

Planning Commission Public Hearing Report

Meeting Date: October 16, 2019

From: Andrew Stanislav, Planner 

Location: 17511 Chesterfield Airport Road

Petition: **P.Z. 13-2019 84 Lumber, Adj. Lot 2 (17511 Chesterfield Airport Rd):** A request to amend Ordinance 2969 to establish new permitted uses and revise the development criteria for a 13.023 acre tract of land within an existing “PC” Planned Commercial District located on the north side of Chesterfield Airport Road east of Long Road (17U510084).

SUMMARY

Green Bay Properties, LLC (property owner under contract of Proposed Lot A), on behalf of property owner TSG Chesterfield Airport Road, LLC, is requesting an ordinance amendment to City of Chesterfield Ordinance 2969 with respect to permitted uses and development criteria for 84 Lumber, Adjusted Lot 2. This amendment would add a new permitted use and revise and update the development conditions for the existing “PC” Planned Commercial District on 13.023 acres of land located at the north side of Chesterfield Airport Road east of Long Road.

The primary requests are to add “automobile dealership” as a permitted use and to increase the building story height from one (1) to two (2) story construction. Minor updates will also be included with the development criteria in



Figure 1: Subject Site Aerial Image

the existing Attachment A, including applicable restrictions on the proposed use. An updated Preliminary Development Plan has also been submitted for Planning Commission consideration.

SITE HISTORY

The subject site was originally zoned “NU” Non-Urban District by St. Louis County prior to the City’s incorporation. On October 2, 1995, a record plat was approved by the City of Chesterfield establishing lots 1 and 2 of the 84 Lumber Subdivision.

City of Chesterfield Ordinance 2969 was approved by City Council on August 7, 2017, establishing a “PC” Planned Commercial District for Lot 2 of the 84 Lumber Subdivision. Subsequently, a Boundary Adjustment Plat was approved by the City on August 5, 2019, in order to consolidate a small 10-foot wide tract of land located between Lot 2 of the 84 Lumber Subdivision and Chesterfield Commons Seven.

A Site Development Concept Plan and Site Development Section Plan were submitted and reviewed by the City in 2017; however, these applications became inactive and the subject site currently remains vacant.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

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

Direction	Zoning	Land Use
North	“NU” Non-Urban District	I-64/US-40 & Vacant Land
East	“PC” Planned Commercial District	Commons Seven (Undeveloped Lot)
South	“PC” Planned Commercial District	AutoZone/St. Louis Family Church
West	“PC” Planned Commercial District	Car Craft Autobody/Lou Fusz Ford

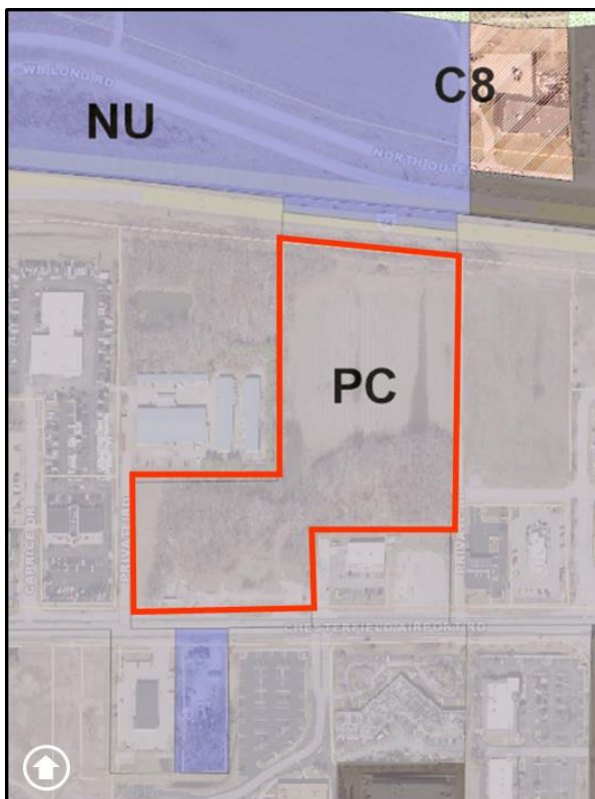


Figure 2: Zoning Map

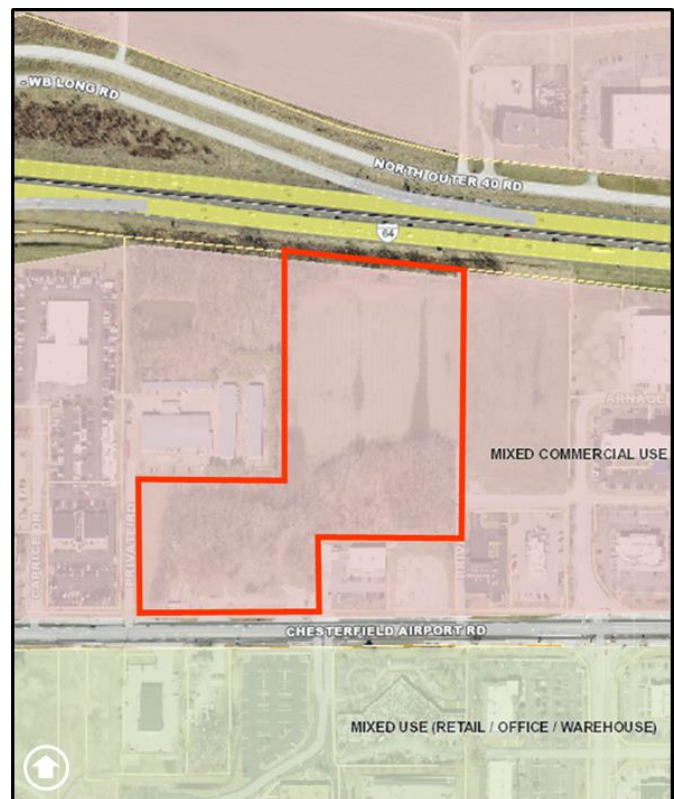


Figure 3: Comprehensive Land Use Map

COMPREHENSIVE PLAN ANALYSIS

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Comprehensive Land Use Plan indicates this development is within the area designated as “Mixed Commercial Use” along with the adjacent properties north of Chesterfield Airport Road and across the I-64/US-40 corridor, while properties south of Chesterfield Airport Road near the subject site are within the “Mixed Use (Retail/Office/Warehouse)” designation as seen in Figure 3 on the previous page. The Comprehensive Plan designates appropriate land uses of the “Mixed Commercial Use” designation as “retail, low-density office, and limited office/warehouse facilities.”

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

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

The additional permitted use proposed in this petition provides additional retail and service options that are also compliant with the “Mixed Commercial Use” designation in the Land Use Plan.

3.2.3 Regional Retail Facilities – *Regional retail development should be limited to the two (2) existing regional retail facilities: Chesterfield Mall and the Chesterfield Commons areas.*

The governing ordinance for this development currently permits 39 uses of various types of commercial activity, which is located east of Long Road near the Commons developments and shares the same Land Use designation.

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

The subject site is located in Chesterfield Valley east of Long Road within an existing “PC” Planned Commercial District. The proposed additional permitted use with this petition would comply with the regional retail aspect of the Comprehensive Plan.

7.2.4 Encourage Sidewalks – *Sidewalks should be required of all new developments and encouraged along existing roads in the City of Chesterfield, allowing creative placement to protect the natural environment.*

Sidewalks are required in the governing ordinance to be located along Chesterfield Airport Road, the Arnage Road extension, and the west side of the north/south connector roadway.

7.2.6 Cross-Access Circulation – *Internal vehicular and pedestrian connections between commercial developments should be encouraged.*

Cross access is to be provided between the proposed lots of this development, specifically between proposed Lots B, C, and D fronting Chesterfield Airport Road and between Lot E and the vacant parcel to the east of AutoZone (17499 Chesterfield Airport Road). Each of these proposed lots will have frontage and access from the proposed Arnage Road extension for circulation throughout the proposed development.

The Unified Development Code (UDC) also contains specific design requirements for Chesterfield Valley, which may be considered in reviewing this petition as well as with a future Site Development Concept Plan and Site Development Section Plans providing greater details for development on each individual lot, including architectural review. The applicable policies to consider with this petition, especially with the proposed automobile dealership use, are as follows:

- **Storage** – *Screen outdoor storage of goods, equipment or automobiles for sale or service from I-64/US-40.*
- **Parking** – *Locate parking primarily to the side or rear of any building façade facing I-64/US-40 or along North Outer 40.*

STAFF ANALYSIS

The Petitioner is requesting an ordinance amendment to the current governing Ordinance 2969 with respect to the permitted uses and development criteria.

