



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

Planning and Development Services Division Public Hearing Summary Report

P.Z. 12-2013 The Wedge (McGrath Plaza): A request for a change of zoning from an existing “C8” Planned Commercial District to a new “PC” Planned Commercial District for 5 tracts of land totaling 5.26 acres located on the north side of Olive Street Road, west of its intersection with Chesterfield Airport Road. (17W620235, 17W620246, 17W610104, 17W610094, 17W610083)

Summary

Pickett, Ray & Silver, Inc. has submitted a request for a zoning map amendment to rezone five parcels from “C8” Planned Commercial District to a new “PC” Planned Commercial District for a proposed convenience store with fuel pump stations, a fast food restaurant, and future retail/commercial development. Please note that the Project Narrative as submitted by the applicant provides a duplicate list of requested uses for each proposed Lot in addition to the list for the entire site. However, as you know, the Attachment A that is prepared for this zoning map amendment will approve uses for the entirety of the site. Requested uses proposed by the applicant include:

- (1) Administrative office for educational or religious facility.
- (2) Animal grooming service.
- (3) Art gallery.
- (4) Art studio.
- (5) Auditorium.
- (6) Automatic vending facility.
- (7) Automobile sales, new.
- (8) Automobile sales, used.
- (9) Automotive retail supply.
- (10) Bakery.
- (11) Bar.
- (12) Barber or beauty shop.
- (13) Bowling center.
- (14) Brewpub.
- (15) Broadcasting studio.

- (16)Car wash.
- (17)Car wash, self-service.
- (18)Check cashing facility.
- (19)Church and other place of worship.
- (20)Club.
- (21)Coffee shop.
- (22)Coffee shop, drive-thru.
- (23)Commercial service facility.
- (24)Day care center, child.
- (25)Device for energy generation.
- (26)Donation collection bin.
- (27)Drug store and pharmacy.
- (28)Drug store and pharmacy, drive-thru.
- (29)Dry cleaning establishment.
- (30)Dry cleaning establishment, drive-thru.
- (31)Education facility--Specialized private schools.
- (32)Education facility--Vocational school.
- (33)Educational facility--College/university.
- (34)Educational facility--Kindergarten or nursery school.
- (35)Farmers' market.
- (36)Filling station and convenience store with pump stations.
- (37)Film drop-off and pick-up station.
- (38)Film processing plant.
- (39)Financial institution.
- (40)Financial institution, drive-thru.
- (41)Grocery--Community.
- (42)Grocery--Neighborhood.
- (43)Grocery--Supercenter.
- (44)Kennel, boarding.

- (45)Laundromat.
- (46)Library.
- (47)Lodge.
- (48)Museum.
- (49)Newspaper stand.
- (50)Office, dental.
- (51)Office, general.
- (52)Office, medical.
- (53)Oil change facility.
- (54)Parking area, including garages, for automobiles.
- (55)Professional and technical service facility.
- (56)Public safety facility.
- (57)Reading room.
- (58)Recreation facility.
- (59)Research facility.
- (60)Restaurant, fast food.
- (61)Restaurant, outdoor customer dining area.
- (62)Restaurant, sit down.
- (63)Restaurant, take out.
- (64)Restaurant, with drive-thru window.
- (65)Retail sales establishment, community.
- (66)Retail sales establishment, neighborhood.
- (67)Retail sales establishment, regional.
- (68)Retail sales, outdoor.
- (69)Satellite dish.
- (70)Tackle and bait shop.
- (71)Tattoo parlor/body piercing studio.
- (72)Telecommunications structure.
- (73)Telecommunications tower or facility.

- (74) Theater, indoor.
- (75) Theater, outdoor.
- (76) Transit transfer station.
- (77) Union halls and hiring halls.
- (78) Vehicle repair and services facility.
- (79) Veterinary clinic.

Additionally, the applicant is requesting the following light industrial type uses which may be permitted and established in the site specific ordinance within a PC District for properties within the area known as Chesterfield Valley and specifically located west of Long Road, bordered on the north by the City of Chesterfield city limits and bordered on the south by Central Midland Railroad:

- (1) Education facility--Vocational school, outdoor training.
- (2) Laboratory--Professional, scientific.
- (3) Mail order sale warehouse.
- (4) Manufacturing, fabrication, assembly, processing, or packing.
- (5) Self-storage facility.
- (6) Warehouse, general.

The City of Chesterfield Comprehensive Land Use Map delineates the subject site as "Mixed Use (Retail/Office/Warehouse)" which permits retail, low-density and mid-density office, as well as office and warehouse facilities.

A public hearing further addressing the request will be held at the October 28, 2013, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Project Narrative and Preliminary Plan.

Respectfully submitted,

Jessica Henry
Project Planner

Attachments

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

cc: Aimee Nassif, Planning and Development Services Director



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 Monday, October 28, 2013 at 7:00 pm, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

P.Z. 12-2013 The Wedge (McGrath Plaza): A request for a change of zoning from an existing "C8" Planned Commercial District to a new "PC" Planned Commercial District for 5 tracts of land totaling 5.26 acres located on the north side of Olive Street Road and south of Chesterfield Airport Road.
(17W620235, 17W620246, 17W610104, 17W610094, 17W610083)

Description of Property

A tract of land being Lot 2 of McGrath Plaza, a subdivision according to the plat thereof recorded in Plat Book 325, Pages 11 and 12 of the St. Louis County Records, part of Lot 6 of the Subdivision of R. H. Stevens Farm according to the plat thereof recorded in Plat Book 7, Page 37 of the St. Louis County records and part of U. S. Survey 102, Township 45 North - Range 3 East, St. Louis County, Missouri and containing 5.26 acres.



City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017



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 Project Planner Jessica Henry at 636.537.4741 or via e-mail at jhenry@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.

PICKETT, RAY & SILVER, INC.

CIVIL ENGINEERING, LAND SURVEYING & LAND PLANNING SERVICES



September 23, 2013
Revised October 10, 2013

Ms. Jessica Henry
City of Chesterfield
690 Chesterfield Pkwy W
Chesterfield, MO 63017-0760

RE: Energy Marketing #709 – Preliminary Site Plan/Change in Zoning “Wedge Property”
Pickett, Ray & Silver, Inc. Project No. 09056.EMKT.00R

Dear Ms. Henry:

The following is a written response to our telephone conversation on September 23, 2013. The preliminary development plan has been revised as requested. The lot descriptions have been removed and the state plane coordinates in meters were adjusted, the state plane coordinates in feet are correct. The narrative has been revised and several uses have been eliminated.

If you have any questions or need additional information, feel free to contact me at (636) 397-1211 or dtiemann@prs3.com.

Yours very truly,

PICKETT, RAY & SILVER, INC.

A handwritten signature in black ink that reads "Douglas S. Tiemann".

