



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
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Department of Planning and Public Works Public Hearing Summary Report

P.Z. 15-2009 Chesterfield Airport Commerce Park (Insituform Technologies Inc.):

A request for a change of zoning from “PC” Planned Commercial District and “PI” Planned Industrial District to a new “PI” Planned Industrial District for two tracts of land located at 17970 Chesterfield Airport Road and 609 Cepi Drive (17v240153 and 17v240331).

Summary

Stock and Associates, on behalf of Insituform Technologies Inc., has submitted a request for a change of zoning for two tracts of land to a new “PI” Planned Industrial District. These two tracts include 17970 Chesterfield Airport Road which is currently zoned “PC” Planned Commercial District and 609 Cepi Drive which is currently zoned “PI” Planned Industrial District. The intent is to merge the two existing developments into one development governed under the same ordinance for the potential sale of the site. Both sites are currently vacant.

The City of Chesterfield Comprehensive Land Use Map delineates the subject sites within the “Service/Business Park” land use designation.

A public hearing further addressing the request will be held at the December 14, 2009, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Preliminary Plan and Tree Stand Delineation for the site.

Respectfully submitted,

Kristian Corbin
Project Planner

Respectfully submitted,

Mara Perry, AICP
Senior Planner

Cc: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Planning and Public Works
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 December 14, 2009 at 7:00 pm, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

P.Z. 15-2009 Chesterfield Airport Commerce Park (Insituform Technologies, Inc.): A request for a change of zoning from "PC" Planned Commercial District and "PI" Planned Industrial District to a new "PI" Planned Industrial District for two tracts of land located at 17970 Chesterfield Airport Road and 609 Cepi Drive (17v240153, 17v240331). The request contains the following permitted uses: Administrative office for education or religious facility; Animal Grooming service; Arena and stadium; Automatic vending facility; Automotive retail supply; Automotive detailing shop; Bakery; Bar; Boat (and marine supply) storage, charter, repair, sale; Brewpub; Broadcasting studio; Cafeteria for employees and guest only; Car wash, industrial; Car wash, self-service; Church and other place of worship; Club; Commercial service facility; Cultivation and sale of plant crops, commercial vegetable and flower gardening as well as plant nurseries and greenhouses; Day care center, adult; Day care center, child; Dry cleaning establishment; Dry cleaning establishment, drive-thru; Dry cleaning plant; Educational facility--Specialized private schools; Education facility--Vocational school; Educational facility--Vocational school, outdoor training; Filing station and convenience store with pump stations; Film drop-off and pick-up station; Film processing plant; Financial institution; Financial institution, drive-thru; Gymnasium; Highway department garage; Industrial sales, service, and storage; Laboratories-professional, scientific; Local public utility facility; Local public utility facility--Over sixty (60) feet in height; Lumberyard; Mail order sale warehouse; Manufacturing, fabrication, assembly, processing, or packaging facility; Meat packing facility; Office, dental; Office, general; Office, medical; Oil Change facility; Parking area, including garages, for automobiles; Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facility; Professional and technical service facility; Public safety facility; Research facility; Restaurant, fast food; Restaurant, take out; Restaurant, with drive-thru window; Satellite dish; Storage and repair garage for public mass transit vehicles; Telecommunications structure; Telecommunication tower or facility; Trucks, trailers, construction equipment, agricultural equipment sales, rental, leasing, outdoor storage; Union halls and hiring halls; Vehicle repair and services facility; Veterinary clinic; Warehouse--General, Yard for storage of contractors' equipment, materials, and supplies.