Automobile Dealership Use

The petitioner is requesting to add the use of “automobile dealership” to the permitted uses established in the Attachment A of Ordinance 2969 governing Adjusted Lot 2 of the 84 Lumber Subdivision, and no other changes to the existing permitted uses are proposed. The Unified Development Code (UDC) defines automobile dealership as the following:

“A retail business primarily housed in a structure and characterized by a mixture of related uses upon a commercial site; however, the principal use of the site shall be the marketing of new or used automobiles, whether by sale, rent, lease, or other commercial or financial means. Secondary supporting uses may also exist upon the same site, such as maintenance, repair and service areas, parts storage areas, and financial service areas.”

The request to add this as a permitted use will be conditioned in the proposed Attachment A with restrictions as similarly approved ordinances with automobile dealership as a permitted use along the I-64/US-40 corridor. Language in the existing ordinance currently prohibits all outdoor storage and limits outdoor sales activity to patio and pedestrian areas located adjacent to the storefronts of retail users.

The request to add “automobile dealership” as a permitted use will require these restrictions to be modified to correlate with existing restrictions present in other governing ordinances involving this use. More recent ordinances delineate the location of outdoor displays (also as shown and approved on a

Site Development Plan) and provide a maximum limit to the number of vehicles permitted within an outdoor display.

Nearby subdivisions along the I-64/US-40 corridor with “automobile dealership” on the site include Long Road Crossing (Jim Butler Kia), Lou Fusz Ford, River Crossings (Lamborghini/Bentley St. Louis), and Kemp Automobile Museum (Tesla). Each of these subdivisions are also included in the “Mixed Commercial Use” Land Use designation. Of these developments, the automobile dealership use is generally permitted with similar restrictions regarding outdoor retail display and storage. Figure 4 below depicts the location of 84 Lumber, Adjusted Lot 2 in relation to these nearby developments as well as the applicable restrictions to outdoor displays and storage.

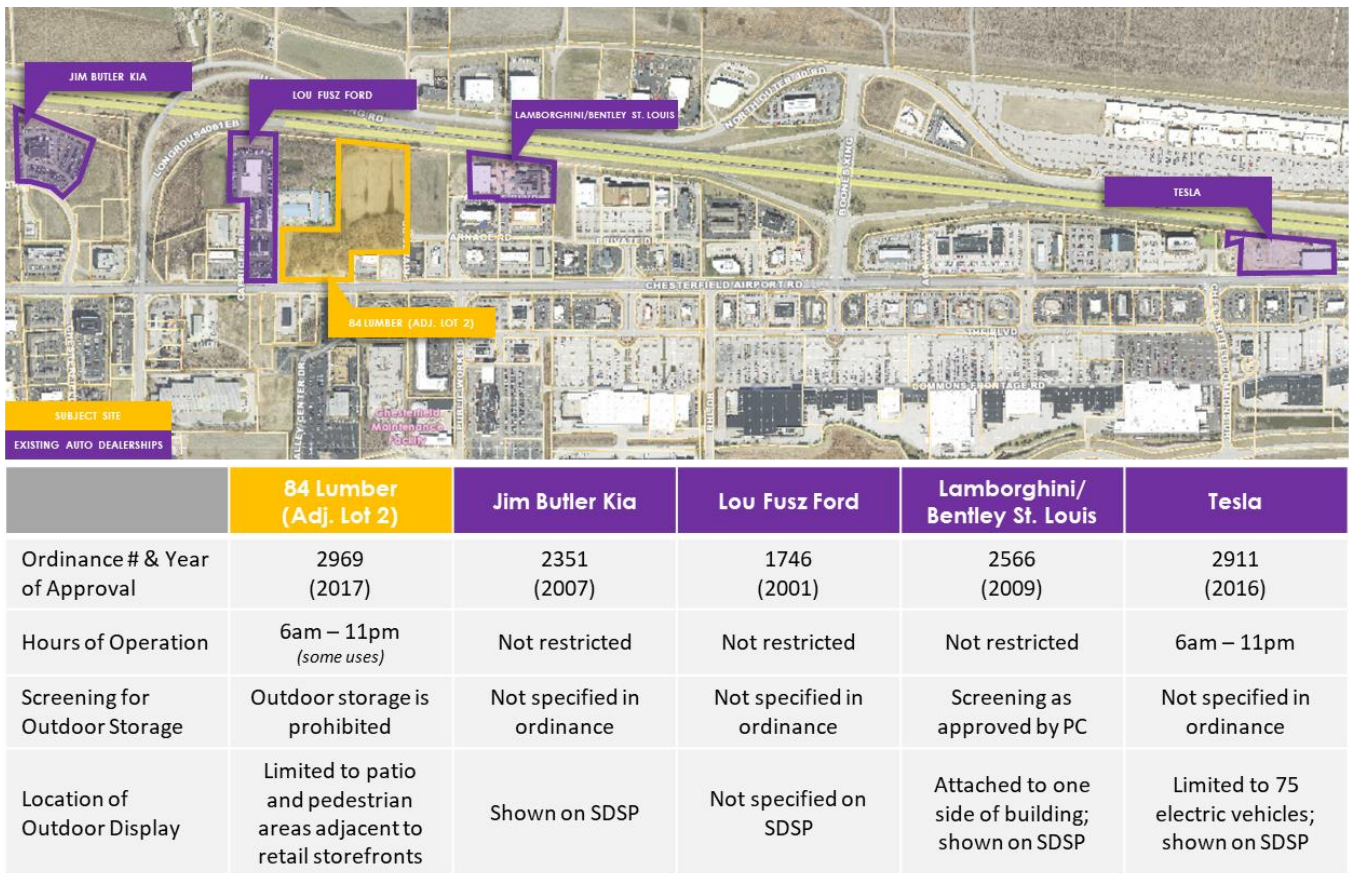


Figure 4: Automobile Dealerships along I-64/US-40 Corridor

Building Height

In addition to including “automobile dealership” as a permitted use, the petitioner is also requesting to increase the allowable number of stories per building from one (1) story to two (2) stories. The current governing ordinance requires the following as it pertains to height of structures within the development:

- a. The maximum height including parapets and rooftop equipment of all buildings shall not exceed forty-two (42) feet.

There is no request to change the overall maximum building height. The above regulation is proposed to remain as existing in the current governing ordinance.

- b. All buildings within this development shall be limited to single story construction only with the exception of a hotel.

The petitioner is requesting to amend this portion of the ordinance's height regulations to allow two (2) story construction. The building layout of the proposed automobile dealership will include a 5,000 square foot second story, requiring this portion of the ordinance to be amended.

Preliminary Plan

A zoning map amendment to a planned zoning district, such as "PC" Planned Commercial District, requires a Preliminary Development Plan which has been included in the Planning Commission's packet. A Preliminary Development Plan was approved in July 2017 for the subject site with the passage of Ordinance 2969. The proposed plan with this petition remains largely similar to the previously approved plan with most notable differences including the building on Proposed Lot A and the placement of buildings on proposed lots B, C, and D formerly located closer to the Arnage Road extension. The existing Preliminary Development Plan can be seen in Figure 5 below.