Douglas S. Tiemann, P.E., P.L.S.
Director of Engineering
Enclosures

Narrative for Preliminary Development Plan – Energy Marketing #709

Specific Criteria

- a. We are proposing to demolish the existing convenience store with pump stations on the property and construct a new development on the property. The existing property is comprised of several tracts and we are proposing to combine the properties and subdivide into three separate lots. The proposed development will include a convenience store with pump stations, quick serve restaurant (QSR), and future retail/commercial development.
- b. We are proposing the property be zoned Planned Commercial (PC), the permitted uses within the planned commercial zoning would be applicable to the site. Additionally, we are requesting that the zoning on Outlot A also be changed to Planned Commercial (PC). The permitted uses within a PC District shall be taken from the following list and established within the site specific ordinance for the PC District.
 - (1) Administrative office for educational or religious facility.
 - (2) Animal grooming service.
 - (3) Art gallery.
 - (4) Art studio.
 - (5) Auditorium.
 - (6) Automatic vending facility.
 - (7) Automobile sales, new.
 - (8) Automobile sales, used.
 - (9) Automotive retail supply.
 - (10) Bakery.
 - (11) Bar.
 - (12) Barber or beauty shop.
 - (13) Bowling center.
 - (14) Brewpub.
 - (15) Broadcasting studio.
 - (16) Car wash.
 - (17) Car wash, self-service.
 - (18) Check cashing facility.
 - (19) Church and other place of worship.
 - (20) Club.
 - (21) Coffee shop.
 - (22) Coffee shop, drive-thru.
 - (23) Commercial service facility.
 - (24) Day care center, child.
 - (25) Device for energy generation.
 - (26) Donation collection bin.
 - (27) Drug store and pharmacy.
 - (28) Drug store and pharmacy, drive-thru.
 - (29) Dry cleaning establishment.
 - (30) Dry cleaning establishment, drive-thru.
 - (31) Education facility--Specialized private schools.
 - (32) Education facility--Vocational school.
 - (33) Educational facility--College/university.
 - (34) Educational facility--Kindergarten or nursery school.

- (35) Farmers' market.
- (36) Filling station and convenience store with pump stations.
- (37) Film drop-off and pick-up station.
- (38) Film processing plant.
- (39) Financial institution.
- (40) Financial institution, drive-thru.
- (41) Grocery--Community.
- (42) Grocery--Neighborhood.
- (43) Grocery--Supercenter.
- (44) Kennel, boarding.
- (45) Laundromat.
- (46) Library.
- (47) Lodge.
- (48) Museum.
- (49) Newspaper stand.
- (50) Office, dental.
- (51) Office, general.
- (52) Office, medical.
- (53) Oil change facility.
- (54) Parking area, including garages, for automobiles.
- (55) Professional and technical service facility.
- (56) Public safety facility.
- (57) Reading room.
- (58) Recreation facility.
- (59) Research facility.
- (60) Restaurant, fast food
- (61) Restaurant, outdoor customer dining area.
- (62) Restaurant, sit down.
- (63) Restaurant, take out.
- (64) Restaurant, with drive-thru window.
- (65) Retail sales establishment, community.
- (66) Retail sales establishment, neighborhood.
- (67) Retail sales establishment, regional.
- (68) Retail sales, outdoor.
- (69) Satellite dish.
- (70) Tackle and bait shop.
- (71) Tattoo parlor/body piercing studio.
- (72) Telecommunications structure.
- (73) Telecommunications tower or facility.
- (74) Theater, indoor.
- (75) Theater, outdoor.
- (76) Transit transfer station.
- (77) Union halls and hiring halls.
- (78) Vehicle repair and services facility.
- (79) Veterinary clinic.

The following light industrial type uses may be permitted and established in the site specific ordinance within a PC District for properties within the area known as Chesterfield Valley and specifically located west of Long Road, bordered on the north by the City of Chesterfield City limits and bordered on the south by Central Midland Railroad:

- (1) Education facility--Vocational school, outdoor training.
- (2) Laboratory--Professional, scientific.
- (3) Mail order sale warehouse.
- (4) Manufacturing, fabrication, assembly, processing, or packing.
- (5) Self-storage facility.
- (6) Warehouse, general.

At this time, the intended use for Lot 1 would be a convenience store with pump stations and car wash, Lot 2 would be retail or commercial development and Lot 3 would be a restaurant. This property is entirely surrounded by existing roads and does not directly abut any other properties. The surrounding areas are C8, M3 and PC and would be conform to the minimum standard of the design for the PC district.

Access/Access Management

Access to the development will be from relocated Olive Street Road, Chesterfield Airport Road and old Olive Street Road.

A right-in/right-out entrance will be constructed on relocated Olive Street Road and two entrances will be constructed on Chesterfield Airport Road. There will also be entrances to the property from old Olive Street Road as permitted by St. Louis County Highway Department.

We have met and discussed the access management with St. Louis County Highways and Traffic and they have agreed with the location of the proposed access points for the development.

All pavement improvements to the existing access driveway at this location and necessary modifications shall be the responsibility of the developer. Details regarding the entrances, such as width, lane alignment and channelization shall be determined in the plan review process.

The developer will provide cross access easements or other appropriate legal instruments or agreements guaranteeing permanent access between this site and the adjacent properties as directed by the City of Chesterfield and St. Louis County Department of Highways and Traffic.

Open space, Landscaping, Lighting:

Open Space. A provision for common open space shall be provided in the PC District at a minimum of thirty-five (35) percent of the total site acreage. Open space should be integrated into the development to provide aesthetic, recreational, or other public benefit.

A provision for pedestrian ways, trails or bikeways beyond the standard sidewalk otherwise required shall be included where appropriate.

Landscaping. Landscaping shall adhere to the landscaping regulations in the Chesterfield Zoning Ordinance.

Lighting. Lighting shall adhere to the lighting regulations in the Chesterfield Zoning Ordinance.

Setbacks:

- a. No structure shall be permitted within thirty-five (35) feet of a property line adjoining property designated on the Comprehensive Land Use Map as being residential or park/recreation.
- b. No parking area, internal drive, loading space, or structure shall be permitted within twenty-five (25) feet of a property line adjoining property designated on the Comprehensive Land Use Map as being residential or park/recreation.
- c. For Lots 1, 2 & 3 the parking setback from right-of-way shall be ten (10) feet and the building setback shall be twenty (20) feet. For Outlot A the parking setback from right-of-way shall be ten (10) feet and the building setback shall be fifteen (15) feet. All other setbacks shall be established by the conditions of the site specific ordinance.

Parking:

- a. Throat Length. The minimum allowable throat length for the development shall be 30 feet from right-of-way.
- b. Parking. Parking and loading shall adhere to the requirements of Section 1003.165.

Density:

The maximum floor area ratio shall be 0.55.

Signs:

Sign regulations shall be established in the site specific ordinance.

Recycling:

An opportunity for recycling shall be provided.

Utilities:

All utilities shall be installed underground.

Hours of operation:

The hours of operation, including hours open to the public and hours for the loading and unloading of deliveries, shall be established in the site specific ordinance.

All uses established in a PC District shall operate in accord with the performance standards contained in Section 1003.163.

Height limitations for structures:

The total height of any other structure, not including rooftop mechanical equipment attached to such structure, shall not exceed thirty-five (35) feet in height above the average finished ground elevation at the perimeter of such structure.

