

# Memorandum

## Department of Planning & Development Services



**To:** Planning and Public Works Committee

**From:** Cecilia Dvorak, Project Planner

**Date:** November 9, 2017

**RE:** **P.Z. 11-2017 Steve W Wallace Automotive & Trailer II, LLC (Ordinance Amendment)**: A request to amend Ordinance 2841 to amend the development conditions in a “C-8” Planned Commercial District, for a 2.93 acre tract of land located southeast of the intersection of Chesterfield Airport Road and Long Road (17U140441, 17U140450, 17U140461 & 17U140472).

### **Summary**

Automotive & Trailer II, LLC has submitted a request for an ordinance amendment to an existing “C-8” Planned Commercial District. The request is for a 2.93 acre parcel located on the southeast corner of Chesterfield Airport Road and Long Road.

The public hearing was held on August 28, 2017, at which time two (2) issues were raised regarding the need to further reduce the open space, and regarding Fire District agency comments.

Planning Commission recommended approval of the request on October 23, 2017 by a vote of 9 – 0.

Attached to this report, please find a copy of Staff’s Planning Commission report, Attachment “A”, and Preliminary Plan.

Respectfully submitted,

Cecilia Dvorak  
Project Planner

Attachments: October 23, 2017 Planning Commission Report  
Attachment A  
Petitioner’s Narrative Statement  
Preliminary Plan  
Open Space Exhibit



**Figure 1. Aerial Photograph**



**VIII. A.**

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## **Planning Commission Vote Report**

**Meeting Date:** October 23, 2017

**From:** Cecilia Dvorak, Project Planner

**Location:** Southeast of the intersection of Chesterfield Airport Road and Long Road.

**Petition:** **P.Z. 11-2017 Steve W Wallace Automotive & Trailer II, LLC (Ordinance Amendment):**  
A request to amend Ordinance 2841 to amend the development conditions in a “C-8” Planned Commercial District, for a 2.93 acre tract of land located southeast of the intersection of Chesterfield Airport Road and Long Road (17U140441, 17U140450, 17U140461 & 17U140472).

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### **SUMMARY**

Automotive & Trailer II, LLC has submitted a request for an ordinance amendment to an existing “C-8” Planned Commercial District. The request is for a 2.93 acre parcel located on the southeast corner of Chesterfield Airport Road and Long Road.

The petitioner’s narrative outlines the request, and includes an increase to the maximum floor area from 2,100 square feet to 3,250 square feet, a decrease to the required open space from 27% (existing condition) to 26%, and a modification to the structure setbacks from the southern boundary of the subject site from 15 feet to 10 feet to accommodate the relocation of a trash enclosure.

Since the Public Hearing, the petitioner has removed the request to reduce the open space requirement.

### **HISTORY OF SUBJECT SITE**

The subject site was zoned “C-8” Planned Commercial by the City in May of 1997 by ordinance number 1248. In October of the same year, an amendment was requested by the Department of Planning in order to correct errors relative to signage and entrances, and resulted in ordinance number 1328.

Another amendment was requested in 2014 by the property owner of the southernmost parcel (the subject site before you today) to add thirty-three (33) uses, eliminate the maximum square footage required of the oil change facility, and to change the parking setback from ten (10) feet to three (3) feet from the southern boundary line. The items requested in 2014 are similar to those being requested by the applicant in the current petition.

Throughout the 2014 zoning petition process, the Planning Commission found issues with the four items described below; the text in italics provides the differentiation between the former petition, and the petition before you for consideration today:

- Minimizing open space: The 2014 petition would have taken the open space to 25%.

*At the time that the original "C8" Planned Commercial District governing ordinance was passed in 1997, the City did not have a minimum open space requirement for commercial developments. Today, the City requires a minimum of 30% open space preservation for each lot in a development to ensure no lot is deemed undevelopable due to the 30% open space requirement. At the time of the ordinance amendment in 2014, the City introduced a requirement of 27% open space in the overall development, to ensure the open space would not be impacted by further development of the site.*

*The request before you today does not further reduce the open space but keeps it at 27% for the development as a whole, and 43.48% for the parcel to the south (the subject site driving the petition).*

- Site circulation: The 2014 petition included a drive aisle along the southern boundary of the site which both decreased the open space and would have required an amendment to the parking setbacks.

*This is not a part of the request before you today. The current circulation of the site would remain, however, the capacity for in-building bays, as well as 3 additional parking spaces, is being proposed. While parking is typically reviewed as a part of the site development plan phase, Staff can confirm that the plan meets the City parking requirements for either a vehicle repair facility, or an oil change facility as these are the uses currently approved for the site.*

- Intensity and number of proposed uses: The 2014 petition included a request for 33 uses, including brew pub, fast food, sit down and take out restaurants, and retail sales establishment. Issues were raised throughout the process with the intensity and number of uses, as well as the traffic and parking necessary for these uses. Of the 33 uses requested, 29 uses were removed from the request in the end. Three of the 4 uses which were not removed from the 2014 petition were already permitted uses (filling station and convenience store with pump stations, restaurant-fast food, and oil change facility), and 1 use (vehicle repair and service facility) was additional.

*The petitioner is not requesting additional uses at this time.*

- Removing the size limitation: Concerns were raised throughout the 2014 petition process for removing the maximum square footage of the oil change facility and vehicle repair and service facility due to the constraints of the site. This request was ultimately removed from the petition because the new owner of the site felt they could operate under the existing footprint.

*The petitioner is not requesting that the size of the building be unlimited, however, they are requesting that the allowable size be increased by 1150 square feet (54.8%) while still meeting all other requirements of the City Code and governing ordinance.*

Ultimately, with the exception of the request for the vehicle repair use as an additional permitted use, all other requests were removed by the petitioner due to issues that arose at the public hearing and subsequent meetings. The petition was ultimately approved in April 2015 resulting in ordinance number 2841 with the following additional restrictions:

- Outdoor storage of derelict, wrecked or dismantled vehicles is prohibited;
- Unscreened outdoor storage is prohibited; and
- 27% open space be required.