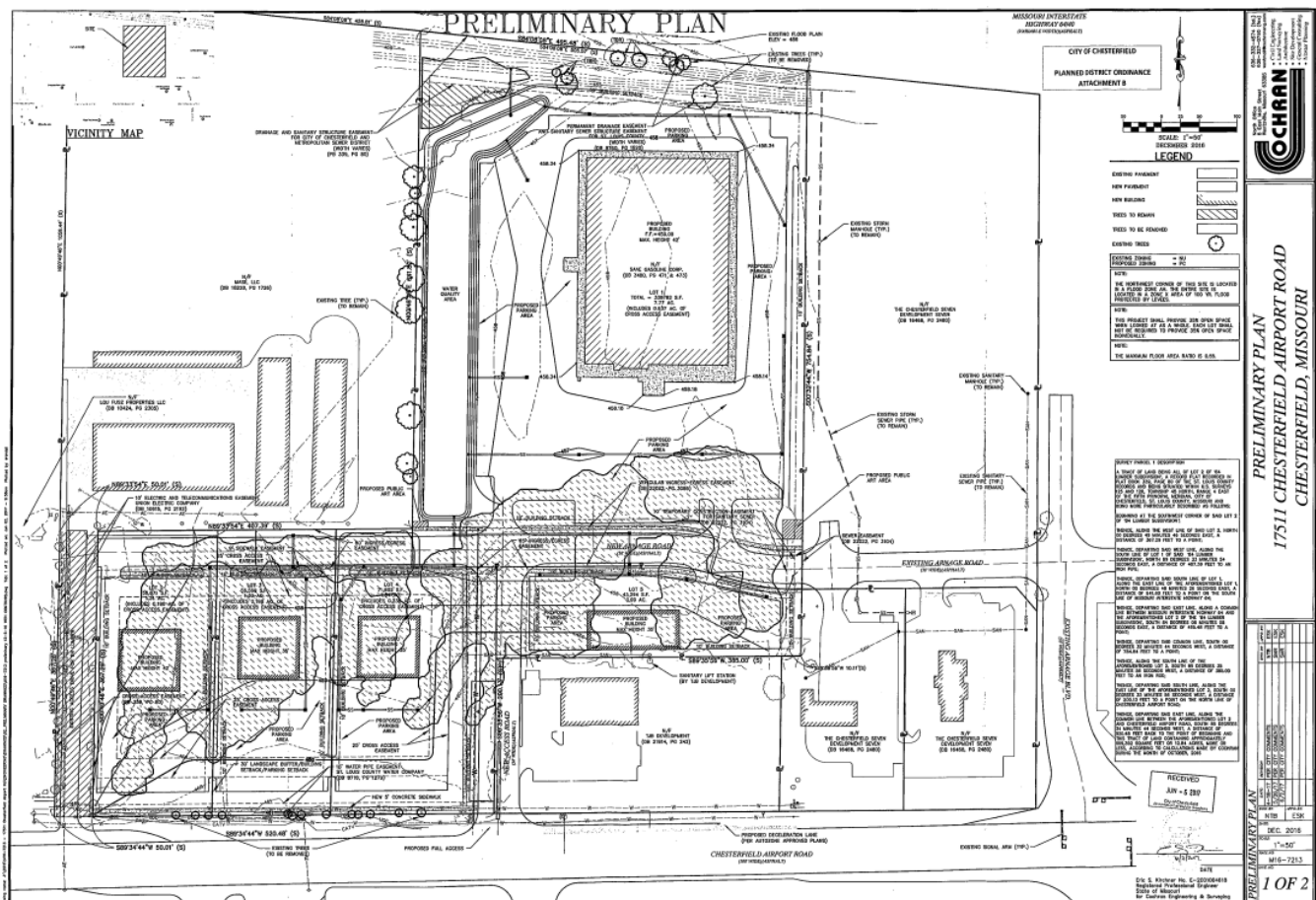


Figure 5: Existing Preliminary Development Plan for Subject Site (Ordinance 2969)

Some elements of the proposed Preliminary Plan include, but aren't limited to:

- Five proposed lots, three of which front Chesterfield Airport Road;
- Cross access easements between proposed lots;
- Proposed location for public art installation;
- Arnage Road extension west across the subject property;
- North-south access drive connection between the Arnage Road extension and Chesterfield Airport Road to align with Valley Center Drive to the south;
- Stormwater management provisions in accordance with City requirements for the Valley; and
- Parking areas generally to the side and rear of the proposed building as they front Major Arterials.

Figure 6 below depicts the proposed Preliminary Development Plan. Site Sections and a Tree Stand Delineation (TSD) submitted by the petitioner are also included in the packet attached to this report.

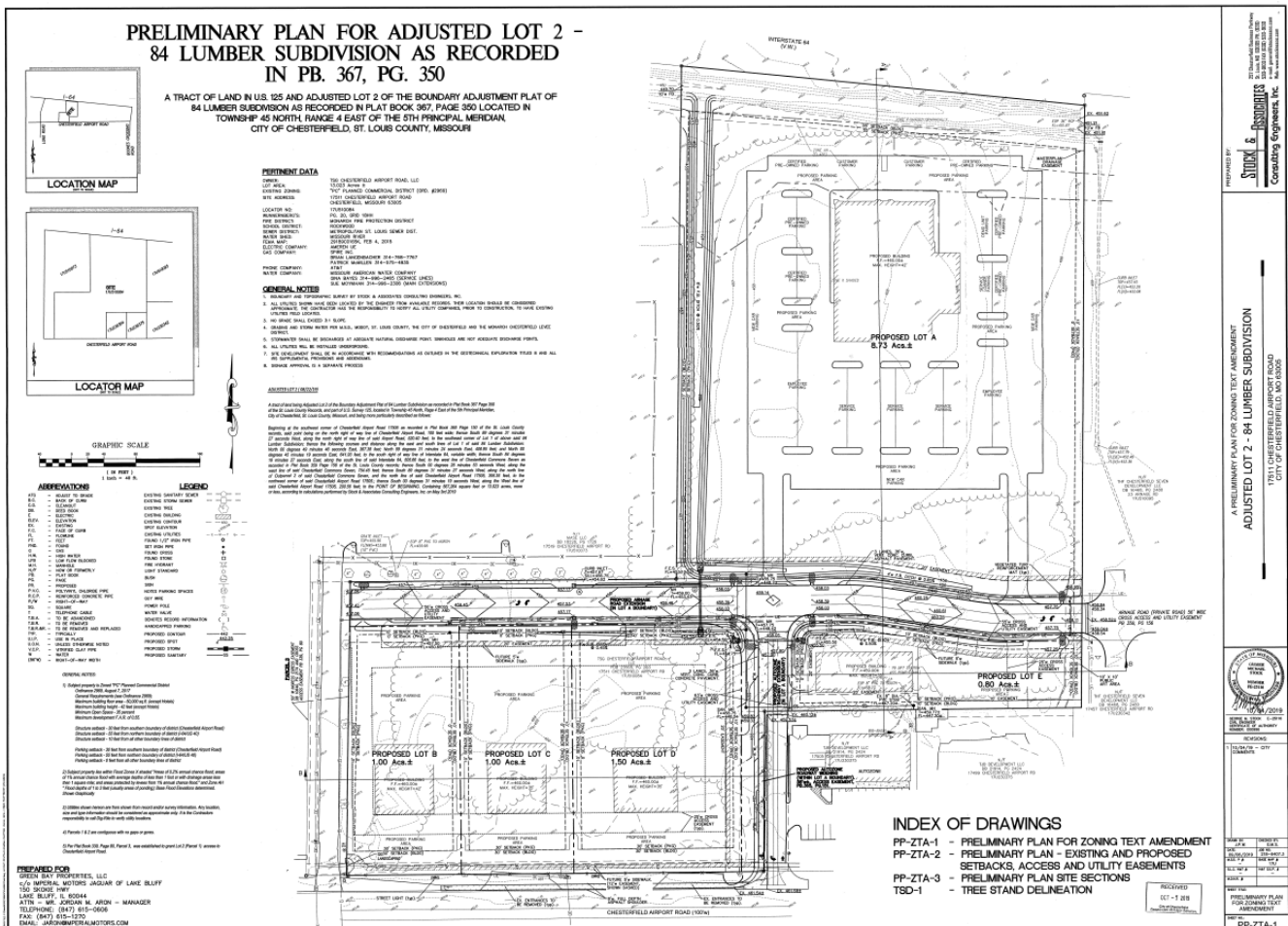


Figure 6: Proposed Preliminary Development Plan

REQUEST

A Public Hearing further addressing the request will be held at the Wednesday, October 16th, 2019, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Narrative Statement for this request as required by City Code, and the Preliminary Development Plan Packet.

No vote is requested from the Planning Commission at this time. The purpose of the Public Hearing is to present the request to the Commission, give the public an opportunity to speak, and for the Commission to provide Staff with direction in preparing an Attachment A.

Attachments

1. Public Hearing Notice
2. Narrative Statement
3. Preliminary Development Plan Packet



NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on October 16, 2019 at 7:00 p.m. in the Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield Missouri 63017.

Said Hearing will be as follows:

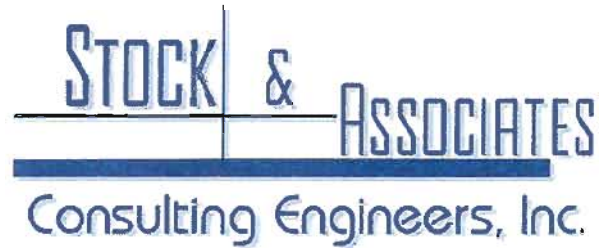
P.Z. 13-2019 84 Lumber, Adj. Lot 2 (17511 Chesterfield Airport Rd): A request to amend Ordinance 2969 to establish new permitted uses and revise the development criteria for 13.023 acres of land within an existing "PC" Planned Commercial District located on the north side of Chesterfield Airport Road east of Long Road (17U510084).

