

Planning Commission Public Hearing Report

Project Type:	Change in Zoning
Meeting Date:	July 12, 2021
From:	Natalie Nye, Planner
Location:	17909 & 17947 Chesterfield Airport Road
Description:	<u>P.Z. 05-2021 Chesterfield Airport Service (17909 & 17947 Chesterfield Airport Road):</u> A request for a zoning change from “M3” Planned Industrial District and “PI” Planned Industrial District to a new “PI” Planned Industrial District for a tract of land totaling 1.005 acres located north of the intersection of Chesterfield Airport Road and Cepi Drive (17V520082, 17V520071).

PROPOSAL SUMMARY

Stock and Associates on behalf of Enterprise Leasing Company of STL, LLC has submitted a request for a Zoning Change for a 1.005-acre tract of land to be zoned “PI” Planned Industrial District. The subject tract is currently part of two separate parcels addressed 17909 and 17947 Chesterfield Airport Road. The parcel addressed 17909 Chesterfield Airport Road is part of the Chesterfield Airport Service development and is currently zoned “M3” Planned Industrial. The second parcel is addressed 17947 Chesterfield Airport Road and is part of the Sentrus Place development and zoned “PI” Planned Industrial District. A Boundary Adjustment Plat will modify the parcel and the requested zoning will be a new “PI” Planned Industrial District to accommodate an Enterprise Rental Car service operation.



Figure 1: Aerial

HISTORY OF SUBJECT SITE

The parcel addressed 17909 Chesterfield Airport Road was rezoned in 1987 to “M3” Planned Industrial District by St. Louis County through Ordinance 13,405. The approved ordinance included permitted uses of a service station, vehicle service center and repair facility and accessory uses. This ordinance was amended later that year with changes to the development criteria. The governing ordinance for the property is St. Louis County Ordinance 13,562. The existing building on the site was constructed in 2000 and used as an office. The building and site have been vacant for several years. 17947 Chesterfield Airport Road was rezoned from “M3” Planned Industrial District to “PI” Planned Industrial District in 2007 via City Ordinance 2346. The site-specific ordinance outlined development criteria and permitted uses for a future development known as Sentrus Place. A Concept Plan for Sentrus Place was approved in 2007, but the site remains vacant today. In 2021 a Boundary Adjustment Plat was submitted in conjunction with the Change in Zoning request. The Boundary Adjustment Plat is to modify the boundaries of the 0.56-acre parcel address 17909 Chesterfield Airport Road and part of the Chesterfield Airport Service subdivision and approximately .445 acres of the Sentrus Place (17947 Chesterfield Airport Road) parcel to create a new parcel under a new “PI” Planned Industrial District.

LAND USE AND ZONING

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

Direction	Zoning	Land Use
North	“PI” Planned Industrial District, Interstate 64	Vacant , Interstate 64
South	“PI” Planned Industrial District, “M3” Planned Industrial District	Industrial, Vacant
East	“PI” Planned Industrial District	Industrial, Vacant
West	“M3” Planned Industrial District	Industrial

