

Memorandum
Department of Planning



To: Planning and Public Works Committee
From: Chris Dietz, Planner *CD*
Date: July 23, 2020

RE: **P.Z. 04-2020 234 Chesterfield Industrial Boulevard (Success Promotions)**: A request for a zoning map amendment from the “M3” Planned Industrial District to the “PI” Planned Industrial District for a tract of land totaling 1.212 acres located on the east side of Chesterfield Industrial Boulevard, south of its intersection with Edison Avenue (18U430158).

Summary

Stock and Associates, Inc., on behalf of Success Promotions, has submitted a Change of Zoning Petition for 234 Chesterfield Industrial Boulevard. The petition requests a Change of Zoning from an “M3”—Planned Industrial District to a “PI”—Planned Industrial District. The purpose of this request is to create a new Planned Industrial District with an updated set of permitted uses. The applicants’ intent is to purchase the existing building at 234 Chesterfield Industrial Boulevard to accommodate an office user.

A Public Hearing was held on June 22, 2020, with general discussion regarding the following three uses in terms of the definitions of the uses and whether they are appropriate for the site:

1. Sales Yard Operated by a Church, School or Other Not-for-Profit Organization
2. Yard for Storage of Contractors’ Equipment, Materials and Supplies

On June 22, 2020, the Planning Commission approved this Change of Zoning by a vote of 8 to 0 with the condition that the uses above be removed. The *Commercial Service Facility* use was discussed and no motion was made to include the use.

Attached to this report, please find a copy of the June 22, 2020 Staff Report, Attachment A, Narrative Statement, Preliminary Development Plan, Survey and Tree Stand Delineation.

- Attachments: June 22, 2020 Staff Report
Attachment A
Narrative Statement
Preliminary Development Plan
Survey
Tree Stand Delineation



Figure 1: Subject Site Aerial




IV.A. VIII.B.

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Planning Commission Public Hearing & Vote Report

Project Type: Change of Zoning Petition

Meeting Date: June 22, 2020

From: Chris Dietz, Planner 

Location: 234 Chesterfield Industrial Boulevard

Description: **P.Z. 04-2020 234 Chesterfield Industrial Boulevard (Success Promotions)**: A request for a zoning map amendment from the “M3” Planned Industrial District to the “PI” Planned Industrial District for a tract of land totaling 1.212 acres located on the east side of Chesterfield Industrial Boulevard, south of its intersection with Edison Avenue (18U430158).

PROPOSAL SUMMARY

Stock and Associates, Inc., on behalf of Success Promotions, has submitted a Change of Zoning Petition for 234 Chesterfield Industrial Boulevard. The petition requests a Zoning Map Amendment from an “M3”—Planned Industrial District to a “PI”—Planned Industrial District. The purpose of this request is to allow for the inclusion of “Office—General” into the permitted uses for the site.



Figure 1: Subject Site Aerial

HISTORY OF SUBJECT SITE

Prior to the incorporation of the City of Chesterfield, this site was rezoned from “NU” —Non-Urban District to “M3” -Planned Industrial District by St. Louis County in 1965.

In 1979, St. Louis County approved Ordinance 9,142 which gave approval for the development of Chesterfield Industrial Park. This ordinance was subsequently amended three (3) times by St. Louis County Ordinance Numbers 10,149, 10,220, and 13,781.

City Ordinance 1333 was passed in 1997 to amend St. Louis County Ordinance 13,781 to include Gymnasium as a permitted use within the Chesterfield Industrial Park subdivision. Ordinance 1333 is still the subject site’s governing ordinance today.

Previous rezonings occurred within this subdivision between 1998 and 2008, as depicted in Figure 2. Most recently, Lot 8 was rezoned from an “M3” —Planned Industrial District to a “PI” —Planned Industrial District in 2008.

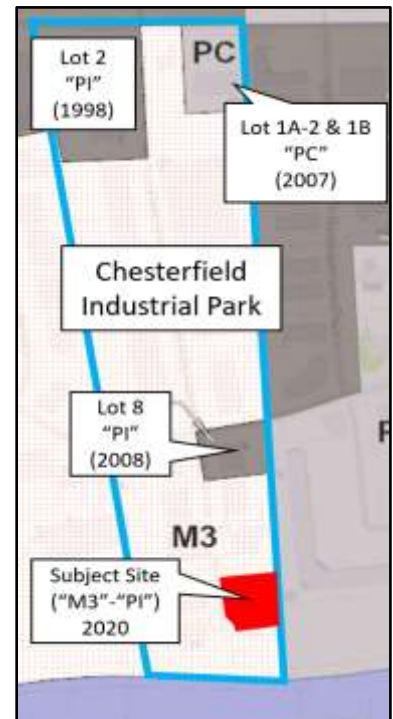


Figure 2: Chesterfield Industrial Park

LAND USE AND ZONING

The land use and zoning for the properties surrounding the subject property are as follows:

Direction	Zoning	Land Use
North	“M3” —Planned Industrial	Gymnasium
South	“M3” —Planned Industrial	Warehouse-Office
East	“PC” —Planned Commercial	Retail
West	“M3” —Planned Industrial	Warehouse-Office

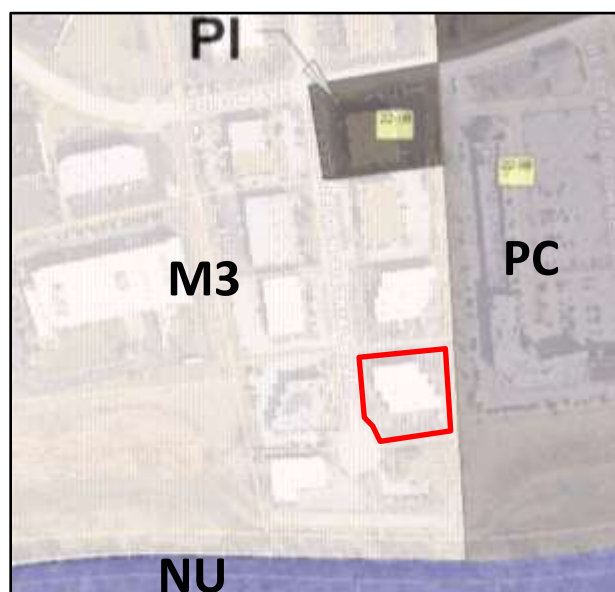


Figure 3: Zoning Map



Figure 4: Future Land Use Map

COMPREHENSIVE PLAN

The City of Chesterfield Comprehensive Land Use Map delineates the subject site within the “Mixed Use (Retail/Office/Warehouse)” land use designation. The Comprehensive Plan states that the “Mixed Use (Retail/Office/Warehouse)” designation calls for Retail, Low- and Mid-Density Office, and Office/Warehouse Facilities. Since this development is located within Chesterfield Valley, other Policies of the Comprehensive Plan apply as well:

3.5.1 Chesterfield Valley Regional Retail and Low Intensity Industry - Developments in Chesterfield Valley should 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.

3.5.2 Chesterfield Valley Airport Compatibility – Developments should adhere to land use policies in the Spirit of St. Louis Airport Noise Compatibility Program, Part 150 Study, 1987 and updates. This includes airport-compatible use zoning in Chesterfield Valley and south to Wild Horse Creek Road, Height and Hazard Zoning, and Subdivision Regulations.

6.1 Low-Intensity Industrial – Industrial development should be encouraged to adopt a similar attitude toward quality, as do residential and commercial developments. Low-intensity industrial development should be limited to Chesterfield Valley, including low-intensity industrial assembly, distribution, and research and development business parks, and corporate campuses.

