

Memorandum

Department of Planning & Development Services



To: Planning and Public Works Committee

From: Andrew Stanislav, Planner *AS*

Date: July 18, 2019

RE: **P.Z. 09-2018 18633 Olive Street Rd (Herman & Connie Grimes):** A request for a zoning map amendment from an “NU” Non-Urban District to the “PC” Planned Commercial District for a 3.1 acre tract of land located on the north side of Olive Street Road west of its intersection with Premium Way (17W530101).

Summary

Herman and Connie Grimes, with Stock and Associates Consulting Engineers, Inc., are requesting a zoning map amendment from an “NU” Non-Urban District to a “PC” Planned Commercial District for a 3.1 acre tract of land located on the north side of Olive Street Road west of its intersection with Premium Way. The new “PC” Planned Commercial District will allow for development of a building on the site to support commercial uses permitted in this part of Chesterfield Valley as well as define development criteria for the site.

A Public Hearing was held on November 14, 2018. At that time issues identified included compatibility with the Comprehensive Land Use Plan and nearby development, proposed uses, existing neighboring residential properties, stormwater, building height and architecture, and outdoor storage. These items were discussed and additional information provided at the subsequent April 22, 2019 Planning Commission meeting.

After receiving input from the Commission, the applicant requested at the meeting to postpone this item to the May 29, 2019 Planning Commission meeting in order to further address and clarify issues raised. The Commission passed a motion at the May meeting to further postpone the item to the June 24, 2019 meeting per the applicant’s request.

On June 24, 2019, the Planning Commission recommended approval of this change of zoning by a vote of 5-3 following discussions regarding the appropriateness of proposed uses and stormwater drainage.

Attached to this report please find a copy of the June 24th Staff Report, Attachment A, Applicant Response Letter, Narrative Statement, Preliminary Development Plan, and Exhibits from the Applicant.

- Attachments: June 24, 2019 Staff Report
Attachment A
Applicant Response Letter dated May 15, 2019
Narrative Statement
Preliminary Development Plan
Exhibits from the Applicant



Figure 1: Subject Site Aerial

Planning Commission Staff Report

- Meeting Date:** June 24, 2019
- From:** Andrew Stanislav, Planner *AS*
- Location:** A 3.1 acre tract of land located on the north side of Olive Street Road west of its intersection with Premium Way
- Petition:** **P.Z. 09-2018 18633 Olive Street Rd (Herman & Connie Grimes)**: A request for a zoning map amendment from an “NU” Non-Urban District to the “PC” Planned Commercial District for a 3.1 acre tract of land located on the north side of Olive Street Road west of its intersection with Premium Way (17W530101).

SUMMARY

Herman and Connie Grimes, with Stock and Associates Consulting Engineers, Inc., are requesting a zoning map amendment from an “NU” Non-Urban District to a “PC” Planned Commercial District for a 3.1 acre tract of land located on the north side of Olive Street Road west of its intersection with Premium Way. The new “PC” Planned Commercial District will allow for development of a building on the site to support commercial uses permitted in this part of Chesterfield Valley as well as define development criteria for the site.



Figure 1: Subject site aerial image

A Public Hearing was held on November 14, 2018, and the applicant has since noted their intent to use this property as an additional location for their sewer and drain cleaning business, Drain Surgeons. There were issues raised by the Planning Commission and the public pertaining to this petition and are detailed within this report. Additional issues were raised at the Planning Commission meeting on April 22, 2019, including but not limited to proximity to residential homes and the Marathon pipeline, and a motion was passed to postpone this

item until the May 29, 2019 Planning Commission meeting to allow the petitioner time to address these concerns. At the May 29th meeting, a motion was passed to further postpone this item until the June 24, 2019 Planning Commission meeting per the applicant's request. In response, the petitioner has revised the Preliminary Development Plan and development criteria.

HISTORY OF SUBJECT SITE

The subject site was zoned "NU" Non-Urban District by St. Louis County prior to the City's incorporation. According to St. Louis County's records, the existing single-family home on the subject site was built in 1960. Since the City's incorporation, there have been no requests to rezone the property nor submittals of any redevelopment plans for review.

REQUEST OVERVIEW

The applicant has petitioned for a change in zoning of the subject property to the "PC" Planned Commercial District and is requesting 23 permitted uses as shown in the Attachment A for this district. The requested uses include commercial and retail uses, as well as two uses identified in the Unified Development Code (UDC) as "light industrial type uses" that are permitted in the "PC" District specifically west of Long Road within the Chesterfield Valley ("Laboratory-professional, scientific" and "Warehouse, general").

Intended Use

Following the Public Hearing, the applicant has clarified that they intend to develop this property in order to serve as an additional location for their sewer and drain cleaning business, Drain Surgeons. The applicant has provided City Staff with documentation substantiating the intended use for the additional Drain Surgeons facility as a "Commercial Service Facility," which is defined in the UDC as "retail establishments that primarily render services rather than goods. Such services may include but not be limited to copy shops, printing services, package and postal services, janitorial services, and similar operations." In accordance with this definition, the applicant has stated that generally only one receptionist would be present on site who would dispatch service technicians from their houses, though they would be able to retrieve equipment from the subject property as-needed. The applicant has also recognized that "no retail sales would occur at the subject property and no repair service would occur at the subject property," and that equipment would not be stored without active use. Further details have been provided in the response letter dated May 15, 2019 and is attached to this report.

Preliminary Plan

The preliminary plan for this request has been revised to depict a single building along the west side of the property with a decreased building footprint of 16,250 square feet (originally 17,500 square feet) and is labeled as a potential multi-story building. Two rights-of-way are proposed on the preliminary plan, including a north-south 50-foot right of way aligning with Spirit Valley East Drive across Olive Street Road and a 62-foot wide right-of-way across the northern portion of the property to account for the extension of Blue Valley Avenue consistent with roadway improvements within the City's travel demand model. Two access points to the proposed parking area are depicted off of the north-south right-of-way and no access is proposed off of the Blue Valley Avenue extension. A 50-foot wide drainage easement is proposed along the northern portion of the property with an interim drainage channel proposed to the

east for a connection to the Chesterfield Valley Storm Water Easement. Both parking and building setbacks are established from these proposed rights-of-way as well as along Olive Street Road and the west property line. The applicant has increased the setback from the west property line to fifteen (15) feet opposed to five (5) feet originally requested. The setback from the proposed north/south right-of-way has also decreased from fifteen (15) feet to ten (10) feet in order to accommodate the increased setback from the west property line.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

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

Direction	Zoning	Land Use
North	“NU” Non-Urban District	Agricultural land
West	“NU” Non-Urban District	Agricultural land
South	“PI” Planned Industrial District	Vacant/undeveloped (Spirit Valley Business Park)
East	“NU” Non-Urban District	Vacant/undeveloped & residential

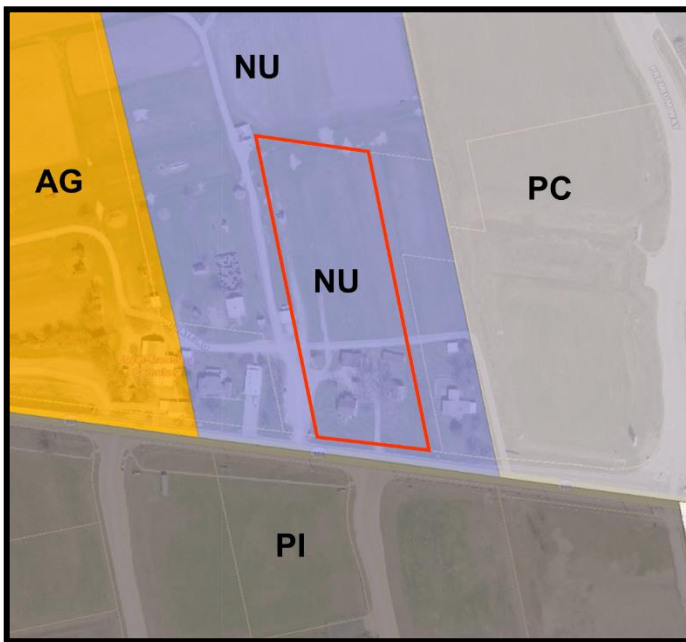


Figure 2: Zoning Map



Figure 3: Future Land Use Plan

COMPREHENSIVE PLAN ANALYSIS

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates this parcel is within the “Mixed Use (Retail/Office/Warehouse)” land use designation with appropriate land uses of retail, low-density office, and limited office/warehouse facilities.

The proposed uses in this request would comply with the current Land Use Plan and would permit the applicant to build a commercial development in accordance with all other requirements established in the Unified Development Code (UDC).

Additionally, a number of Plan Policies are applicable to this request. The following items identify the applicable plan policy with staff analysis following in italics:

3.1 Quality Commercial Development – Commercial developments should positively affect the image of the City, provide employment opportunities, and offer retail and service options to residents.

