

Memorandum

Department of Planning



To: Planning and Public Works Committee

From: Chris Dietz, Planner *CD*

Date: August 19, 2021

RE: **P.Z. 04-2021 Wings Corporate Estates, Lots 14 & 16 (Stock and Associates)**: A request for a zoning map amendment from the 'PI' Planned Industrial District to a new 'PI' Planned Industrial District for a 3.083-acre tract of land located at the southwest corner of the intersection of Wings Corporate Drive and Buzz Westfall Drive (18W440122, 18W440133).

Summary

Stock and Associates Consulting Engineers Inc., on behalf of "Let's Ride L.L.C.", has submitted a request to rezone Lots 14 and 16 of the Wings Corporate Estates subdivision into a new "PI"—Planned Industrial District with the intent to store and sell motorcycles, All-Terrain Vehicles (ATVs), small trailers, equipment and accessories onsite. The request includes changes to the Permitted Uses specifically for both lots with the inclusion of two (2) new uses that are not currently permitted under the governing ordinance in order to accomplish this objective, as well as the allowance of limited outdoor display of these vehicles during business hours.

A Public Hearing was held on June 28, 2021, where the City of Chesterfield Planning Commission raised three (3) issues regarding the requested permitted uses, open space and screening of outdoor storage of goods onsite.

The Applicant since submitted a revised narrative addressing these issues and on August 9, 2021, the Planning Commission approved this petition, as presented, by a vote of 9 to 0.

Attached to this report, please find a copy of the August 9, 2021 Staff Report, Draft Attachment A, Revised Narrative Statement, Preliminary Development Plan, and Survey.

Attachments: August 9, 2021 Staff Report
Draft Attachment A
Revised Narrative Statement
Preliminary Development Plan
Survey



Figure 1: Subject Site Aerial

Planning Commission Staff Report

Meeting Date: August 9, 2021

From: Chris Dietz, Planner *CD*

Location: 18350 Wings Corporate Dr. and 409 Buzz Westfall Dr.

Description: **P.Z. 04-2021 Wings Corporate Estates, Lots 14 & 16 (Stock and Associates):**
A request for a zoning map amendment from the 'PI' Planned Industrial District to a new 'PI' Planned Industrial District for a 3.083-acre tract of land located at the southwest corner of the intersection of Wings Corporate Drive and Buzz Westfall Drive (18W440122, 18W440133).

PROPOSAL SUMMARY

Stock and Associates Consulting Engineers Inc., on behalf of "Let's Ride L.L.C.", has submitted a request to rezone Lots 14 and 16 of the Wings Corporate Estates subdivision into a new "PI"—Planned Industrial District with the intent to store and sell motorcycles, All-Terrain Vehicles (ATVs), small trailers, equipment and accessories onsite. The request includes changes to the Permitted Uses specifically for both lots with the inclusion of two (2) new uses that are not currently permitted under the governing ordinance in order to accomplish this objective, as well as the allowance of limited outdoor display of these vehicles during business hours.

A Public Hearing was held for this project at the June 28, 2021 Planning Commission meeting, during which multiple issues were raised by the Commission. The applicant has since provided an updated proposal and a response letter regarding these issues for Planning Commission's consideration.



Figure 1: Subject Site Aerial

HISTORY OF SUBJECT SITE

The subject site was zoned “NU” prior to the City’s incorporation until 2006 when it was rezoned into the “PI”—Planned Industrial District as part of the Wings Corporate Estates development, with development criteria established in the provisions of Ordinance 2237. A Site Development Concept Plan for the development was also approved in 2006. Since then, multiple lots within Wings Corporate Estates have been developed. The Record Plat for the development was approved in 2008 to subdivide the development into 21 lots. This includes Lot 14, whose Site Development Section Plan was approved in 2015. This Site Development Section Plan was later amended in 2016 to incorporate minor changes to the building’s design, while Lot 16—located south of Lot 14—remains vacant. Both lots are currently governed by the provisions of Ordinance 2237.

LAND USE AND ZONING

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

Direction	Zoning	Land Use
North	“PI”—Planned Industrial	Vacant (Agriculture)
South	“NU”—Non-Urban	Vacant (Agriculture)
East	“PI”—Planned Industrial	Vacant (Agriculture)
West	“PI”—Planned Industrial	Vacant (Agriculture)

COMPREHENSIVE PLAN

The Comprehensive Plan designates this site as within the Industrial Land Use character area, which is primarily characterized by conventional industrial parks and associated activity involving an airport. These areas generally support manufacturing and production uses, including warehousing, distribution, light manufacturing, airport support businesses, and assembly operations. The Comprehensive Plan also states that connectivity in the Industrial Character Area may vary as industrial parks may have low connectivity due to dead ends and lack of connection to adjacent areas, and that landscape buffering should be utilized between roadways to screen areas of surface parking and outdoor storage.

