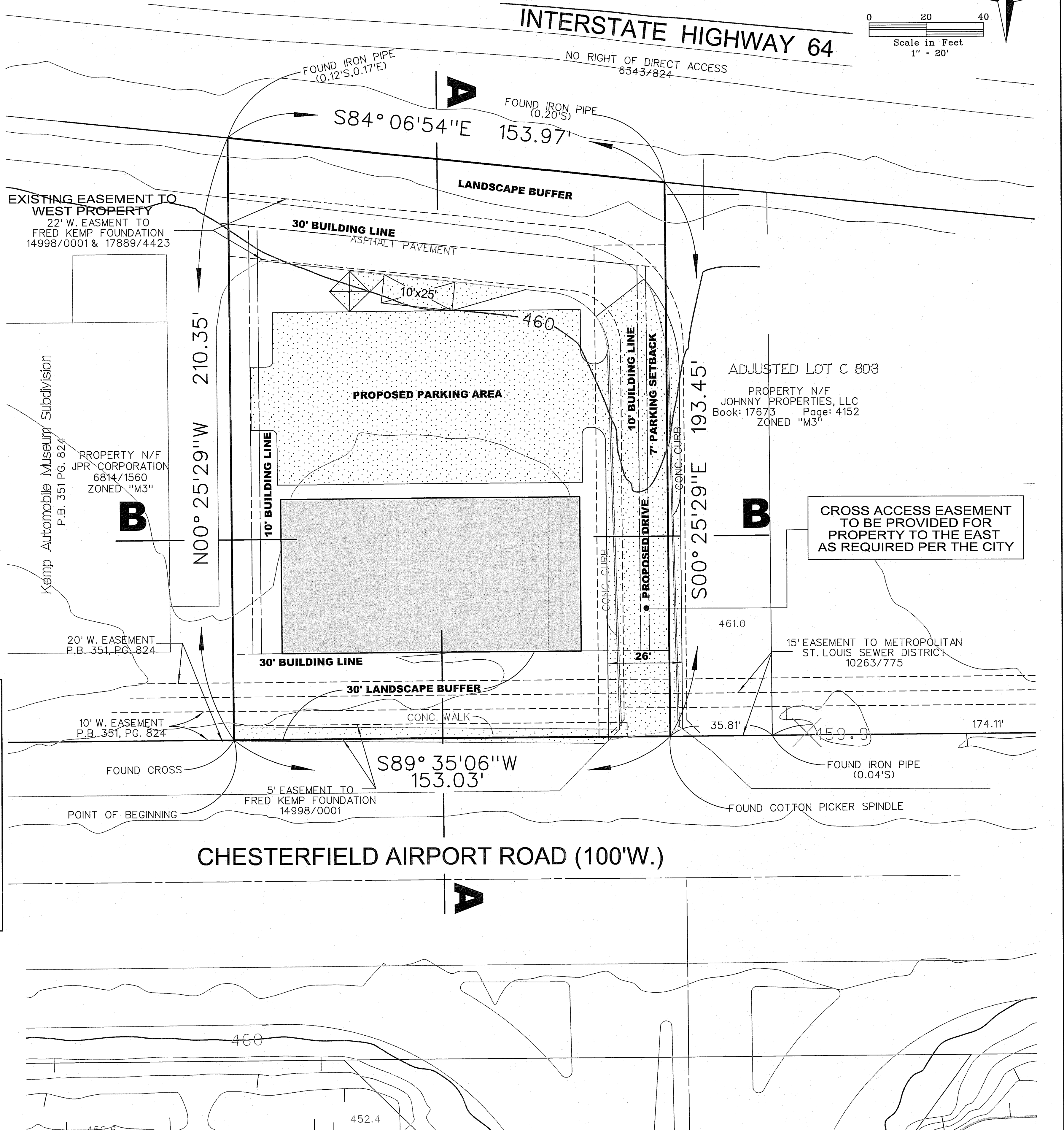


LOCATOR # 177230189
 PROPERTY N/F THE FRED M. KEMP FOUNDATION 17889/4419
 ADJUSTED LOT C802
 A tract of land being Adjusted Lot C802 of the "Boundary Adjustment Plat of Lots C 802 & 803 of Kemp Automobile Museum Subdivision", as recorded in Plat Book 355 pages 647 and 648 of the St. Louis County Records in U.S. Survey 2031, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:
 Beginning at the intersection of the West lot line of Lot C802 of said "Kemp Automobile Museum Subdivision" with the North right of way line of Interstate 64, varying width; thence along the line common to Lots C802 and C800, North 00 degrees 25 minutes 29 seconds West, 210.35 feet to the South right of way line of Interstate 64, varying width; thence along said South right of way line of Interstate 64, South 84 degrees 06 minutes 54 seconds East, 153.97 feet to a point; thence along a line parallel to the East line of the line common to Lots C802 and C803, South 00 degrees 25 minutes 29 seconds East, 193.45 feet to a point in the North right of way line of Chesterfield Airport Road; thence along said North line of Chesterfield Airport Road, South 89 degrees 35 minutes 06 seconds West, 153.03 feet to the point of beginning and containing 0.709 acres.

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

TIMOTHY J. MEYER
 PROFESSIONAL ENGINEER
 E-24665

ERIC J. KIRBY
 PROFESSIONAL LAND SURVEYOR
 P.L.S. #200500074
 6/23/13



CHESTERFIELD COVENANT GROUP
 2860 W. CHESTERFIELD DR.
 IRVINE, CA 92606
 PH 949-295-2086

VOLZ incorporated
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 www.volzinc.com
 ENGINEERING - LAND PLANNING - LAND SURVEYING
 TRANSPORTATION - CONSTRUCTION MANAGEMENT

16889 CHESTERFIELD AIRPORT ROAD

PRELIMINARY DEVELOPMENT PLAN
 LOCATOR # 177230189
 BASE MAP # 171
 VOLZ JOB# 11276-1
 H:\CAD\11200-11289\11276\Planning\POP.dgn
 REVISED 5-31-2013
 04-11-2013

PROPERTY N/F JOHNHY PROPERTIES, LLC
 Book: 17673 Page: 4152
 ZONED "M3"

CROSS ACCESS EASEMENT TO BE PROVIDED FOR PROPERTY TO THE EAST AS REQUIRED PER THE CITY