The uses proposed as part of this request include retail and service options that are compliant with the Mixed Use (Retail/Office/Warehouse) designation in the City’s current Land Use Plan.

3.1.1 Quality of Design – Overall design standards should provide for smaller-scale, mixed-use, project-oriented developments. Developments should emphasize architectural design, pedestrian circulation, landscaping, open space, innovative parking solutions and landscape buffering between any adjacent residential uses.

The proposed request is intended for a commercial service development with existing industrial uses south of Olive Street Road and existing retail uses further to the east. A 30-foot landscape buffer is proposed along Olive Street Road as required by the UDC, and the proposed circulation anticipates connections to future development in the area.

The proposed change of zoning request is located in the Chesterfield Valley, which has specific policies identified for this area in the Comprehensive Plan:

3.5.1 Chesterfield Valley Regional Retail and Low Intensity Industry - Regional retail and low-intensity industrial developments should be located in Chesterfield Valley. These include mixed-use office/retail-planned developments, low-intensity industrial assembly, distribution, and research and development business parks, and corporate campuses. Specifically, low-intensity industrial use is encouraged west of Long Road.

This request proposes retail and commercial uses within the Chesterfield Valley near an existing area of current development (Spirit Valley Business Park and Chesterfield Blue Valley), which has similar commercial service and retail uses to those requested in the Attachment A for this development. Low-intensity industrial uses are permitted west of Long Road, including the uses of “Laboratory-professional, scientific” and “Warehouse, general” requested as part of the proposed list of permitted uses within the Attachment A.

ISSUES

During the Public Hearing held on November 14, 2018, three individuals spoke in opposition of the proposed development. Issues associated with the request were identified by the Planning Commission, and below is a summary of the issues mentioned as well as a formal response from the applicant. Additional responses following the April 22, 2019 meeting are also included:

1. **Land Use Plan & Compatibility:** As discussed during the Public Hearing, the subject site is located within the “Mixed Use (Retail/Office/Warehouse)” land use designation of the City’s Land Use

Plan. Developments in close proximity to the east have approved planned districts. Address how this proposed project is consistent with the Land Use Plan and existing development within the vicinity.

Applicant Response: The Project Narrative which was part of the rezoning application requested twenty-three uses from the Planned Commercial list of permitted uses. The uses requested are consistent with the City's "Mixed-Use" designation. In addition, they are consistent with the permitted uses outlined in Ordinance 2805 Blue Valley to the East and Ordinances 2813 & 3002 immediately to the South. This petition requests 23 permitted uses vs. 104, 57, and 40 permitted uses contained within the other ordinances.

The applicant has since included exhibits depicting the permitted uses of nearby planned developments as well as their associated site/concept plans.

- 2. Proposed Uses:** As discussed at the Public Hearing, the proposal contains several uses that are not compatible with the existing adjacent residential uses or may not be appropriate for the subject site. The proposed warehouse and industrial uses, as well as outdoor storage, were noted during the Public Hearing as more appropriately placed south of Olive Street Road amongst other existing industrial uses (including Spirit Valley Business Park). Develop a list of appropriate uses based on the existing development pattern in the area and the City's Comprehensive Plan.

Applicant Response: The existing residential uses predate the City's Comprehensive Plan. The Comprehensive Plan clearly states "no" residential development within the Chesterfield Valley. The existing residential use is not consistent with the Comprehensive Land Use Plan which designates the adjoining property as "Mixed Use." The residential use is inconsistent with the "Mixed Use" goals and objectives. Regarding Warehouse Use, inside warehouse and sales are not inconsistent with Mixed Use. Outside storage of materials and goods is not part of this petition's request. Commercial vehicles will not be parked overnight within the development.

The applicant further clarifies the proposed use and operations of the proposed business in the attached response letter dated May 15, 2019.

- 3. Neighboring Residential:** There are concerns regarding the hours of operation, signage, and lighting associated with the proposed development and the impacts for neighboring residential uses. Specifically, address the impact of the proposed five-foot building setback from these existing uses.

Applicant Response: This petition is requesting a five (5) foot setback adjacent to the project's west property line. Immediately west is property encumbered by pipelines and owned by Enbridge Pipelines Ozark LLC. The Enbridge Pipeline property is fifty-five (55) feet wide and provides a buffer from the existing residential use.

The Preliminary Plan has since been revised by the applicant to increase the setback from the west property line to fifteen (15) feet. The applicant's preliminary plan also now depicts distances from the proposed building to neighboring structures as well as a more accurate location of the pipeline.

4. **Storm Water & Drainage:** Storm water and drainage concerns were also mentioned at the Public Hearing, most significantly in obtaining the required easement from the property to the east and the capacity of existing infrastructure. The Valley Storm Water Master Plan has the flow in the proposed channel directed to the west. The preliminary plan has a drainage arrow to the east. If water is directed to the east, the culvert under Olive Street Road will need to be evaluated through a Function Equivalence Analysis with the City's Storm Water Consultant during Site Plan Review. Be advised that the easement to direct storm water across the neighboring property will be required prior to an approval of the City's grading permit.

Applicant Response: Stock in conjunction with the City Stormwater Consultant understand the interconnected pond model. We are confident that no adverse impact to adjoining properties will occur with this project directing drainage East and South.

5. **Building Height & Architecture:** As discussed during the Public Hearing, the subject site's proximity to the adjacent residential uses should be reflected in the building's form and architecture. The proposed height of 65 feet is not compatible with the existing neighboring residential uses, and the proposed five-foot side yard setbacks do not provide adequate buffering.

Applicant Response: The proposed building is placed adjacent to the pipeline company property and not adjacent to the residentially occupied property. The width of Enbridge is fifty-five (55) feet wide, providing a buffer from the residential occupied property.

In addition to the increased setback previously mentioned, the applicant has also revised their request for a maximum height of 65 feet to only apply to the hotel related uses requested in the Attachment A with all other uses restricted to a maximum height limitation of 40 feet, exclusive of rooftop screening.

6. **Outdoor Storage and Parking:** Identify the location of outdoor storage on the preliminary plan. If proposed for this property, outdoor storage would have similar screening requirements as those established for the planned districts to the east. Be advised that outdoor storage also includes storing/parking of commercial vehicles and equipment.

Applicant Response: No outdoor storage of materials and no overnight parking of commercial vehicles will be permitted within this development.

The applicant has further addressed this concern in the response letter dated May 15, 2019 attached to this report.

STAFF ANALYSIS

Compatibility with the Land Use Plan

The proposed uses in the draft Attachment A are consistent with the current Comprehensive Land Use Plan designation of “Mixed Use (Retail/Office/Warehouse)” for this area north of Olive Street Road, which is recognized as encompassing retail, low-density office, and limited office/warehouse facilities. The adjacent existing residential properties west and east of the subject site are also within this same land use designation as residential uses are no longer encouraged in the Valley in accordance with the plan policies. Additionally, the two proposed uses that are considered “light industrial type uses” according to the UDC are also within the designated area of the Valley where they are expressly permitted west of Long Road.

Intended Use/Commercial Service Facility Classification

At the Public Hearing it was noted that the applicant was considering this site for an additional location of their drain and sewer cleaning business, Drain Surgeons, and the applicant has subsequently provided staff with information clarifying the use classification of the drain and sewer cleaning business as a “Commercial Service Facility” as noted earlier in this report as they do not perform any plumbing related work. The applicant has stated that “a drain and sewer cleaning company, sometimes referred to in the industry as a drain contractor, will unblock sewer drains, replace old piping, and perform the relining and repair of burst pipes.” Conversely, the applicant notes that a typical plumbing company “will work with water sources inside properties including taps, toilets, basins, and leakages,” which is not descriptive of the work performed by Drain Surgeons, and the intended use is better classified as a “Commercial Service Facility.” Staff has worked with the applicant following discussions and documentation on the classification of the intended use, and Staff agrees with the interpretation of this business as a “Commercial Service Facility.” Provisions have been included in the Attachment A to also prohibit outdoor storage as well as overnight parking of vehicles.

Compatibility with Adjacent Development

While the proposed uses listed in the Attachment A are compatible with the current land use designation, the Planning Commission should consider the retail focused development to the east (Chesterfield Blue Valley) as well as the industrial uses south of Olive Street Road across from this proposed development. The proposed development generally would not involve customers/clients visiting the property as with other nearby retail uses and in that respect operates as more of a service center. In terms of the current Comprehensive Land Use Plan, the proposed uses are compatible with the existing “Mixed Use (Office/Retail/Warehouse)” designation on the property. While this proposal may not directly reflect the retail development to the east, it complies with the comprehensive plan and provides additional uses to this “mixed use” designated area of the City. The applicant has also stated their intention to be more compatible with the adjacent retail development to the east in terms of architecture as exhibited in the narrative statement provided.