PROPERTY DESCRIPTION

A tract of land being Adjusted Lot 2 of the Boundary Adjustment Plat of 84 Lumber Subdivision as recorded in Plat Book 367 Page 350 of the St. Louis County Records, and part of U.S. Survey 125, located in Township 45 North, Range 4 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri.



Information on this Public Hearing may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Planner Andrew Stanislav at 636.537.4738 or via e-mail at astanislav@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.



October 1, 2019

Via Email: (astanislav@chesterfield.mo.us)

City of Chesterfield
690 Chesterfield Parkway W
Chesterfield, MO 63017

Attention: Mr. Andrew Stanislav - Planner

Re: **Project Narrative** Associated w/ Petition for a "Text Amendment" to Ordinance No. 2969 "PC" Planned Commercial District for 13.01 Acres, Located at 17511 Chesterfield Airport Road. (170510084) (Stock Project No. 218-6407.3)

Dear Andrew,

On behalf of Green Bay Properties LLC, purchaser of approximately 8.73 Acres, and The Staenberg Group we are requesting a "Text Amendment" to Ordinance No. 2969. Our request is to add "Automobile Dealership" to the list of permitted uses currently outlined in the Attachment A Section I. A.

Our request is to allow Imperial Motors of St. Louis LLC dba Jaguar Chesterfield & Imperial Motors of St. Louis LLC dba Land Rover Chesterfield, to develop Approximately 8.73 Acres of the total tract to build and operate a new Jaguar and Land Rover automobile dealership. The building will be approximately 31,000 GSF, of which approximately 5,000 GSF will be on a second floor. The building height is approximately 26ft. tall.

- 1.) Proposed land uses and development standards, density and height limitation, yard requirements, all of which shall be compatible with other nearby uses and developments and ensuring consistency with the Comprehensive Plan;

Response: Per Ordinance #2969, except Section I.A., add "Automobile Dealership" and Section B.2.b. Automobile Dealership, shall not exceed two (2) story construction.

- 2.) A listing of all land uses per tract of land within the proposed development, if applicable;

Response: Site is currently undeveloped.

- 3.) Exceptions, variances, or waivers from the UDC, if being requested;

Response: Amendments to Ordinance #2969 are being requested.

- 4.) A statement regarding tree preservation and proposed landscaping;

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

October 1, 2019

Page 2

Response: Tree Preservation will follow the City of Chesterfield Tree Preservation ordinance. Detail Landscape Plans will be provided for each development at the time of filing Site Development Section Plans for each respective development.

5.) A description of any proposed amenities or recreational facilities;

Response: Pedestrian circulation within the Development will be provided by 5' wide concrete sidewalks along interval streets.

6.) A description of lands to be dedicated for public facilities;

Response: Internal streets will be dedicated as "Private". Drainage channels will be dedicated to the City of Chesterfield & Monarch Chesterfield Levee District.

7.) Proposed phasing and time schedule if the development is to be done in phases; and

Response: Preliminary phasing of this development is as follows:

a – Stockpile Grading & Clearing - 4th Qtr 2019 & 1st Qtr 2020

b – Internal Streets and Public Utilities – 2nd/3rd Qtr 2020

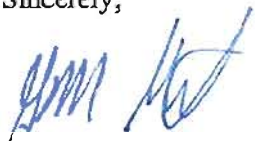
c - Automobile Dealership Facility on Proposed Lot 1 – 2nd/3rd//4th/ Qtr 2020 into 1st Qtr of 2021.

8.) Proposed phasing and time schedule for land to be dedicated for public facilities.

Response: 2020-2021

As always, we appreciate your continued assistance and support for this project. Should you have any question or comments, please feel free to call.

Sincerely,



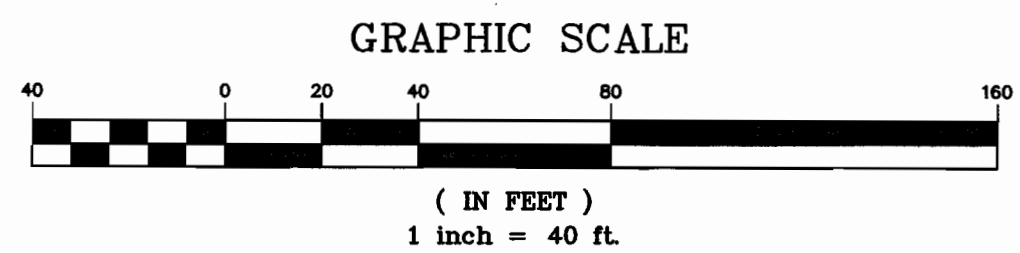
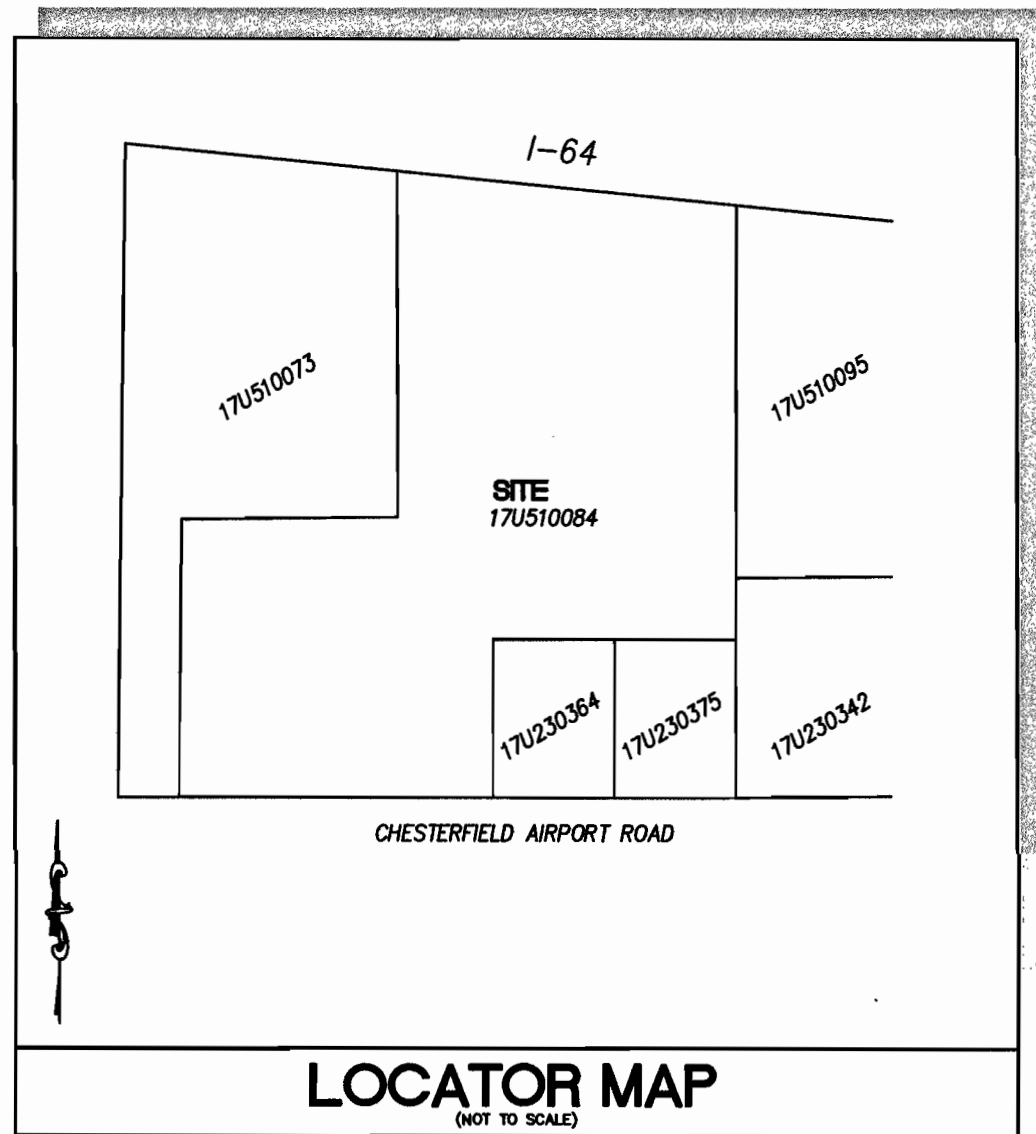
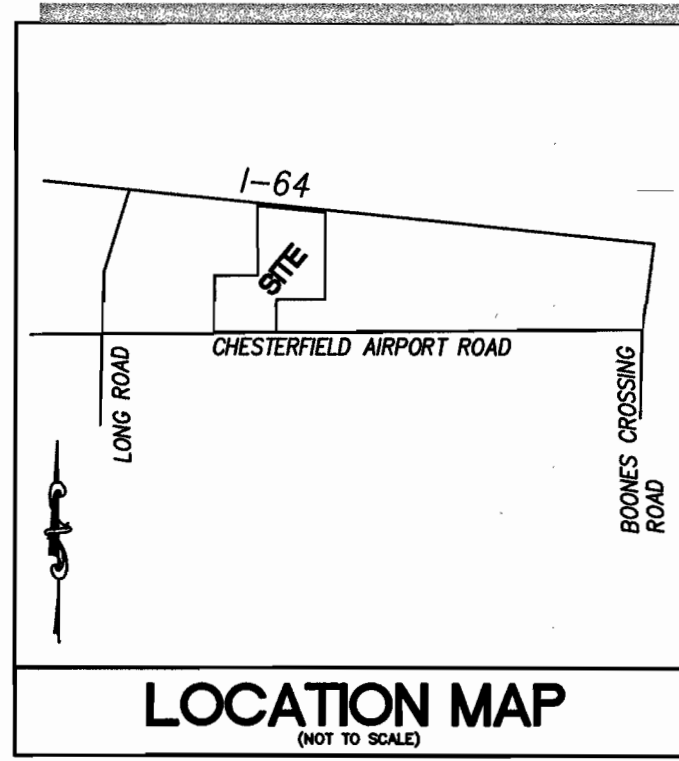
George M. Stock, P.E.