Figure 1: Aerial Image

**LAND USE AND ZONING OF SURROUNDING PROPERTIES**

Direction	Zoning	Land Use
North	“NU” Non-Urban District, and “PC” Planned Commercial District	Vacant
East	“PI” Planned Industrial District	Equipment Sales and Service Center
South	“PC” Planned Commercial District	Auto Body Repair
West	“M-3” Planned Industrial District, and “C8” Planned Commercial District	Medical office Strip center commercial

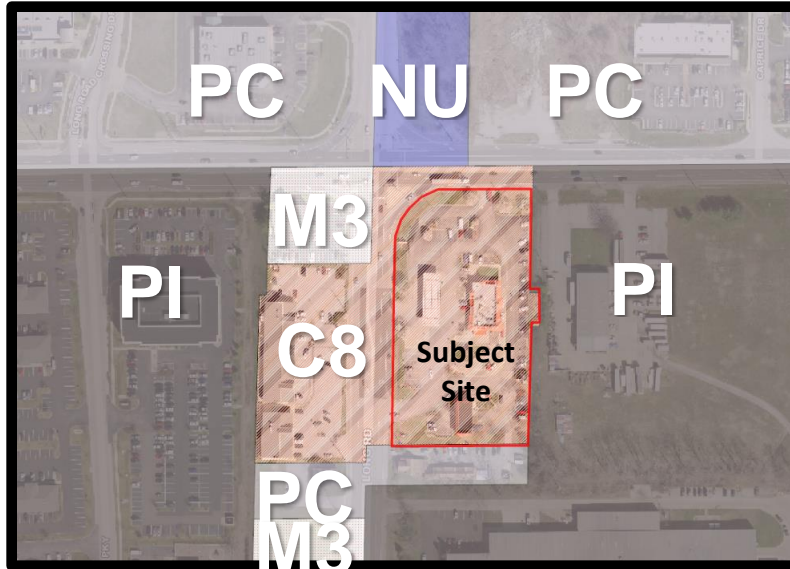


Figure 2: Zoning Map

**COMPREHENSIVE PLAN ANALYSIS**

The subject site is located in the Chesterfield Valley and is designated as Mixed Use (Retail/Office/Warehouse).

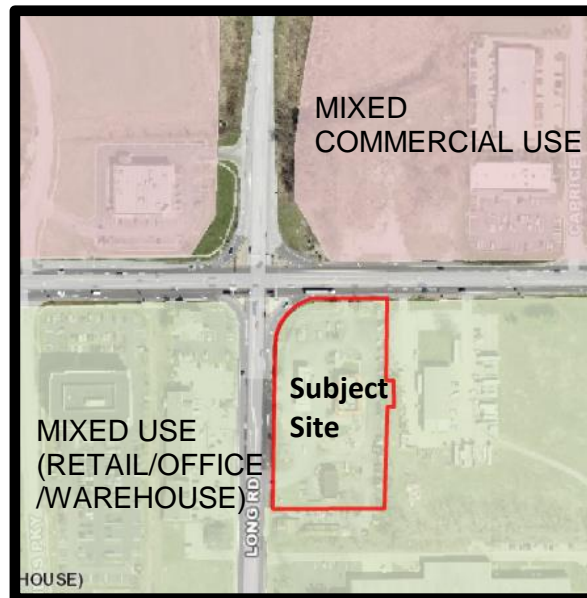


Figure 3: Future Land Use Plan

## **ISSUES**

A Public Hearing was held on this request at the August 28, 2017 Planning Commission meeting. Two issues were raised at the Public Hearing. A summary of the issues is presented below, and a formal response from the petitioner to each of the issues is attached to this report.

The first issue was regarding the need to reduce the open space further below the typical 30% required of developments today.

The petitioner has removed the request to reduce the open space below the currently required 27%.

As previously mentioned, the original "C8" Planned Commercial District governing ordinance passed in 1997, did not have a minimum open space requirement. At the time of the ordinance amendment in 2014, the City introduced a requirement of 27% open space in the overall development, to ensure the open space would not be impacted by further development of the site. The request before you today does not further reduce the open space but keeps it at 27% for the development as a whole, and 43.48% for the parcel to the south (the parcel driving the petition).

The second issue was regarding Fire District agency comments.

Monarch Fire District's no comment letter has been attached to this report. The petitioner has been made aware that while they have no comments at this time, they will be required to provide a letter of approval from the Fire District prior to the Site Development Plan approval by the City of Chesterfield.

The neighboring property owner who discussed his concerns at the Public Hearing, has submitted correspondence, which is attached for the Planning Commission's consideration. This correspondence includes a number of photos where the current cross access easement has been blocked by the users of the subject site.

Since the petitioner requested that the Planning Commission hold the meeting on September 25, 2017, the petitioner has taken into consideration the concerns and suggestions made by the neighboring property owner and provided a letter describing why the proposal drawn and suggested by the neighbor in his correspondence in opposition does not work, and further detailing the intent of the petitioner to "right size" the facility for an Automotive Repair Facility. The petitioner has also proposed additional signage and striping of the cross access easement to ensure all users of the site understand that the easement is to remain clear.

In working with the applicant to ensure all issues are fully resolved, Staff agrees with the rationale provided by the petitioner describing why this is the best solution for the cross access of the site as it ensures the vehicles entering off of Long Road are quickly moved off the access point and into the site. Additionally, Staff agrees that by striping and adding signage along the cross access easement, all users of the site will be more inclined to ensure that area is kept clear. To ensure these measures are taken, Staff recommends language be incorporated into the Attachment A requiring the signage and striping be provided for the cross access easement to the south. Recommended language has been incorporated in the draft Attachment A for the Planning Commission's consideration, and is shown in the redline changes below.

## **ORDINANCE CHANGES**

The following is a redline version of the proposed changes to Ordinance 2841. Those items in sections A and C are requests by the petitioner, while those items in sections F and G are proposed by Staff. The text in italics are Staff comments and will not be incorporated into the draft Attachment A. In addition to these changes, Staff has integrated changes to the TGA requirements from Saint Louis County.

### **A. PERMITTED USES** *(see page 1 of the draft Attachment A)*

2. The above uses in the C8 District shall be restricted as follows:

- d. The oil change facility and vehicle repair and service facility uses shall be limited to ~~three (3)~~ six (6) bays and shall not exceed ~~2,100~~ 3,250 square feet.