STAFF ANALYSIS

Zoning

The subject site is zoned “M3” Planned Industrial District and is governed under the terms and conditions of City of Chesterfield Ordinance 1333. Currently, this “M3”—Planned Industrial District restricts the “Office” use to no more than 50% of the gross floor space of the building. The applicant intends for 84% of the building to be dedicated to office space and the other 16% for warehouse use. Therefore, rezoning out of the “M3” District would be required for such “Office” use. The “PI”—Planned Industrial District allows “Office—General” as a permitted use, as listed in the Unified Development Code. In total, thirty-four (34) permitted uses are being requested as part of this petition, all of which are permitted in the “PI”—Planned Industrial District. However, some existing permitted uses in this “M3” District would be removed as part of this petition. There are also several new uses that would be introduced with this rezoning that were not permitted with the “M3” District. A list of each of these uses is shown below.

Existing Uses Being Removed

- Incinerator
- Railroad Switching Yard
- Terminals for Trucks, Buses, Rail and Watercraft
- Towed Vehicle Storage Yards, wherein no individual vehicle may be stored for a period exceeding ninety (90) days, and involving no auto repair and no salvage or sale of automobile parts. A ten-foot high sight-proof fence shall be provided along all limits of the property.
- Welding Shops

New Uses Currently Not Permitted In This M3 District

- Administrative offices for educational or religious institutions.
- Church or Other Place of Worship
- Sales yard Operated by a Church, School or other Not-for-Profit Organization
- Union halls and hiring halls
- Office-Dental
- Office-General
- Office-Medical
- Bakery
- Automotive Retail Supply
- Animal Grooming Service
- Day-Care Center
- Financial institution, No Drive-Through
- Kennel, Boarding
- Kennel, Private
- Professional and Technical Service Facility
- Self-Storage Facility
- Veterinary Clinic
- Specialized Private School

A complete list of proposed uses can be found in the applicant’s Narrative Statement as well as the draft Attachment A language—both of which are attached to this report.

Preliminary Development Plan

The Preliminary Plan also details minor proposed changes to the existing site in order to comply with UDC parking requirements for office use, including 11 additional parking spaces to the site as well as changes to the elevations of the building itself. These proposed changes would be reviewed separately as an Amended Site Development Section Plan after approval of this Change of Zoning petition.

A Public Hearing further addressing the request will be held at the June 22, 2020 City of Chesterfield Planning Commission meeting. After the completion of the Public Hearing portion of the meeting, Planning Commission may choose to vote on this item if it has no outstanding issues with the request. After the vote is taken by the Planning Commission, this project will be presented before the Planning and Public Works Committee for a recommendation to City Council. Attached please find a copy of the Public Hearing Notice, Applicant’s Narrative Statement, Preliminary Development Plan, Survey, Tree Stand Delineation and a draft copy of the Attachment A for further consideration.

- Attachments:
- Public Hearing Notice
 - Project Narrative
 - Preliminary Development Plan
 - Survey
 - Tree Stand Delineation
 - Draft Attachment A

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” Planned Industrial District shall be:
 - a. Administrative offices for educational or religious institutions.
 - b. Animal grooming service.
 - c. Automotive retail supply.
 - d. Bakery.
 - e. Broadcasting studio.
 - f. Church and other places of worship.
 - g. Day-care center.
 - h. Financial institution, no drive-through.
 - i. Gymnasium.
 - j. Industrial sales, service and storage.
 - k. Kennel, boarding.
 - l. Kennel, private.
 - m. Laboratory-professional, scientific.
 - n. Mail order sales warehouse.
 - o. Manufacturing, fabrication, assembly, processing, or packing, except explosives or flammable gases or liquids.
 - p. Office-dental.
 - q. Office-general.

- r. Office-medical.
 - s. Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facility.
 - t. Postal Stations.
 - u. Professional and technical service facility.
 - v. Public building facilities owned or leased by the City of Chesterfield.
 - w. Public safety facility.
 - x. Public utility facilities.
 - y. Research laboratory and facility.
 - z. Self-storage facility.
 - aa. Specialized private school.
 - bb. Union halls and hiring halls.
 - cc. Veterinary clinic.
 - dd. Vocational school.
 - ee. Vocational school with outdoor training.
 - ff. Warehouse, general.
2. Hours of Operation.
- a. Uses “c”, “d”, “k” and “z” listed above are considered retail uses and retail sales, and said uses will be subject to hours of operation from 6:00 AM to 11:00 PM.
 - b. Hours of operation for said 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.
3. 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 all buildings, exclusive of roof screening, shall not exceed thirty-five (35) feet.
2. Building Requirements
 - a. A minimum of thirty-five percent (35%) openspace is required for 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, or flag poles will be located within the following setbacks:

 - a. Twenty (20) feet from the Chesterfield Industrial Boulevard right-of-way.
 - b. Ten (10) feet from all other property lines.
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. Fifteen (15) feet from Chesterfield Industrial Boulevard right-of-way.
 - b. Five (5) feet from all other property lines.

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

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
2. Screening of exterior storage of materials and/or equipment shall be required as directed by the City of Chesterfield.

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 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.

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall be as shown on the Preliminary Plan and restricted to the existing entrances until such time as a substantial improvement is made to the building or site layout. At that time, the points of access shall be designed in accordance with current City access management requirements.
2. 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.

3. Provide cross access easements to adjacent developments as directed by City of Chesterfield.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield. No gate installation will be permitted on public right-of-way.
2. Approval must be obtained from the City of Chesterfield for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.
2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance onto Chesterfield Industrial Boulevard. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the Missouri Department of Transportation.

L. POWER OF REVIEW

1. City Council Review of Planning Commission Decisions (Power of Review) shall apply to this development in accordance with Section 31-02-20 of the Unified Development Code.

M. STORM WATER

1. Any design plans and construction documents shall be submitted to the Monarch-Chesterfield Levee District for review. All site

improvements are subject to a Section 408 Review by the St. Louis District Corps of Engineers.

2. Formal MSD review, approval, and permits will be required.
3. The existing ten (10) foot flat bottom ditch with 3:1 side slopes along the eastern property line is a required component of the Chesterfield Valley Stormwater Master Plan and shall remain as constructed. The property owner is responsible for the maintenance of the portion of the channel on their property and coordination with owners of the adjacent properties impacted by maintenance of the channel.
4. 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.
5. Detention/retention, channel protection, and water quality measures are to be provided as required by the City of Chesterfield and the Metropolitan St. Louis Sewer District. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential developments. The location and types of storm water management facilities shall be identified on all Site Development Plans.
6. 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 and the Metropolitan St. Louis Sewer District.
7. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.

N. SANITARY SEWER

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

O. GEOTECHNICAL REPORT

1. 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.
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. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
4. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Study and 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.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

- A.** The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B.** In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.
- C.** Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- D.** Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E.** Where due cause is shown by the developer, the City Council may extend the period to submit a Site Development Concept Plan or Site Development Plan for eighteen (18) months.

III. COMMENCEMENT OF CONSTRUCTION

- A.** Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.
- B.** Where due cause is shown by the developer, the City Council may extend the period to commence construction for two (2) additional years.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

The Site Development Section 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. 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 amount of all required contributions for roadway, storm water and primary water line improvements, if not submitted by January 1, 2021, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Transportation.

A. ROADS

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

<u>Type of Development</u>	<u>Required Contribution</u>
General Office	\$777.11/parking space
Warehouse	\$1,088.04/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 Saint 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 Saint Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development shall be retained in the appropriate trust fund.
3. Road Improvement Traffic Generation Assessment contributions shall be deposited with Saint Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. If development phasing is anticipated, the developer shall provide the Traffic Generation Assessment contribution prior to the issuance of building permits for each phase of development. Funds shall be payable to Treasurer, Saint Louis County.

B. WATER MAIN

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$937.69 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

The primary water line contribution shall be deposited with the Saint Louis County Department of Transportation. The deposit shall be made before Saint Louis County approval of the Site Development Plan or Concept Plan unless otherwise directed by the Saint Louis County Department of Transportation. Funds shall be payable to Treasurer, Saint Louis County.