The requested height limitation of 65 feet has since been modified to apply only to the hotel related uses requested in the Attachment A with all other development adhering to a 40 foot building height maximum. Nearby planned districts have height restrictions of 40-65 feet (Spirit Valley Business Park) and 65-75 feet (Chesterfield Blue Valley).

Building and parking setbacks are also depicted on the preliminary plan as well as the required 30-foot landscape buffer along Olive Street Road. The proposed five-foot setback along the west property line has since been increased to fifteen (15) feet to provide additional space. The applicant has also identified the distances between the proposed building and the existing residential homes both east and west of the subject site on the Preliminary Plan.

PRELIMINARY PLAN

A zoning map amendment to a planned zoning district, such as “PC” Planned Commercial District, requires a Preliminary Development Plan which has been included in the Planning Commission’s packet. Some elements of the proposal include, but aren’t limited to:

- A single building proposed for commercial uses;
- Landscape buffer frontage along Olive Street Road;
- North-south right-of-way aligned with Spirit Valley East Drive across Olive Street Road;
- Extension of Blue Valley Avenue from the east across the northern portion of the subject property;
- Stormwater management provisions in accordance with City requirements for the Valley; and
- Parking areas to the side and rear of the proposed building.

The proposed north-south right-of-way and Blue Valley Avenue right-of-way are to be privately maintained until a connection to Blue Valley Avenue is constructed and approved by the City as recognized in the draft Attachment A.

Attached please find a copy of the draft Attachment A, Tree Stand Delineation, Preliminary Development Plan, a response letter and exhibits provided by the applicant, and correspondence provided to Staff from the property owner/seller.

This petition has met all filing requirements and procedures of the City of Chesterfield. Staff recommends action from Planning Commission on the change of zoning request and proposed conditions in the Attachment A.

Attachments

1. Attachment A
2. Tree Stand Delineation
3. Preliminary Development Plan
4. Site Sections
5. Property Owner/Seller Correspondence
6. Response Letter dated May 15, 2019
7. Exhibits from the Applicant

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. Bakery
 - b. Brewpub
 - c. Coffee Shop, drive-through
 - d. Commercial service facility
 - e. Drugstore and pharmacy, with drive-through
 - f. Filling station and convenience store with pump stations
 - g. Financial institution, with drive-through
 - h. Grocery, community
 - i. Grocery, neighborhood
 - j. Hotel and motel
 - k. Hotel and motel, extended stay
 - l. Laboratory-professional, scientific
 - m. Office, general
 - n. Office, medical
 - o. Professional and technical service facility
 - p. Recreation facility
 - q. Research laboratory and facility
 - r. Restaurant, fast-food

- s. Restaurant, sit-down
 - t. Retail sales establishment, community
 - u. Retail sales establishment, neighborhood
 - v. Retail sales establishment, regional
 - w. Warehouse, general
2. All outdoor storage and/or outdoor sales activity shall be prohibited within this development.
 3. Overnight parking of commercial vehicles is prohibited within this development.
 4. Hours of Operation.
 - a. Retail sales will be limited from 7 a.m. to 11 p.m. Hours of operation for retail sales 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. Hours of operation for all other uses in this “PC” District shall not be restricted.
 5. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City Code.

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.
 - b. Notwithstanding the limitation set forth in subsection B.1.a., the maximum height of the building for uses “j” and “k” above, exclusive of roof screening, shall not exceed 65 feet.
2. Building Requirements
 - a. A minimum of 35% openspace is required for each lot within this development.
 - b. This development shall have a maximum F.A.R. of 0.55.

C. SETBACKS

1. Structure Setbacks

No building or structure, other than: a freestanding project identification sign, light standards, boundary walls, retaining walls, fences, or flag poles will be located within the following setbacks:

- a. Fifty (50) feet from the right-of-way of Olive Street Road.
- b. Fifteen (15) feet from the proposed right-of-way of the Blue Valley Avenue extension as shown on the Preliminary Development Plan.
- c. Ten (10) feet from the proposed right-of-way of the North/South roadway as shown on the Preliminary Development Plan.
- d. Fifteen (15) feet from the western boundary of this “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 Olive Street Road.
- b. Fifteen (15) feet from the proposed right-of-way of the Blue Valley Avenue extension as shown on the Preliminary Development Plan.
- c. Ten (10) feet from the proposed right-of-way of the North/South roadway as shown on the Preliminary Development Plan.
- d. Fifteen (15) feet from the western boundary of this “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 or on any existing roadways. All construction related parking shall be confined to the development.
3. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

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

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Transportation, for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

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

I. ACCESS/ACCESS MANAGEMENT

1. Access to this development from Olive Street Road shall be located opposite Spirit Valley East Drive and constructed to Saint Louis County Standards as directed by Saint Louis County Department of Transportation and the City of Chesterfield. The proposed right of way and Blue Valley Avenue Extension shall be as shown on the preliminary plan.
2. A cross access easement shall be provided to adjacent property to the north.
3. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the agency in control of the right of way off which the access is proposed.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. The proposed right of way located within this development shall be privately maintained until a connection to Blue Valley Avenue is constructed and approved by the City of Chesterfield. After that time, the developer may request the City of Chesterfield to accept the streets for maintenance.
2. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the agency in control of the right of way off of which the entrance is constructed. No gate installation will be permitted on public right-of-way.
3. 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.
4. Provide a 5 foot wide sidewalk, conforming to ADA standards, along the project frontage of Olive Street Road and along both sides of the proposed rights of way as shown on the preliminary plan. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way controlled by another agency, if permitted by that agency or on private property within a 6 foot wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.
5. Obtain applicable permits from the City of Chesterfield and the Saint Louis County Department of Transportation as necessary for locations of proposed and removals of existing access points, and roadway improvements.
6. Additional right-of-way and road improvements shall be provided, as required by the Saint Louis County Department of Transportation and the City of Chesterfield.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or St. Louis County 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 entrance onto public right of way. 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 St. Louis County 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 seventy-two (72) 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, 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 an adequate piped system. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
2. Water Quality Features are to be provided as required by the Metropolitan Saint Louis Sewer District. The location and types of storm water management facilities shall be identified on all Site Development Plans and Improvement Plans and must be approved 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 developer shall be responsible for construction of any required storm water improvements per the Chesterfield Valley Master Storm Water Plan, as applicable, and shall coordinate with the owners of the properties affected by construction of the required improvements. In the event that the ultimate required improvements cannot be

- constructed concurrently with this development, the developer shall provide interim drainage facilities and establish sufficient escrows as guarantee of future construction of the required improvements, including removal of interim facilities. Interim facilities shall be sized to handle runoff from the 100-year, 24-hour storm event as produced by the Master Storm Water Plan model. The interim facilities shall provide positive drainage and may include a temporary pump station, if necessary. Interim facilities shall be removed promptly after the permanent storm water improvements are constructed.
5. The developer may elect to propose alternate geometry, size and/or type of storm water improvements that are functionally equivalent to the required improvements per the Chesterfield Valley Master Storm Water Plan. Functional equivalence is said to be achieved when, as determined by the Public Works Director, the alternate proposal provides the same hydraulic function, connectivity, and system-wide benefits without adversely affecting any of the following: water surface profiles at any location outside the development; future capital expenditures; maintenance obligations; equipment needs; frequency of maintenance; and probability of malfunction. The City will consider, but is not obligated to accept, the developer's alternate plans. If the Public Works Director determines that the developer's proposal may be functionally equivalent to the Chesterfield Valley Master Storm Water Plan improvements, hydraulic routing calculations will be performed to make a final determination of functional equivalence. The Director will consider the developer's proposal, but is not obligated to have the hydraulic analysis performed if any of the other criteria regarding functional equivalence will not be met. The hydraulic routing calculations regarding functional equivalence may be performed by a consultant retained by the City of Chesterfield. The developer shall be responsible for all costs related to consideration of an alternate proposal, which shall include any costs related to work performed by the consultant.
 6. The developer shall provide all necessary Chesterfield Valley Storm Water Easements to accommodate future construction of the Chesterfield Valley Master Storm Water Plan improvements, and depict any and all Chesterfield Valley Master Storm Water Plan improvements on the Site Development Plan(s) and Improvement Plans. Maintenance of the required storm water improvements shall be the responsibility of the property owner unless otherwise noted.
 7. All Chesterfield Valley Master Storm Water Plan improvements, as applicable, shall be operational prior to the paving of any driveways or parking areas unless otherwise approved.