Lot 1:

The uses of Lot 1 of the development shall be within the permitted uses within a PC District shall be taken from the following list and established within the site specific ordinance for the PC District.

- (1) Administrative office for educational or religious facility.
- (2) Animal grooming service.
- (3) Art gallery.
- (4) Art studio.
- (5) Auditorium.
- (6) Automatic vending facility.
- (7) Automobile sales, new.
- (8) Automobile sales, used.
- (9) Automotive retail supply.
- (10) Bakery.
- (11) Bar.
- (12) Barber or beauty shop.
- (13) Bowling center.
- (14) Brewpub.
- (15) Broadcasting studio.
- (16) Car wash.
- (17) Car wash, self-service.
- (18) Check cashing facility.
- (19) Church and other place of worship.
- (20) Club.
- (21) Coffee shop.
- (22) Coffee shop, drive-thru.
- (23) Commercial service facility.
- (24) Day care center, child.
- (25) Device for energy generation.
- (26) Donation collection bin.
- (27) Drug store and pharmacy.
- (28) Drug store and pharmacy, drive-thru.
- (29) Dry cleaning establishment.
- (30) Dry cleaning establishment, drive-thru.
- (31) Education facility--Specialized private schools.
- (32) Education facility--Vocational school.
- (33) Educational facility--College/university.
- (34) Educational facility--Kindergarten or nursery school.
- (35) Farmers' market.
- (36) Filling station and convenience store with pump stations.
- (37) Film drop-off and pick-up station.
- (38) Film processing plant.
- (39) Financial institution.
- (40) Financial institution, drive-thru.
- (41) Grocery--Community.
- (42) Grocery--Neighborhood.
- (43) Grocery--Supercenter.
- (44) Kennel, boarding.
- (45) Laundromat.

- (46) Library.
- (47) Lodge.
- (48) Museum.
- (49) Newspaper stand.
- (50) Office, dental.
- (51) Office, general.
- (52) Office, medical.
- (53) Oil change facility.
- (54) Parking area, including garages, for automobiles.
- (55) Professional and technical service facility.
- (56) Public safety facility.
- (57) Reading room.
- (58) Recreation facility.
- (59) Research facility.
- (60) Restaurant, fast food
- (61) Restaurant, outdoor customer dining area.
- (62) Restaurant, sit down.
- (63) Restaurant, take out.
- (64) Restaurant, with drive-thru window.
- (65) Retail sales establishment, community.
- (66) Retail sales establishment, neighborhood.
- (67) Retail sales establishment, regional.
- (68) Retail sales, outdoor.
- (69) Satellite dish.
- (70) Tackle and bait shop.
- (71) Tattoo parlor/body piercing studio.
- (72) Telecommunications structure.
- (73) Telecommunications tower or facility.
- (74) Theater, indoor.
- (75) Theater, outdoor.
- (76) Transit transfer station.
- (77) Union halls and hiring halls.
- (78) Vehicle repair and services facility.
- (79) Veterinary clinic.

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- (1) Education facility--Vocational school, outdoor training.
- (2) Laboratory--Professional, scientific.
- (3) Mail order sale warehouse.
- (4) Manufacturing, fabrication, assembly, processing, or packing.
- (5) Self-storage facility.
- (6) Warehouse, general.

Lot 2:

The uses of Lot 2 of the development shall be within the permitted uses within a PC District shall be taken from the following list and established within the site specific ordinance for the PC District.

- (1) Administrative office for educational or religious facility.
- (2) Animal grooming service.
- (3) Art gallery.
- (4) Art studio.
- (5) Auditorium.
- (6) Automatic vending facility.
- (7) Automobile sales, new.
- (8) Automobile sales, used.
- (9) Automotive retail supply.
- (10) Bakery.
- (11) Bar.
- (12) Barber or beauty shop.
- (13) Bowling center.
- (14) Brewpub.
- (15) Broadcasting studio.
- (16) Car wash.
- (17) Car wash, self-service.
- (18) Check cashing facility.
- (19) Church and other place of worship.
- (20) Club.
- (21) Coffee shop.
- (22) Coffee shop, drive-thru.
- (23) Commercial service facility.
- (24) Day care center, child.
- (25) Device for energy generation.
- (26) Donation collection bin.
- (27) Drug store and pharmacy.
- (28) Drug store and pharmacy, drive-thru.
- (29) Dry cleaning establishment.
- (30) Dry cleaning establishment, drive-thru.
- (31) Education facility--Specialized private schools.
- (32) Education facility--Vocational school.
- (33) Educational facility--College/university.
- (34) Educational facility--Kindergarten or nursery school.
- (35) Farmers' market.
- (36) Filling station and convenience store with pump stations.
- (37) Film drop-off and pick-up station.
- (38) Film processing plant.
- (39) Financial institution.
- (40) Financial institution, drive-thru.
- (41) Grocery--Community.
- (42) Grocery--Neighborhood.
- (43) Grocery--Supercenter.
- (44) Kennel, boarding.
- (45) Laundromat.

- (46) Library.
- (47) Lodge.
- (48) Museum.
- (49) Newspaper stand.
- (50) Office, dental.
- (51) Office, general.
- (52) Office, medical.
- (53) Oil change facility.
- (54) Parking area, including garages, for automobiles.
- (55) Professional and technical service facility.
- (56) Public safety facility.
- (57) Reading room.
- (58) Recreation facility.
- (59) Research facility.
- (60) Restaurant, fast food
- (61) Restaurant, outdoor customer dining area.
- (62) Restaurant, sit down.
- (63) Restaurant, take out.
- (64) Restaurant, with drive-thru window.
- (65) Retail sales establishment, community.
- (66) Retail sales establishment, neighborhood.
- (67) Retail sales establishment, regional.
- (68) Retail sales, outdoor.
- (69) Satellite dish.
- (70) Tackle and bait shop.
- (71) Tattoo parlor/body piercing studio.
- (72) Telecommunications structure.
- (73) Telecommunications tower or facility.
- (74) Theater, indoor.
- (75) Theater, outdoor.
- (76) Transit transfer station.
- (77) Union halls and hiring halls.
- (78) Vehicle repair and services facility.
- (79) Veterinary clinic.

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- (1) Education facility--Vocational school, outdoor training.
- (2) Laboratory--Professional, scientific.
- (3) Mail order sale warehouse.
- (4) Manufacturing, fabrication, assembly, processing, or packing.
- (5) Self-storage facility.
- (6) Warehouse, general.

Lot 3:

The uses of Lot 3 of the development shall be within the permitted uses within a PC District shall be taken from the following list and established within the site specific ordinance for the PC District.