C. STORM WATER

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution

will be computed based on \$2,975.08 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 Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. Funds shall be payable to Treasurer, Saint Louis County.

D. SANITARY SEWER

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

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

VI. RECORDING

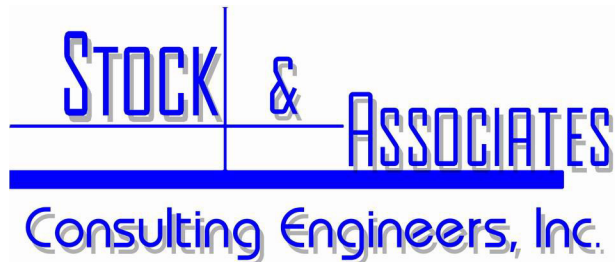
Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

VII. ENFORCEMENT

- A.** The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B.** Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C.** Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D.** Waiver of Notice of Violation per the City of Chesterfield Code.

- E.** This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

DRAFT



**PROJECT NARRATIVE ASSOCIATED WITH (P.Z. 04-2020)
A REZONING REQUEST at 234 Chesterfield Industrial Blvd.**

Date: June 3, 2020

(Stock Project No. 220-6739.1)

On behalf of “Success Promotions”, Stock & Associates Consulting Engineers Inc. respectfully requests the City of Chesterfield’s consideration in rezoning a ±1.212 Acre tract of land located at 234 Chesterfield Industrial Boulevard from “M-3” Planned Industrial District (City of Chesterfield Ord. 1333) to a “PI” – Planned Industrial District. The existing 13,110 s.f. building will be used in place and retrofitted to accommodate 84% office and 16% warehouse. The existing site-specific ordinance references uses per the M-2 District, in which “office uses” are an accessory and defined as less than 50% of the floor area. Rezoning to a “PI” district will allow “Success Promotions” to achieve their desired 84% office, 16% warehouse use. The City’s Comprehensive Plan designates this site as well as the adjacent properties to the North, South, East, and West “Mixed Use” (Retail/Office/Warehouse), which is consistent with the project request.

The existing parking lot will undergo minor modifications which include the addition of eleven (11) parking stalls, and removal of drive access leading to a couple of the overhead doors. Final decision on exterior building changes hasn’t been made at this time but the applicant is aware that such improvements are subject to a separate City of Chesterfield review process and can only begin after the change of zoning is approved.

“Success Promotions” is a 20-year-old marketing company that specializes in game day giveaways for MLB, NBA, NHL, university and branded merchandise for corporations, nightclubs, and casinos throughout the country. This business is currently located in the City of Town & Country and would like to establish as a business within the City of Chesterfield. The owners currently reside within the City of Chesterfield. We respectfully request the City’s consideration on this item. In 2008, a similar rezoning request was approved for existing building located at 202 Chesterfield Industrial Blvd., City of

257 Chesterfield Business Parkway, St. Louis, MO 63005
636.530.9100 – Main | 636.530.9130 – Fax
www.stockassoc.com | general@stockassoc.com

Chesterfield Ordinance 2431.

Design Criteria Request:

Floor Area, Height, and Building Requirements:

1. Height
 - a. The maximum height for all buildings and structures shall be thirty-five (35.0) feet.
2. Density
 - a. Maximum floor area ratio (F.A.R.) of fifty-five hundredths (0.55)
 - b. Open Space – a minimum open space of thirty-five percent (35%)

Setbacks – request to retain existing structure and parking setbacks

1. Structure Setbacks

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

 - a. Twenty (20) feet from Chesterfield Industrial Boulevard right-of-way
 - b. Ten (10) feet from all other property lines
2. Parking Setbacks

No parking stall, loading space, internal driveway, or roadway, except points of ingress and egress, will be located within the following setbacks:

 - a. Fifteen (15) feet from Chesterfield Industrial Boulevard right-of-way
 - b. Five (5) feet from all other property lines

Landscape and Tree Requirements:

1. The developer shall adhere to the Tree Manual of the City of Chesterfield Code
2. A minimum of thirty percent (30%) of any trees or wooded areas shall be maintained as protected wooded area without disturbing the roots of trees within the protected area.

Request Permitted Uses:

1. Administrative offices for educational or religious institutions
2. Church and other places of worship
3. Postal stations
4. Public building facilities owned or leased by the City of Chesterfield
5. Public safety facility
6. Sales yard operated by a church, school, or other not-for-profit organization
7. Gymnasium
8. Union halls and hiring halls
9. Office-dental
10. Office-general
11. Office-medical

June 3, 2020

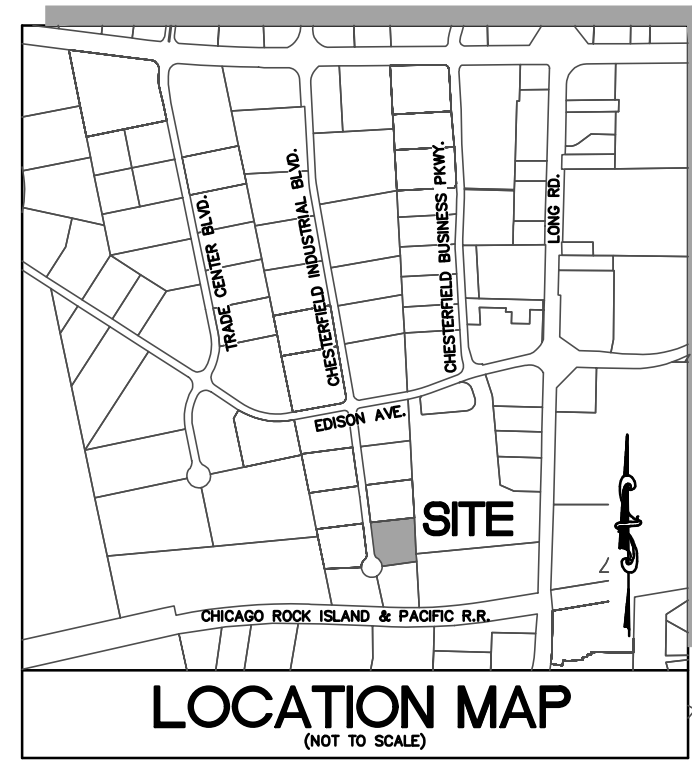
PROJECT NARRATIVE – REZONING REQUEST

Page 3

12. Commercial/Sales
13. Automotive retail supply
14. Bakery
15. Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facility
16. Animal grooming service
17. Broadcasting studio
18. Commercial service facility
19. Day-care center
20. Financial institution, no drive-through
21. Industrial sales, service, and storage
22. Kennel, boarding
23. Kennel, private
24. Laboratory-professional, scientific
25. Mail order sales warehouse
26. Manufacturing, fabrication, assembly, processing, or packing, except explosives or flammable gases or liquids
27. Professional and technical service facility
28. Research laboratory and facility
29. Self-storage facility
30. Veterinary clinic
31. Warehouse, general
32. Yard for storage of contractors' equipment, materials and supplies
33. Specialized private school
34. Vocational school
35. Vocational school with outdoor training
36. Public utility facilities

PRELIMINARY PLAN

A TRACT OF LAND BEING LOT 11 OF AMENDED PLAT OF LOTS 8 THRU 17 OF THE RESUBDIVISION OF LOT 1 OF CHESTERFIELD INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 206, PAGE 66 LOCATED IN U.S. SURVEY 100, TOWNSHIP 45 NORTH, RANGE 3 AND 4 EAST OF THE 5TH PRINCIPAL MERIDIAN ST. LOUIS COUNTY, MISSOURI