N. SANITARY SEWER

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

O. GEOTECHNICAL REPORT

Prior to Site Development Plan approval, the developer shall provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the City of Chesterfield. 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. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.
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 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 City of Chesterfield and Saint Louis County Department of Transportation. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
4. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.
5. If any development in, or alteration of, the floodplain is proposed, the developer shall submit 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. All new roads within and adjacent to this site shall be constructed at least one (1) foot above the base flood elevation of the Special Flood Hazard Area. Improvements to existing roadways shall be required as necessary to provide at least one access route to each lot that is at least one (1) foot above the base flood elevation. Consult Article 5 of the Unified Development Code for specific requirements for specific requirements.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT PLANS

- A.** The developer shall submit a Site Development Plan within eighteen (18) months of City Council approval of the change of zoning.
- B.** Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- C.** 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.
- D.** Where due cause is shown by the developer, the City Council may extend the period to submit a 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 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 CONTRIBUTIONS

Traffic generation assessment contributions shall be deposited with Saint 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. ROAD IMPROVEMENTS

1. The developer shall be required to contribute a Traffic Generation Assessment (TGA) to the Chesterfield Valley Trust Fund (No. 556). This contribution shall not exceed an amount established by multiplying the required parking spaces by the following rate schedule:

<u>Type of Development</u>	<u>Required Contribution</u>
General Retail	\$2,319.85/parking space
General Office	\$773.24/parking space

(Parking Space as required by the site-specific ordinance.)

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

If a portion of the improvements required herein are needed to provide for the safety of the traveling public, their completion as a part of this development is mandatory.

Allowable credits for required roadway improvements will be awarded as directed by the 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 St. 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, St. 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 \$915.62 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 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, 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 Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on \$2,905.08 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 St. 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, 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 Saint Louis Sewer District as required by the District.

E. TRAFFIC GENERATION ASSESSMENT RATES

1. The amount of all required contributions for roadway, storm water and primary water line improvements, if not submitted by January 1, 2020, 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.
2. Prior to Special Use Permit issuance by the Saint Louis County Department of Transportation, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, must be established with the Saint Louis County Department of Transportation to guarantee completion of the required roadway improvements.

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.

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.



May 15, 2019

Via Email(astanislav@chesterfield.mo.us / jwyse@chesterfield.mo.us & Hand Delivery)

City of Chesterfield
690 Chesterfield Pkwy W,
Chesterfield, MO 63017

Attention: Mr. Justin Wyse – Director of Community Development
Mr. Andrew Stanislav – Project Planner

Re: P.Z. 09-2018 18633 Olive Street Road (Herman & Connie Grimes).
(Stock Project No. 218-6387)

Dear Justin & Andrew,

Pursuant to our meeting on April 26, 2019, following the Planning Commission meeting on 4/22/19, we are pleased to offer the following additional information.

- 1.) We have field located the Marathon pipeline, by surveying three (3) markers which exist on the southside of Olive St. Road, the northside of Olive St. Road and on their structure within the site. In addition, numerous paint markings & flags located on the Marathon Pipeline Property. The attached Preliminary Plan includes photos of the Pipeline Markers & the location of the Gas Main, in "Green"

The Existing Pipeline from the proposed building will be approximately 41 feet. (See Preliminary Plan)

- 2.) The proposed building location has been slid east to provide a fifteen (15) foot setback from the West Property line which is contiguous to the Marathon Pipeline Property. The proposed building separation from existing residences to the west is approximately 160 feet and from the east is approximately 189 feet. This compares to BlueValley Future Building of approximately 110 feet from the Residence.
- 3.) Regarding comparison in height of buildings and number of uses requested in our petition, the following is a comparison to the three (3) adjoining Planned Developments

	Current Petition P.Z. 09-2018	(Stock JN 3652) BlueValley Ord. No. 2805	(Stock JN. 3923, 4080, 6221) Spirit Valley Business Park Ord. No. 3002	(Stock JN 5262,) 1826 Olive St. Rd. Ord. No. 2818
1.)Height	40 ft. Except Hotel 65 ft.	4 Stories / 65 Feet Plus 3 Parcels 6 Stories / 75 Feet	40 Ft. Except Lots 8 & 9B, 65 Ft.	40 Ft.
2.)Permitted Uses	23	54	104	57

4.) **Architecture:**

Attached are photos of several buildings within the BlueValley Development: Burlington, BP Gas, Cavender’s, Town Place Suites, Premium Outlet at Blue Valley. In addition, photos of numerous buildings within the Spirit Valley Business Park. The proposed architecture for this petition would mimic the existing Architecture on the East & South Sides of this development.

- 5.) Our Preliminary Plan shows the existing remaining residences to the East & West. The Scott and Kurt Rombach Residence which is located on the subject property would be demolished once the purchaser closes with the Rombach’s.
- 6.) This petition “as reflected” on the Preliminary Plan furthers the goals & objectives of the City’s Comprehensive Plan by Constructing Public Road & Public Stormwater Infrastructure Improvements. Similar to the Blue Valley Development this project incorporates the extension of Blue Valley Ave. (East-West) and the Master Drainage Channel (East-West).

Along with this exhibit are the approved Concept Plans and Preliminary Plan associated with Ordinances 2805, 2818, & 3002. These drawings are included to demonstrate consistency with future building locations relative existing residence and building location relative to the Marathon Pipeline. Lastly, they show consistency with the Road & Stormwaters Improvements previously described.

7.) **Proposed Use:**

The only issue before the Planning & Zoning Commission at this point is whether or not to rezone this area to PC. As staff has acknowledged, such a rezoning is much more consistent with the Comprehensive Plan than the current zoning. The current owners of the site, Scott Rombach and Kurt Rombach, are in full support, as reflected in the attached letters.

The Commission will have the opportunity after this rezoning to separately review and approve the proposed site plan, but in the interest of transparency, the Applicant at this time envisions two potential uses: hotel or a new corporate headquarters for its drain cleaning business. If the hotel is the ultimate use, the Applicant requests a 65’ height limitation; if the headquarters is the ultimate use, the Applicant has no problem with a 40’ height limitation.

The Applicant acknowledges that certain members of the Commission expressed concerns with

the latter, corporate headquarters proposal. It is very important to the Applicant to convey the fact that should the corporate headquarters option be the ultimate use, the construction will be first-class, consistent with adjacent architecture, and worthy of being located in the City of Chesterfield. With respect to this potential use, the Applicant envisions that, generally, only a receptionist type person would be on site at the subject property. This person would take calls/dispatch service technicians from their houses for sewer or drain cleaning work. The service technician would likely first visit the project site, assess the situation and needed equipment, and then retrieve the sewer or drain cleaning equipment in need from the headquarters or address the situation with the equipment on their work trucks (**maintained at their residences rather than the subject property**).

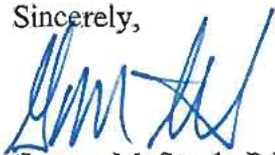
No retail sales would occur at the subject property and no repair service would occur at the subject property. The equipment used by the service technician would not be warehoused (i.e. permanently stored without active use) at the subject property, but rather used in the course of the services as dispatched per the description above. **Trucks would not be stored outside the building or cleaned on site, and the Applicant has no problem with an express limitation to this effect.**

Hopefully, the above Narrative along with supplemental Drawings, Adjoining Property Ordinances, & Photo information address the questions raised by the Planning Commission.

Lastly, we have enclosed letters of support from Scott and Kurt Rombach who are the owners and sellers of the subject property.

Should you have any questions or comments please do not hesitate to call.

Sincerely,



George M. Stock, P.E.
President

Enclosures

CC: Mr. Chuck Hulse, P.E., PLS (Charles.hulse@stockassoc.com) w/attachments
Mrs. Kate Stock-Gitto, E.I. (kate.gitto@stockassoc.com) w/ attachments
Mr. Michael Daming (mdaming@wasingerdaming.com) w/attachments
Mrs. Connie Grimes (cg@grimestax.com) w/attachments

LEVINA BOONE PROJECT NARRATIVE

Our proposal is to invest in the property 18633 Olive Street Road, which contains 3.1 +/- acres, and then market the property to appropriate investors. We would keep the architecture to blend nicely with the existing outlet mall, which is located near this acreage.

The proposed uses for the property are:

- Commercial Service Facility
- Grocery, community
- Grocery, neighborhood
- Office, general
- Office - medical
- Bakery
- Brewpub
- Coffee Shop, drive-through
- Filling station and convenience store with pump stations
- Laboratory - Professional Scientific
- Professional & Technical Service Facility
- Recreation facility
- Research Laboratory Facility
- Restaurant sit down
- Restaurant fast food
- Retail sales establishment-community
- Retail sales establishment-neighborhood
- Retail sales establishment-regional
- Drugstore and pharmacy with drive-through
- Financial institution with drive through
- Hotel and motel
- Hotel and motel, extended stay
- Warehouse, general

We want to do an environmental clean-up of the gas tank and pump located on the property as soon as closing, as well as proper disposal of the asbestos in the home, if any. We are also aware of the Chesterfield Tree Manual, and the Tree Stand Delineation requirement. We have four trees and have already been in contact with an arborist to do an evaluation of these trees. We have also been made aware of TownPlace Suites, and the trees that will line Olive Street Road on their property, and will conform to that standard.

We are not requesting any variations or exceptions from the requirement of the zoning ordinances. We are assuming that the neighboring homes are not considered in a residential district, as they are also zoned NU.