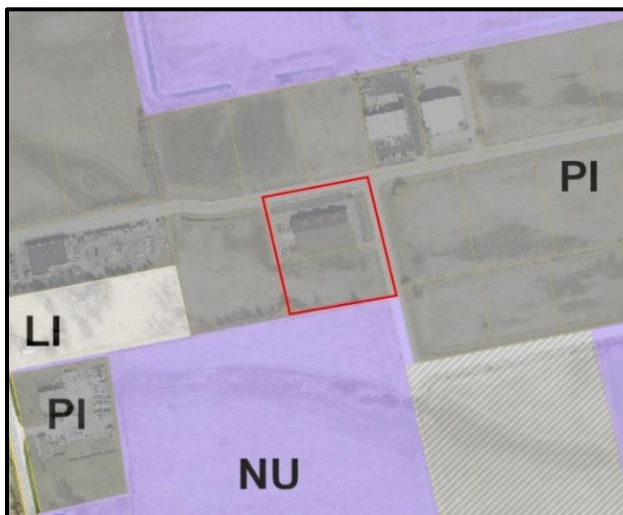


Figure 2: Zoning Map



Figure 3: Land Use Map

PUBLIC HEARING

A Public Hearing was held on June 28, 2021 in which three (3) issues were raised by Planning Commission. In light of these issues, the applicant has since provided an updated proposal, provided a resubmission to the City and has provided a response to each issue raised during the Public Hearing. Each of these issues will be discussed in the section below.

ISSUES RAISED

Issue #1—Uses

Issue: Planning Commission expressed that not all of the proposed uses would be necessary to the applicant’s request and directed Staff to work with the applicant to refine the requested uses and eliminate those that may not be applicable.

Applicant Response: The applicant has since removed the following uses from the project narrative:

- | | |
|------------------------------------|--|
| a. Automobile Dealership | f. Commercial Service Facility |
| b. Automotive Detailing Shop | g. Industrial Sales, Service and Storage |
| c. Automotive Retail Supply | h. Oil Change Facility |
| d. Recreational Vehicle Dealership | i. Professional and Technical Service Facility |
| e. Automobile Storage | j. Recreational Vehicle Storage |

Staff has provided the remaining requested uses in the draft Attachment “A” language.

Issue #2—Open Space

Issue: Planning Commission stated that the open space for this district align with the UDC requirement for “PI” —Planned Industrial District of 35% as opposed to 30% as requested by the applicant.

Applicant Response: The applicant has revised the project narrative and Preliminary Development Plan to reflect a 35% open space requirement.

Staff has included a 35% minimum open space requirement for the entire district (both lots) in the Draft Attachment A Language for Planning Commission’s consideration.

Issue #3—Screening of Outdoor Storage Materials

Issue: Substantial discussion was held by Planning Commission regarding how crates in the outdoor storage area were to be screened. The applicant mentioned that crates could be stacked up to four-high, or roughly twenty feet (20’). Planning Commission expressed concern as to how this will be fully screened from the site’s exterior and directed Staff to review screening requirements with the Applicant.

Applicant Response: Applicant is amenable to Staff’s proposal that an eight-foot (8’) vinyl fence be located within structure setbacks to further screen these crates from view.

Language has been provided under the “Miscellaneous” section in the draft Attachment “A” to allow for this provision. Language has also been included to state that no stored goods shall be visible from offsite.

STAFF ANALYSIS

Since Ordinance 2237 was passed prior to the adoption of the Unified Development Code (UDC), some parts of the development criteria within it do not reflect the current language of the UDC requirements for Planned Districts. These criteria will be replaced with language that aligns with the UDC. The request can be broken down into three (3) categories in conjunction with its rezoning:

1. Permitted Uses
2. Setbacks
3. Floor Area, Height and Building Requirements

These categories are further described in the sections below.

Permitted Uses

The applicant is requesting a total of 23 permitted uses for this district—two (2) of which are currently not permitted under the current development criteria in Ordinance 2237. These uses would allow for the dealership of motorcycles, equipment and accessories to operate at this site. The revised list of new uses being requested are:

1. Motorcycle, ATV, and Similar Motor Vehicles Dealership
2. Motorcycle, ATV, and Similar Motor Vehicle Storage

In conjunction with the sales of motorcycles and ATVs, the applicant intends to sell trailers as an accessory to these vehicles. The UDC lists the storage, and sales rental and leasing of trucks, trailers, construction equipment and agricultural equipment as stand-alone uses permitted in the “PI” Planned Industrial District. However, these uses are not included in the request. As a result, the sales of trailers shall only be permitted in conjunction with the proposed uses as they pertain to motorcycles, ATVs and similar vehicles. Staff has added language to the Permitted Uses section of the Draft Attachment A reflecting this condition.

The other 21 uses proposed are currently permitted under Ordinance 2237 and would be carried over for the new “PI” District. All of the requested permitted uses are allowed in the “PI”—Planned Industrial District, as listed and defined the UDC. A complete list of permitted uses for this district is included in the applicant’s project narrative found in the Planning Commission packet.

Setbacks

Currently the structure and parking setbacks are based on the “PI” District boundaries of the Wings Corporate Estates subdivision and are not based on the internal streets within the development. With the rezoning of Lots 14 and 16 into a new “PI” Planned Industrial District, the location of these setbacks will be changed to only the boundaries of these two lots. Proposed setbacks for this district are shown in the tables below.

Structure Setbacks:

Direction	Existing	Proposed
Wings Corporate Dr. ROW (North)	N/A	20'
South	10' from fire lane (25' easement)	35' (10' from fire lane)
Buzz Westfall Dr. ROW (East)	N/A	20'
West	10'	10'

Parking Setbacks:

Direction	Existing	Proposed
Wings Corporate Dr. ROW (North)	N/A	10'
South	5' from fire lane (25' easement)	25' (0' from fire lane)
Buzz Westfall Dr. ROW (East)	N/A	10'
West	5'	5'

Floor Area, Height and Building Requirements

Current UDC regulations require at least 35% open space for the Planned Industrial District. As noted above, the applicant has revised their request to require the minimum 35% open space for the new district.