### **C. SETBACKS** *(see page 2 of the draft Attachment A)*

1. Structure Setbacks

No building or structure, other than: a freestanding project identification sign, light standards, ~~or~~ flag poles, or trash enclosure will be located within the following setbacks:

- a. Ninety (90) feet from the right-of-way of Chesterfield Airport Road.
- b. Twenty (20) feet from the eastern boundary of this C8 District.
- c. Fifteen (15) feet from the southern boundary of this C8 District.
- d. Forty (40) feet from the right-of-way of Long Road.

### **F. ACCESS/ACCESS MANAGEMENT** *(see page 3 of the draft Attachment A. The amendment in this section is language recommended by Staff to ensure the measures proposed by the petitioner are taken to address the concerns of the property owner to the south.)*

1. Cross access to adjacent properties shall be required as directed by the City of Chesterfield.
2. Cross access to adjacent property to the south shall be striped and signage shall be placed to ensure it remains clear at all times.
3. Driveway accesses are subject to City of Chesterfield, St. Louis County Department of Traffic and Highways and the Missouri Department of Transportation.

### **G. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION** *(see page 4 of the draft Attachment A. This amendment is recommended by Staff to ensure sidewalks are placed on the site.)*

1. Sidewalk adjacent to Chesterfield Airport Road and Long Road shall be as directed by the City of Chesterfield



### **REQUEST**

Staff has completed review of this petition request for an amendment to an existing ordinance and all agency comments have been received. Staff requests action on P.Z. 11-2017 Steve W Wallace Automotive & Trailer II, LLC (Ordinance Amendment).

Respectfully Submitted,

Cecilia Dvorak  
Project Planner

A copy of the current governing Ordinance 2841 may be obtained at  
<https://www.chesterfield.mo.us/ord/2015/ord2841.pdf>

### Attachments

1. Petitioner's Issues Response Letter
2. Petitioner's Letter Dated October 4, 2017
3. Petitioner's Narrative Statement
4. Monarch Fire District Comment Letter
5. Draft Attachment A
6. Preliminary Plan
7. Public Correspondence (links provided in the Agenda on City's website)

## 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 C8 District shall be as follows:
  - a. Filling station and convenience store with pump stations;
  - b. Restaurant-fast food;
  - c. Oil change facility; and,
  - d. Vehicle repair and service facility.
2. The above uses in the C8 District shall be restricted as follows:
  - a. All uses within this C8 Planned Commercial District shall be contained within a total of two (2) single-story buildings.
  - b. The canopy structure associated with the Filling station and convenience store with pump stations shall not exceed 5,600 square feet in area and contain a total of six (6) fuel pumps.
  - c. The Convenience store/restaurant-fast food co-use shall not exceed 6,000 square feet in overall size. The restaurant-fast food portion of this co-use shall not exceed sixty (60) seats.
  - d. The Oil change facility and Vehicle repair and service facility uses shall be limited to six (6) bays and shall not exceed 3,250 square feet.
  - e. There shall be no outdoor display and/or selling of merchandise within the limits of the C8 Planned Commercial District.
  - f. Outdoor storage of derelict, wrecked or dismantled vehicles is prohibited.
  - g. Unscreened outdoor storage is prohibited.
3. Hours of Operation.
  - a. Hours of operation for this C8 District shall not be restricted.

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

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

### 1. Building Requirements

- a. A minimum of twenty-seven percent (27%) open space is required for this development.

## **C. SETBACKS**

### 1. Structure Setbacks

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

- a. Ninety (90) feet from the right-of-way of Chesterfield Airport Road.
- b. Twenty (20) feet from the eastern boundary of this C8 District.
- c. Fifteen (15) feet from the southern boundary of this C8 District.
- d. Forty (40) feet from the right-of-way of Long Road.

### 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. Twenty (20) feet from the right-of-way of Chesterfield Airport Road.
- b. Five (5) feet from the eastern boundary of this C8 District.
- c. Ten (10) feet from the southern boundary of this C8 District.
- d. Fifteen (15) feet from the right-of-way of Long Road.

## **D. SIGN REQUIREMENTS**

1. Except as otherwise permitted by this ordinance, 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. No more than two (2) freestanding project identification monument signs shall be permitted within the limits of this C8 District development. The height of one (1) such sign shall not exceed twelve (12) feet with a maximum of one hundred (100) square feet, and the height of the other sign shall not exceed eight (8) feet with a maximum of fifty (50) square feet, for a total of one hundred and fifty (150) square feet as approved by the Planning Commission on the Site Development Plan. A third sign for pricing is permitted and shall be no larger than twenty (20) square feet. The pricing sign may be included in the monument identification sign not to exceed one hundred (100) square feet or be used as a part of two (2) completely separate signs, one at eighty (80) square feet and one at twenty (20) square feet, for a total of one hundred and fifty (150) square feet for the approved uses, including twenty (20) square feet for the permitted price sign.
3. 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.
4. No advertising signs or temporary signs (including balloons, banners, festoons of lights, strings of pennants, clusters of flags, twirlers or propellers, flares, spot lights and other similar devices of carnival nature) shall be permitted in this development.

#### **E. ARCHITECTURAL**

1. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.
2. Trash enclosures: All exterior trash areas shall 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.

#### **F. ACCESS/ACCESS MANAGEMENT**

1. Cross access to adjacent properties shall be required as directed by the City of Chesterfield.
2. Cross access to adjacent property to the south shall be striped and signage shall be placed to ensure it remains clear at all times.
3. Driveway accesses are subject to City of Chesterfield, St. Louis County Department of Traffic and Highways and the Missouri Department of Transportation.

### **G. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION**

1. Sidewalk adjacent to Chesterfield Airport Road and Long Road shall be as directed by the City of Chesterfield.
2. Improve the southeast quadrant of the Chesterfield Airport Road and Long Road intersection to St. Louis County ADA standards as directed by the St. Louis County Department of Highways and Traffic.
3. The developer is advised that utility companies will require compensation for relocation of their facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.
4. No private features, such as signage or lighting shall be allowed within the Missouri Department of Transportation's right-of-way.