President

CC: Green Bay Properties, LLC – Mr. Jordan M. Aron (jaron@imperialmotors.com)
The Staenberg Group – Mr. Sam Adler (sadler@tsgproperties.com)

PRELIMINARY PLAN FOR ADJUSTED LOT 2 - 84 LUMBER SUBDIVISION AS RECORDED IN PB. 367, PG. 350

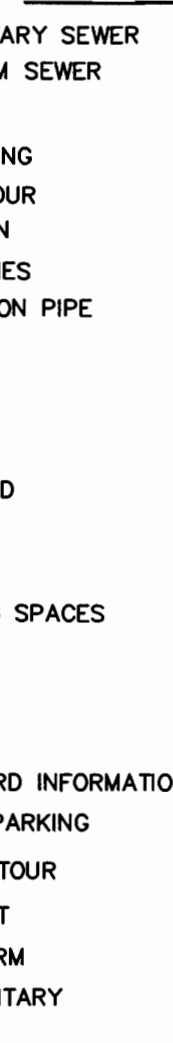
A TRACT OF LAND IN U.S. 125 AND ADJUSTED LOT 2 OF THE BOUNDARY ADJUSTMENT PLAT OF 84 LUMBER SUBDIVISION AS RECORDED IN PLAT BOOK 367, PAGE 350 LOCATED IN TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



ABBREVIATIONS

ATC	ADJUST TO GRADE	EXISTING SANITARY SEWER
B.C.	BACK OF CURB	EXISTING STORM SEWER
C.O.	CLEANOUT	EXISTING TREE
DB.	DEED BOOK	EXISTING BUILDING
E	ELECTRIC	EXISTING CONTOUR
ELEV.	ELEVATION	SPOT ELEVATION
EX.	EXISTING	EXISTING UTILITIES
F.C.	FACE OF CURB	FOUND 1/2" IRON PIPE
FL.	FLOWLINE	SET IRON PIPE
FT.	FEET	FOUND CROSS
FND.	FOUND	FOUND GROSS
G	GAS	FOUND STONE
H.W.	HIGH WATER	FIRE HYDRANT
LFB	LOW FLOW BLOCKED	LIGHT STANDARD
M.H.	MANHOLE	BUSH
N/F	NOW OR FORMERLY	SIGN
PB.	PLAT BOOK	NOTES PARKING SPACES
PG.	PAGE	GUY WIRE
PR.	PROPOSED	POWER POLE
P.V.C.	POLYVINYL CHLORIDE PIPE	WATER VALVE
R.C.P.	REINFORCED CONCRETE PIPE	DENOTES RECORD INFORMATION
R/W	RIGHT-OF-WAY	HANDICAPPED PARKING
SQ.	SQUARE	PROPOSED CONTOUR
T	TELEPHONE CABLE	PROPOSED SPOT
T.B.A.	TO BE ABANDONED	PROPOSED STORM
T.B.R.	TO BE REMOVED	PROPOSED SANITARY
T.B.R.&R.	TO BE REMOVED AND REPLACED	
TYP.	TYPICALLY	
U.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



GENERAL NOTES:

- 1) Subject property is Zoned "PC" Planned Commercial District Ordinance 2968, August 7, 2017
General Requirements (see Ordinance 2968):
Maximum building floor area - 50,000 sq. ft. (except Hotels)
Maximum building height - 42 feet (except Hotels)
Minimum Open Space - 35 percent
Maximum development F.A.R. of 0.55.
Structure setback - 30 feet from southern boundary of district (Chesterfield Airport Road)
Structure setback - 55 feet from northern boundary of district (I-64/US 40)
Structure setback - 10 feet from all other boundary lines of district
Parking setback - 30 feet from southern boundary of district (Chesterfield Airport Road)
Parking setback - 55 feet from northern boundary of district (I-64/US 40)
Parking setback - 0 feet from all other boundary lines of district
- 2) Subject property lies within Flood Zones X shaded "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood" and Zone AH "Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined. Shown Graphically
- 3) Utilities shown hereon are from shown from record and/or survey information. Any location, size and type information should be considered as approximate only. It is the Contractor's responsibility to call Dig-Rite to verify utility locations.
- 4) Parcels 1 & 2 are contiguous with no gaps or gores.
- 5) Per Plat Book 339, Page 80, Parcel 3, was established to grant Lot 2 (Parcel 1) access to Chesterfield Airport Road.

PERTINENT DATA

OWNER: TSG CHESTERFIELD AIRPORT ROAD, LLC
LOT AREA: 13.023 Acres ±
EXISTING ZONING: "PC" PLANNED COMMERCIAL DISTRICT (ORD. #2969)
SITE ADDRESS: 17511 CHESTERFIELD AIRPORT ROAD, CHESTERFIELD, MISSOURI 63005
LOCATOR NO.: 17U510084
WUNNENBERG'S: PG. 20, GRID 18HH
FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: ROCKWOOD
SEWER 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: BRIAN LANGENBACHER 314-768-7767
WATER COMPANY: PATRICK MCMILLAN 314-575-4835
MISSOURI AMERICAN WATER COMPANY
GINA BAYES 314-996-2465 (SERVICE LINES)
SUE MOYNIHAN 314-996-2306 (MAIN EXTENSIONS)