The height limitation of forty feet (40') requested by the applicant is consistent with the existing development criteria for the site. The maximum Floor Area Ratio (F.A.R.) is proposed to remain at .55, which is also consistent with the existing development criteria under the current ordinance.

PRELIMINARY DEVELOPMENT PLAN

The request includes a Preliminary Development Plan that depicts the proposed outdoor storage area on Lot 16 for future expansion of the dealership use. This plan also depicts areas where vehicles would be placed on display during business hours around the north, east and west sides of the building. A survey has also been provided with the Preliminary Plan.

Staff has completed its review and has no further comments regarding this petition. A copy of the draft Attachment "A", Project Narrative, Applicant Issues Response Letter, Preliminary Development Plan and Survey are attached to this report for further consideration.

- Attachments:
- Draft Attachment "A"
 - Project Narrative
 - Issues Response Letter
 - Preliminary Development Plan
 - Survey

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. Postal Stations
 - b. Public Safety facility
 - c. Golf Courses
 - d. Gymnasium
 - e. Union Halls & Hiring Halls
 - f. Office – Dental
 - g. Office – General
 - h. Office – Medical
 - i. Motorcycle, ATV, and Similar Motor Vehicles Dealership
 - j. Plumbing, Electrical, Air Conditioning, and Heating Equipment Sales, Warehousing, and Repair Facility
 - k. Dry Cleaning Plant
 - l. Film Processing Plant
 - m. Financial Institution, No Drive-Thru
 - n. Mail Order Sales Warehouse
 - o. Manufacturing, Fabrication, Assembly, Processing, or Packing, Except Explosives or Flammable Gases or Liquids
 - p. Motorcycle, ATV, and Similar Motor Vehicle Storage

- q. Parking Area (Stand-Alone), Including Garages, for Automobiles. Not including Sales of Storage of Damaged Vehicles for More Than 72 Hours.
 - r. Research Laboratory and Facility
 - s. Transit Storage Yard
 - t. Vehicle Repair and Service Facility
 - u. Veterinary Clinic
 - v. Warehouse, General
 - w. Yard for Storage of Contractors' Equipment, Materials and Supplies
2. Hours of Operation.
 - a. Hours of operation for this "PI"—Planned Industrial District shall not be restricted.
 3. Accessory uses for the above referenced permitted uses shall be as follows:
 - a. Sales and storage of trailers shall be permitted only in conjunction with Motorcycle and ATV Dealership uses.
 4. 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 forty feet (40').
2. Building Requirements
 - a. A minimum of 35% open space is required for this development.
 - b. This development shall have a maximum F.A.R. of 0.55.

C. SETBACKS

1. Structure Setbacks

No building or structure, other than: a fence no taller than eight feet (8') in height, a freestanding project identification sign, light standards, or flag poles will be located within the following setbacks:

- a. Twenty feet (20') from the right-of-way of Wings Corporate Drive on the north boundary of the Planned Industrial ("PI") District.
- b. Twenty feet (20') from the right-of-way of Buzz Westfall Drive on the east boundary of the Planned Industrial "PI" District.
- c. Thirty-five feet (35') from the south boundary of the "PI" District.
- d. Ten feet (10') from the west boundary of the "PI" 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. Ten feet (10') from the right-of-way of Wings Corporate Drive on the north boundary of the Planned Industrial ("PI") District.
- b. Ten feet (10') from the right-of-way of Buzz Westfall Drive on the east boundary of the Planned Industrial "PI" District.
- c. Twenty-five feet (25') from the south boundary of the "PI" District.
- d. Five feet (5') from the west boundary of the "PI" 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.
4. 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.

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 Highways and Traffic (or MoDOT), for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

1. The 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 St. Louis County road right-of-way and improvements within County road right-of-way (Wings Corporate Drive and Buzz Westfall Drive) shall be as directed by St. Louis County Department of Transportation and the City of Chesterfield.
2. Access to the development shall be as shown on the Preliminary Site Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield, the Missouri Department of Transportation and St. Louis County Department of Transportation, as applicable.
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. 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.
2. 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.
3. Provide street connections to the adjoining properties as directed by the City of Chesterfield. Stub street signage, in conformance with Section 405.04.090 of the Unified Development Code of the City of Chesterfield, shall be posted within 30 days of the street pavement being placed.
4. All roadway and related improvements in each plat or phase of the development shall be constructed prior to issuance of building permits exceeding 60% for that plat or phase.
5. Provide a 5 foot wide sidewalk, conforming to ADA standards, along all frontages of the site. 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.
6. Obtain approvals from the City of Chesterfield, St. Louis County Department of Transportation, and the Missouri Department of Transportation, and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
7. 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.
8. Additional right-of-way and road improvements shall be provided, as required by St. Louis County Department of Transportation, the Missouri 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. 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 Buzz Westfall Drive. 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

The development shall adhere to the Power of Review Requirements of the City of Chesterfield Code.

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.
2. Detention/retention and channel protection measures are to be provided in each watershed 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 or issuance of building permits exceeding sixty (60%) of the approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on all Site Development Plans.
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. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.

5. The lowest opening of all structures shall be set at least one (1) foot higher than the one hundred (100) year high water elevation in detention/retention facilities. All structures shall be set at least 30 feet horizontally from the limits of the one hundred (100) year high water.
6. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.
7. 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.
8. 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.