PERTINENT DATA

OWNER: PSL SQUARED
OWNER UNDER CONTRACT: SUCCESS PROMOTIONS
LOT AREA: 52,777 S.F. or ±1.212 Ac.
EXISTING ZONING: "M-3" PLANNED INDUSTRIAL DISTRICT (ORD. 1333)
PROPOSED ZONING: "PI"-PLANNED INDUSTRIAL
SITE ADDRESS: 234 CHESTERFIELD INDUSTRIAL BLVD., CHESTERFIELD, MISSOURI 63005 18U430158
LOCATOR NO: PG. 20, GRID 18H
WUNNENBERG'S: MONARCH FIRE PROTECTION DISTRICT
FIRE DISTRICT: ROCKWOOD
SCHOOL DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED: MISSOURI RIVER
FEMA MAP: 29189C0165K, FEB 4, 2015
ELECTRIC COMPANY: AMEREN UE
GAS COMPANY: SPIRE INC
PHONE COMPANY: AT&T
WATER COMPANY: MISSOURI AMERICAN WATER COMPANY

ABBREVIATIONS

ATG - ADJUST TO GRADE
 B.C. - BACK OF CURB
 C.O. - CLEANOUT
 DB. - DEED BOOK
 E. - ELECTRIC
 ELEV. - ELEVATION
 EX. - EXISTING
 F.C. - FACE OF CURB
 FL. - FLOWLINE
 FT. - FEET
 FND. - FOUND
 G. - GAS
 H.W. - HIGH WATER
 LFB. - LOW FLOW BLOCKED
 M.H. - MANHOLE
 N/F. - NOW OR FORMERLY
 PB. - PLAT BOOK
 PG. - PAGE
 PR. - PROPOSED
 P.V.C. - POLYVINYL CHLORIDE PIPE
 R.C.P. - REINFORCED CONCRETE PIPE
 R/W. - RIGHT-OF-WAY
 SQ. - SQUARE
 T. - TELEPHONE CABLE
 T.B.A. - TO BE ABANDONED
 T.B.R. - TO BE REMOVED
 T.B.R.&R. - TO BE REMOVED AND REPLACED
 TYP. - TYPICALLY
 U.I.P. - USE IN PLACE
 U.O.N. - UNLESS OTHERWISE NOTED
 V.C.P. - VITRIFIED CLAY PIPE
 W. - WATER
 (86'W) - RIGHT-OF-WAY WIDTH

LEGEND

EXISTING SANITARY SEWER
 EXISTING STORM SEWER
 EXISTING TREE
 EXISTING BUILDING
 EXISTING CONTOUR
 SPOT ELEVATION
 EXISTING UTILITIES
 FOUND 1/2" IRON PIPE
 SET IRON PIPE
 FOUND CROSS
 FOUND STONE
 FIRE HYDRANT
 LIGHT STANDARD
 BUSH
 SIGN
 NOTES PARKING SPACES
 GUY WIRE
 POWER POLE
 WATER VALVE
 DENOTES RECORD INFORMATION
 ACCESSIBLE PARKING
 PROPOSED CONTOUR
 PROPOSED SPOT
 PROPOSED STORM
 PROPOSED SANITARY
 PROPOSED SPORT COURT FENCE

ST. LOUIS COUNTY BENCHMARK

BENCHMARK #12-357 N02D29 Elev = 461.16
 Standard DNR aluminum disk stamped SL-38A situated in grassy area south of Chesterfield Airport Road and east of Chesterfield Industrial Boulevard, north of a bank addressed as 1100 Chesterfield Industrial Boulevard; roughly 40 feet south of the centerline of Chesterfield Airport road, 78 feet east of the centerline of Chesterfield Industrial Boulevard, and 40.6 feet northeast of the northwest corner of the subdivision entrance monument for Chesterfield Industrial Park.

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY WITH COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMO.

PREPARED FOR:
 SUCCESS PROMOTIONS
 14376 S. OUTER FORTY RD.
 CHESTERFIELD, MO. 63017
 ATTN: MS. DIANA CASTRO-EVERETT-PRESIDENT

CONTRACTOR'S INSURANCE REQUIREMENTS

PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE "RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITY", SECTION 10.090 (ADDENDUM).

UTILITY NOTE:

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMO.

PROPERTY DESCRIPTION

A tract of land being Lot 11 of Amended Plat of Lots 8 Thru 17 of The Resubdivision of Lot 1 of Chesterfield Industrial Park as recorded in Plat Book 206, Page 66 of the St. Louis County Records, located in U.S. Survey 100, Township 45 North, Range 3 and 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the northwest corner of above said Lot 11, said point also being located on the east right-of-way line of Chesterfield Industrial Boulevard, 40 feet wide, thence along the north line of said Lot 11, North 81 degrees 40 minutes 45 seconds East, 233.65 feet to the northeast corner of said Lot 11; thence along the east line of said Lot 11, South 04 degrees 10 minutes 43 seconds East, 249.28 feet to the southeast corner of said Lot 11; thence along the south line of Lot 11, South 85 degrees 49 minutes 17 seconds West, 182.26 feet to a point on the east line of above said Chesterfield Industrial Boulevard, said point also being located on a non-tangential curve to the left having a radius of 54.00 feet; thence along said right-of-way line the following courses and distances: along last said curve with an arc length of 51.35 feet and a chord which bears North 31 degrees 24 minutes 54 seconds West, 49.43 feet to a point of reverse curvature to the right having a radius of 40.00 feet an arc length of 35.14 feet to a point of tangency and North 08 degrees 19 minutes 15 seconds West, 159.20 feet to the POINT OF BEGINNING.

Containing 52,777 square feet or 1.212 acres, more or less.

OPEN SPACE:

REQUIRED: 35.0% PER PI DISTRICT REGULATION
 EXISTING: 41.98% (22,158 SF/52,777 SF)
 PROPOSED: 41.68% (21,997 SF/52,777 SF)

PARKING:

EXISTING PARKING: 32 TOTAL (30 SPACES & 2 ADA SPACES)

PER UNIFIED DEVELOPMENT CODE:
 OFFICE: 3.3/1,000 GFA (MIN) & 4.5/1,000 GFA (MAX)
 WAREHOUSE: 2 SPACES/3 EMPLOYEES ON MAX SHIFT (MIN) & 1.2 SPACES/1 EMPLOYEE OF MAX SHIFT (MAX)

PROPOSED 84% OFFICE & 16% WAREHOUSE
 50 TOTAL EMPLOYEES: 48 OFFICE & 2 WAREHOUSE

MINIMUM:
 OFFICE: (0.84)(13,110 S.F.)(3.3/1000) = 36.34 or 36 SPACES
 WAREHOUSE: (0.16)(13,110 S.F.)(1.2/1000) = 3.13 or 1 SPACES

MAXIMUM:
 OFFICE: (0.84)(13,110 S.F.)(4.5/1000) = 49.5 or 50 SPACES
 WAREHOUSE: (1.2 x 2) = 2.4 or 2 SPACES

MAXIMUM PERMITTED = 52 SPACES
 PROVIDED PARKING: 43 TOTAL (41 SPACES & 2 ADA SPACES)

BUILDING AND PARKING SETBACKS

NORTH: 10' BUILDING AND 5' PARKING SETBACK
 EAST: 10' BUILDING AND 5' PARKING SETBACK
 SOUTH: 10' BUILDING AND 5' PARKING SETBACK
 WEST: 20' BUILDING AND 15' PARKING SETBACK