We are aware of the 50' easement for flood control, and it is our understanding that could be shared with the adjoining property. We are also aware of the request of the City of Chesterfield to extend connecting roadways through our property, and have hired George Stock and Associates to analyze the property, and put forward a plan that would be consistent with neighboring properties and the City of Chesterfield.

Hours of Operation: Unrestricted (Except Retail Sales Limited to 7:00 AM to 11:00 PM)

No proposed outside storage of materials and goods.

Commercial Vehicles will not be parked outside overnight.

Proposed Design Standards:

F.A.R. 0.55 MAX

Maximum Building Ht. 65 feet

Open Space: 35% Min.

Proposed Setbacks:

Parking/Access Drives:

30' from Olive Street Rd

15' from Blue Valley Avenue

10' from North/South Street

15' from West property line

Building:

50' from Olive Street Rd

15' from Blue Valley Avenue

10' from North/South Street

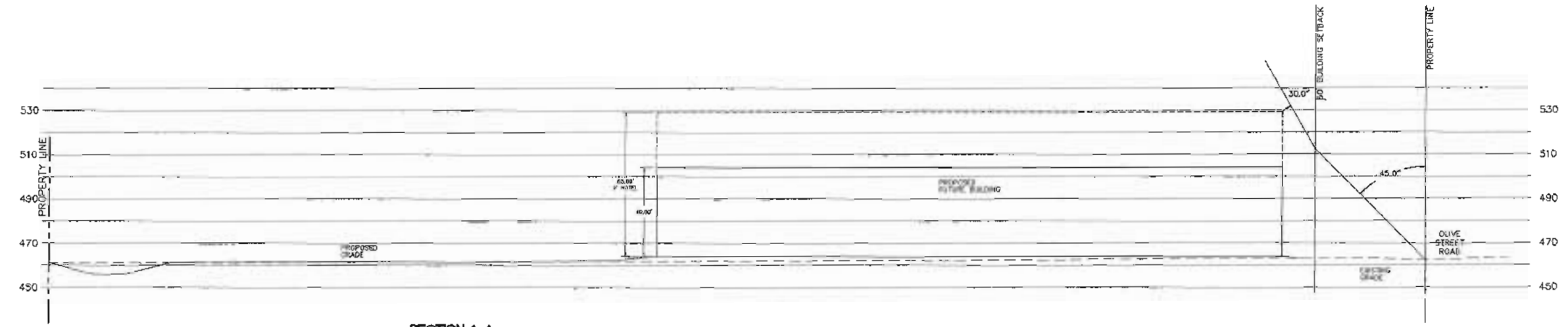
15' from West property line

TREE STAND DELINEATION REPORT
18633 Olive Street Road
Chesterfield Mo 63005

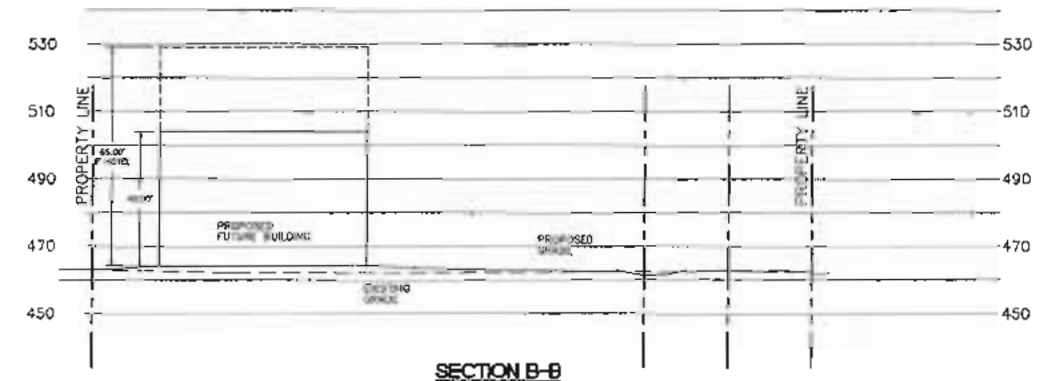
Prepared by:
Zachary D Hall
ISA Certified Arborist
MW-4833 A

SPECIMEN TREE

No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Condition Comments
A	Silver Maple	<i>Acer saccharinum</i>	180	Poor	Topped, Severe Decay Through Out Branch Wood
B	Silver Maple	<i>Acer saccharinum</i>	120	Fair	Topped, Decay Through Out Branch Wood
C	Sycamore	<i>Platanus occidentalis</i>	142	Poor	Topped, 40-50% Decline
D	Redbud	<i>Cercis canadensis</i>	32,25,29	Fair	Codominant Stems, 10-15% Decline



SECTION A-A
 SCALE: 1"=20'



SECTION B-B
 SCALE: 1"=20'

PRELIMINARY PLAN FOR
18633 OLIVE STREET ROAD
 18633 OLIVE STREET ROAD
 CHESTERFIELD, MISSOURI



REVISIONS:

1	11/25/15	ISSUED FOR PERMITS
2	12/15/15	ISSUED FOR PERMITS
3	1/20/16	ISSUED FOR PERMITS
4	1/20/16	ISSUED FOR PERMITS
5	1/20/16	ISSUED FOR PERMITS
6	1/20/16	ISSUED FOR PERMITS
7	1/20/16	ISSUED FOR PERMITS

DATE	BY	DATE	BY
07/15/2016	218-8387	07/15/2016	218-8387
11/25/15	218-8387	11/25/15	218-8387
12/15/15	218-8387	12/15/15	218-8387
1/20/16	218-8387	1/20/16	218-8387
1/20/16	218-8387	1/20/16	218-8387
1/20/16	218-8387	1/20/16	218-8387
1/20/16	218-8387	1/20/16	218-8387

PRELIMINARY
 SITE SECTIONS

**LETTERS FROM PROPERTY
OWNERS:**

- 1.) SCOTT ROMBACH 12/4/18**
- 2.) KURT ROMBACH 12/5/18**

December 4 2018.

My name is Scott Rombach.

My brother and I are co-owners
of the Rombach farm property at
18751 Olive Street Road, Chesterfield, Mo.
63005. We are in favor of the
rezoning of the 3 acre property
being purchased by Herman and
Connie Grimes at 18635 Olive Street
Road, Chesterfield, Mo. 63005

Scott Rombach

12-6-18 Not Notary

12-5-18

My name is Kurt Romach. My brother Scott and I are co-owners of a portion of the farm property located at 18751 Olive Street Rd, Chesterfield 63005. I am in favor of the rezoning of the three acre property located at 18633 Olive Street Rd, Chesterfield 63005.

12-6-18 Kurt Romach

**A.) PHOTOS (5/14/19) OF
MARATHON PIPELINE MARKER**

SOUTHSIDE of olive

SPN 6387 Field Date 5-14-19

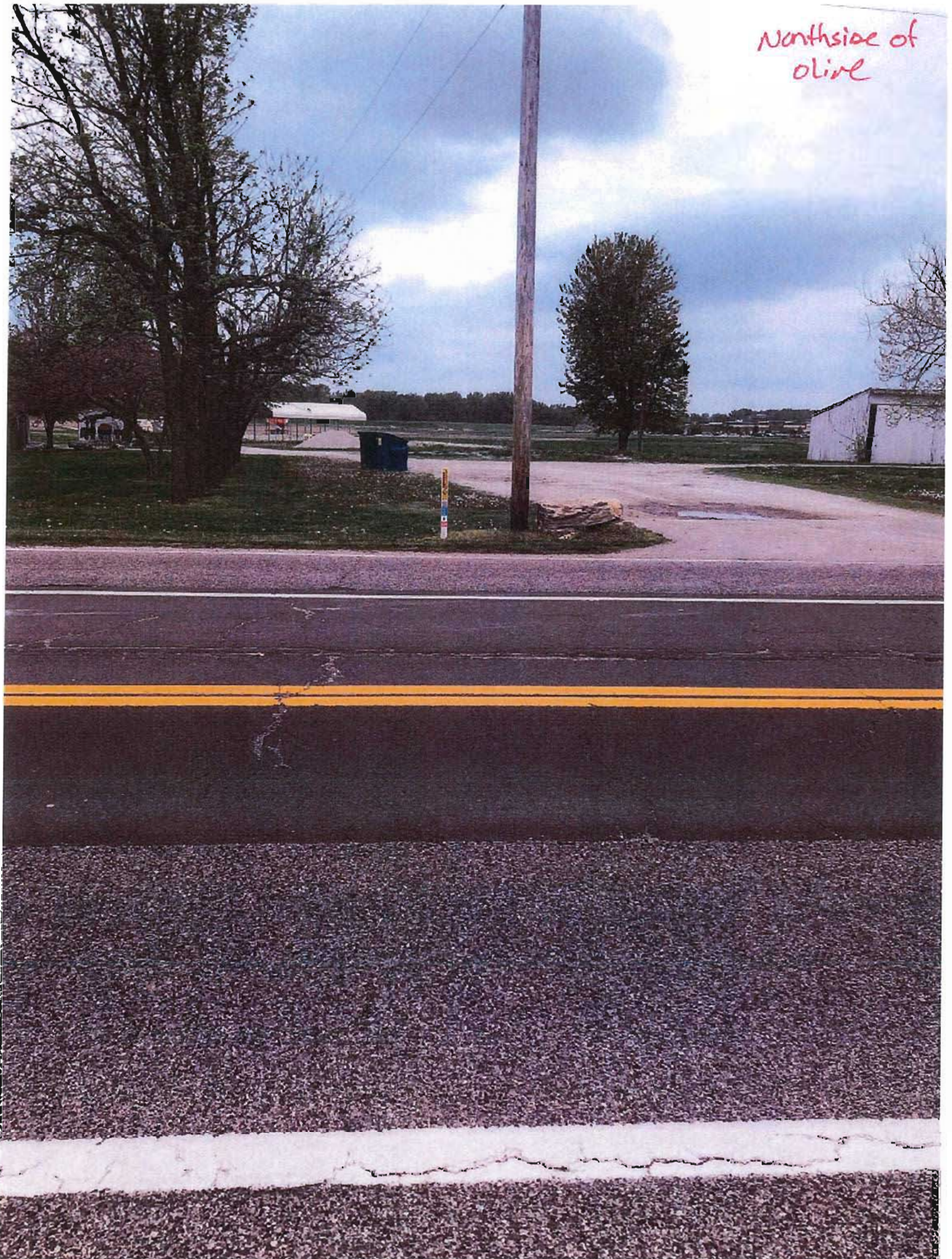
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Nonthside of
olive