9. 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.
10. 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.
11. The developer shall reimburse the Chesterfield Valley Mitigation Bank Program for any jurisdictional wetlands that have been identified on this site. The reimbursement is required prior to approval of a Grading Permit, Improvement Plans, or issuance of any Building Permits. The reimbursement amount is based on the total acres delineated on the site requiring mitigation and will be the proportionate share of the cost of establishment of the mitigation area.
12. Formal MSD review, approval, and permits are required.
13. The project is in the Caulks Creek Service area and is subject to the Caulks Creek Surcharge.
14. MSD will require approval from the Monarch Chesterfield Levee District and the City of Chesterfield indicating the project's conformance with the Chesterfield Valley Master Stormwater plan prior to issuing plan approval.
15. Post-construction BMP's will be required for disturbed area greater than one acre. Stormwater Management facilities and site design strategies shall be applied such that the extents of the project's disturbed areas are managed.
16. The site is considered new development; volume reducing BMPs will be required.

N. SANITARY SEWER

1. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District (MSD).
2. Sanitary flow estimates must be provided. These shall include the estimated average daily and peak flow rates.
3. These estimates are needed to determine the sanitary requirements for the site. Sanitary improvements, including pump station upgrades may be required based on the flow rates provided.

4. New encroachments will not be allowed.
5. Easements may be required to allow for future public sewer extensions to adjacent tracts.

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. Outdoor storage shall be fully screened. Stacking of goods in the outdoor storage area shall be limited in height to where goods are not visible offsite.
2. All utilities will be installed underground.
3. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City Code shall be required where applicable.
4. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and Saint Louis County Department of Highways and Traffic. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
5. 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.
6. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land

Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.

7. 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 and the City of Wildwood 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 Section 405.05 of the Unified Development Code for specific requirements.

II. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

1. Any Site Development Concept Plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code.
2. Include a Conceptual Landscape Plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.
3. Include a Lighting Plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.
4. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Highways and Traffic, Monarch Chesterfield Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
5. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

B. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan shall include, but not be limited to, the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide open space 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 a separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.

16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

C. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

The Site Development Section Plan shall adhere to the above criteria and to the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
3. Provide open space 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.

III. TRUST FUND CONTRIBUTION

The developer shall be required to contribute a Traffic Generation Assessment (TGA) to the Chesterfield Valley Trust Fund (No. 556). Traffic generation assessment contributions shall be deposited with St. Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

A. ROADS

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

<u>Type of Development</u>	<u>Required Contribution</u>
General Retail	\$2,373.42/ Parking Space

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

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.

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.

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.

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 \$954.57 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 \$3,028.63 per acre for the total area as approved on the Site Development Plan.

The storm water contributions to the Trust Fund shall be deposited with the Saint Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. Funds shall be payable to Treasurer, Saint Louis County.

D. SANITARY SEWER

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

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

The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2022 shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Highways and Traffic.

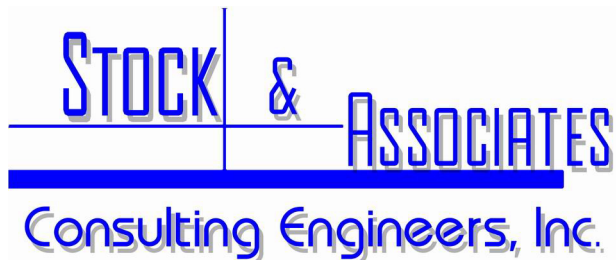
Trust Fund contributions shall be deposited with St. Louis County in the form of a cash escrow prior to the issuance of building permits.

IV. 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.

V. 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.



07/27/2021

PROJECT NARRATIVE

A Rezoning Request for Lots 14 & 16 of Wings Corporate Estates

18350 Wings Corporate Drive & 409 Buzz Westfall Drive

Date: July 27, 2021

(Stock Project No. 220-6831)

On behalf of the owner under contract, "Let's Ride, L.L.C.", Stock & Associates Consulting Engineers Inc. respectfully requests the City of Chesterfield's consideration in rezoning a comprised ± 3.083 Acre tract of land located at 18350 Wings Corporate Drive (Lot 14) and 409 Buzz Westfall Drive (Lot 16) from "PI" Planned Industrial District (City of Chesterfield Ord. 2237) to a "PI" Planned Industrial District to allow for a proposed BMW Dealership. The existing 16,616 s.f. building on Lot 14 will be used in place and retrofitted to accommodate a BMW dealership selling several lines of motorcycles, equipment, and accessories. Sales will include new & pre-owned motorcycles, ATVs, and small trailers. The dealership will perform repairs and equipment installation. Lot 16 will be used for outside storage. This area will be securely fenced and is for crated motorcycles or ATVs that are awaiting assembly. Future dealership expansion on Lot 16 is possible and would allow for the continued business activities of sales, repair services, and parking. The existing parking lot will be used in place and will be designated as Visitor and Customer parking. The outside display of motorcycles and ATVs for sale will be north, east, and west sides of the existing building. All display motorcycles and ATVs will be returned inside of the building each night and when the dealership is closed. Hours of outdoor display are from 8:00 a.m. to 6:00 p.m. on Tuesday through Friday, Saturday outdoor display will be from 8:00 a.m. to 5:00 p.m.. The dealership will be closed on Sunday, Monday and Holidays, there will be no outdoor display on these days, all motorcycles will be inside the dealership facility. The project will be done in two phases: Phase 1. Complete the purchase of the building and property on Wing's Lot #14 as soon as the re-zoning is completed. Accomplish the necessary interior build out and once required permits are granted begin operating the business. We anticipate a business start date of February 1st, 2022. Phase 2. Complete the purchase of unimproved property on Wing's Lot #16 as soon as the re-zoning is completed. Begin construction with approved permits of an additional facility intended for inventory, sales and service within 12 to 24 months of closing.