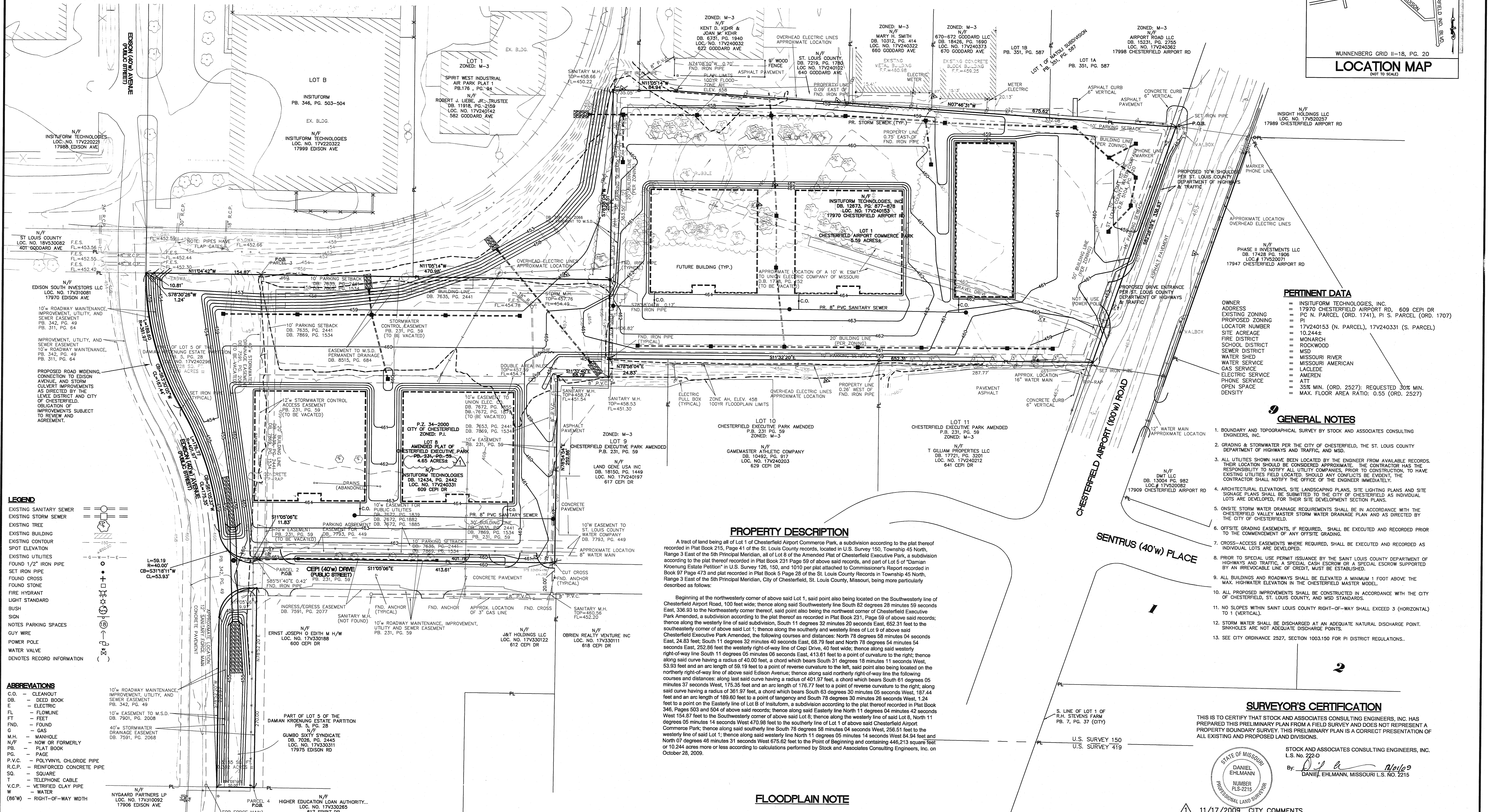
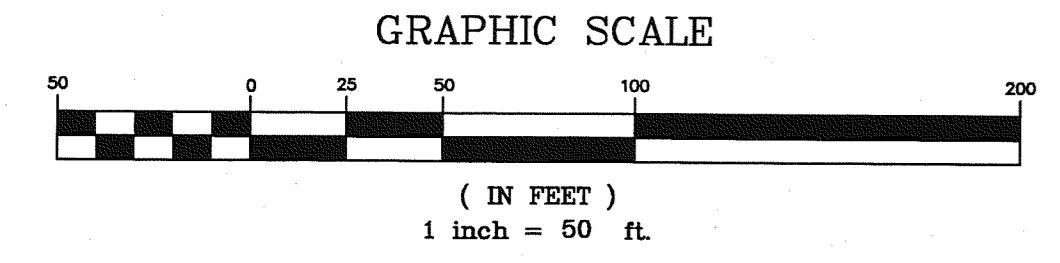
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017



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 Kristian Corbin at 636.537.4743 or via e-mail at kcorbin@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.