F.A.R. CALCULATION

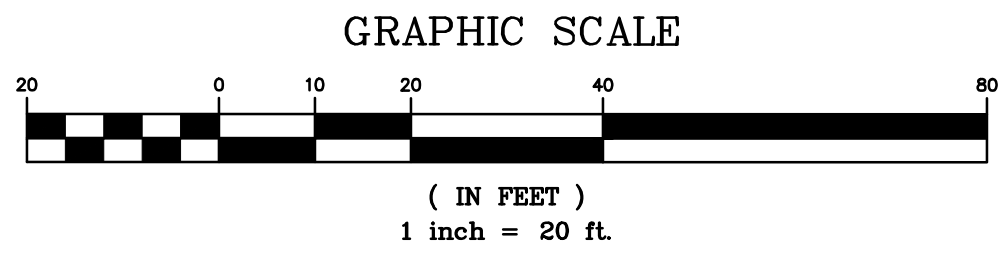
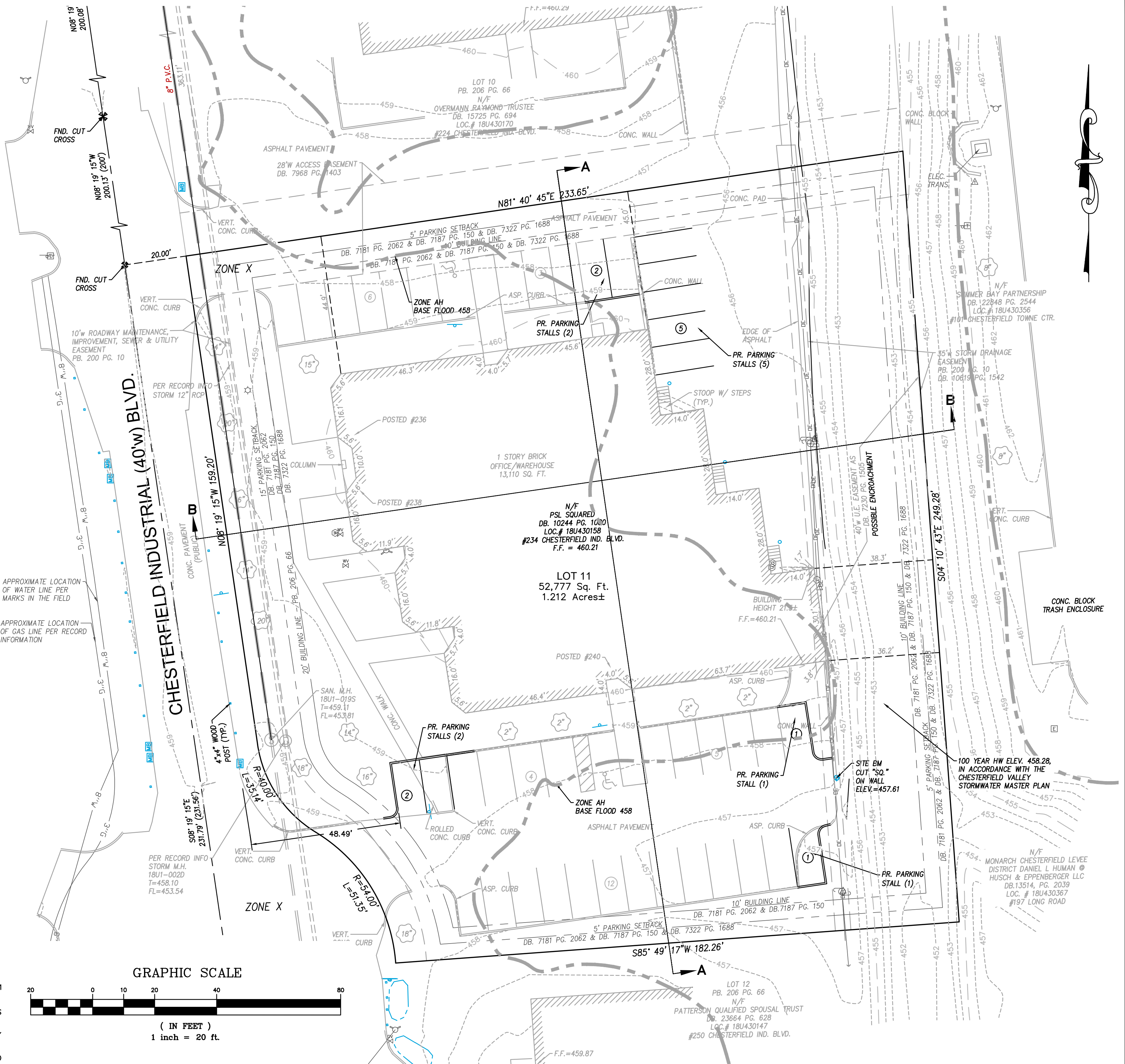
PER UNIFIED DEVELOPMENT CODE: 0.55 FOR PI DISTRICT
 F.A.R. = 13,110 S.F. / 52,777 S.F. = 0.248 < 0.55 OK

GENERAL NOTES

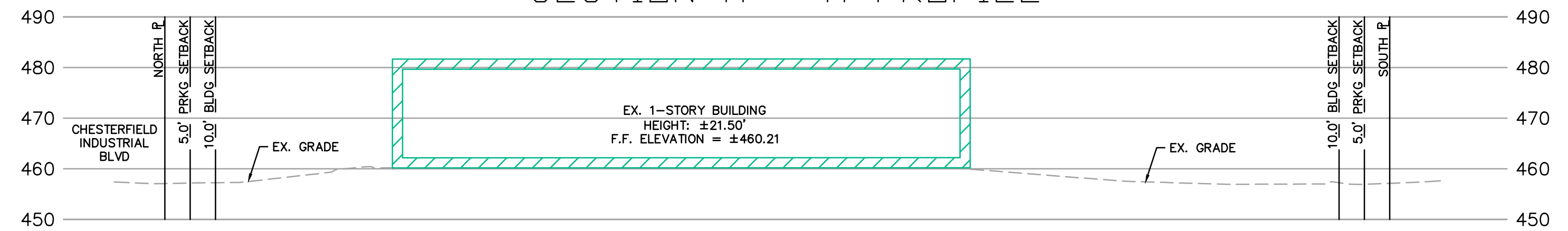
- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- GRADING AND STORM WATER PER M.S.D., M.O.D.T. ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH CHESTERFIELD LEVEE DISTRICT.
- STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
- SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT AND ALL ITS SUPPLEMENTAL PROVISIONS AND ADDENDUMS.
- THERE IS A MINIMUM OPEN SPACE OF 35% AS REQUIRED BY THE PI DISTRICT REGULATIONS.
- THERE IS A MAXIMUM F.A.R. OF 0.55 AS REQUIRED BY THE PI DISTRICT REGULATIONS.
- SIGNAGE APPROVAL IS A SEPARATE PROCESS
- THE CONTROLLING REGULATORY FLOODPLAIN ELEVATION FOR THIS SITE IS THE 100-YEAR HIGH WATER ELEVATION OF 458.28 IN ACCORDANCE WITH THE CHESTERFIELD VALLEY STORMWATER MASTER PLAN.

ST. LOUIS COUNTY STANDARD NOTES

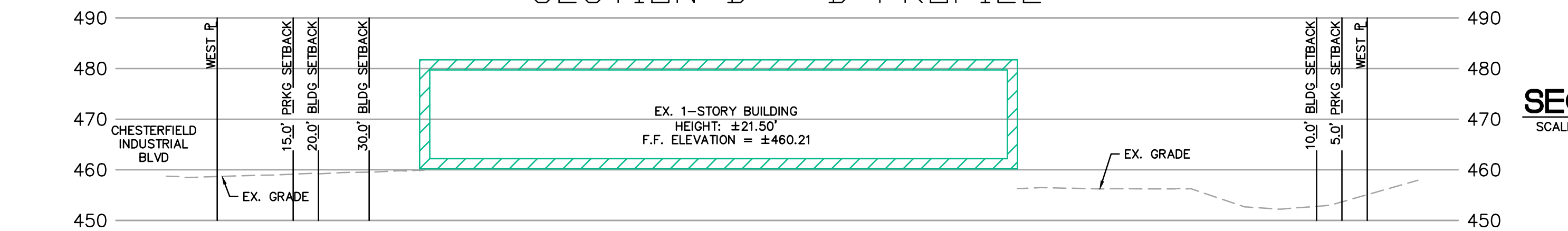
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
- ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
- ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR EDGE OF PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
- ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE "ST. LOUIS COUNTY" AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATES SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
- PRIOR TO "SPECIAL USE PERMIT" ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.