The City's Comprehensive Plan designates this site as well as the adjacent properties to the North, South, East, and West as "Industrial", which is consistent with the project request. We respectfully request the City's consideration on this item.

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

Design Criteria Request:

Floor Area, Height, and Building Requirements:

1. Height
 - a. The maximum height for all buildings and structures shall be forty (40.0) 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%) for this PI District

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 Wings Corporate Drive right-of-way
- b. Twenty (20) feet from Buzz Westfall Drive right-of-way
- c. Thirty-five (35) feet from southern line of Lot 16
- d. Ten (10) feet from western property lines
- e. No internal building setbacks

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. Ten (10) feet from Wings Corporate Drive right-of-way
- b. Ten (10) feet from Buzz Westfall Drive right-of-way
- c. Twenty-five (25) feet from southern line of Lot 16
- d. Five (5) feet from western property lines
- e. No internal parking setbacks

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.

Requested Permitted Uses:

1. Postal Stations
2. Public Safety Facility
3. Golf Courses
4. Gymnasium
5. Union Halls & Hiring Halls
6. Office-Dental
7. Office-General
8. Office-Medical

July 27, 2021

PROJECT NARRATIVE – REZONING REQUEST

Page 3

9. Motorcycle, ATV, and similar Vehicles Dealership
10. Plumbing, electrical, air conditional, and heating equipment sales, warehousing and repair facility
11. Dry Cleaning Plant
12. Film processing Plant
13. Financial Institution, no drive-thru
14. Mail order sales warehouse
15. Manufacturing, fabrication, assembly, processing, or packing, except explosives or flammable gases or liquids
16. Motorcycle, ATV, and similar motor vehicle storage
17. Parking area (Stand-alone), including garages, for automobiles. Not including sales or storage of damage vehicles for more than 72 hours.
18. Research laboratory and facility
19. Transit Storage Yard
20. Vehicle repair and service facility
21. Veterinary clinic
22. Warehouse, general
23. Yard for storage of contractors' equipment, materials and supplies

PRELIMINARY DEVELOPMENT PLAN

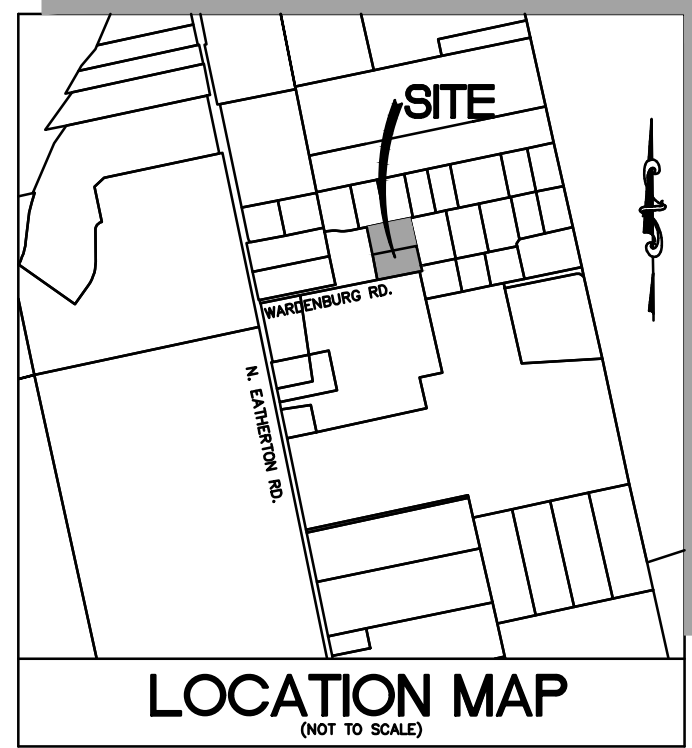
A TRACT OF LAND BEING LOTS 14 + 16 OF WINGS CORPORATE ESTATES P.B. 356 PGS 79-81 AS DESCRIBED IN CHESTERFIELD ZONING ORDINANCE NO. 2237 AND BEING LOCATED IN U.S. SURVEYS 362 AND 133, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

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	
SET 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	



PERTINENT DATA

OWNER:	D F ADAMS & ASSOCIATES INC.
OWNER UNDER CONTRACT:	LET'S RIDE, L.L.C.
LOT AREA:	70,306 S.F. or ±1.61 Ac. (LOT 14) & 63,988 S.F. or ±1.47 Ac. (LOT 16)
EXISTING ZONING:	PLANNED INDUSTRIAL DISTRICT (ORD. 2237)
PROPOSED ZONING:	PLANNED INDUSTRIAL DISTRICT
SITE ADDRESS:	18350 WINGS CORPORATE DR. (LOT 14) & 409 BUZZ WESTFALL DR. (LOT 16) CHESTERFIELD, MISSOURI 63005
LOCATOR NO:	18W440122 (LOT 14) & 18W440133 (LOT 16)
WINNERNBERG'S:	PG. 19, GRID 18L1 & 19L1
FIRE DISTRICT:	MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT:	ROCKWOOD
SEWER DISTRICT:	METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED:	MISSOURI RIVER
FEMA MAP:	29189C0145K, FEB 4, 2015
ELECTRIC COMPANY:	AMEREN UE
GAS COMPANY:	SPIRE INC
PHONE COMPANY:	AT&T
WATER COMPANY:	MISSOURI AMERICAN WATER COMPANY