### **H. TRAFFIC STUDY**

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

### **I. POWER OF REVIEW**

Either Councilmember of the Ward where a development is proposed or the Mayor may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than twenty-four (24) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

### **J. 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 connected to 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. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).
3. This development will require a NPDES permit from the Missouri Department of Natural Resources. NPDES permits are applicable to construction activities that disturb one (1) acre or more. A copy of the permit application must be submitted to the City of Chesterfield prior to the issuance of a grading permit or approval of improvement plans.

### **K. SANITARY SEWER**

Metropolitan St. Louis Sewer District approval will be required if the petitioner wishes to re-subdivide the parcels. Properties shall have access to the public sanitary sewer. Private laterals shall not cross property lines or be shared by multiple properties.

### **L. GEOTECHNICAL REPORT**

Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Services. 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.

### **M. MISCELLANEOUS**

1. All utilities will be installed underground.
2. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City Code shall be required where applicable.
3. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and St. Louis County Department of Highways and Traffic or MoDOT. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
4. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.

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

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

### III. COMMENCEMENT OF CONSTRUCTION

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

### IV. TRUST FUND CONTRIBUTION

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

<u>Type of Development</u>	<u>Required Contribution</u>
Vehicle Repair	\$2,278.87/parking space
Loading Space	\$3,729.09/parking space

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

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

Allowable credits for required roadway improvements will be awarded as directed by the St. Louis County Department of Transportation and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

As this development is located within a trust fund area established by St. Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development shall be retained in the appropriate trust fund.



Road improvement Traffic Generation Assessment contributions shall be deposited with St. Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by St. Louis County Department of Transportation or prior to the issuance of building permits in the case where no S.U.P. is required. 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. Funds shall be payable to Treasurer, St. Louis County.

The amount of all required contributions for roadway, storm water and primary water line improvements, if not submitted by January 1, 2018, 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 St. Louis County Department of Transportation.

#### **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 \$916.54 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 St. Louis County Department of Transportation. The deposit shall be made before St. Louis County approval of the Site Development Plan unless otherwise directed by the St. Louis County Department of Transportation. Funds shall be payable to the Treasurer, St. Louis County.

#### **C. STORM WATER**

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on \$2,907.99 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 St. Louis County Department of Transportation. The deposit shall be made before the issuance of a Special Use Permit (S.U.P.) by St. Louis County Department of Transportation or before the issuance of building

permits in the case where no Special Use Permit is required. Funds shall be payable to the Treasurer, St. Louis County.

**D. SANITARY SEWER**

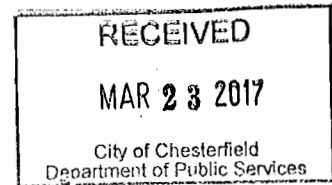
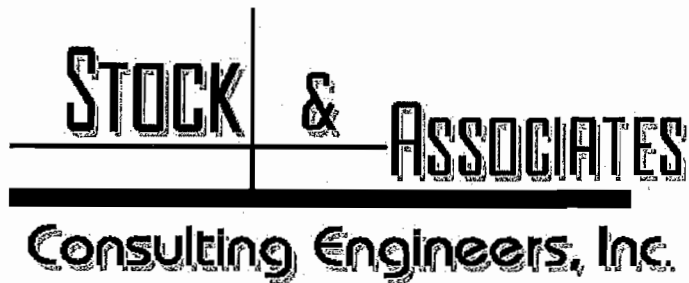
The sanitary sewer contribution is collected as the Caulks Creek impact fee.

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

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

**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.



## NARRATIVE STATEMENT

Automotive and Trailer II, LLC is Petitioner with respect to this Application. The Application requests amendments to Section I.A.2.d and I.B.1.a, and I.C.1.c. of Ordinance 2841. Automotive and Trailer II, LLC is the Owner of the land identified in this Application as Lot 2 of Steve Wallace Subdivision, Plat Book 345, Page 701.

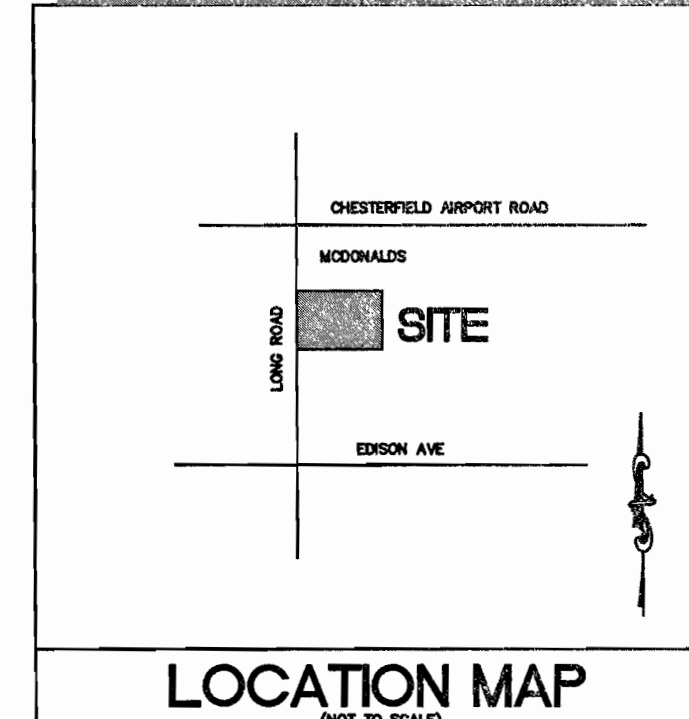
If this Application is approved, the amendment would accommodate Automotive and Trailer II, LLC's requirements. The changes requested pursuant to this Application for amendment include the following:

### Section I of Ordinance 2814 – Proposed Minor Amendments

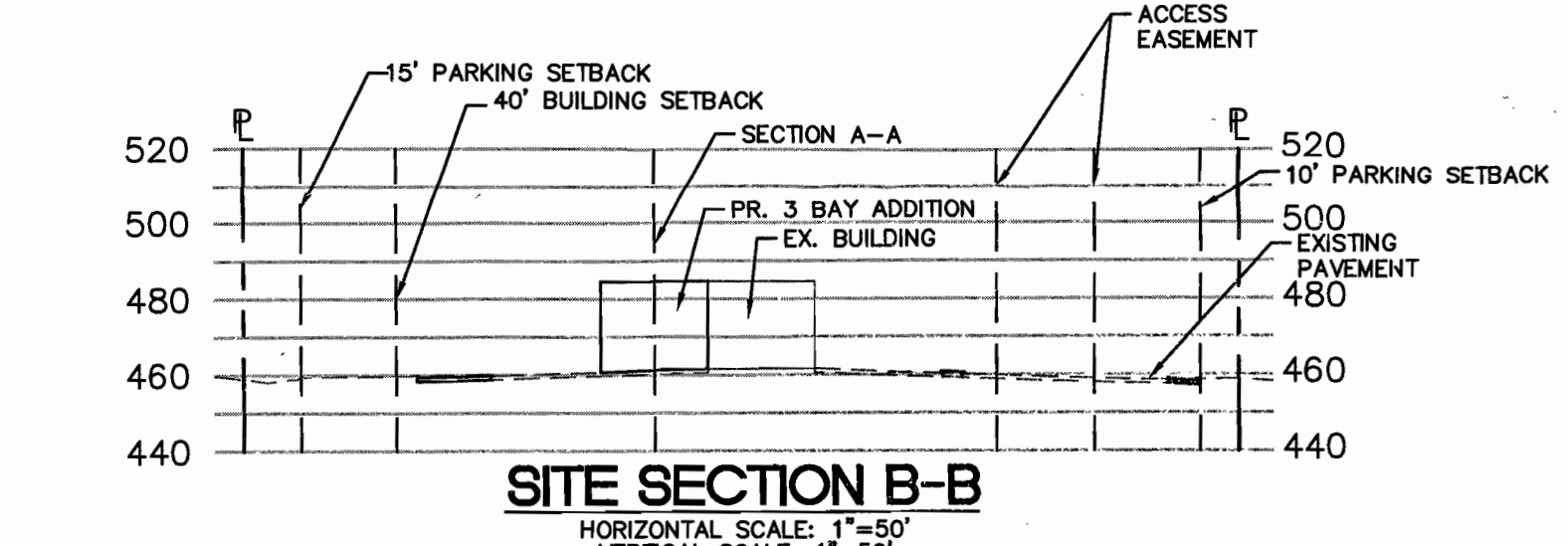
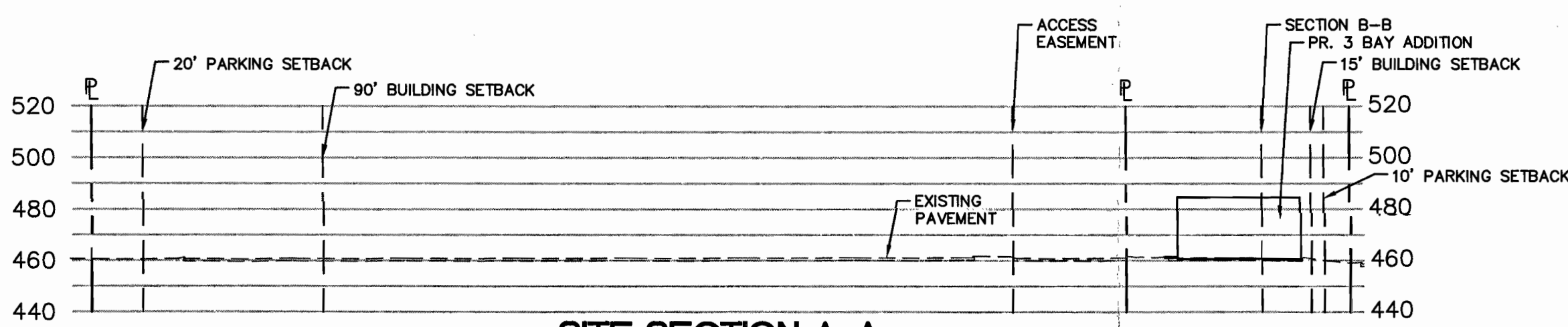
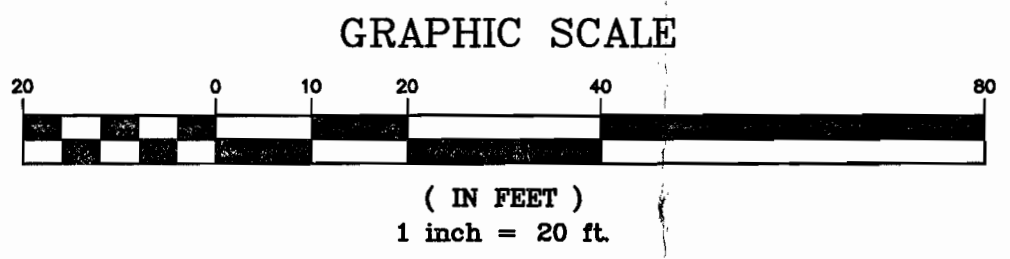
- I.A.2.d.: The Oil change facility and Vehicle repair and service facility uses shall be limited to six (6) bays and shall not exceed 3,250 square feet.
- I.B.1.a.: A minimum of twenty-six percent (26%) open space is required for this development.
- I.C.1.c: Ten (10) feet from the southern boundary of this C8 District, to accommodate proposed trash enclosure.

# PRELIMINARY SITE PLAN FOR TEXT AMENDMENT TO SECTION I OF ORD. NO. 2841

A TRACT OF LAND LOT 2 OF STEVE W. WALLACE SUBDIVISION AS RECORDED IN PLAT BOOK 345, PAGE 701 LOCATED IN U.S. SURVEY 126, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