SECTION A - A PROFILE



SECTION B - B PROFILE



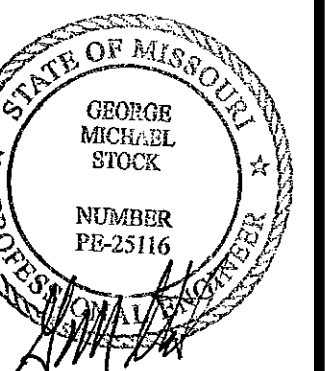
SECTIONS

SCALE: HORZ: 1"=20'
 VERT: 1"=20'

PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 257 Chesterfield Business Parkway
 St. Louis, MO 63005 PH: (636) 530-9100 FAX: (636) 530-9100
 e-mail: general@stockassoc.com
 Web: www.stockassoc.com

PRELIMINARY PLAN FOR: SUCCESS PROMOTIONS

LOT 11
 234 CHESTERFIELD INDUSTRIAL BLVD., CHESTERFIELD MO 63005



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

REVISIONS:

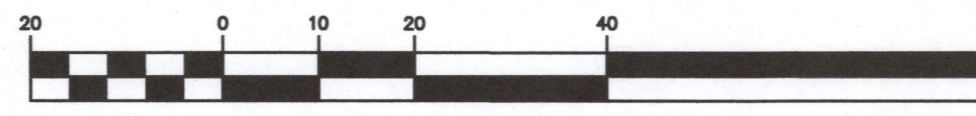
1. 06-03-2020 CITY

DRAWN BY: K.S.G. CHECKED BY: G.M.S.
 DATE: 05/11/2020 JOB NO: 220-6739
 M.S.D. P.#: 20MSD-XXXX BASE MAP # 18U
 S.L.C. HRT # H&T SUP. #
 M.D.N.R. #
 SHEET TITLE: PRELIMINARY PLAN
 SHEET NO.: C1.0

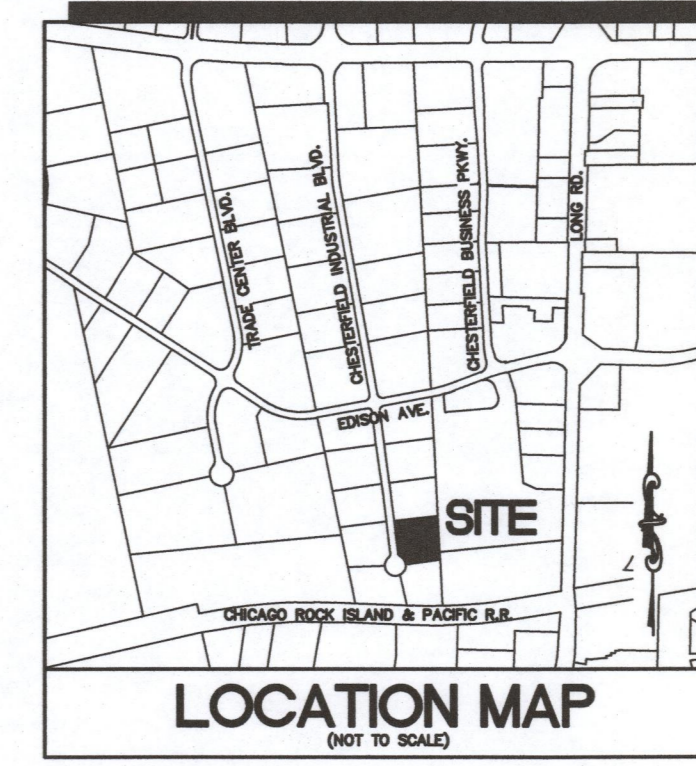
ALTA/NSPS LAND TITLE SURVEY

A TRACT OF LAND BEING LOT 11 OF AMENDED PLAT OF LOTS 8 THRU 17 OF THE RESUBDIVISION OF LOT 1 OF CHESTERFIELD INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 206, PAGE 66 LOCATED IN U.S. SURVEY 100, TOWNSHIP 45 NORTH, RANGE 3 AND 4 EAST OF THE 5TH PRINCIPAL MERIDIAN ST. LOUIS COUNTY, MISSOURI

GRAPHIC SCALE



ABBREVIATIONS	
C.O.	CLEANOUT
D.B.	DEED BOOK
E	ELECTRIC
FL	FLOWLINE
FT	FEET
FND.	FOUND
G	GAS
M.H.	MANHOLE
N/F	NEW OR FORMERLY
P.B.	PLAT BOOK
P.C.	PAGE
P.V.C.	POLYVINYL CHLORIDE PIPE
R.B.	RADIAL BEARING
R.C.P.	REINFORCED CONCRETE PIPE
SQ.	SQUARE
T	TELEPHONE CABLE
V.C.P.	VETROFED CLAY PIPE
W	WATER
(86'W)	RIGHT-OF-WAY WIDTH



ST. LOUIS COUNTY BENCHMARK

BENCHMARK #12-357 NGVD29 Elev = 461.16
Standard DNR aluminum disk stamped S-38A situated in grassy area south of Chesterfield Airport Road and east of Chesterfield Industrial Boulevard, north of a bank addressed as #100 Chesterfield Industrial Boulevard, roughly 49 feet south of the centerline of Chesterfield Airport Road, 78 feet east of the centerline of Chesterfield Industrial Boulevard, and 40.8 feet northeast of the northwest corner of the subdivision entrance monument for Chesterfield Industrial Park.

GENERAL NOTES:

- Subject property is Zoned M3
No setbacks listed
Note: The above zoning provided by the City of Chesterfield and to verify the client should obtain a zoning endorsement from their title company.
- Subject property lies within Flood Zone Shaded X (areas with reduced risk due to levee) and Zone AH (Base Flood elevations determined, Elev.=458) according to the National Flood Insurance Rate Map Number 29189C0165K with and effective date of 02/04/2015. (The controlling regulatory floodplain elevation for this site is the 100-year high water Elevation of 458.28 in accordance with the Chesterfield Valley Stormwater Master Plan.)
- There are 30 regular and 2 handicapped parking stalls onsite.
- Utilities shown hereon are shown from record and/or survey information. Any location, size and type information should be considered as approximate only. It is the Contractors responsibility to call Dig-Rite to verify utility locations.
- The subject property(ies) described in the above commitment are contiguous to each other and the adjoining properties, without any gaps, gores or overlaps.
- Square footage of the building has been calculated from dimensions approximately 5 foot above grade for the first floor only.
- There was no evidence of recent earth moving work, building construction observed at the time of this survey.
- There are no known changes in street right of way lines.
- Except as shown hereon there are no known encroachments on subject property.
- There was no evidence of recent sidewalk/street construction at the time of this survey.
- There were no wetlands designated onsite at the time of the survey.
- Professional Liability Insurance policy obtained by the surveyor, certificate of insurance to be furnished upon request.

PROPERTY DESCRIPTION

Lot 11 of the Amended Plat of Lots 8 through 17 of the Resubdivision of Lot 1 of Chesterfield Industrial Park, according to the plat thereof recorded in Plat Book 206 page 66 of the St. Louis County Records.