BUILDING AND PARKING SETBACKS

- STRUCTURE SETBACKS:**
- TWENTY (20) FEET FROM WINGS CORPORATE DRIVE RIGHT-OF-WAY
 - TWENTY (20) FEET FROM BUZZ WESTFALL DRIVE RIGHT-OF-WAY
 - THIRTY-FIVE (35) FEET FROM SOUTHERN LINE OF LOT 16
 - TEN (10) FROM WESTERN PROPERTY LINES
 - NO INTERNAL BUILDING SETBACKS
- PARKING SETBACKS:**
- TEN (10) FEET FROM WINGS CORPORATE DRIVE RIGHT-OF-WAY
 - TEN (10) FEET FROM BUZZ WESTFALL DRIVE RIGHT-OF-WAY
 - TWENTY-FIVE (25) FEET FROM SOUTHERN LINE OF LOT 16
 - FIVE (5) FROM WESTERN PROPERTY LINES
 - NO INTERNAL PARKING SETBACKS

F.A.R. CALCULATION

MAXIMUM FLOOR AREA RATIO (F.A.R.) OF 0.55

OPEN SPACE:

MINIMUM 35.0% OPEN SPACE

HEIGHT:

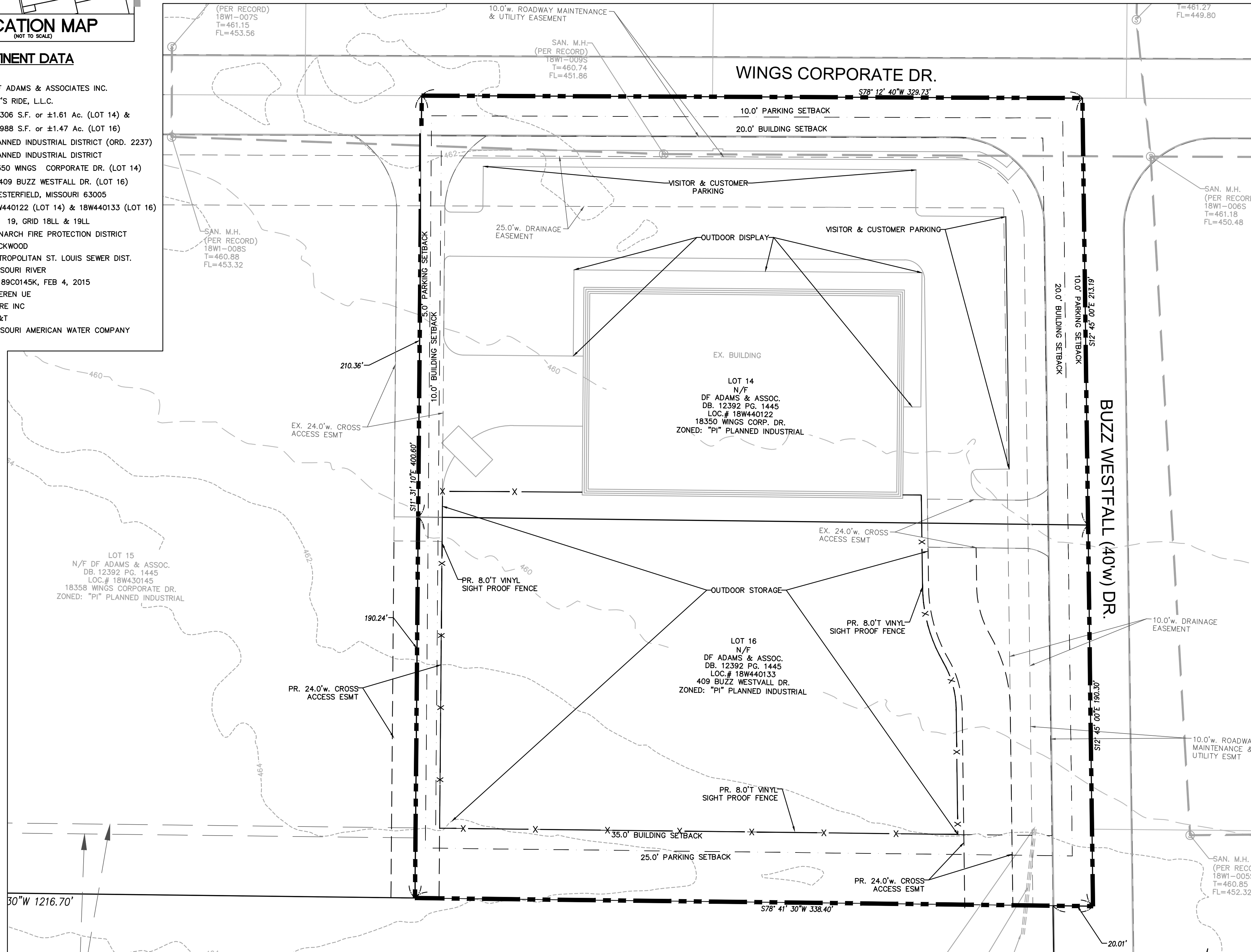
A MAXIMUM HEIGHT OF 40.0'