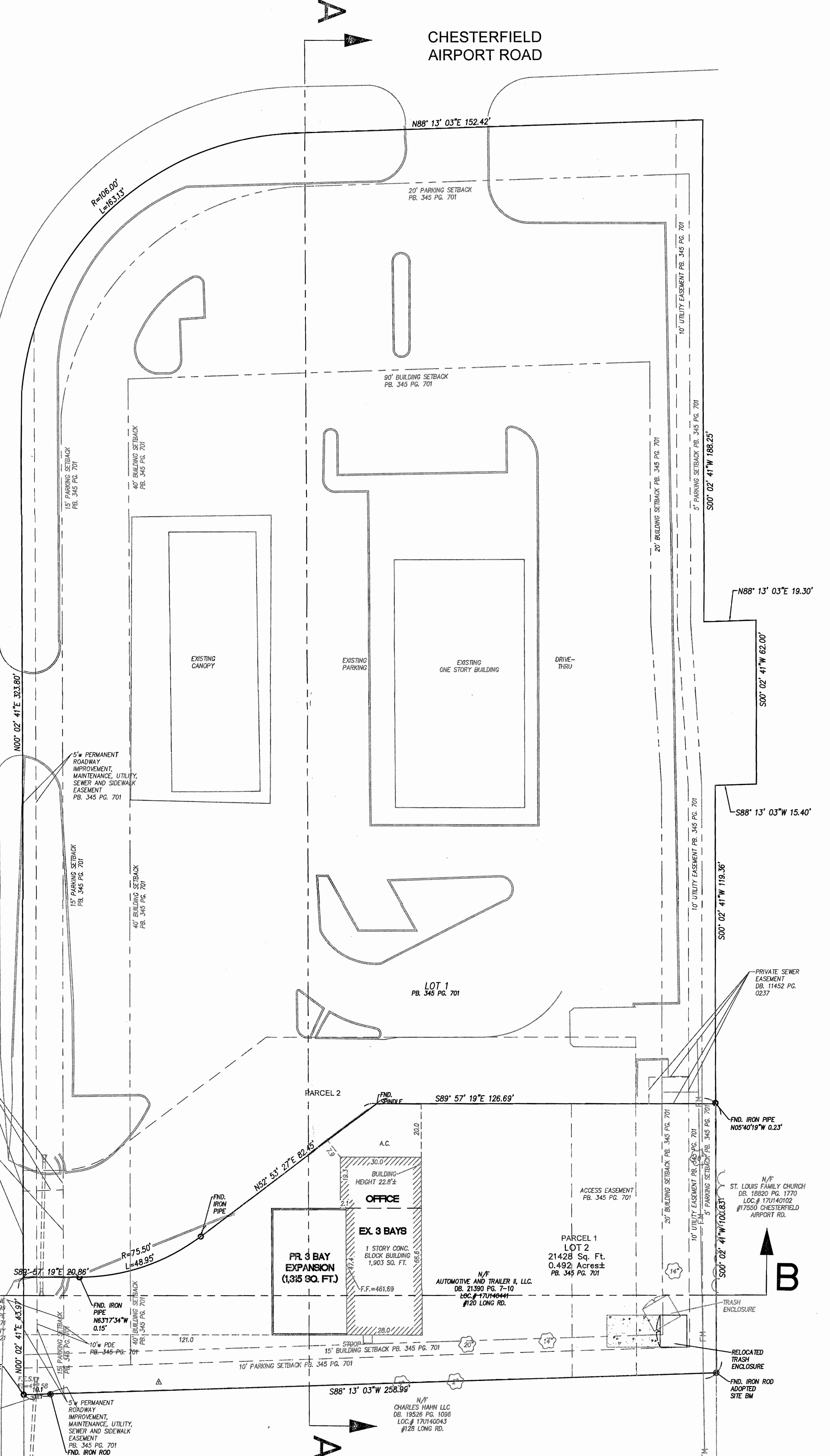
LEGEND	
	BENCH MARK
	FOUND IRON ROD
	FOUND IRON PIPE
	RIGHT OF WAY MARKER
	UTILITY POLE
	SUPPORT POLE
	UTILITY POLE WITH LIGHT
	LIGHT STANDARD
	ELECTRIC METER
	ELECTRIC MANHOLE
	ELECTRIC PEDESTAL
	ELECTRIC SPICE BOX
	GAS DROP
	GAS METER
	GAS VALVE
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	TELEPHONE SPICE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



**GENERAL NOTES:**

- 1) Subject property is Zoned C8 Planned Commercial. Setbacks established within Ordinance governing the site.
- 2) Subject property lies within Flood Zone X (areas protected from the one percent annual chance (100-year) flood by levees, dikes, or other structures subject to possible failure or overtopping during larger floods.) according to the National Flood Insurance Rate Map Number 23188C0140 with an Effective Date of August 2, 1995 and revised to reflect LOMR dated April 17, 2000.

LONG ROAD



- Notes:
- (1) Stock and Associates Consulting Engineers, Inc. used exclusively Old Republic National Title Insurance Company, Commitment No. 15-00070, with an effective date of December 16, 2014 at 8:00 a.m. for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.
  - (2) Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple as to Parcel 1 and Easement Rights as to Parcel 2, and title thereto is a the effective date thereof vested in:
    - AUTOMOTIVE AND TRAILER II, LLC
  - (3) Title Commitment No. 15-00070 with Schedule B-Section 2 exceptions:
    - (a) Item No. 4. Easement granted to St. Louis County Water Company by the instrument recorded in Book 8343 page 1368. "NOT SHOWN" Does not affect subject property.
    - (b) Item No. 5. Subject to Easement granted to Southwestern Bell Telephone Company by the instrument recorded in Book 8468 page 499 "SHOWN", Book 8468 page 503, "SHOWN" and Book 11391 page 818. "SHOWN"
    - (c) Item No. 6. Subject to Easement granted to St. Louis County Water Company by the instrument recorded in Book 8343 page 1371. "SHOWN"
    - (d) Item No. 7. Subject to Easement granted to Laclede Gas Company by the instrument recorded in Book 8888 page 313, and Book 8888 page 321. "SHOWN"
    - (e) Item No. 8. Terms, provisions and conditions contained within the Easement Agreement dated November 19, 1997 recorded on December 23, 1997 in Book 11398 page 2094, amended by the instrument recorded in Book 11452 page 0237. "SHOWN"
    - (f) Item No. 9. Terms and provisions of Ordinance No. 5531 by the St. Louis County council, a copy of which is provided in Book 7166 page 942. "NOT SHOWN" Not a survey related item and does not affect subject property.
    - (g) Item No. 10. Subject to Terms and provisions of the Development Plan according to the plat thereof recorded in Plat Book 345 page 632. "NOT SHOWN" Not a survey related item.
    - (h) Item No. 11. Subject to Building lines, easements, covenants and restrictions established by the plat recorded in Plat Book 345 page 701. "SHOWN"
    - (i) Item No. 12. Restrictions as to the use of the subject property, for a term of Twenty (20) years contained within Special Warranty Deed dated December 16th, 1997 recorded on December 19th 1997 in Book 11395 page 1505. "NOT SHOWN" Not a survey related item and does not affect subject property.
    - (j) Item No. 13. Subject property lies within the boundaries of the Chesterfield Monarch Levee District and may be subject to additional rights, claims or easements in favor of said district for which no constructive notice is evidenced in the chain of title.
    - (k) Item No's 14-16 "NOT SHOWN" Not survey related.