- (1) Administrative office for educational or religious facility.
- (2) Animal grooming service.
- (3) Art gallery.
- (4) Art studio.
- (5) Auditorium.
- (6) Automatic vending facility.
- (7) Automobile sales, new.
- (8) Automobile sales, used.
- (9) Automotive retail supply.
- (10) Bakery.
- (11) Bar.
- (12) Barber or beauty shop.
- (13) Bowling center.
- (14) Brewpub.
- (15) Broadcasting studio.
- (16) Car wash.
- (17) Car wash, self-service.
- (18) Check cashing facility.
- (19) Church and other place of worship.
- (20) Club.
- (21) Coffee shop.
- (22) Coffee shop, drive-thru.
- (23) Commercial service facility.
- (24) Day care center, child.
- (25) Device for energy generation.
- (26) Donation collection bin.
- (27) Drug store and pharmacy.
- (28) Drug store and pharmacy, drive-thru.
- (29) Dry cleaning establishment.
- (30) Dry cleaning establishment, drive-thru.
- (31) Education facility--Specialized private schools.
- (32) Education facility--Vocational school.
- (33) Educational facility--College/university.
- (34) Educational facility--Kindergarten or nursery school.
- (35) Farmers' market.
- (36) Filling station and convenience store with pump stations.
- (37) Film drop-off and pick-up station.
- (38) Film processing plant.
- (39) Financial institution.
- (40) Financial institution, drive-thru.
- (41) Grocery--Community.
- (42) Grocery--Neighborhood.
- (43) Grocery--Supercenter.
- (44) Kennel, boarding.
- (45) Laundromat.

- (46) Library.
- (47) Lodge.
- (48) Museum.
- (49) Newspaper stand.
- (50) Office, dental.
- (51) Office, general.
- (52) Office, medical.
- (53) Oil change facility.
- (54) Parking area, including garages, for automobiles.
- (55) Professional and technical service facility.
- (56) Public safety facility.
- (57) Reading room.
- (58) Recreation facility.
- (59) Research facility.
- (60) Restaurant, fast food
- (61) Restaurant, outdoor customer dining area.
- (62) Restaurant, sit down.
- (63) Restaurant, take out.
- (64) Restaurant, with drive-thru window.
- (65) Retail sales establishment, community.
- (66) Retail sales establishment, neighborhood.
- (67) Retail sales establishment, regional.
- (68) Retail sales, outdoor.
- (69) Satellite dish.
- (70) Tackle and bait shop.
- (71) Tattoo parlor/body piercing studio.
- (72) Telecommunications structure.
- (73) Telecommunications tower or facility.
- (74) Theater, indoor.
- (75) Theater, outdoor.
- (76) Transit transfer station.
- (77) Union halls and hiring halls.
- (78) Vehicle repair and services facility.
- (79) Veterinary clinic.

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- (1) Education facility--Vocational school, outdoor training.
- (2) Laboratory--Professional, scientific.
- (3) Mail order sale warehouse.
- (4) Manufacturing, fabrication, assembly, processing, or packing.
- (5) Self-storage facility.
- (6) Warehouse, general.

Outlot A:

The uses of Outlot A of the development shall be within the permitted uses within a PC District shall be taken from the following list and established within the site specific ordinance for the PC District.

- (1) Administrative office for educational or religious facility.
- (2) Animal grooming service.
- (3) Art gallery.
- (4) Art studio.
- (5) Auditorium.
- (6) Automatic vending facility.
- (7) Automobile sales, new.
- (8) Automobile sales, used.
- (9) Automotive retail supply.
- (10) Bakery.
- (11) Bar.
- (12) Barber or beauty shop.
- (13) Bowling center.
- (14) Brewpub.
- (15) Broadcasting studio.
- (16) Car wash.
- (17) Car wash, self-service.
- (18) Check cashing facility.
- (19) Church and other place of worship.
- (20) Club.
- (21) Coffee shop.
- (22) Coffee shop, drive-thru.
- (23) Commercial service facility.
- (24) Day care center, child.
- (25) Device for energy generation.
- (26) Donation collection bin.
- (27) Drug store and pharmacy.
- (28) Drug store and pharmacy, drive-thru.
- (29) Dry cleaning establishment.
- (30) Dry cleaning establishment, drive-thru.
- (31) Education facility--Specialized private schools.
- (32) Education facility--Vocational school.
- (33) Educational facility--College/university.
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- (35) Farmers' market.
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- (37) Film drop-off and pick-up station.
- (38) Film processing plant.
- (39) Financial institution.
- (40) Financial institution, drive-thru.
- (41) Grocery--Community.
- (42) Grocery--Neighborhood.
- (43) Grocery--Supercenter.
- (44) Kennel, boarding.
- (45) Laundromat.

- (46) Library.
- (47) Lodge.
- (48) Museum.
- (49) Newspaper stand.
- (50) Office, dental.
- (51) Office, general.
- (52) Office, medical.
- (53) Oil change facility.
- (54) Parking area, including garages, for automobiles.
- (55) Professional and technical service facility.
- (56) Public safety facility.
- (57) Reading room.
- (58) Recreation facility.
- (59) Research facility.
- (60) Restaurant, fast food
- (61) Restaurant, outdoor customer dining area.
- (62) Restaurant, sit down.
- (63) Restaurant, take out.
- (64) Restaurant, with drive-thru window.
- (65) Retail sales establishment, community.
- (66) Retail sales establishment, neighborhood.
- (67) Retail sales establishment, regional.
- (68) Retail sales, outdoor.
- (69) Satellite dish.
- (70) Tackle and bait shop.
- (71) Tattoo parlor/body piercing studio.
- (72) Telecommunications structure.
- (73) Telecommunications tower or facility.
- (74) Theater, indoor.
- (75) Theater, outdoor.
- (76) Transit transfer station.
- (77) Union halls and hiring halls.
- (78) Vehicle repair and services facility.
- (79) Veterinary clinic.

The following light industrial type uses may be permitted and established in the site specific ordinance within a PC District for properties within the area known as Chesterfield Valley and specifically located west of Long Road, bordered on the north by the City of Chesterfield City limits and bordered on the south by Central Midland Railroad:

- (1) Education facility--Vocational school, outdoor training.
- (2) Laboratory--Professional, scientific.
- (3) Mail order sale warehouse.
- (4) Manufacturing, fabrication, assembly, processing, or packing.
- (5) Self-storage facility.
- (6) Warehouse, general.

Exceptions:

No other exceptions to Planned Commercial (PC) are known at this time.

Table of Acreage:

The proposed land use of all lots shall be within the permitted uses within the Planned Commercial (PC) District.

- Lot 1 – 98,405 Square Feet – Proposed Convenience Store with pump stations
- Lot 2 – 92,937 Square Feet – Future Retail/Commercial
- Lot 3 – 28,216 Square Feet – Future Quick Serve Restaurant
- Outlot A – 9,530 Square Feet – Unknown/Reserved Area

Dedicated or Reserved Land:

There are no additional dedicated or reserved land for public use or streets. Easements will be dedicated as needed for utility service.

Construction Phasing:

The construction will most likely be constructed in phases. The initial development will be the convenience store with gas pumps. It is the desire of the owner to begin construction on the convenience store with gas pumps as soon as approved. The construction schedule for Lots 2 and 3 is not known. Lots 2 and 3 will be for sale or lease and the construction schedule will be determined in the future.

Tree Preservation:

Approximately 3 to 5 feet of fill will be placed over the entire site; therefore, any existing trees on the site will be removed. The majority of the trees on the site are not desirable and are in bad to poor condition.