PRELIMINARY PLAN

FOR REZONING FROM PI + PC
TO A P1 - PLANNED INDUSTRIAL DISTRICT
A TRACT OF LAND BEING LOCATED
IN U.S. SURVEYS 126, 150, AND 1010, TOWNSHIP 45 NORTH, RANGE 3 EAST
OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



PERTINENT DATA

OWNER	= INSTIFORM TECHNOLOGIES, INC.
ADDRESS	= 17970 CHESTERFIELD AIRPORT RD., 609 CEPI DR
EXISTING ZONING	= PI
PROPOSED ZONING	= P1
LOCATOR NUMBER	= 17V240153 (N. PARCEL), 17V240331 (S. PARCEL)
SITE AREA	= 10.2444 AC.
FIRE DISTRICT	= MONARCH
SCHOOL DISTRICT	= ROCKWOOD
SEWER DISTRICT	= MSD
WATER SERVICE	= MISSOURI RIVER
GAS SERVICE	= LACLEDE
ELECTRIC SERVICE	= AMEREN
PHONE SERVICE	= ATT
OPEN SPACE	= 35% MIN. (ORD. 2527); REQUESTED 30% MIN.
DENSITY	= MAX. FLOOR AREA RATIO: 0.55 (ORD. 2527)

- ### GENERAL NOTES
- BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
 - GRADING & STORMWATER PER THE CITY OF CHESTERFIELD, THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, AND MSD.
 - ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. SHOULD ANY CONFLICTS BE EVENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
 - ARCHITECTURAL ELEVATIONS, SITE LANDSCAPING PLANS, SITE LIGHTING PLANS AND SITE SIGNAGE PLANS SHALL BE SUBMITTED TO THE CITY OF CHESTERFIELD AS INDIVIDUAL LOTS ARE DEVELOPED, FOR THEIR SITE DEVELOPMENT SECTION PLANS.
 - ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN AND AS DIRECTED BY THE CITY OF CHESTERFIELD.
 - OFFSITE GRADING EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFFSITE GRADING.
 - CROSS-ACCESS EASEMENTS WHERE REQUIRED, SHALL BE EXECUTED AND RECORDED AS INDIVIDUAL LOTS ARE DEVELOPED.
 - PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LINE OF CREDIT, MUST BE ESTABLISHED.
 - ALL BUILDINGS AND ROADWAYS SHALL BE ELEVATED A MINIMUM 1 FOOT ABOVE THE MAX. HIGH WATER ELEVATION IN THE CHESTERFIELD WIND MODEL.
 - NO SLOPES WITHIN SAINT LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
 - STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
 - SEE CITY ORDINANCE 2527, SECTION 1003.150 FOR PI DISTRICT REGULATIONS.

PROPERTY DESCRIPTION

A tract of land being all of Lot 1 of Chesterfield Airport Commerce Park, a subdivision according to the plat thereof recorded in Plat Book 215, Page 41 of the St. Louis County records, located in U.S. Survey 150, Township 45 North, Range 3 East of the 5th Principal Meridian, all of Lot 8 of the Amended Plat of Chesterfield Executive Park, a subdivision according to the plat thereof recorded in Plat Book 231, Page 59 of above said records, and part of Lot 5 of Damian Kroening Estate Partition in U.S. Survey 126, 150, and 1010 per plat attached to Commissioner's Report recorded in Book 97 Page 473 and plat recorded in Plat Book 5 Page 28 of the St. Louis County Records in Township 45 North, Range 3 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Beginning at the northwesterly corner of above said Lot 1, said point also being located on the Southwesterly line of Chesterfield Airport Road, 100 feet wide; thence along said Southwesterly line South 82 degrees 28 minutes 59 seconds East, 336.93 to the Northeastly corner thereof; said point also being the northwest corner of Chesterfield Executive Park Amended, a subdivision according to the plat thereof recorded in Plat Book 231, Page 59 of above said records; thence along the westerly line of said subdivision, South 11 degrees 32 minutes 20 seconds East, 652.31 feet to the southeasterly corner of above said Lot 1; thence along the southerly and westerly lines of Lot 9 of above said Chesterfield Executive Park Amended, the following courses and distances: North 78 degrees 58 minutes 04 seconds East, 24.83 feet; South 11 degrees 32 minutes 40 seconds East, 68.79 feet and North 78 degrees 54 minutes 54 seconds East, 252.86 feet the westerly right-of-way line of Cepi Drive, 40 feet wide; thence along said westerly right-of-way line South 11 degrees 05 minutes 05 seconds East, 413.61 feet to a point of curvature to the right; thence along said curve having a radius of 40.00 feet, a chord which bears South 31 degrees 11 seconds West, 53.93 feet and an arc length of 59.19 feet to a point of reverse curvature to the left, said point also being located on the northerly right-of-way line of above said Edison Avenue; thence along said northerly right-of-way line the following courses and distances: along left said curve having a radius of 401.97 feet, a chord which bears South 81 degrees 05 minutes 37 seconds West, 175.35 feet and an arc length of 175.77 feet to a point of reverse curvature to the right; along said curve having a radius of 361.97 feet, a chord which bears South 63 degrees 30 minutes 05 seconds West, 187.44 feet and an arc length of 189.80 feet to a point of tangency and South 78 degrees 30 minutes 26 seconds West, 1.24 feet to a point on the Easterly line of Lot 9 of Instiform, a subdivision according to the plat thereof recorded in Plat Book 215, Page 41 of above said records; thence along said Easterly line North 11 degrees 04 minutes 02 seconds West 154.87 feet to the Southwesterly corner of above said Lot 8; thence along the westerly line of said Lot 8, North 11 degrees 05 minutes 14 seconds West 470.98 feet to the southerly line of Lot 1 of above said Chesterfield Airport Commerce Park; thence along said southerly line South 78 degrees 58 minutes 04 seconds West, 256.51 feet to the westerly line of said Lot 1; thence along said westerly line North 11 degrees 05 minutes 14 seconds West 64.84 feet and North 07 degrees 46 minutes 31 seconds West 675.62 feet to the Point of Beginning and containing 448,213 square feet or 10.244 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on October 28, 2009.