**PROPERTY DESCRIPTION**

Parcel No. 1:  
Lot 2 of the Steve W. Wallace Subdivision, a subdivision in the County of St. Louis, according to the plat thereof recorded in plat Book 345 page 701 in the Records Office of St. Louis County, Missouri

Parcel No. 2:  
Non-Exclusive easement for vehicular and pedestrian ingress and egress created by the Easement Agreement, dated November 19, 1997 recorded on December 23, 1997 in Book 11398 page 2094, as amended by the instrument recorded on Book 11452 page 0237 over a portion of the following described property to-wit:

Lot 1 of the Steve W. Wallace Subdivision, a subdivision in the County of St. Louis, according to the plat thereof recorded in plat Book 345 page 701 in the Records Office of St. Louis County, Missouri

**ST. LOUIS COUNTY BENCHMARK**

BENCHMARK # 12171 (NGVD29 ELEV=460.06)  
STANCHION SUR ALUMINUM DISK STAMPED "S-38"  
SITUATED IN A GRASSY AREA NORTHWEST OF THE INTERSECTION OF CHESTERFIELD AIRPORT RD. AND CARPINE DRIVE, S. OF THE PARKING FOR RETAIL STRIP CENTER APPROX. 0.1 MILES EAST OF LONG RD; ROUGHLY 58' WEST OF THE CENTERLINE OF CARPINE DR. 43' NORTH OF THE CENTERLINE CHESTERFIELD AIRPORT RD; AND 69' EAST OF A FIRE HYDRANT.

**SITE BENCHMARK**

ELEV=457.08  
FOUND IRON ROD AT THE S.E. CORNER OF THE SITE AS SHOWN HEREON

ABBREVIATIONS	
C.C.	- CLEANOUT
D.B.	- DEED BOOK
E.	- ELECTRIC
F.	- FLOWLINE
FT.	- FEET
FND.	- FOUND
G.	- GAS
M.H.	- MANHOLE
N/F.	- NOW OR FORMERLY
P.B.	- PLAT BOOK
P.C.	- PACE
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCEMENT
P.V.C.	- POLYVINYL CHLORIDE PIPE
R.C.P.	- REINFORCED CONCRETE PIPE
SQ.	- SQUARE
V.C.P.	- VITRIFIED CLAY PIPE
W.	- WATER
W.W.	- RIGHT-OF-WAY WIDTH
M.B.	- MAIL BOX

**SURVEYOR'S CERTIFICATION**

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Preliminary Plan for Text Amendment on an actual survey. The information shown is a correct representation of all existing and proposed land divisions and does not represent a property boundary survey.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.

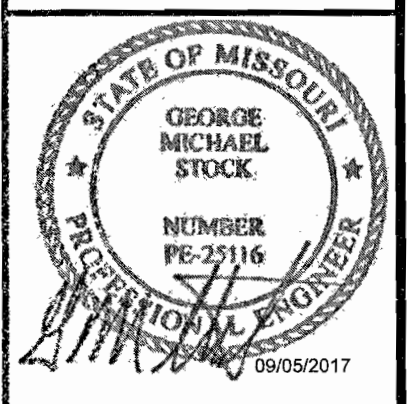
By: DANIEL EHLMANN, Missouri, P.L.S. No. 2215

OCT 10 2017

PREPARED FOR:  
AUTOMOTIVE AND TRAILER II, LLC  
c/o GUNDAKER COMMERCIAL GROUP, INC.  
MR. MIKE HEJNA  
2458 OLD DORSETT RD. SUITE 311  
ST. LOUIS, MO. 63043

PREPARED BY:  
**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.  
297 Chesterfield Business Parkway  
St. Louis, MO 63005 PH: (636) 550-8100  
5501-5000 FAX: (636) 550-8100  
e-mail: general@stockassoc.com  
Web: www.stockassoc.com