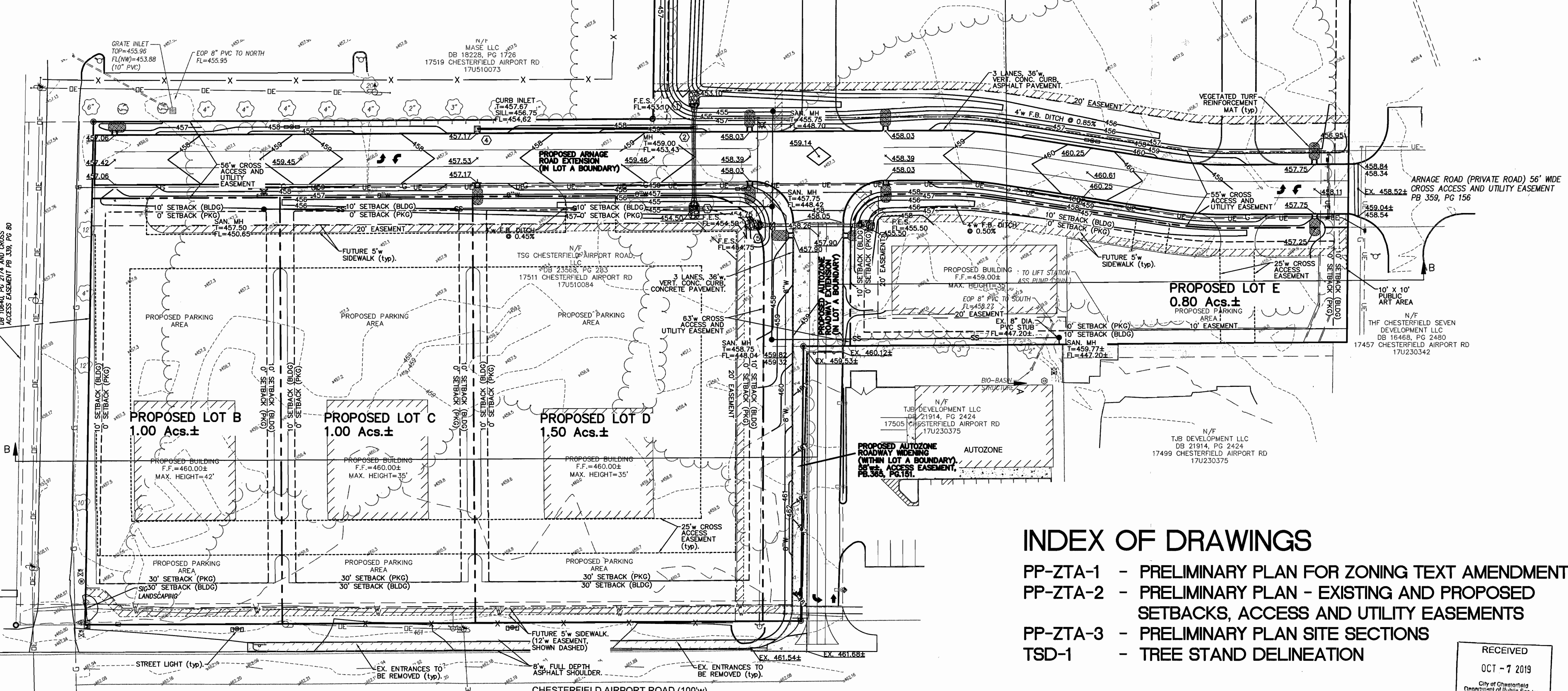
GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
2. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONFIRMED 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. STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
6. ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
7. SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL EXPLORATION TITLED B AND ALL IRS SUPPLEMENTAL PROVISIONS AND ADDENDUMS.
8. SIGNAGE APPROVAL IS A SEPARATE PROCESS

ADJUSTED LOT 2 (08/22/19)

A tract of land being Adjusted Lot 2 of the Boundary Adjustment Plat of 84 Lumber Subdivision as recorded in Plat Book 367 Page 350 of the St. Louis County Records, and part of U.S. Survey 125, located in Township 45 North, Range 4 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the southwest corner of Chesterfield Airport Road 17505 as recorded in Plat Book 365 Page 150 of the St. Louis County records, said point being on the north right of way line of Chesterfield Airport Road, 100 feet wide; thence South 89 degrees 31 minutes 27 seconds West, along the north right of way line of said Airport Road, 520.40 feet, to the southeast corner of Lot 1 of above said 84 Lumber Subdivision; thence the following courses and distance along the east and south lines of Lot 1 of said 84 Lumber Subdivision: North 00 degrees 49 minutes 40 seconds East, 367.38 feet; North 89 degrees 31 minutes 24 seconds East, 406.95 feet; and North 00 degrees 45 minutes 19 seconds East, 641.83 feet, to the south right of way line of Interstate 64, variable width; thence South 84 degrees 19 minutes 27 seconds East, along the south line of said Interstate 64, 505.66 feet, to the west line of Chesterfield Commons Seven as recorded in Plat Book 359 Page 156 of the St. Louis County records; thence South 00 degrees 28 minutes 53 seconds West, along the west line of said Chesterfield Commons Seven, 754.45 feet; thence South 89 degrees 31 minutes 27 seconds West, along the north line of Outparcel 2 of said Chesterfield Commons Seven, and the north line of said Chesterfield Airport Road 17505, 385.35 feet, to the northwest corner of said Chesterfield Airport Road 17505; thence South 00 degrees 31 minutes 19 seconds West, along the West line of said Chesterfield Airport Road 17505, 200.56 feet, to the POINT OF BEGINNING. Containing 567,264 square feet or 13.023 acres, more or less, according to calculations performed by Stock & Associates Consulting Engineers, Inc. on May 3rd 2019



INDEX OF DRAWINGS

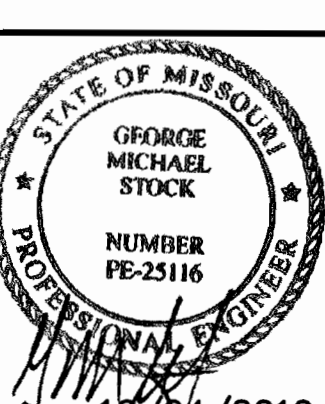
- PP-ZTA-1 - PRELIMINARY PLAN FOR ZONING TEXT AMENDMENT
- PP-ZTA-2 - PRELIMINARY PLAN - EXISTING AND PROPOSED SETBACKS, ACCESS AND UTILITY EASEMENTS
- PP-ZTA-3 - PRELIMINARY PLAN SITE SECTIONS
- TS-D-1 - TREE STAND DELINEATION

RECEIVED
OCT - 7 2019
City of Chesterfield
Department of Public Services

PREPARED FOR:
GREEN BAY PROPERTIES, LLC
c/o IMPERIAL MOTORS JAGUAR OF LAKE BLUFF
150 SKOKIE HWY
LAKE BLUFF, IL 60044
ATTN - MR. JORDAN M. ARON - MANAGER
TELEPHONE: (847) 615-0606
FAX: (847) 615-1270
EMAIL: JARON@IMPERIALMOTORS.COM

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 590-9100 FAX: (636) 530-9100
e-mail: general@stockassoc.com
Web: www.stockassoc.com