NORTHSIDE of olive

SPN 6387 Field Date 5-14-19

IMG_6165.jpg



IMG_6166.jpg



IMG_6163.jpg



IMG_6164.jpg



SPN 6387 Field Date 5-14-19

IMG_6171.jpg



IMG_6169.jpg



IMG_6170.jpg





DANGER - NO SMOKING

TRES
ACCESS TO THIS AREA IS RESTRICTED
DANGER - NO SMOKING
PHOTOGRAPHY AND RECORDING IS PROHIBITED
AREA IS SUBJECT TO CLOSURE WITHOUT NOTICE
TO REPORT CALL 1-800-452-7000

**B.) BLUEVALLEY DEVELOPMENT
ORD. NO 2805
-PERMITTED USES
- HEIGHT
- CONCEPT PLAN
- PHOTOS**

BLUE VALLEY

ORD.
2805

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. Administrative office for educational or religious facility
- b. Amusement park
- c. Animal grooming service
- d. Arena and stadium
- e. Art gallery
- f. Art studio
- g. Auditorium
- h. Automatic vending facility
- i. Automobile sales, new
- j. Automobile sales, used
- k. Automotive retail supply
- l. Bakery
- m. Bar
- n. Barber or beauty shop
- o. Botanical garden
- p. Bowling center
- q. Brewpub
- r. Broadcasting studio
- s. Cafeteria for employees and guests only
- t. Car wash
- u. Car wash, self service
- v. Cemetery
- w. Check cashing facility
- x. Church and other place of worship
- y. Club
- z. Coffee shop
- aa. Coffee shop, drive-thru
- bb. Commercial service facility

- cc. Community center
- dd. Day care center, adult
- ee. Day care center, child
- ff. Device for energy generation
- gg. Donation collection bin
- hh. Drug store and pharmacy
- ii. Drug store and pharmacy, drive-thru
- jj. Dry cleaning establishment
- kk. Dry cleaning establishment, drive-thru
- ll. Dwelling, employee
- mm. Education facility- specialized private schools
- nn. Education facility- vocational school
- oo. Educational facility- college/university
- pp. Educational facility- kindergarten or nursery school
- qq. Fairground
- rr. Farmers market
- ss. Filling station and convenience store with pump stations
- tt. Film drop-off and pick-up station
- uu. Film processing plant
- vv. Financial institution
- ww. Financial institution, drive-thru
- xx. Golf course
- yy. Grocery- community
- zz. Grocery- neighborhood
- aaa. Grocery- supercenter
- bbb. Gymnasium
- ccc. Heliport- public and private
- ddd. Hospice
- eee. Hospital
- fff. Hotel and motel
- ggg. Hotel and motel, extended stay
- hhh. Individual sewage treatment facility
- iii. Kennel, boarding
- jjj. Laundromat
- kkk. Library

- lll. Local public utility facility- over 60 feet in height
- mmm. Lodge
- nnn. Mortuary
- ooo. Museum
- ppp. Newspaper stand
- qqq. Nursing home
- rrr. Office, dental
- sss. Office, general
- ttt. Office, medical
- uuu. Oil change facility
- vvv. Park
- www. Parking area, including garages, for automobiles
- xxx. Professional and technical service facility
- yyy. Public safety facility
- zzz. Reading room
- aaaa. Recreation facility
- bbbb. Research facility
- cccc. Restaurant, fast food
- dddd. Restaurant, outdoor customer dining area
- eeee. Restaurant, sit down
- ffff. Restaurant, take out
- gggg. Restaurant, with drive-thru window
- hhhh. Retail sales establishment, community
- iiii. Retail sales establishment, neighborhood
- jjjj. Retail sales establishment, regional
- kkkk. Retail sales, outdoor
- lll. Riding stable
- mmmm. Sales yard operated by a church, school, or other not for profit organization
- nnnn. Satellite dish
- oooo. Tackle and bait shop
- pppp. Tattoo parlór / body piercing studio
- qqqq. Telecommunications structure
- rrrr. Telecommunications tower or facility
- ssss. Theater, indoor

- tttt. Theater, outdoor
- uuuu. Transit transfer station
- vvvv. Union halls and hiring halls
- wwww. Vehicle repair and services facility
- xxxx. Veterinary clinic
- yyyy. Zoological garden
- zzzz. Light Industrial Type Uses: Laboratory—Professional, scientific.

2. The above uses in the "PC" Planned Commercial District shall be restricted as follows:

- a. Outdoor sales shall be limited to an aggregate area not to exceed twenty percent (20%) of the total development to be shown on all Site Plans and must not be visible from roadways exterior to the development.
- b. A maximum of seven (7) drive-thru or drive-up facilities shall be permitted for this development with a maximum of two (2) such uses per building.
- c. Review of the impact on traffic and site circulation by assembly-type uses, i.e. uses d., g., oo., and ssss., will be conducted prior to approval of any Site Development Plan or Site Development Section Plan for the site.
- d. A maximum of two (2) lots in the development shall be developed with use ss.

3. Hours of Operation.

- a. Hours of operation for this "PC" District shall not be restricted.

4. Ancillary uses for the above referenced permitted uses shall be as follows:

- a. Associated work and storage areas required by a business, firm, or service to carry on business operations.
- b. Automatic vending facilities for:
 - (i) Ice and solid carbon dioxide (dry ice);
 - (ii) Beverages;
 - (iii) Confections.
- c. Cafeterias for employees and guests only.
- d. Fishing tackle and bait shops. Open storage and display are prohibited.

5. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City of Chesterfield Unified Development Code Section 06.

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

1. Floor Area

- a. Total building floor area shall not exceed 1,400,000 square feet.

2. Height

- a. The maximum height of the buildings in this development shall be four (4) stories or sixty-five (65) feet as measured from existing grade, whichever is less; with the exception that three (3) parcels shall be permitted to maintain a maximum height of six (6) stories or seventy-five (75) feet as measured from existing grade, whichever is less.

3. Building Requirements

- a. A minimum of thirty percent (30%) open space is required for this development.

The developer shall construct a one half (1/2) acre park which shall be maintained and operated by the land developer. Said park is to be located in the southern portion of the site along Olive Street Road and shall include the forty seven (47) inch Pecan Tree as shown on the Tree Stand Delineation. Specifics regarding the park design shall be provided during site development plan review.

- 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. Fifty (50) feet from the right-of-way of Olive Street Road on the southern boundary of the "PC" Planned Commercial District.
- b. Structures which are six (6) stories in height shall be no closer than three hundred (300) feet from the right-of-way of Olive Street Road.
- c. One hundred (100) feet from the northern boundary of the "PC" District N34°00'30"E.
- d. Thirty (30) feet from the eastern boundary of the "PC" District.
- e. Twenty (20) feet from any interior road.
- f. Structures exceeding thirty (30) feet in height which adjoin "NU" Non-Urban, "PS" Park and Scenic or an "R" Residence District shall be set back an additional one (1) foot for every two (2) feet in height above thirty (30) feet.
- g. Structures which are six (6) stories in height shall be no closer than one hundred fifty (150) feet from the paved portion of I-64.