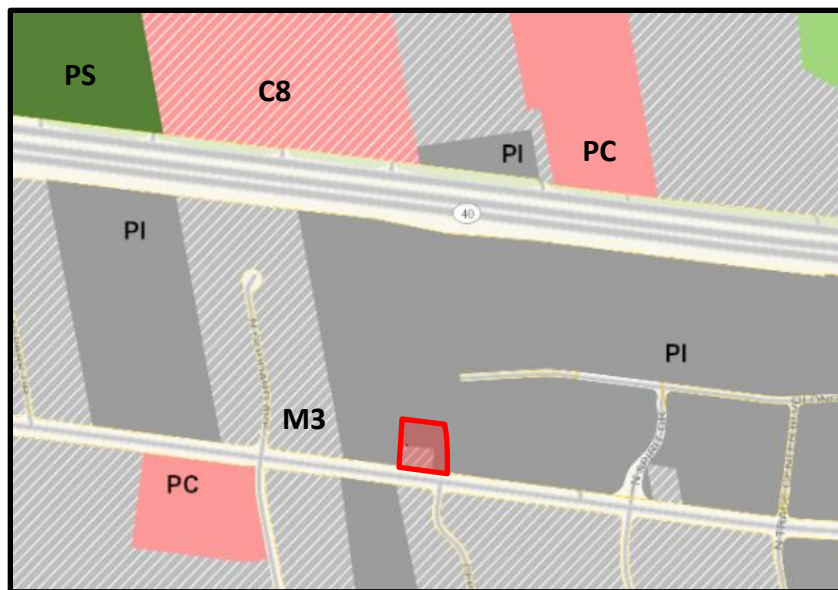


Figure 2: Zoning Map

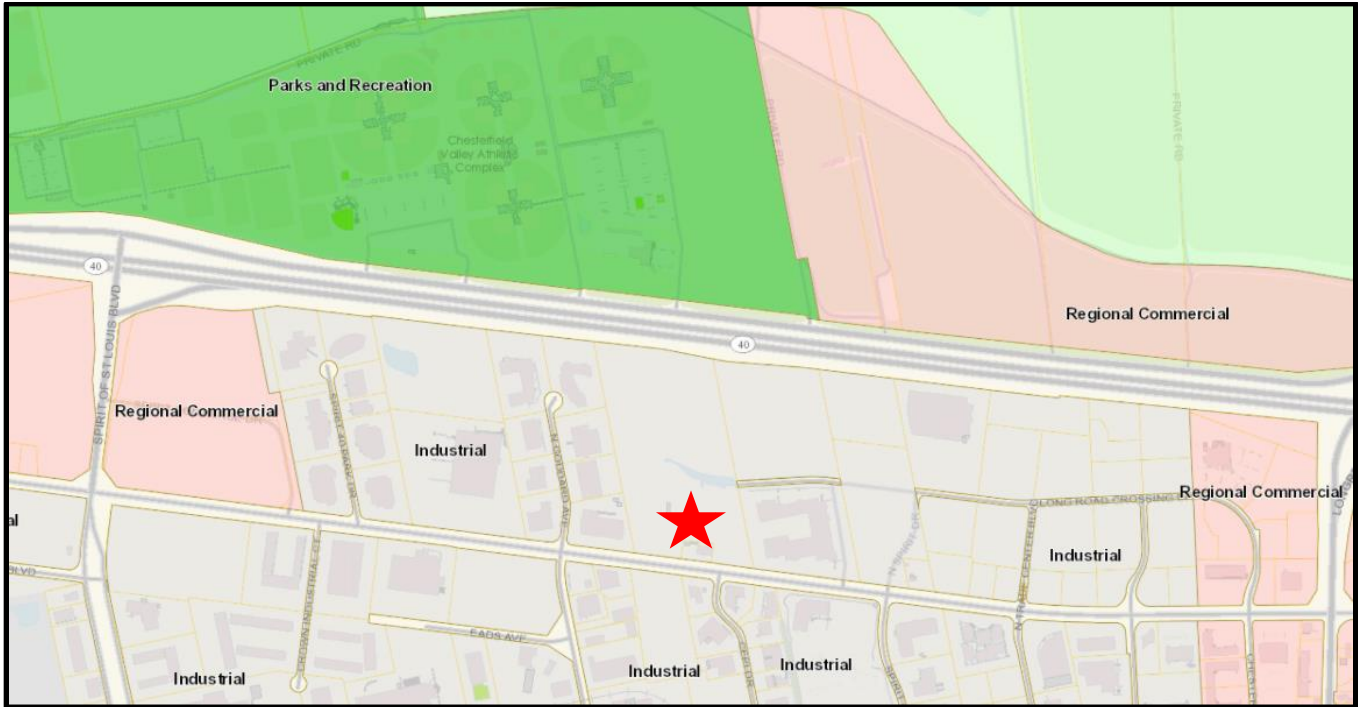


Figure 3: Land Use Map

COMPREHENSIVE PLAN

The City of Chesterfield Comprehensive Land Use Map designates the subject site and much of the surrounding area south of Interstate 64 as “Industrial.” This land use designation typically supports manufacturing and production uses, including warehousing, distribution, light manufacturing, airport support business and assembly operations. The Plan includes additional development policies that apply to this site.

- **Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points**

The existing site has two curb cuts. The proposed development plan removes one of the existing curb cuts, so the proposed use will have only one curb cut into the site.

- **Landscape buffering should be utilized between roadways to screen areas of surface parking**

The existing building and parking lot at 17909 Chesterfield Airport Road will be utilized for the proposed new use. Additional landscaping will be provided where possible. Additionally, the outdoor storage on the site will be screened from view as it will be located behind the building. Proper screening of this area per the UDC regulation will be required.