FLOODPLAIN NOTE

Subject property lies within Flood Zone "X" (area of 500-year flood, area of 100-year flood with average depths of less than 1) feet or with drainage areas less than one (1) square mile, and areas protected by levees from 100-year flood) and Flood Zone "AH" (flood depths of 1-3 feet, usually areas of ponding, base flood elevation = 458) per the National Flood Insurance Program Flood Insurance Rate Map for St. Louis County, Missouri and Incorporated Areas. The map is identified as Map No. 29189C0120 H with an effective date of August 2, 1995 and revised to reflect LOMR Dated April 17, 2009.

UTILITY NOTE

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

- ### LEGEND
- EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING TREE
 - EXISTING BUILDING
 - EXISTING CONTOUR
 - SPOT ELEVATION
 - EXISTING UTILITIES
 - FOUND 1/2" IRON PIPE
 - SET IRON PIPE
 - FOUND CROSS
 - FOUND STONE
 - FIRE HYDRANT
 - LIGHT STANDARD
 - BUSH
 - SGN
 - NOTES PARKING SPACES
 - GUY WIRE
 - POWER POLE
 - WATER VALVE
 - DENOTES RECORD INFORMATION

- ### ABBREVIATIONS
- C.O. - CLEANOUT
 - DB. - DEED BOOK
 - E. - ELECTRIC
 - FL. - FLOORLINE
 - FT. - FEET
 - FND. - FOUND
 - G. - GAS
 - M.H. - MANHOLE
 - N/F. - NOW OR FORMERLY
 - PB. - PLAT BOOK
 - PC. - PAGE
 - P.V.C. - POLYVINYL CHLORIDE PIPE
 - R.C.P. - REINFORCED CONCRETE PIPE
 - S. - SQUARE
 - T. - TELEPHONE CABLE
 - V.C.P. - VETRIIFIED CLAY PIPE
 - W. - WATER
 - (86'W) - RIGHT-OF-WAY WIDTH
 - 10'W ROADWAY MAINTENANCE IMPROVEMENT, UTILITY, AND SEWER EASEMENT
 - 10' EASEMENT TO M.S.D.
 - 40'W STORMWATER DRAINAGE EASEMENT
 - NYGAARD PARTNERS LP
 - N/F HIGHER EDUCATION LOAN AUTHORITY...