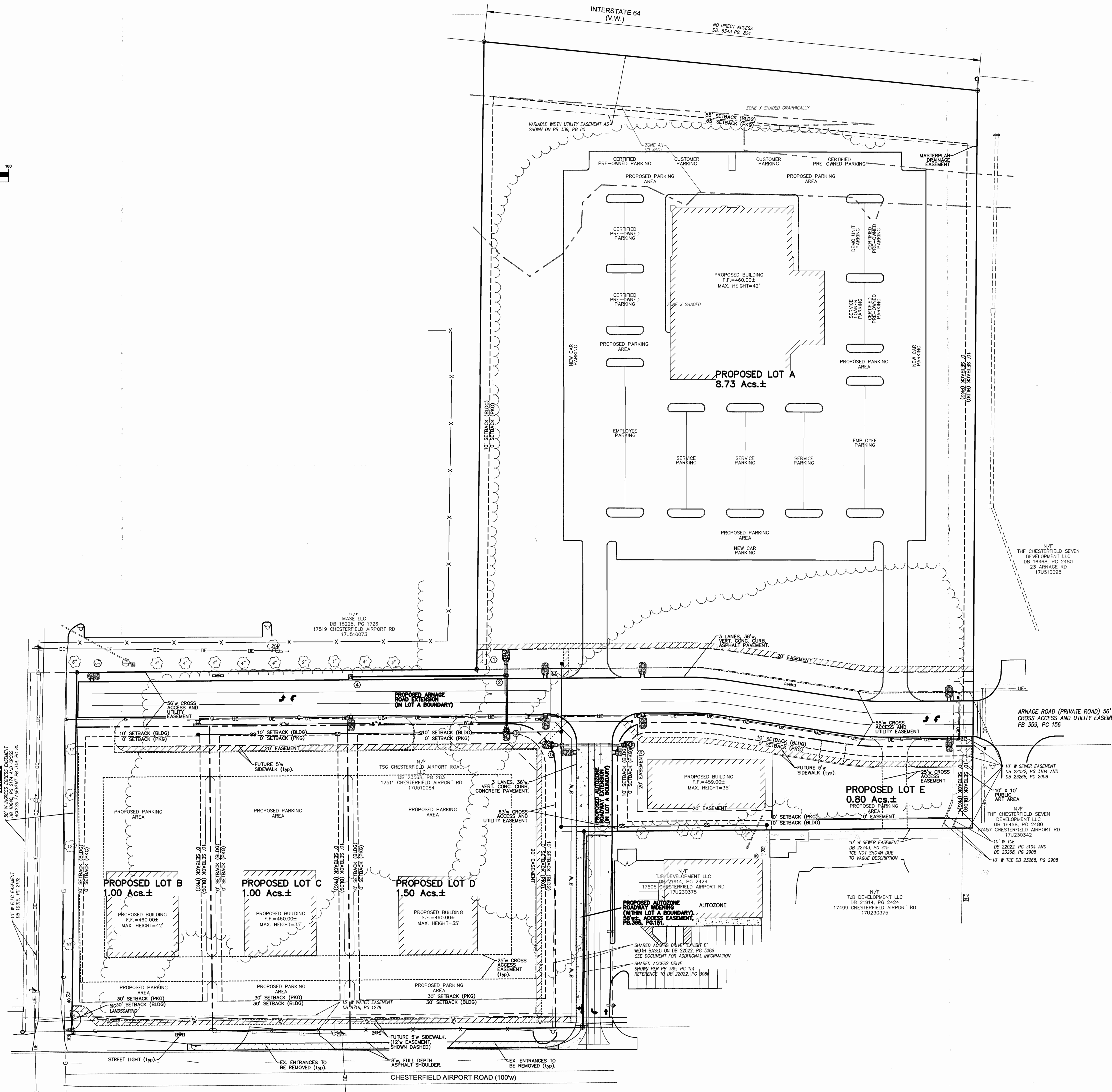
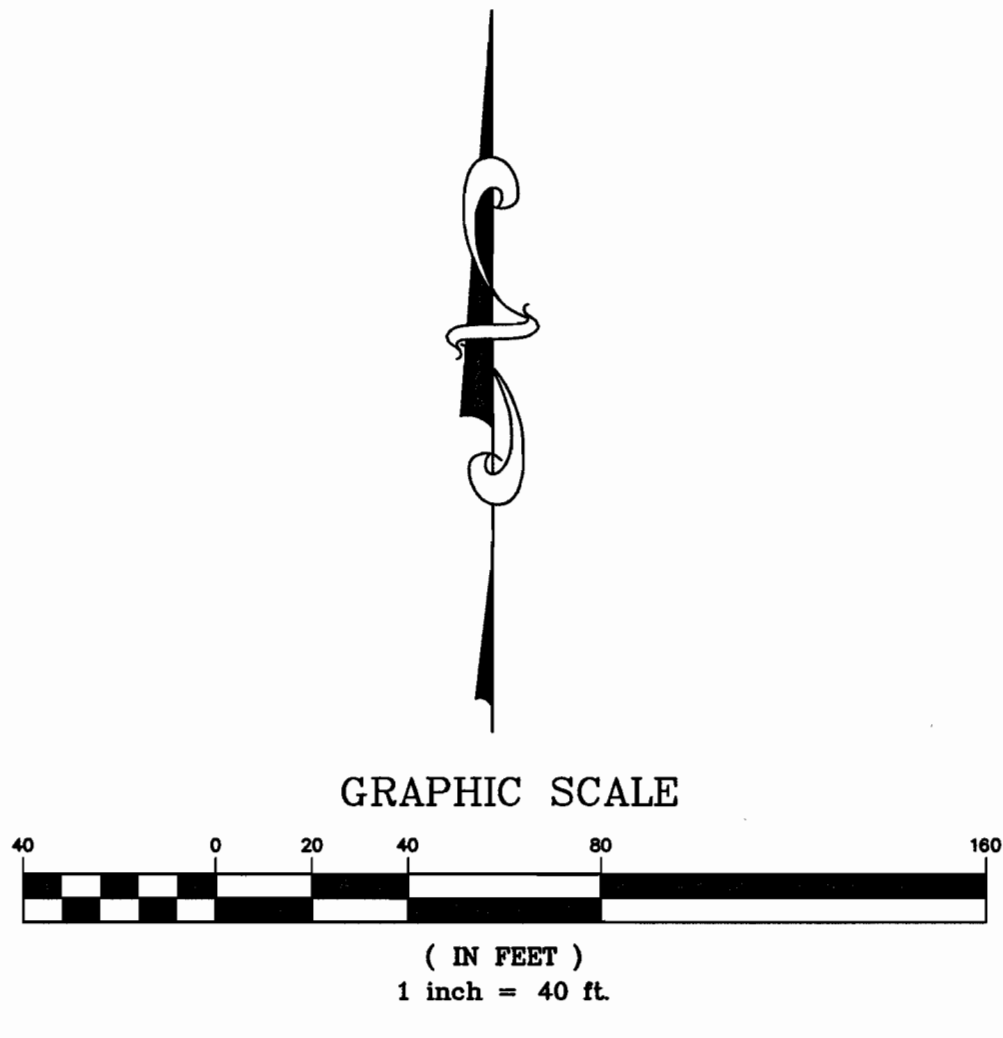
A PRELIMINARY PLAN FOR ZONING TEXT AMENDMENT
ADJUSTED LOT 2 - 84 LUMBER SUBDIVISION
17511 CHESTERFIELD AIRPORT ROAD
CITY OF CHESTERFIELD, MO 63005



10/04/2019
GEORGE MICHAEL STOCK
ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

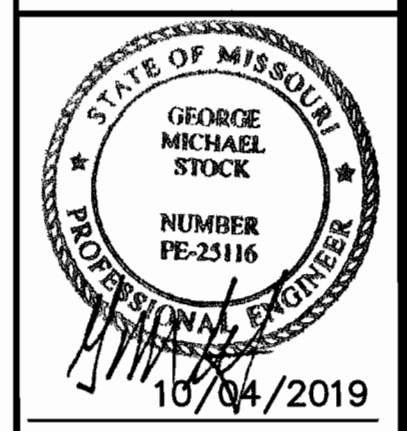
REVISIONS:
1 10/04/19 - CITY COMMENTS

SHEET TITLE:
PRELIMINARY PLAN FOR ZONING TEXT AMENDMENT
SHEET NO.:
PP-ZTA-1



PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 287 Chesapeake Boulevard Parkway
 St. Louis, MO 63043-5400
 (314) 991-9300 FAX (314) 991-9303
 e-mail: general@stockass.com
 Web: www.stockass.com

A PRELIMINARY PLAN FOR ZONING TEXT AMENDMENT
ADJUSTED LOT 2 - 84 LUMBER SUBDIVISION
 17511 CHESTERFIELD AIRPORT ROAD
 CITY OF CHESTERFIELD, MO 63005

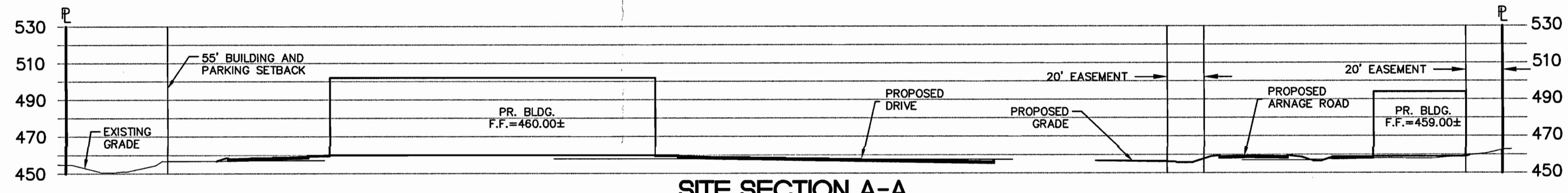


REVISIONS:
 1 10/04/19 - CITY COMMENTS

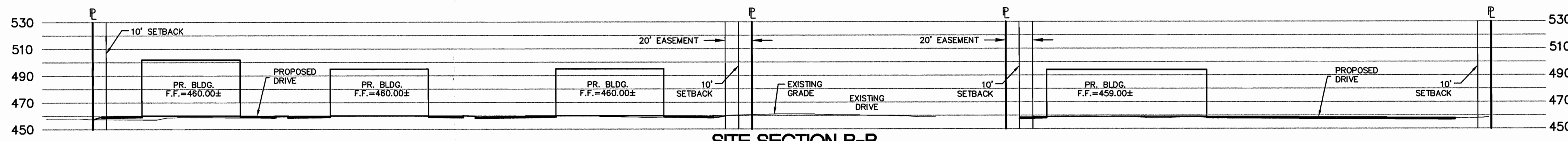
DRAWN BY: J.P.W.	CHECKED BY: C.M.S.
DATE: 09/05/2019	JOB NO. #: 219-8407.3
N.S.D. P. #	BASE MAP #
S.L.C. MET #	MAT. SUE #
M.D.N.R. #	

SHEET TITLE:
 PRELIMINARY PLAN - EXISTING AND PROPOSED SETBACKS, ACCESS AND UTILITY EASEMENTS

SHEET NO. #:
 PP-ZTA-2



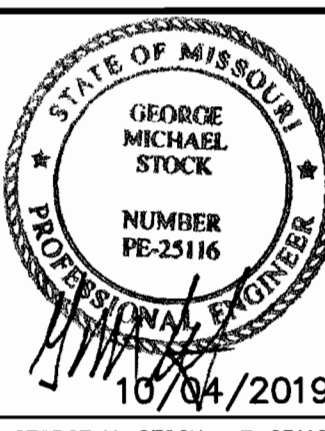
SITE SECTION A-A
 HORIZONTAL SCALE: 1"=50'
 VERTICAL SCALE: 1"=50'