LEGAL DESCRIPTION

A TRACT OF LAND BEING ALL OF LOTS 14 AND 16 OF WINGS CORPORATE ESTATES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 356M, PAGE 79 THROUGH 81 OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN U.S. SURVEY 362 AND 133, TOWNSHIP 45 NORTH, RANGE 3 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 14, SAID POINT ALSO BEING LOCATED ON THE CENTERLINE OF WINGS CORPORATE DRIVE, A 40 FEET WIDE PRIVATE ROADWAY; THENCE ALONG SAID CENTERLINE, NORTH 78 DEGREES 12 MINUTES 40 SECONDS EAST, 329.73 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING LOCATED ON THE CENTERLINE OF BUZZ WESTFALL DRIVE, A 40 FEET WIDE PRIVATE DRIVE; THENCE ALONG SAID CENTERLINE, SOUTH 12 DEGREES 45 MINUTES 00 SECONDS EAST, 403.49 FEET TO THE SOUTHWEST CORNER OF ABOVE SAID LOT 16; THENCE ALONG THE SOUTH LINE OF SAID LOT 16, SOUTH 78 DEGREES 41 MINUTES 30 SECONDS WEST, 338.40 FEET TO THE SOUTHWEST CORNER OF SAID LOT 16; THENCE ALONG THE WEST LINES OF ABOVE SAID LOTS 16 AND 14, NORTH 11 DEGREES 31 MINUTES 10 SECONDS WEST, 400.60 FEET TO THE POINT OF BEGINNING. CONTAINING 134,294 SQUARE FEET OR 3.083 ACRES, MORE OR LESS. THIS DESCRIPTION WAS PREPARED FROM RECORD AND AVAILABLE INFORMATION AND IS THEREFORE SUBJECT TO AN ACTUAL BOUNDARY SURVEY.

ST. LOUIS COUNTY STANDARD NOTES

1. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
2. NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
3. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
4. ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
5. ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
6. 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.
7. 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. CERTIFICATE 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.
8. 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.
9. ST. LOUIS COUNTY WILL MAINTAIN EXCLUSIVE CONTROL OF WINGS CORPORATE DRIVE WITHIN THE 40.0' ROADWAY EASEMENT LIMITS



GENERAL NOTES

1. BOUNDARY SURVEY FROM RECORD INFORMATION.
2. 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.
3. NO GRADE SHALL EXCEED 3:1 SLOPE.
4. GRADING AND STORM WATER PER M.S.D., MODOT, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH CHESTERFIELD LEVEE DISTRICT.
5. ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
6. SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT AND ALL ITS SUPPLEMENTAL PROVISIONS AND ADDENDUMS.
7. SIGNAGE APPROVAL IS A SEPARATE PROCESS
8. THE CONTROLLING REGULATORY FLOODPLAIN ELEVATION FOR THIS SITE IS THE 100-YEAR HIGH WATER ELEVATION OF 460.00 IN ACCORDANCE WITH THE CHESTERFIELD VALLEY STORMWATER MASTER PLAN

PREPARED FOR:
LET'S RIDE LLC
ATTENTION: ROBERT HONZ
2690 MASTERTSON AVENUE
ST. LOUIS, MO 63114
PHONE: (314) 303-5235

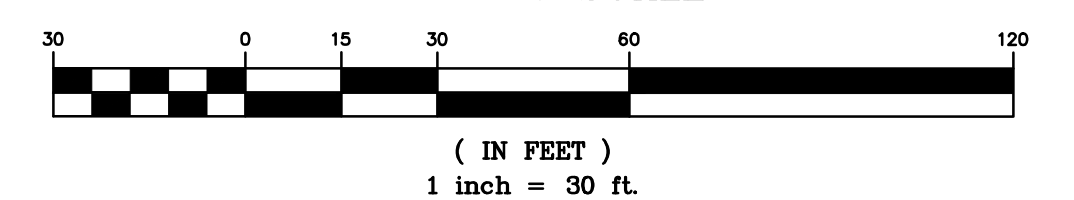
UTILITY NOTE:

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.

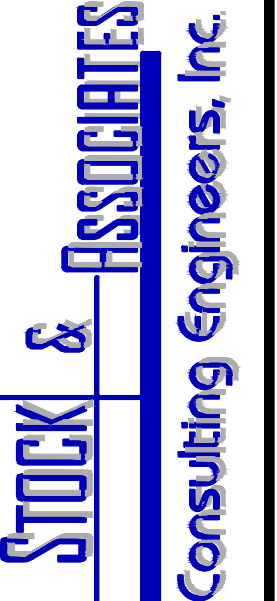
CONTRACTOR'S INSURANCE REQUIREMENTS

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).