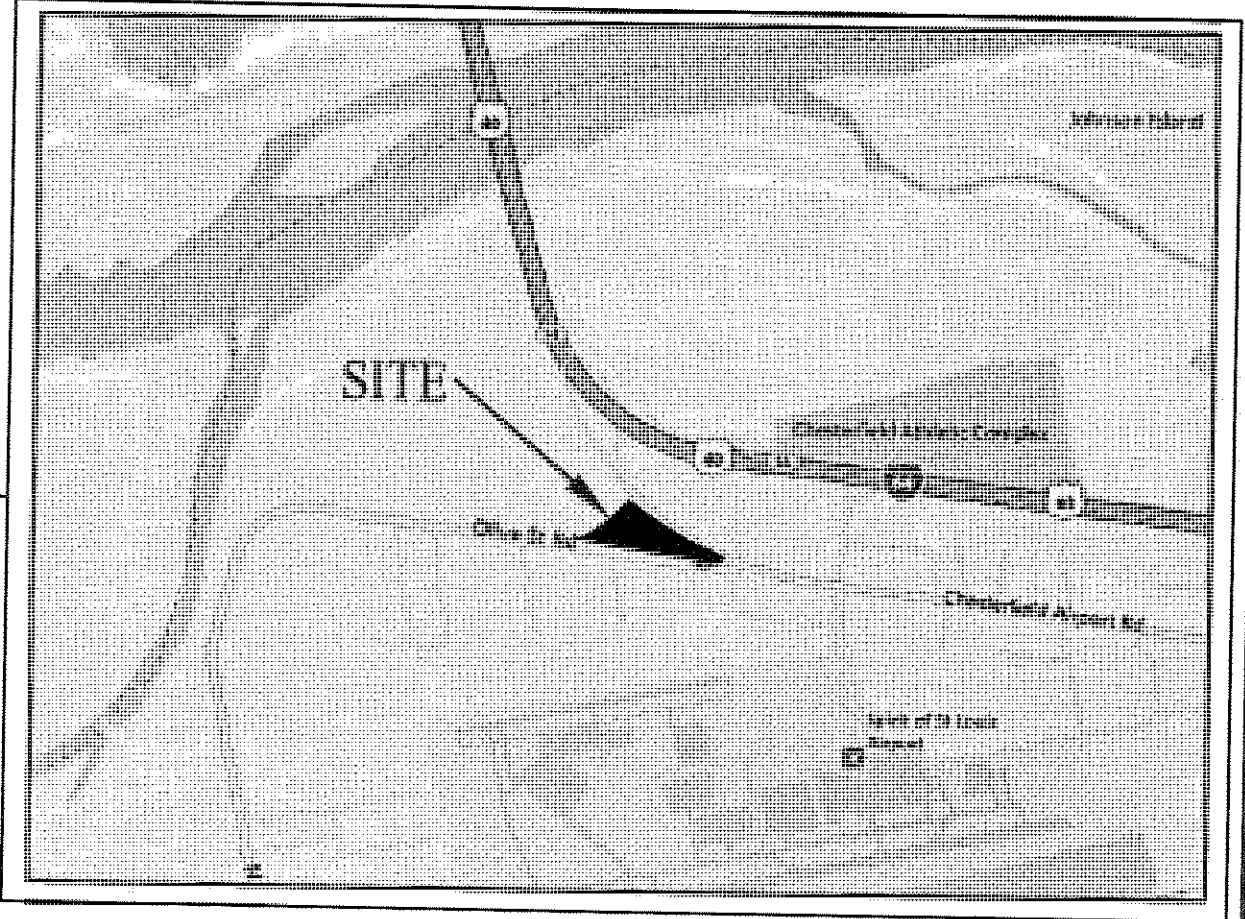
Preliminary Development Plan

Energy Marketing 709 LLC

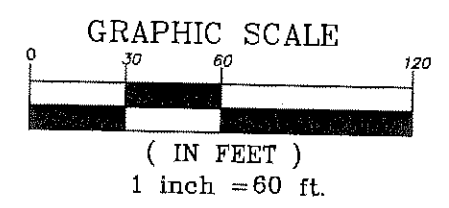
OWNER & CONSULTANT CONTACTS

PROPERTY OWNER:
ENERGY MARKETING 1877 LLC
 2130 KIENLEN AVENUE
 ST. LOUIS, MO 63121
 PHONE: (314) 383-3700

CIVIL ENGINEER:
PICKETT, RAY & SILVER
 MO LICENSE #000325
 22 RICHMOND CENTER COURT
 ST. PETERS, MO 63376
 PHONE: (636) 397-1211



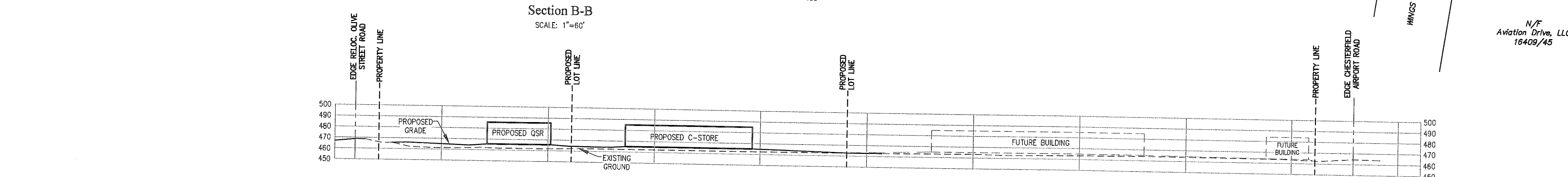
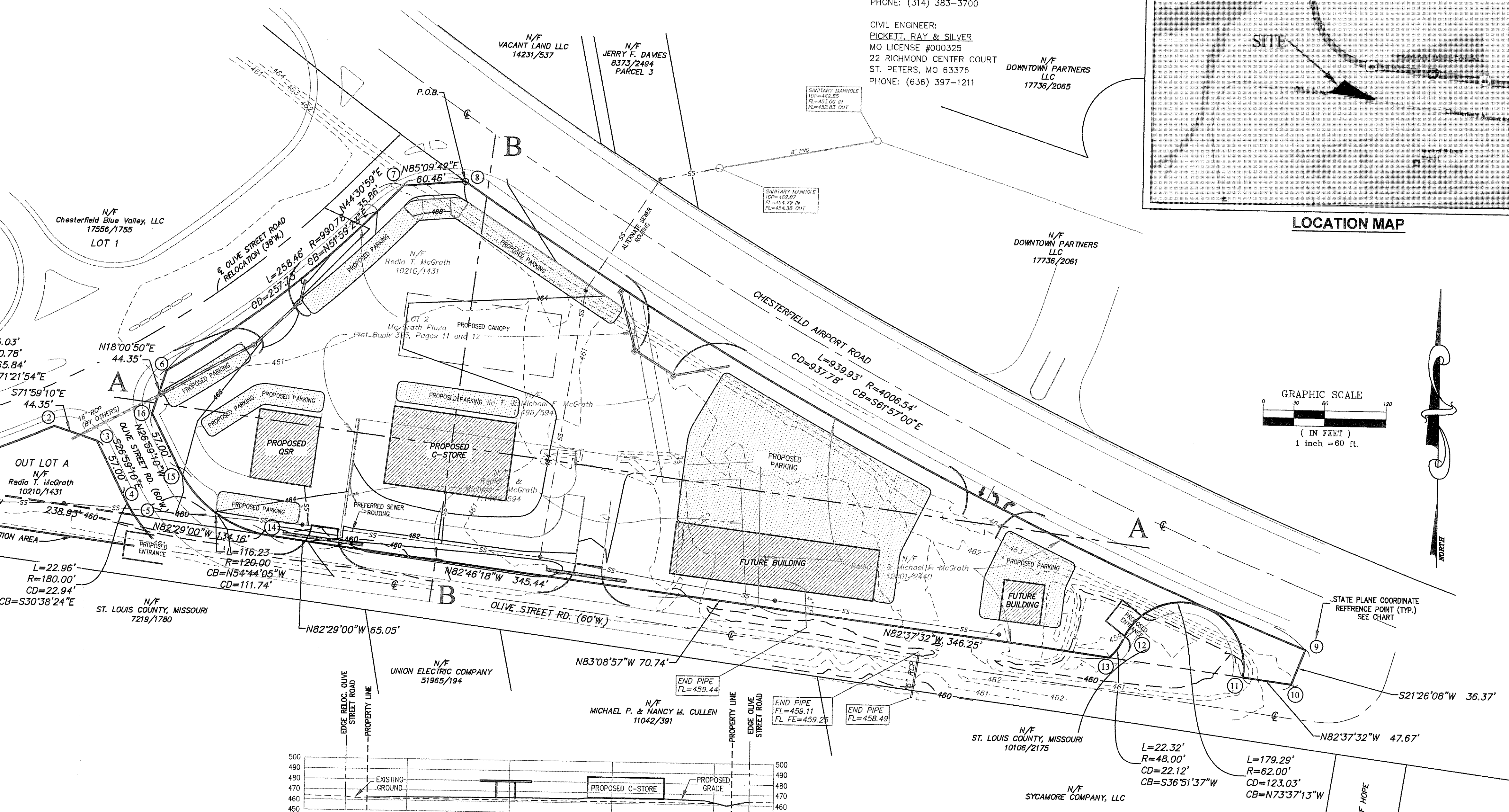
LOCATION MAP