ZONING TEXT AMENDMENT  
**NORTHWEST TIRE & AUTO EXPANSION**  
120 LONG RD.  
CHESTERFIELD, MO



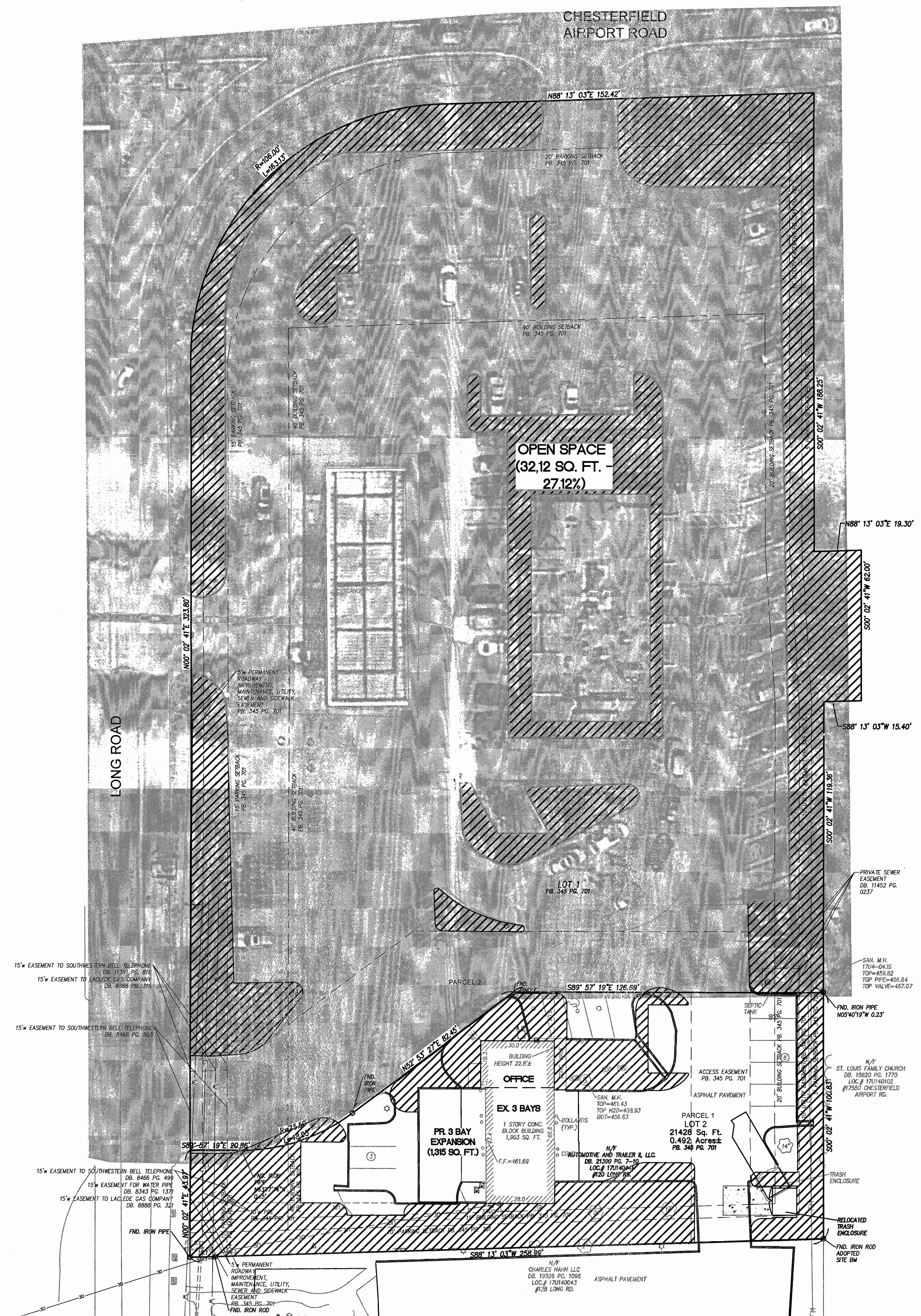
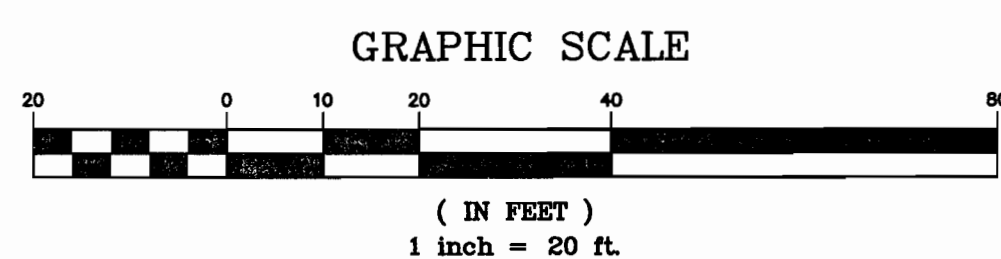
GEORGE M. STOCK E-25116  
CIVIL ENGINEER  
CERTIFICATE OF AUTHORITY  
NUMBER: 02099

REVISIONS:  
1 CITY COMMENTS 07.27.2017  
2 CITY COMMENTS 09.05.2017

DRAWN BY: Z.P.S.  
DATE: 3/22/17  
JOB NO: 215-6496  
S.D.P.#: BASE MAP #  
S.L.C. HAT # HAT S.U.P. #  
M.D.M.R. #  
SHEET TITLE: PRELIMINARY SITE PLAN  
SHEET NO.: C1

# PRELIMINARY PLAN FOR TEXT AMENDMENT TO SECTION I OF ORD. NO. 2841

A TRACT OF LAND LOT 2 OF STEVE W. WALLACE SUBDIVISION AS RECORDED IN PLAT BOOK 345, PAGE 701 LOCATED IN U.S. SURVEY 126, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



### OPEN SPACE CALCULATIONS

**EXISTING:**  
**LOT 1:**  
 OPEN: 23,220 SQ. FT.  
 TOTAL: 98,551 SQ. FT.  
 ●23.56% OPEN SPACE

**LOT 2:**  
 OPEN: 10,050 SQ. FT.  
 TOTAL: 21,428 SQ. FT.  
 ●46.90% OPEN SPACE

**PROPOSED:**  
**LOT 1:**  
 OPEN: 23,220 SQ. FT.  
 TOTAL: 98,551 SQ. FT.  
 ●23.56% OPEN SPACE

**LOT 2:**  
 OPEN: 9,917 SQ. FT.  
 TOTAL: 21,428 SQ. FT.  
 ●43.48% OPEN SPACE

**LOTS 1 AND 2:**  
 OPEN: 32,537 SQ. FT.  
 TOTAL: 119,979 SQ. FT.  
 ●27%

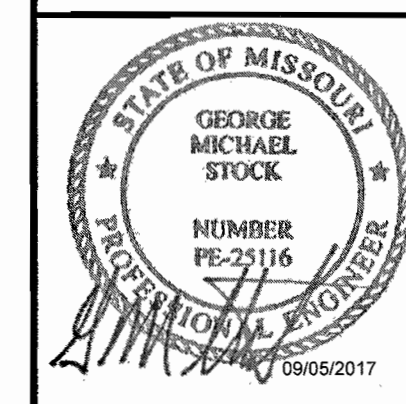
PREPARED BY:

**STOCK & ASSOCIATES**  
 Consulting Engineers, Inc.  
 257 Chesterfield Business Parkway  
 St. Louis, MO 63005 PH: (636) 550-5100 FAX: (636) 530-9100  
 e-mail: general@stockinc.com  
 Web: www.stockinc.com

ZONING TEXT AMENDMENT

## NORTHWEST TIRE & AUTO EXPANSION

120 LONG RD.  
 CHESTERFIELD, MO



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

REVISIONS:

1	CITY COMMENTS	07.27.2017
2	CITY COMMENTS	09.05.2017

DRAWN BY: Z.P.S.	CHECKED BY: C.M.S.
DATE: 3/22/17	JOB NO. #: 215-8495
M.S.D. P. #	BASE MAP #
S.L.C. HAT #	HAT SUP. #
M.D.N.R. #	

SHEET TITLE:  
 PROPOSED SITE  
 OPEN SPACE

SHEET NO.:  
 C2