Surveyors Certification

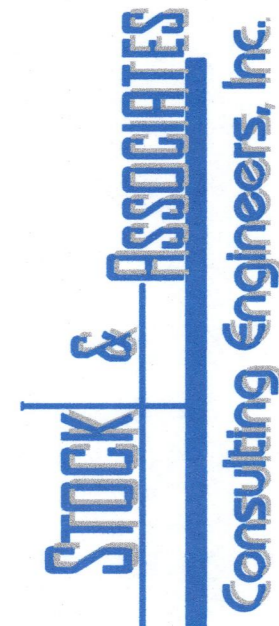
This is to certify to:
Fidelity National Title Company
St. Louis Title, LLC
ABCane Holdings LLC
Parkside Financial Bank & Trust

That this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6(b), 7(a), 7(b), 7(c), 8, 9, 11 and 13 of Table A thereof. The field work was completed during March, 2020.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC 222-D

By: *Walter J. Pfeiffer*
Walter J. Pfeiffer, Missouri, P.L.S. No. 2008-000728

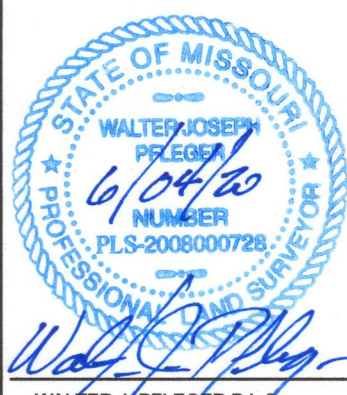
PREPARED BY:



ALTA/NSPS LAND TITLE SURVEY

LOT 11

234 CHESTERFIELD INDUSTRIAL BLVD.



REVISIONS:

DATE	DESCRIPTION

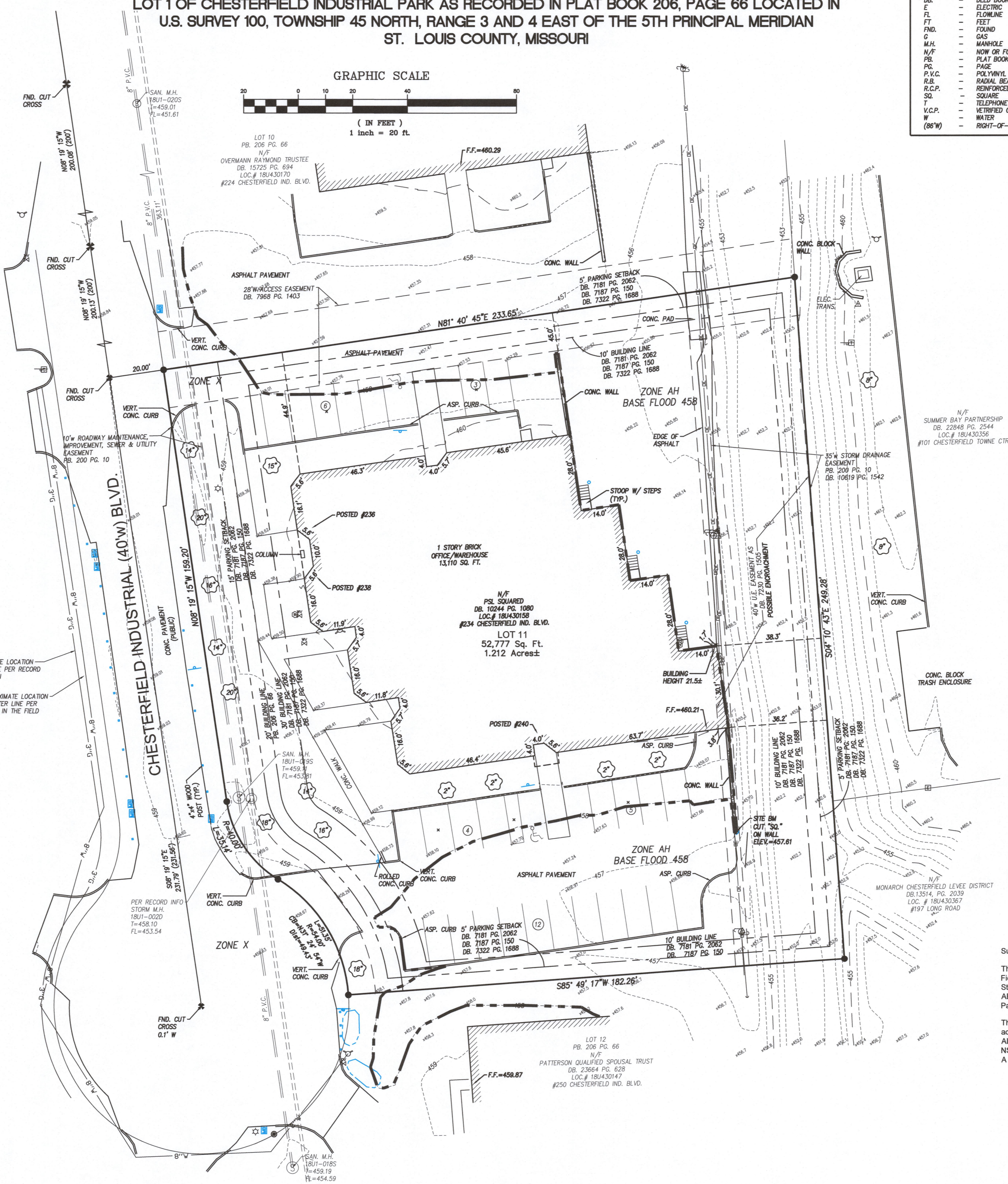
DRAWN BY:	W.J.P.	CHECKED BY:	W.J.P.
DATE:	5/5/20	JOB NO:	220-6739
M.S.D. P. #	P-XXXXXX-XX	BASE MAP #	XXX
S.L.C. HWT #	XXXX	H&T BLK. #	XX-XXX-XX
M.D.N.R. #	MO-XXXXXX		
SHEET TITLE:			
ALTA/NSPS LAND TITLE SURVEY			
SHEET NO.:			
SHEET #1			

LEGEND	
	BENCH MARK
	FOUND IRON ROD
	FOUND IRON PIPE
	RIGHT OF WAY MARKER
	UTILITY POLE
	SUPPORT POLE
	UTILITY POLE WITH LIGHT
	LIGHT STANDARD
	ELECTRIC METER
	ELECTRIC MANHOLE
	ELECTRIC PEDESTAL
	ELECTRIC SPLICE BOX
	GAS DRIP
	GAS METER
	GAS VALVE
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	TELEPHONE SPLICE BOX
	CABLE TV PEDESTAL
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	WATER MANHOLE
	WATER METER
	WATER VALVE
	POST INDICATOR VALVE
	CLEAN OUT
	STORM MANHOLE
	GRATED MANHOLE
	STORMWATER INLET
	GRATED STORMWATER INLET
	SANITARY MANHOLE
	TREE
	BUSH
	TRAFFIC SIGNAL
	PARKING METER
	STREET SIGN
	SPRINKLER
	MAIL BOX

- Notes:
- Stock and Associates Consulting Engineers, Inc. used exclusively St. Louis Title, LLC, agent for Fidelity National Title Insurance Company, Commitment No. 14636STL, with an effective date of April 21, 2020, Revision No. 1, at 8:00 a.m. for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.
 - Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple, and title thereto is at the effective date thereof vested in:
 - Title Commitment No. 14636STL with Schedule B-Section 2 exceptions:
 - Item No. 7. Subject to Building lines, easements, covenants, restrictions, and set backs which are shown on the plat recorded in Plat Book 196 page 16, Plat Book 200 page 10 and Plat Book 206 page 66. "SHOWN"
 - Item No. 8. Subject to Covenants, conditions and restrictions according to instruments recorded in Book 7181 page 2062 and Book 7249 page 176. "NOT SHOWN" Not survey related item.
 - Item No. 9. Easement granted to Southwestern Bell Telephone Company by the instrument recorded in Book 3916 page 640. "NOT SHOWN" Does not affect subject property.
 - Item No. 10. Subject to Terms and provisions of Ordinance # 9274, 1979 as evidenced by Book 7187, page 150. Establishes 30' setback from roadway, 10' from all other property lines, 15' parking setback from roadway and 5' from all other property lines, Max building height of 60'. Setbacks "SHOWN"
 - Item No. 11. Subject to Terms and provisions of Ordinance # 10,149,1981 as evidenced by Book 7322, page 1688. "SHOWN"
 - Item No. 12. Terms and provisions of Ordinance # 11,117,1983 as evidenced by Book 7542, page 1644. "NOT SHOWN" Does not affect.
 - Item No. 13 Intentionally deleted
 - Item No. 14. Terms and provisions of Sewer Dedication recorded in Book 7858 page 947. "NOT SHOWN" Not plottable.
 - Item No. 15. Subject to Easement granted to The Metropolitan St. Louis Sewer District by the instrument recorded in Book 10619 page 1542. "SHOWN"
 - Item No. 16. Easement granted to Union Electric Company by the instrument recorded in Book 6426 page 1482 and Book 23463 page 74. "NOT SHOWN" Does not affect subject property.
 - Item No. 17. Subject to Terms and provisions of Site Development Plan, according to plat thereof recorded in Plat Book 206 page 77 and terms, provisions, conditions, building lines and easements according to Final Development Plan, according to plat thereof recorded in Plat Book 252 page 8. "NOT SHOWN" Not survey related.
 - Item No. 18. Subject to Joint Access Agreement, according to instrument recorded in Book 7969 page 1403. "SHOWN"
 - Item No's 19-22 "NOT SHOWN" Not survey related.
 - Item No. 23. Subject to Easement granted to Union Electric Company by instrument recorded in Book 7230 page. 1505. "SHOWN"