- Item 1 - 7 Standard Exceptions
- Item 8 Restrictions, Conditions and easements, contained in instrument(s) recorded in: Plot Book 325 Page 11. (EASEMENTS SHOWN, SUBJECT TO RESTRICTIONS AND CONDITIONS)
- Item 9 Easement granted to Union Electric Company recorded in Book 1132 page 49. (SHOWN)
- Item 10 Covenants, conditions and restrictions according to instruments recorded in Book 10 page 454, Book 11 page 247, Book 3951 Page 581 and in Book 9305 page 1047. (SUBJECT TO)
- Item 11 Oil and Gas Lease granted by instrument recorded in Book 524 page 86 and assigned to Mobil Oil Corporation. (SUBJECT TO)
- Item 12 Easement granted to Southwestern Bell Telephone Company recorded in Book 8509 page 390, (SHOWN) Book 7383 page 1263 (DOES NOT AFFECT).
- Item 13 Reservation of a perpetual easement for the installation, use, enjoyment, operation, maintenance, repair, replacement, relocation and removal of any and all utility systems and/or parts thereof, lines and related facilities for sanitary and storm sewer, water, electrical, gas, lighting, and telephone, etc., as contained in instrument recorded in Book 9305 page 1047 (SHOWN) and in Book 10210 page 1431.
- Item 14 Reservation of a Perpetual Access Easement as contained in instrument recorded in Book 9305 page 1047 and in Book 10210 page 1431. (SHOWN)
- Item 15 Easement granted to Laclede Gas Company recorded in Book 9820 page 2469. (SHOWN)
- Item 16 Terms and provisions of the Development Plan recorded in Plot Book 284 pages 48 thru 51, Plot Book 325 page 40 and Plot Book 332 page 8. (SUBJECT TO)
- Item 17 Permanent Roadway Improvement, Maintenance Utility Sewer and Sidewalk Easement granted to St. Louis County, Missouri by instrument recorded in Book 10106 page 2178. (SHOWN)
- Item 18 Terms and provisions of Ordinance No. 854 of the City of Chesterfield, a certified copy of which is recorded in Book 10148 page 1835, as amended by Ordinance No. 959 of the City of Chesterfield, a certified copy of which is recorded in Book 10379 page 2059. (SUBJECT TO)
- Item 19 Right of way of roadways over any portion of the herein described property embraced therein.
- Item 20 Not Survey Related Item.
- Item 21 Easement granted Marbach Chesterfield Levee District according to the instrument recorded in Book 10611 Page 2052, Book 11723 page 316, Book 11723 page 321 and Book 17862 page 4033. (DOES NOT AFFECT)
- Item 22-28 Not Survey Related Items.

- GENERAL NOTES
- The easements shown on this survey were plotted from items furnished Pickett, Ray & Silver by Commonwealth Land Title Insurance Company File No: 11644798, Revision 1, Effective Date: April 28, 2009. Other easements not shown may encumber this site.
 - The bearings shown hereon are based upon State Plane Coordinates. The following information was used in determining the State Plane Coordinates as shown hereon:
 Station Name: 40 ELEVATION = 486.82
 Missouri Coordinate System (NAD 1983)
 Missouri Coordinates (meters), North 315379.803, East 237342.881
 Zone Central, Convergence: Negative 00'05"27.2"
 Grid Factor: 0.9999169
 The relative positional tolerance of said State Plane Coordinates are ±0.03 meters.
 - Class of property - Urban.
 - (R1) Record bearing per Plot Book 325 Pages 11 & 12.
 (R2) Record bearing per Deed Book 12001 Page 2440.
 - This property lies within Zone AH (flood depths of 1 to 3 feet usually areas of ponding, base flood elevations determined) per the Flood Insurance Rate Map, Community Panel No. 29189C0120 H, Panel 120 of 420, effective date August 2, 1995.
 - This survey has been executed in accordance with the Current Minimum Standards for Property Boundary Surveys, 20 CSR 2030-16, and the results are shown hereon.