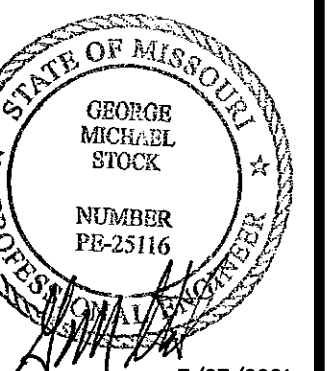
GRAPHIC SCALE



PREPARED BY:



PRELIMINARY DEVELOPMENT PLAN FOR:
WINGS CORPORATE ESTATES - REZONE LOTS 14 & 16
TO "PI" - PLANNED INDUSTRIAL
LOTS 14 & 16 WINGS CORPORATE ESTATE
CHESTERFIELD, MO 63005



GEORGE M. STOCK E-25116
MICHAEL STOCK E-25116
CERTIFICATE OF AUTHORITY NUMBER: 000996

REVISIONS:

1. 2021-5-28 CITY COMMENTS
2. 2021-7-16 CITY COMMENTS
3. 2021-7-27 CITY LETTER

DRAWN BY:	K.S.G.	CHECKED BY:	G.M.S.
DATE:	5/3/2021	JOB NO.:	2020-6831
M.S.D. P.#:	-	BASE MAP #:	17W & 18W
S.L.C. H&T #:	-	H&T S.O.P. #:	-
M.D.N.R. #:	-		

SHEET TITLE:

PRELIMINARY DEVELOPMENT PLAN

SHEET NO.: C1.0

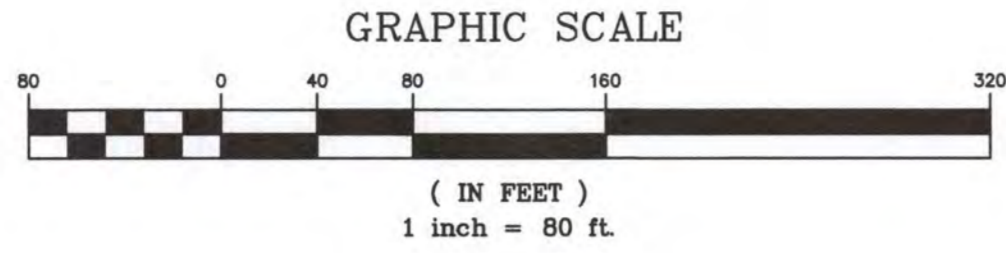
RECORD BOUNDARY EXHIBIT

A TRACT OF LAND BEING WINGS CORPORATE ESTATES AS DESCRIBED IN CHESTERFIELD ZONING ORDINANCE NO. 2237 AND BEING LOCATED IN U.S. SURVEYS 362 AND 133, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

ABBREVIATIONS	
C.O.	- CLEANOUT
DB.	- DEED BOOK
E.	- ELECTRIC
FL	- FLOWLINE
FT	- FEET
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SQ.	- SQUARE
T.	- TELEPHONE CABLE
V.C.P.	- VETRIFIED CLAY PIPE
W.	- WATER
(86'W)	- RIGHT-OF-WAY WIDTH



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
	GRADED MANHOLE
	STORMWATER INLET
	GRADED STORMWATER INLET
	SANITARY MANHOLE
	TREE
	BUSH
	TRAFFIC SIGNAL
	PARKING METER
	STREET SIGN
	SPRINKLER
	MAIL BOX



Legal Description for Lots 14 & 16 of Wings Corporate Estates

A tract of land being all of Lots 14 and 16 of Wings Corporate Estates, a subdivision according to the plat thereof as recorded in Plat Book 356m, Page 79 through 81 of the St. Louis County Records, located in U.S. Survey 362 and 133, Township 45 North, Range 3 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 14, said point also being located on the centerline of Wings Corporate Drive, a 40 feet wide private roadway; thence along said centerline, North 78 degrees 12 minutes 40 seconds East, 329.73 feet to the northeast corner thereof, said point also being located on the centerline of Buzz Westfall Drive, a 40 feet wide private drive; thence along said centerline, South 12 degrees 45 minutes 00 seconds East, 403.49 feet to the southeast corner of above said Lot 16; thence along the south line of said Lot 16, South 78 degrees 41 minutes 30 seconds West, 338.40 feet to the southwest corner of said Lot 16; thence along the west lines of above said Lots 16 and 14, North 11 degrees 31 minutes 10 seconds West, 400.60 feet to the POINT OF BEGINNING.

Containing 134,294 square feet or 3.083 acres, more or less. This description was prepared from record and available information and is therefore subject to an actual boundary survey.



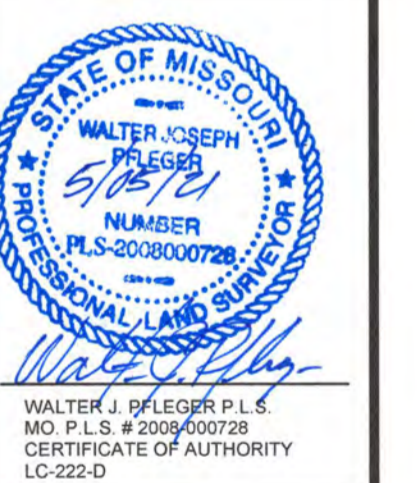
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RECORD BOUNDARY EXHIBIT

WINGS CORPORATE ESTATES

CITY OF CHESTERFIELD, MISSOURI



REVISIONS:

DRAWN BY: J.K.	CHECKED BY: W.J.P.
DATE: 5/5/21	JOB NO: 220-6831
M.S.D. P.#: P-XXXXXX	BASE MAP # XXXX
S.L.C. H&T # XXXX	H&T S.U.P. # XX-XXX-XX
M.D.N.R. # MC-XXXXXX	
SHEET TITLE: RECORD BOUNDARY EXHIBIT	
SHEET NO.: SHEET #1	

DRAWING FILE C:\DRAWING\20210517\18W440133\18W440133.dwg PLOTTED: 2408 PLOTTED: May 10, 2021, 4:15am PLOTTED BY: wjp

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