SITE SECTION B-B
 HORIZONTAL SCALE: 1"=50'
 VERTICAL SCALE: 1"=50'

PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 257 Chesterfield Business Parkway
 St. Louis, MO 63016 (636)
 530-9100 FAX (636) 530-9101
 e-mail: gennell@stockassoc.com
 Web: www.stockassoc.com

A PRELIMINARY PLAN FOR ZONING TEXT AMENDMENT
ADJUSTED LOT 2 - 84 LUMBER SUBDIVISION
 17511 CHESTERFIELD AIRPORT ROAD
 CITY OF CHESTERFIELD, MO 63005



GEORGE M. STOCK E-25116
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 00096

REVISIONS:

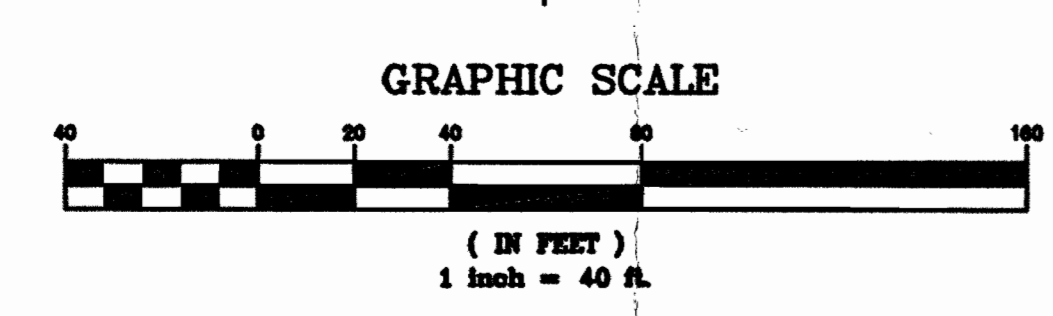
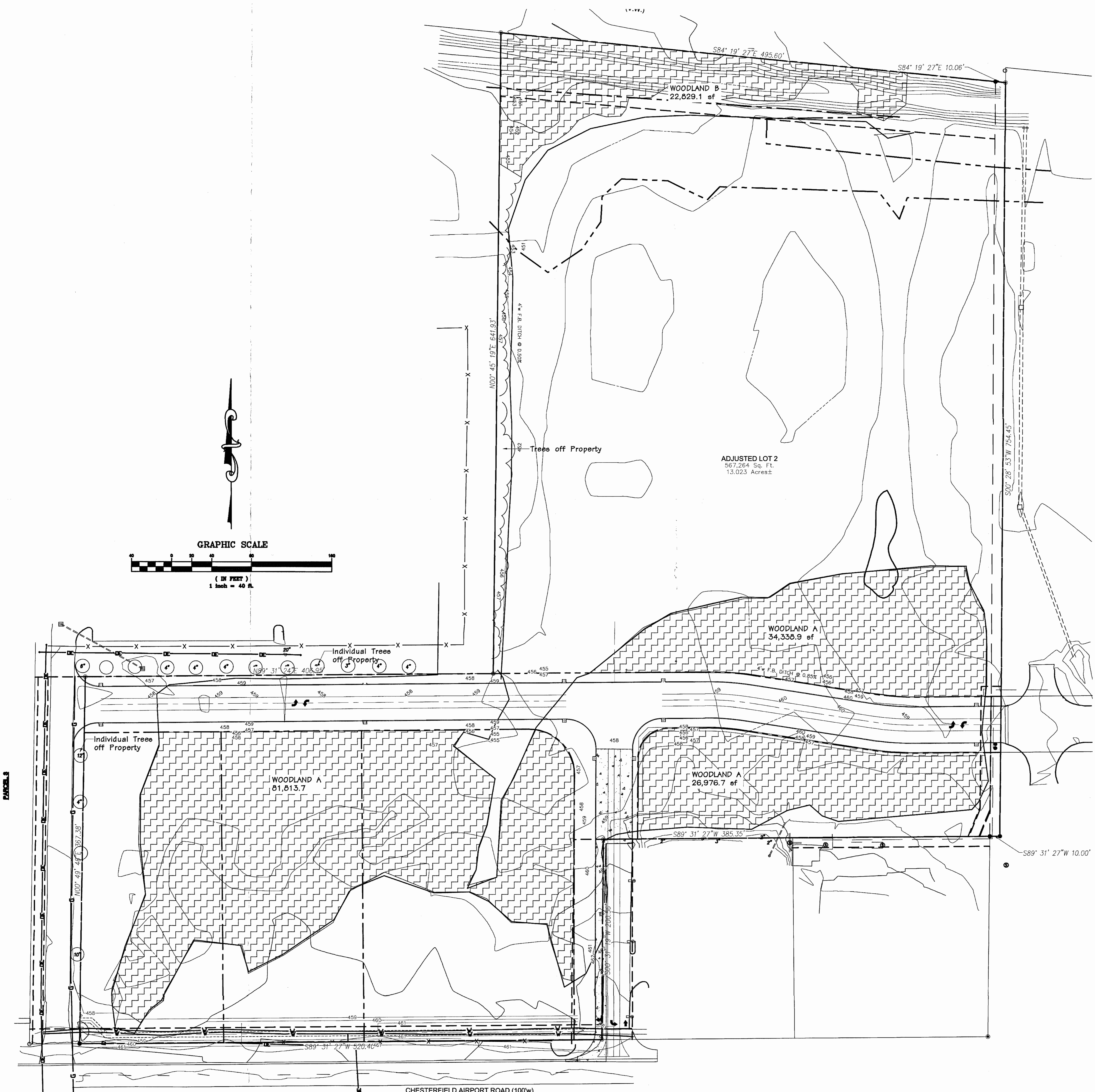
1 10/04/19 - CITY COMMENTS

DRAWN BY: J.P.W.	CHECKED BY: G.M.S.
DATE: 09/06/2019	JOB NO: 218-6407.3
M.S.D. P.# -	BASE MAP # 17J
S.L.C. HET # -	HET S.U.P. # -
M.D.N.R. # -	

SHEET TITLE:
 PRELIMINARY PLAN
 SITE SECTIONS

SHEET NO.:
 PP-ZTA-3

D:\PROJECTS\2019\10\04\19-00096\10000\PP-ZTA-3.dwg PLOT DATE: 10/04/2019 10:04:19 AM PLOT BY: J.P.W.



LEGEND
+ Location
109- Reference Number

Tree Stand Delineation Narrative
August 30, 2019

The overall lot comprises a total of 13.023 Ac and has a total of 3.8 Ac. of Woodlands. The attached detailed Tree Stand Delineation map was completed by field inspection.

Woodland A: The woodland area is located mid site to southern property line. The dominant canopy is Elm, cottonwood, Silver Maple, Boxelder, and Mulberry. The size ranges from 5'-20' on a majority of the trees. There are no trees that meet the definition of Monarch.

Woodland B: The woodland area is located at the northern property line and on McBot ROW of 164. This woodlands dominant canopy is made up of Ash, Cottonwood, Boxelder and Mulberry. The size ranges from 4'-10' primarily. The overall quality is low. There are no trees that meet the definition of Monarch.

No state champion or rare trees were found on the site.

WOODLAND A = 3.28 Ac. (143,129.3 sq. ft.)
WOODLAND B = 0.53 Ac. (22,829 sq. ft.)
Total Existing Canopy 3.83 Ac. (165,958.4 sq. ft.)

Tree Stand Delineation Plan Prepared
under supervision of Colleen Baum
Droegge Tree Care
Certified Arborist MW-47777A

Colleen L. Baum

Base Map Provided by: Stock & Associates

Tree Stand Delineation
SCALE 1" = 40'-0"

Douglas A. DeLong, Landscape Architect LA-81
Consultants:

Proposed Adjusted Lot 2-84 Lumber Subdivision
17511 Chesterfield Airport Road

Chesterfield, MO 63005

Revisions:

Date	Description	No.
9/10/19	Comments	1
9/25/19	Comments	2

Drawn: BD
Checked: DD

DeLong
and
Landscape
Architecture, LLC
7620 West Bruno Ave
St. Louis, MO 63117
(314) 346-4856
delong.la@gmail.com
 Missouri State Certificate of Authority: 0013000145

Sheet Title: Tree Stand Delineation
Sheet No: TSD-1
Date: 09/5/2019
Job #: 135.020