**C.) SIMON WOODS DEVELOPMENT
ORD. NO 2813
1826 OLIVE ST. ROAD
- PERMITTED USES
- HEIGHT
-PRELIMINARY PLAN**

ORD.
2813

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this "PI" District shall be:
 - a. Administrative office for educational or religious facility.
 - b. Animal grooming service.
 - c. Automatic vending facility.
 - d. Automotive detailing shop.
 - e. Automotive retail supply.
 - f. Bakery.
 - g. Bar.
 - h. Brewery.
 - i. Brewpub.
 - j. Broadcasting studio.
 - k. Car wash.
 - l. Car wash, industrial.
 - m. Car wash, self-service.
 - n. Check cashing facility.
 - o. Club.
 - p. Commercial service facility.
 - q. Cultivation and sale of plant crops, commercial vegetable and flower gardening as well as plant nurseries and greenhouses.
 - r. Day care center, adult.
 - s. Day care center, child.
 - t. Dry cleaning establishment.
 - u. Dry cleaning establishment, drive-thru.
 - v. Educational Facility - Specialized private schools.
 - w. Educational Facility - Vocational school.

- x. Educational Facility - Vocational school, outdoor training.
- y. Farmers market.
- z. Filling station and convenience store with pump stations.
- aa. Financial institution.
- bb. Financial Institution, drive-thru.
- cc. Gymnasium.
- dd. Industrial sales, service, and storage.
- ee. Kennel, boarding.
- ff. Kennel, private.
- gg. Laboratories – professional, scientific.
- hh. Laundromat.
- ii. Local public utility facility.
- jj. Lodge.
- kk. Mail order sale warehouse.
- ll. Manufacturing, fabrication, assembly, processing, or packaging facility.
- mm. Office, dental.
- nn. Office, general.
- oo. Office, medical.
- pp. Oil change facility.
- qq. Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facility.
- rr. Professional and technical service facility.
- ss. Public safety facility.
- tt. Research facility.
- uu. Restaurant, fast food.
- vv. Restaurant, take out.
- ww. Self-storage facility.
- xx. Sheet metal shop.
- yy. Shooting range, indoor.
- zz. Substance abuse facilities-outpatient.
- aaa. Substance abuse facilities-inpatient.

- bbb. Trucks, trailers, construction equipment, agricultural equipment sales, rental, leasing, outdoor storage.
 - ccc. Vehicle repair and services facility.
 - ddd. Veterinary clinic.
 - eee. Warehouse, general.
2. All permitted uses in this "PI" District that include outdoor storage and/or outdoor activity shall be adequately screened as required by the City of Chesterfield.
 3. Hours of Operation
 - a. Hours of operation for all uses in this "PI" District shall be limited to 7:00 AM to 11:00 PM.
 - b. All deliveries and trash pick-ups shall be limited to 7:00 AM to 11:00 PM.

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

1. HEIGHT

- a. The maximum height of the buildings, exclusive of roof screening, shall not exceed forty (40) feet.

2. BUILDING REQUIREMENTS

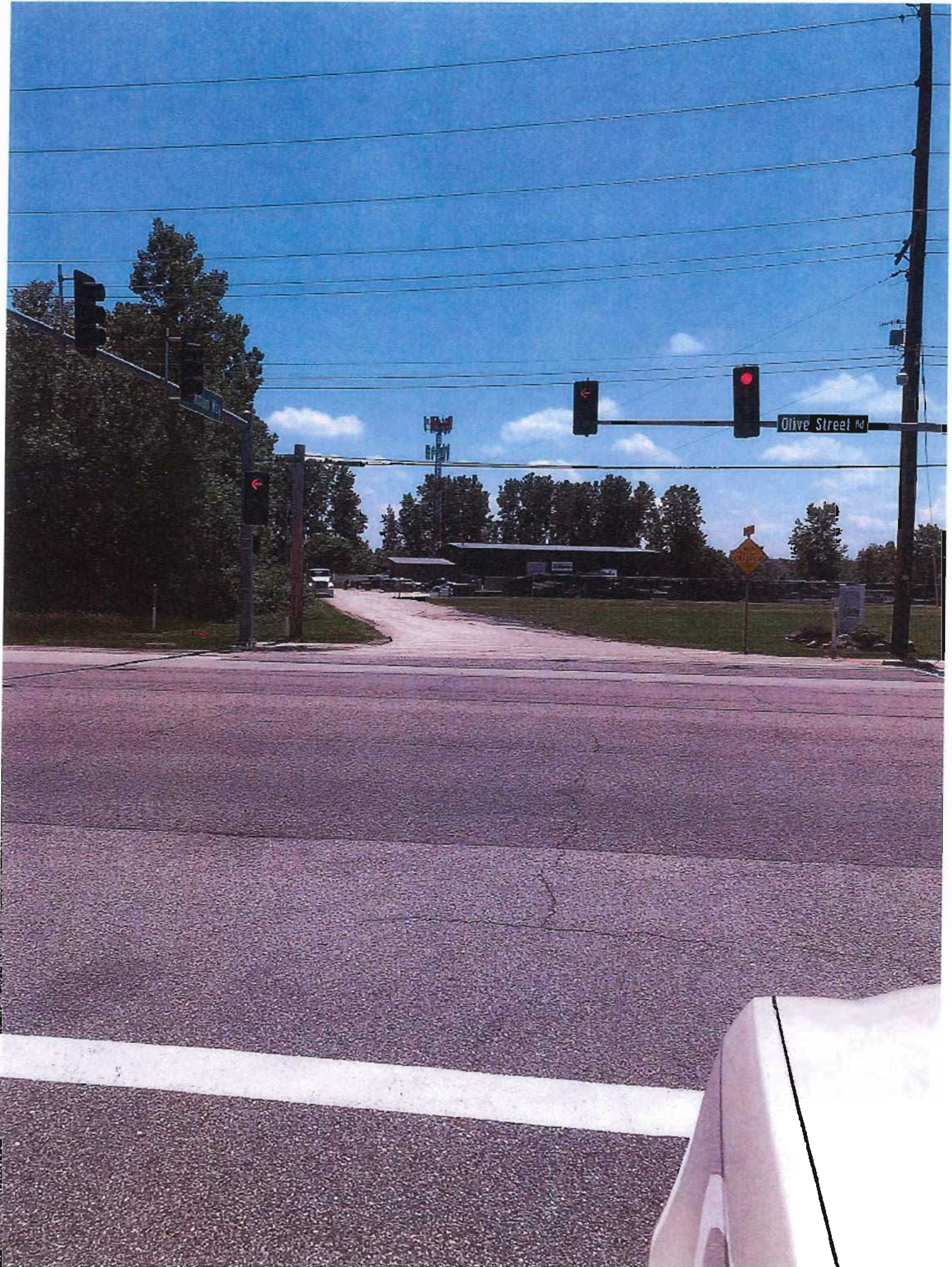
- a. A minimum of thirty percent (30%) openspace will be required for this development.

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. Fifty (50) feet from the right-of-way of Olive Street Road.
- b. Fifty (50) feet from the eastern boundary of this district.
- c. Fifty (50) feet from the southern boundary of this district.
- d. Twenty (20) feet from the western boundary of this district.



**D.) SPIRIT VALLEY BUSINESS PARK
ORD. NO 3002
- PERMITTED USES
- HEIGHT
- PRELIMINARY PLAN & CONCEPT
PLAN**

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 "P1" District shall be:
 - a. Animal hospitals, veterinary clinics, and kennels.
 - b. Meat packing facilities.
 - c. Broadcasting studios for radio and television.
 - d. Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications.
 - e. Business, professional, and technical training schools.
 - f. Business service establishments.
 - g. Cafeterias for employees and guests only.
 - h. Churches shall be allowed on tracts of land of at least one (1) acre in size.
 - i. Financial institutions.
 - j. Filling stations, including emergency towing and repair services.
 - k. Gymnasiums, indoor swimming pools, indoor handball and racquetball courts (public or private), and indoor and unlighted outdoor tennis courts (public or private).
 - l. Storage and charter of boats on land, repair facilities for boats, and sale of fuel and other supplies for marine use.
 - m. Highway department garages.
 - n. Hotels and motels.
 - o. Laundries and dry cleaning plants, not including personal and individual drop-off and pick-up service.
 - p. Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
 - (i) Adequately screened with landscaping, fencing or walls, or any combination thereof; or
 - (ii) Placed underground; or

(iii) Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted to the Planning and Development Services Division for review. No building permit or installation permit shall be issued until these plans have been approved by the Planning and Development Services Division.

- q. Mail order sale warehouses.
- r. Manufacturing, fabrication, assembly, processing, or packaging of any commodity except:
 - (i) Facilities producing or processing explosives or flammable gases or liquids;
 - (ii) Facilities for animal slaughtering or rendering;
 - (iii) Sulphur plants, rubber reclamation plants, or cement plants; and
 - (iv) Steel mills, foundries, or smelters.
- s. Medical and dental offices.
- t. Office or office buildings.
- u. Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.
- v. Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities.
- w. Police, fire, and postal stations.
- x. Printing and duplicating services.
- y. Public utility facilities.
- z. Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
- aa. Restaurants, fast food.
- bb. Restaurants, sit down.
- cc. Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles.
- dd. Sales, servicing, repairing, cleaning, renting, leasing, and necessary outdoor storage of equipment and vehicles used by business, industry, and agriculture.