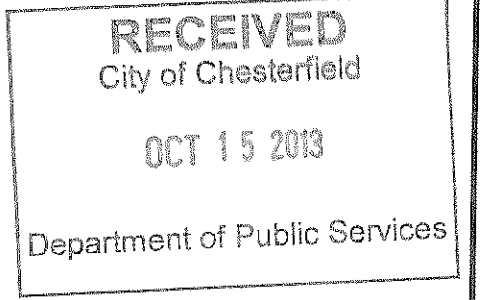
PROPERTY DESCRIPTION
 A tract of land being Lot 2 of McGrath Plaza, a subdivision according to the plat thereof recorded in Plot Book 325, Pages 11 and 12 of the St. Louis County Records, part of Lot 6 of the Subdivision of R. H. Stevens Farm according to the plat thereof recorded in Plot Book 7, Page 37 of the St. Louis County records and part of U. S. Survey 102, Township 45 North - Range 3 East, St. Louis County, Missouri and being more particularly described as:
 Beginning of the most Northern corner of said Lot 2 of McGrath Plaza, said point being on the South right-of-way line of Chesterfield Airport Road, thence Eastwardly along said South right-of-way line of Chesterfield Airport Road along a curve to the left having a radius of 4006.54 feet an arc distance of 939.93 feet, a chord which bears S 61° 57' 00" E a chord distance of 937.78 feet to the most Eastern corner of property of Redia T. McGrath and Michael F. McGrath, as described in the deed recorded in Book 12001, Page 2440 of the St. Louis County Records; thence S 21° 26' 08" W a distance of 36.37 feet and N 82° 37' 32" W a distance of 47.67 feet along the boundary line of said McGrath property to the Southeast corner of property conveyed to St. Louis County, Missouri as described in the deed recorded in Book 10106, Page 2178 of the St. Louis County Records; thence along said St. Louis County, Missouri boundary along a curve to the left having a radius of 62.00 feet an arc length of 179.29 feet, a chord which bears N 73° 37' 13" W a chord distance of 123.03 feet and along a curve to the right having a radius of 48.00 feet an arc distance of 22.32 feet, a chord which bears S 38° 51' 37" W a chord distance of 22.12 feet to the South line of the aforesaid McGrath property; thence N 82° 37' 32" W a distance of 346.25 feet to the Southeast corner of property of Redia T. McGrath and Michael F. McGrath, as described in the deed recorded in Book 11486, Page 594 of the St. Louis County Records; thence N 83° 08' 57" W a distance of 70.74 feet and N 82° 46' 18" W a distance of 345.44 feet along the South line of said McGrath property to the Southeast corner of the aforesaid Lot 2 of McGrath Plaza; thence along the boundary lines of said Lot 2 the following courses and distances: along a curve to the left having a radius of 65.05 feet, along a curve to the right having a radius of 120.00 feet an arc distance of 116.23 feet, a chord which bears N 54° 44' 05" W a chord distance of 111.74 feet, N 28° 59' 10" W a distance of 57.00 feet, N 18° 00' 50" E a distance of 44.35 feet, along a curve to the left having a radius of 990.78 feet an arc distance of 258.46 feet, a chord which bears N 51° 59' 23" E a chord distance of 257.73 feet, N 44° 30' 59" E a distance of 35.86 feet and N 85° 09' 42" E for a distance of 60.46 feet to the point of beginning and containing 219,558 square feet or 5.04 acres more or less.



PROPERTY DESCRIPTION OUT LOT A
 A tract of land being Out Lot A of McGrath Plaza, a subdivision according to the plat thereof recorded in Plot Book 325, Pages 11 and 12 of the St. Louis County Records, in U. S. Survey 102, Township 45 North - Range 3 East, St. Louis County, Missouri and being more particularly described as:
 Beginning at the most Western corner of said Out Lot A of McGrath Plaza, said point being on the North right-of-way line of Olive Street Road, 60 feet wide; thence along the boundary line of said Out Lot A the following courses and distances: along a curve to the left having a radius of 990.78 feet an arc length of 166.03 feet, a chord which bears N 71° 21' 54" E a chord distance of 165.84 feet, S 71° 59' 10" E a distance of 44.35 feet, S 26° 59' 10" E a distance of 57.00 feet, along a curve to the left having a radius of 180.00 feet an arc length of 22.96 feet, a chord which bears S 30° 38' 24" E a chord distance of 22.94 feet and N 82° 29' 00" W a distance of 238.93 feet to the point of beginning and containing 9,530 square feet or 0.22 acres more or less.

STATE PLANE COORDINATE REFERENCE POINT CHART

POINT #	COORDINATE IN FEET	COORDINATE IN METERS
1	1033394.0303 775643.4539	314979.1307 236416.5978
2	1033447.0177 775600.5852	314995.2813 236464.4915
3	1033483.3040 775842.7569	314991.1014 236477.3455
4	1033392.5146 775868.6200	314975.6207 236485.2286
5	1033362.7775 775880.3111	314969.6048 236488.7920
6	1033302.7008 775909.9314	315012.2535 236491.6209
7	1033686.9662 776138.1212	315068.4178 236567.3717
8	1033692.0653 776198.3607	315069.9120 236585.7338
9	1033251.1221 777025.9157	314935.5722 236837.9730
10	1033211.2707 777012.6252	314925.2543 236833.9221
11	1033323.3946 776965.3512	314977.1192 236819.5129
12	1033258.0832 776847.3061	314937.6936 236783.5371
13	1033420.2826 776834.0505	314932.7988 236779.4924
14	1033345.2284 776013.3112	314994.2559 236578.3306
15	1033409.7389 775922.0825	314983.9187 236511.5240
16	1033460.5283 775866.2195	314999.3993 236493.6409



ENGINEERS AUTHENTICATION
 The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless reauthenticated.

PICKETT, RAY & SILVER, INC.
 MO LICENSE #000325

DOUGLAS S. TIEMANN, P.E.
 PROFESSIONAL ENGINEER
 LICENSE # E-23345

DOUGLAS S. TIEMANN, PLS
 PROFESSIONAL LAND SURVEYOR
 LICENSE # LS-2376

PICKETT, RAY & SILVER INC.
 CIVIL ENGINEERING, LAND SURVEYING,
 AND NATURAL RESOURCES SERVICES

St. Peters
 22 Richmond Center Court
 St. Peters, MO 65276
 Phone (636) 397-1211 Fax (636) 397-1104
 www.prs3.com 1-800-786-9816

Preliminary Development Plan
 A tract of land being Lot 2 and Outlot A of McGrath Plaza, part of Lot 6 of the Subdivision of R. H. Stevens Farm and part of U. S. Survey 102, Township 45 North - Range 3 East, St. Louis County, Missouri.