PREPARED FOR:
INSTIFORM TECHNOLOGIES, INC.
17989 EDISON AVENUE
CHESTERFIELD, MO 63005
ATTN: MR. DAVID F. MORRIS, SR. VICE PRESIDENT
PH 636-530-8020, CEL 314-566-3847
DMORRIS@INSTIFORM.COM

C/O LEE & ASSOCIATES
101 S. HANLEY ROAD, SUITE 1150
ST. LOUIS, MO 63105
ATTN: MR. ANTHONY HASEK III, PRINCIPAL
PH 314-480-4102, CEL 314-503-4533
FA 314-480-4130
AHASEK@LEE-ASSOCIATES.COM

M.S.D. BENCHMARK

M.S.D. BENCHMARK #11-59 ELEV.=461.50
"UP" ON BACK OF ROLLED CURB, 107' SOUTH OF CL. OF CHESTERFIELD-AIRPORT ROAD AND 13' WEST OF CL. OF GODDARD AVENUE.

SITE BENCHMARK

TRAVERSE POINT #4 ELEV.=461.16'
A "CROSS" CUT AT THE DEAD END OF CEPI DRIVE, 1.6' NORTH OF THE SOUTH EDGE OF THE PAVEMENT AND 13.3' EAST OF THE WEST EDGE OF THE PAVEMENT.

M.S.D. P# _____
BASE MAP # 17-V

STATE OF MISSOURI
DANIEL EHLMANN
NUMBER PLS-2215
PROFESSIONAL LAND SURVEYOR

GEORGE M. STOCK E-25116
CIVIL ENGINEER

11/17/2009 CITY COMMENTS

CHESTERFIELD AIRPORT COMMERCE PARK

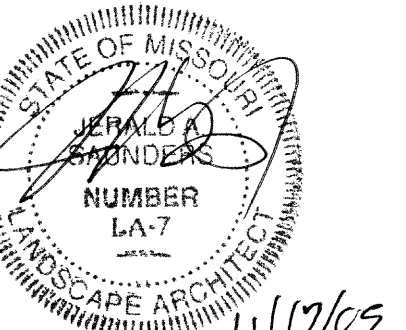
PRELIMINARY PLAN

Stock & Associates

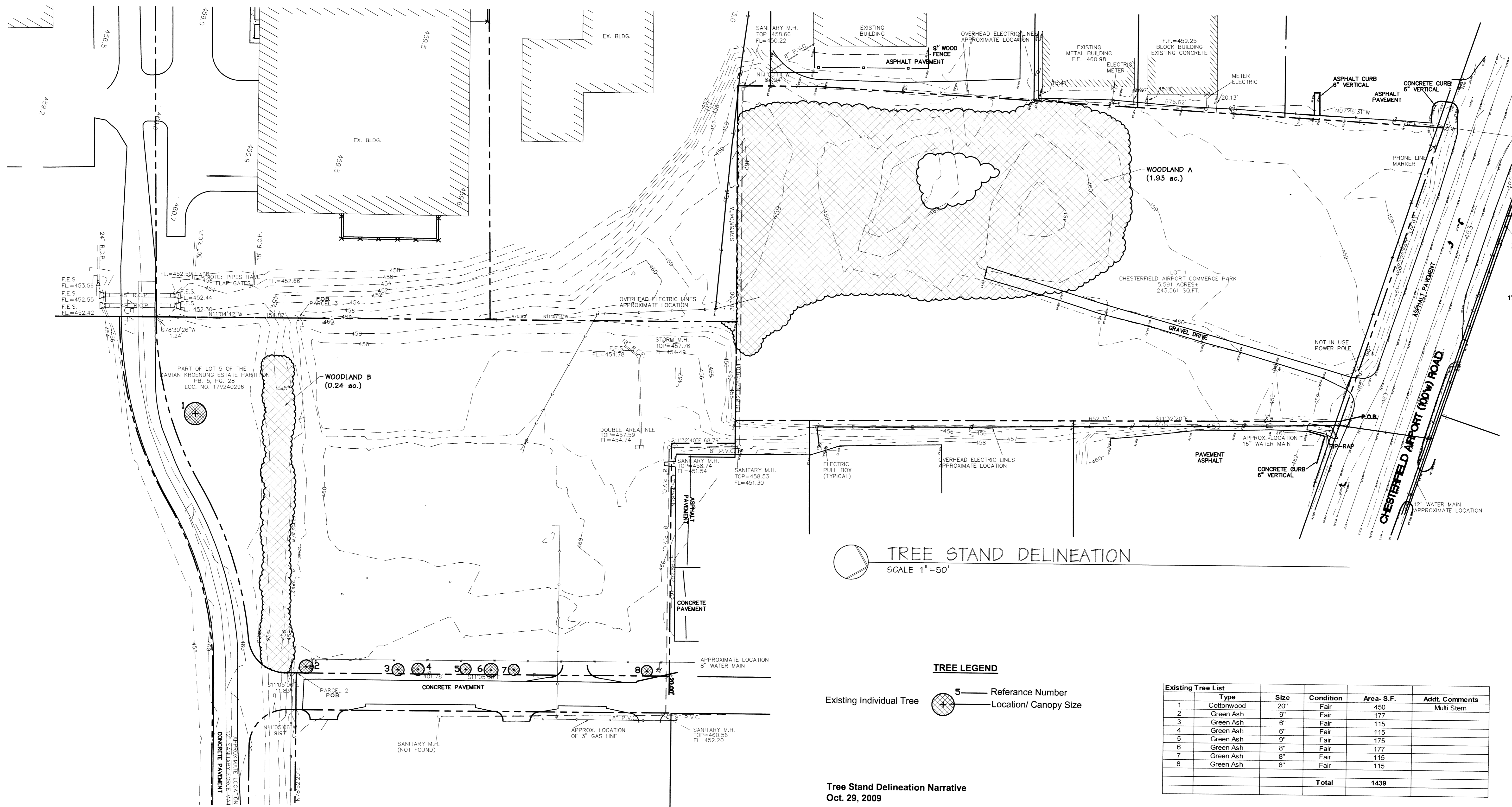
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63005
PH (636) 530-9100
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e-mail: general@stockassoc.com
Web: www.stockassoc.com