- ee. Service facilities, studios, or work areas, for antique salespersons, artists, candy makers, craft persons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors. Goods and services associated with these uses may be sold or provided directly to the public on the premises.
 - ff. Storage and repair garages for public mass transit vehicles.
 - gg. Storage yards for lumber, coal, and construction materials.
 - hh. Stores, shops, markets, service facilities, and automotive vending facilities in which goods or services of any kind, including sale of motor vehicles, are being offered for sale or hire to the general public on the premises.
 - ii. Union halls and hiring halls.
 - jj. Vehicle repair facilities.
 - kk. Vehicle service centers.
 - ll. Welding, sheet metal, and blacksmith shops.
 - mm. Yards for storage of contractors' equipment, materials, and supplies, excluding junk yards and salvage yards.
 - nn. Warehousing, storage, or wholesaling of manufactured commodities.
2. The following Ancillary Uses shall be permitted:
- a. Automatic vending facilities for:
 - (i) Ice and solid carbon dioxide (dry ice);
 - (ii) Beverages;
 - (iii) Confections.
3. Hours of Operation
- a. Hours of operation are unrestricted.

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

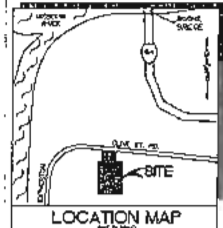
1. **HEIGHT**

- a. The maximum height of the hangars on Lots 8 & 9B shall not exceed sixty-five (65) feet.
- b. The maximum height of all other buildings, exclusive of roof screening, shall not exceed forty (40) feet.



PRELIMINARY PLAN FOR TEXT ORDINANCE AMENDMENT

TEXT ORDINANCE AMENDMENT TO ORD. 4224S (PHASE 9)
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
 ZONING P1 "PLANNED INDUSTRIAL"



Property Description

A TRACT OF LAND IN ST. LOUIS COUNTY, MISSOURI, BEING PART OF LOT 8 OF THE SUBDIVISION OF...
 (Detailed legal description of the property follows in small print.)

- A.) SITE DEVELOPMENT CONCEPT PLAN (PHASE 1)
 RECORDED 10/15/07
 PB. 352/ PGS. 752-757 ORD. #2373
 ORD. #555 REPEALED
 ORD. #2379 ON 6/7/08
- B.) SITE DEVELOPMENT CONCEPT PLAN (PHASE 2)
 RECORDED 8/30/10
 PB. 358/ PGS. 292-297 ORD. #2413
- C.) AMENDED SITE DEVELOPMENT CONCEPT PLAN (PHASE 1 - EXCLUDING PHASE 2 PARK)
 RECORDED 12/15/13
 PB. 361/ PGS. 333-338

PREPARED BY
STORCK & ASSOCIATES
 Consulting Engineers, Inc.
 2214 W. WILSON
 ST. LOUIS, MISSOURI 63103
 (314) 434-3000

PRELIMINARY PLAN FOR:
SPIRIT VALLEY BUSINESS PARK
 OLIVE STREET ROAD
 CHESTERFIELD, MISSOURI, 63005



REVISIONS:

NO.	DATE	DESCRIPTION
1	12/15/13	ISSUE FOR PERMIT

PRELIMINARY PLAN
 C1.0

Associated w/ Ordinance 3002



RECORDED
 12/11/09

6221

STOCK PROJ.
200-8068

753
P.B. 355
PLS. 753-757

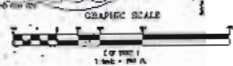
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STUDY 1407
204-5423.1

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STOCK PROJ.
200-2211

STOCK PROJ.
200-2211

STOCK PROJ.
204-3423.2



- ▲ 08/28/07 - REVIEWED FOR CITY COMMENTS
- ▲ 09/12/07 - REVIEWED FOR CITY COMMENTS
- ▲ 09/27/07 - REVIEWED FOR CITY COMMENTS
- ▲ 01/27/07 - REVIEWED FOR CITY COMMENTS
- ▲ 07/26/07 - REVIEWED FOR CITY AND USE COMMENTS

SITE DEVELOPMENT CONCEPT PLAN
SPIRIT VALLEY BUSINESS PARK

STOCK & ASSOCIATES
Consulting Engineers, Inc.

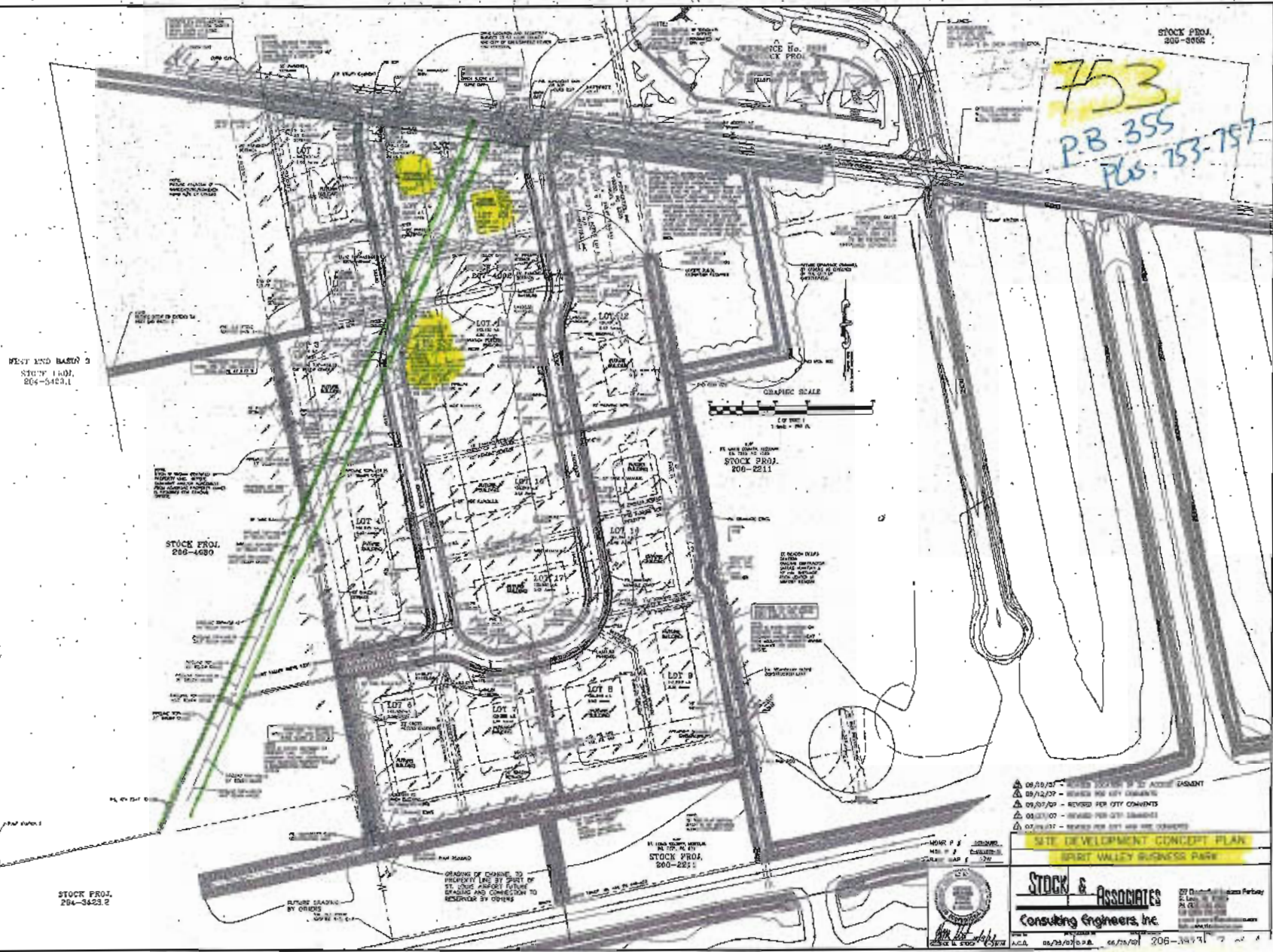


207 East 1000 South
Salt Lake City, UT 84143
Phone: 313-333-3333
Fax: 313-333-3333
www.stockandassociates.com

DATE: 06/28/07 08:46:17 AM 200-3423.2

GRADING OF CORNER TO
PROPERTY LINE BY SURVEY OF
ST. JOHN AIRPORT FUTURE
GRADING AND CONNECTION TO
RESERVED BY OTHERS

FUTURE GRADING
BY OTHERS













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