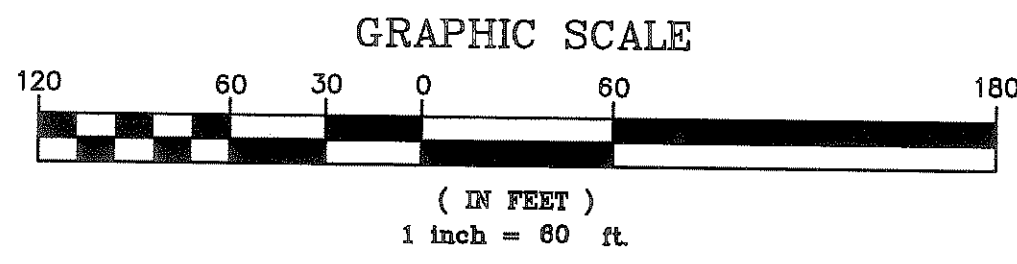
Prepared For:
Energy Marketing 709 LLC

Mr. Steve Madras
 2130 Kienlen Avenue
 St. Louis, MO 63121-5505
 314-383-5700

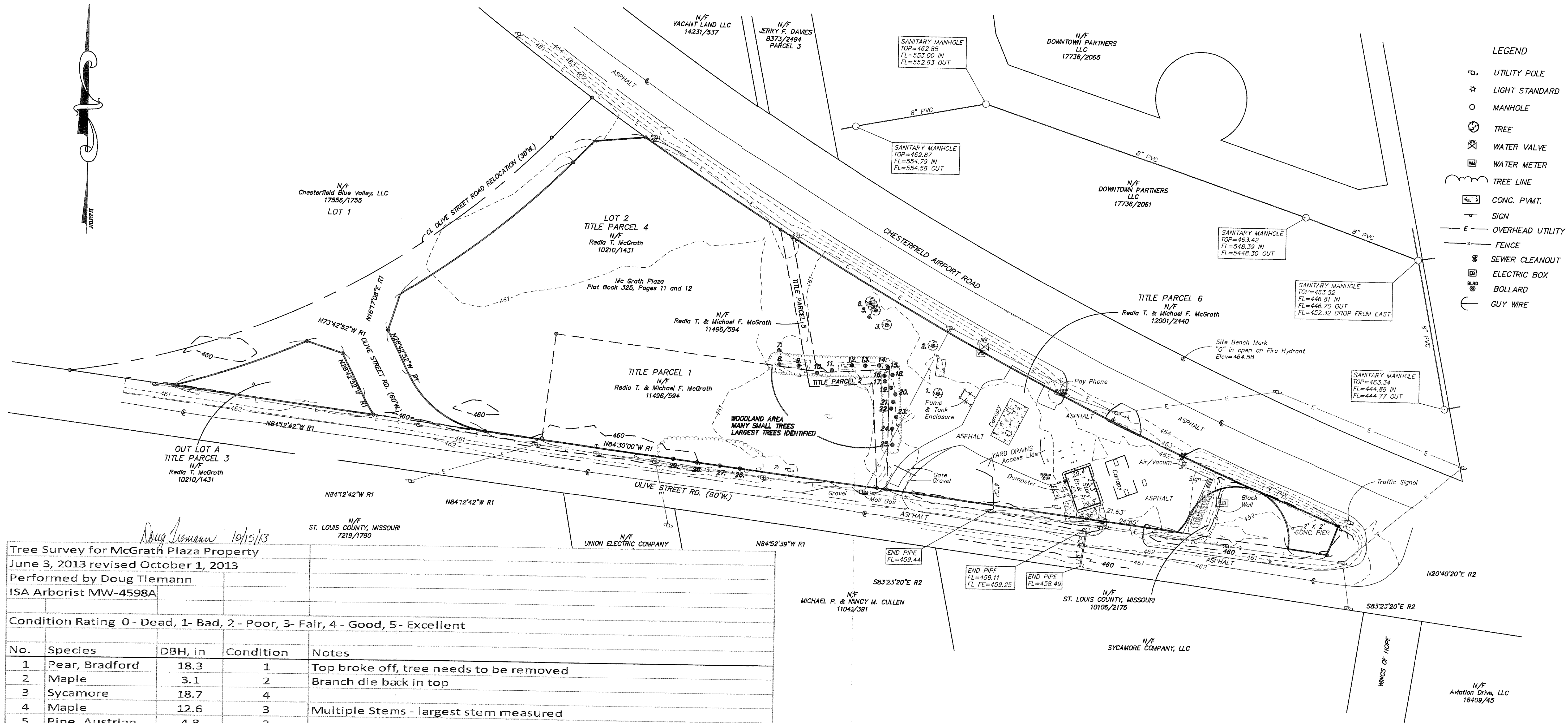
NO.	DATE	DESCRIPTION
1.	09/05/13	REVISED PER CITY COMMENTS DATED 8/20/13
	10/09/13	REVISED PER CITY COMMENTS

DRAWN: RGA-DWD DATE: 05-29-13
 CHECKED: DFS DATE: 05-29-13
 PROJECT # 09056.EMKT.005
 TASK # 1 FIELD BOOK 1287

PRELIMINARY DEVELOPMENT PLAN
 18423 OLIVE ST. RD.
 SHEET 1 OF 1
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Tree Survey



PICKET, RAY & SILVER INC.
 CIVIL ENGINEERING, LAND SURVEYING,
 AND NATURAL RESOURCES SERVICES
 St. Peters
 333 Mid Rivers Mall Drive 3027 W. Hwy 76, Suite B
 St. Peters, MO 65376
 Phone (636) 397-1211 Fax (636) 397-1104
 www.prs3.com 1-800-708-3918

Tree Survey
 A tract of land being Lot 2 and Outlot A of McGrath Plaza,
 part of Lot 6 of the Subdivision of R. H. Stevens Farm and
 part of U. S. Survey 102, Township 45 North - Range 3 East,
 St. Louis County, Missouri
 Prepared For:
Energy Marketing 709 LLC
 1130 Kipling Avenue
 St. Louis, MO 63121-5905
 314-383-3700

Doug Tiemann 10/13/13
 Tree Survey for McGrath Plaza Property
 June 3, 2013 revised October 1, 2013
 Performed by Doug Tiemann
 ISA Arborist MW-4598A

Condition Rating 0 - Dead, 1- Bad, 2 - Poor, 3- Fair, 4 - Good, 5- Excellent

No.	Species	DBH, in	Condition	Notes
1	Pear, Bradford	18.3	1	Top broke off, tree needs to be removed
2	Maple	3.1	2	Branch die back in top
3	Sycamore	18.7	4	
4	Maple	12.6	3	Multiple Stems - largest stem measured
5	Pine, Austrian	4.8	3	
6	Pine, Austrian	3.8	3	
7	Elm	6.1	3	
8	Elm	7.0	3	Multiple Stems - 5", 6" & 7"
9	Maple, Silver	14.5	3	
10	Elm	5.0	3	
11	Pine, Austrian	3.4	2	
12	Maple, Silver	8.0	3	
13	Pine, Austrian	8.8	3	
14	Pine, Austrian	12.0	3	
15	Pine, Austrian	18.7	2	Bottom portion dead
16	Elm, Siberian	8.8	3	
17	Elm, Siberian	8.4	3	
18	Pine, Austrian	12.2	2	
19	Elm	5.0	3	
20	Pine, Austrian	11.5	2	Bottom portion dead
21	Pine, Austrian	11.8	3	
22	Pear, Bradford	4.6	3	
23	Elm, Siberian	8.8	3	
24	Elm, Siberian	8.0	3	
25	Pear, Bradford	4.2	3	
26	Maple, Silver	35	1	Heavily trimmed on south side for power lines - Approximate diameter
27	Maple, Silver	46	1	Heavily trimmed on south side for power lines - Approximate diameter
28	Maple, Silver	32	1	Heavily trimmed on south side for power lines - Approximate diameter
29	Maple, Silver	44	1	Heavily trimmed on south side for power lines - Approximate diameter

REVISIONS NO.	DATE	DESCRIPTION

DRAWN DWD	DATE 06-03-13
CHECKED DST	DATE 06-03-13
PROJECT # 09056.EMKT.00S	
TASK # 1	FIELD BOOK 1287

TREE SURVEY
 18423 OLIVE ST. RD.
 SHEET 1 OF 1
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