DATE: 11/03/09
G.M.S. 11/03/09
209-4488
1 of 1



Jerald Saunders - Landscape Architect
MO License # LA-007
Consultants:



TREE STAND DELINEATION
SCALE 1"=50'

TREE LEGEND

Existing Individual Tree 5 — Reference Number
Location/ Canopy Size

Existing Tree List					
1	Type	Size	Condition	Area- S.F.	Add. Comments
1	Cottonwood	20"	Fair	450	Multi Stem
2	Green Ash	9"	Fair	177	
3	Green Ash	6"	Fair	115	
4	Green Ash	6"	Fair	115	
5	Green Ash	9"	Fair	175	
6	Green Ash	8"	Fair	177	
7	Green Ash	8"	Fair	115	
8	Green Ash	8"	Fair	115	
				Total	1439

Tree Stand Delineation Narrative
Oct. 29, 2009

Woodland A: Located at the south west corner of the north parcel. The dominate species are made up of pioneer species that include: Silver Maple, Mulberry, Elm, and Box Elder. The overstory is predominately widely spread Large Caliper Trees of 12-48" DBH. The understory canopy is dominated by small 1 1/2 - 3" Box Elder, Mulberry and Silver Maple, with invasive bush Honeysuckle at the perimeter. Several trees have trunk diameter over 20", but do not meet any of the other requirements to qualify as a Monarch Tree. These trees have major branches that have died or are broken. The majority are multi-stem and are showing signs of decay or splits where the stems join.

Woodland B: Located along a drainage ditch on the south end of the property. The dominate species include: Cottonwood, Willow, Mulberry, and Box Elder. The average diameter ranges from 4-8" with a majority of the trees being multi stem. Density of 300 trees per acre. There are no Monarch Trees in this Woodland.

There are no Monarch trees on the site. There are no State Champion or Rare Trees on this site.

Douglas A. DeLong - Certified Arborist MW-4826A
DeLong Landscape Architecture
7620 West Bruno
St. Louis, MO 63117
(314) 346-4856

WOODLAND A = 1.93 Ac. (84,251 sq. ft.)
WOODLAND B = 0.24 Ac. (10,318 sq. ft.)
INDIVIDUAL TREES = 0.03 Ac (1,439 sq. ft.)

Total Existing Canopy 2.20 Ac (96,008 sq. ft.)

CHESTERFIELD AIRPORT COMMERCE PARK

CHESTERFIELD, MISSOURI

Revisions:

Date	Description	No.

Drawn: JJ

Checked: RS

loomisAssociates

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Loomis Associates, Inc.
Missouri State Certificate of Authority # LAC #0001019

Sheet Title:	TREE STAND DELINEATION
Sheet No:	TSD
Date:	11/17/09
Job #:	813.015

Tree Stand Delineation Plan Prepared under direction of: Douglas DeLong Certified Arborist MW- 4826A

Base Map Provided by: Stock and Associates Inc.