APPROXIMATE LOCATION OF GAS LINE PER RECORD INFORMATION

APPROXIMATE LOCATION OF WATER LINE PER MARKS IN THE FIELD



PREPARED FOR:
SUCCESS PROMOTIONS
14376 S. OUTER FORTY RD.
CHESTERFIELD, MO. 63017
ATTN: MS. DIANA CASTRO-EVERETT-PRESIDENT



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Success Promotions

Lot 11
234 Chesterfield Industrial Blvd., Chesterfield, Missouri 63005

Revisions:

Date	Description	No.

Drawn: KP
Checked: RS

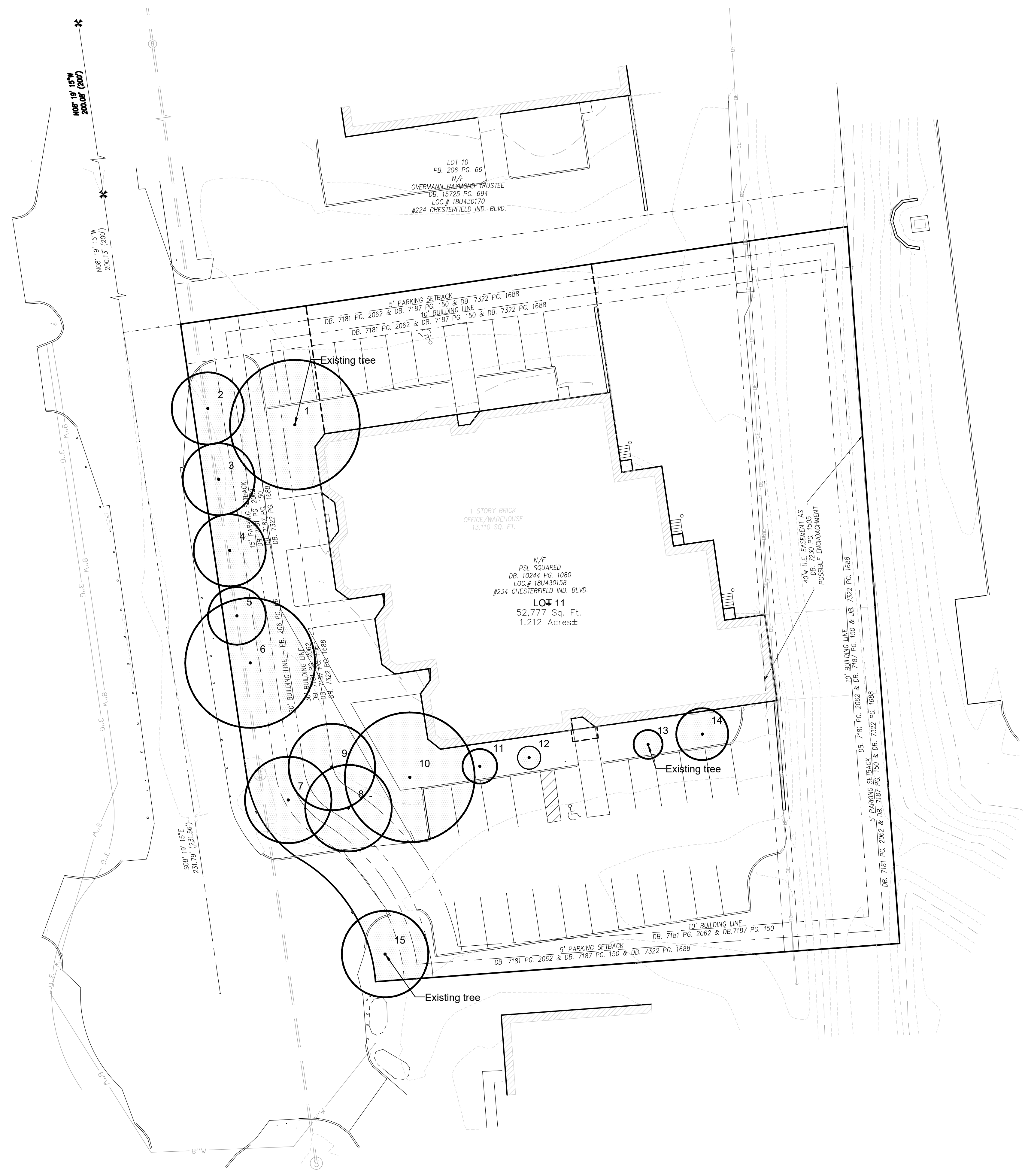


Loomis Associates Inc.
Missouri State Certificate of Authority # LAC #0000191

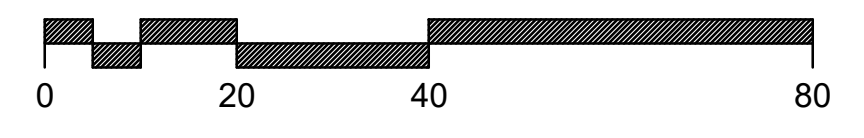
Sheet Title:	Tree Stand Delineation
Sheet No.:	TSD
Date:	5/15/20
Job #:	813.084

Tree ID	Tree Species	DBH	Canopy Diameter	Condition	Comments
1	River Birch	13	45	3	Overhanging branches
2	Honeylocust	11	25	4	
3	Honeylocust	16	25	3	Co-dominant trunk
4	Honeylocust	14	25	3	Co-dominant trunk
5	Honeylocust	12	20	3	
6	Pear	16	45	2	Poor structure
7	Baldcypress	14	30	3	
8	Baldcypress	13	30	2	Girdling roots
9	Baldcypress	12	30	3	
10	River Birch	11	45	2	Overhanging branches, lean
11	Red Oak	3	12	3	
12	Red Oak	3	8	2	Sparse canopy
13	Red Oak	2	10	2	Sparse canopy
14	Red Oak	3	18	3	
15	Pear	21	30	1	Poor structure, cavity

Tree Condition Rating:
Excellent 4
Good 3
Fair 2
Poor 1
Dead 0



Tree Stand Delineation
SCALE 1"=20'



Total Site Area = 52,777 s.f. (1.212 acres)
Individual Tree Area = 7,509 s.f. (0.172 acres)
Total Existing Tree Canopy Area = 7,509 s.f. (0.172 acres)

Tree Stand Delineation Narrative
This project site comprises a total of 1.2 acres and has a total of 7,509 s.f. of tree canopy which excludes offsite tree canopy area. The Tree Stand Delineation map was completed by field inspection. There are no Monarch, state champion, or rare trees found onsite.

Tree Stand Delineation Prepared under direction of:
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