STAFF ANALYSIS

The applicant is requesting a new “PI” Planned Industrial District for the 1.005-acre tract of land to accommodate an Enterprise Dealership for car and box truck rentals. The proposed use will occupy and retrofit the existing building located on 17909 Chesterfield Airport Road’s property. The existing parking lot will be used with some site modifications. The proposed use will utilize the expanded site area that is currently 17947 Chesterfield Airport Road for outdoor storage.

The requested permitted uses can be found in the table below.

Requested Permitted Uses:	
<p>Office</p> <ul style="list-style-type: none"> • Office - dental • Office - general • Office - medical <p>Commercial</p> <ul style="list-style-type: none"> • Automobile dealership • Automotive detailing shop • Automotive retail supply • Motorcycle, ATV, and similar vehicles dealership • Plumbing, electrical, air conditional, and heating equipment sales, warehousing and repair facility • Recreational vehicle dealership • Restaurant – sit down • Restaurant – fast food 	<p>Service/Industrial</p> <ul style="list-style-type: none"> • Automobile storage • Car wash • Car wash, industrial • Car wash, self-service • Commercial service facility • Financial Institution, no drive-thru • Financial Institution, drive-thru • Industrial sales, service, and storage • Manufacturing, fabrication, assembly, processing, or packing, except explosives or flammable gases or liquids • Motorcycle, ATV, and similar motor vehicle storage • Oil change facility • Professional and technical service facility • Recreational vehicle storage • Research laboratory and facility • Trucks, trailers, construction equipment and agricultural equipment sales, rental and leasing • Vehicle repair and service facility • Warehouse, wholesale or storage • Yard for storage of contractor’s equipment, material and supplies

PRELIMINARY PLAN

The Preliminary Development Plan shows the proposed development on the newly created 1.005-acre lot. The existing building and parking lot located on the property will be renovated and used for the proposed rental car and box truck facility. The property has two existing curb cuts off of Chesterfield Airport Road, one of which will be removed as part of this development. The expanded area to the rear of the existing building will be occupied by outdoor storage. The proposed development will provide cross access to the neighboring Sentrus Place subdivision once the proposed roadway is constructed.

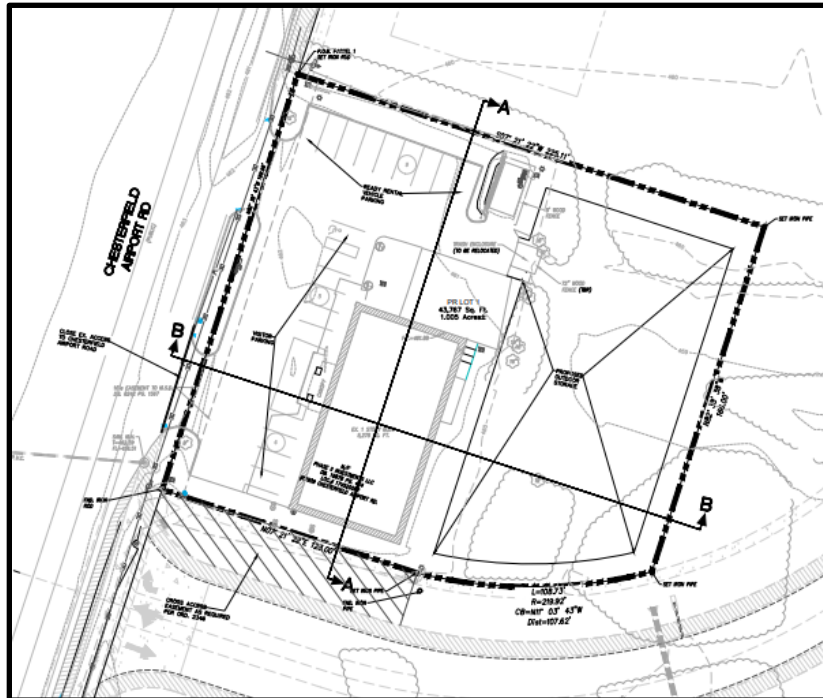


Figure 4: Preliminary Development Plan

A Public Hearing addressing the request will be held at the July 12, 2021 City of Chesterfield Planning Commission meeting. This petition will ultimately come before the Planning Commission for a formal recommendation once all staff and agency comments are satisfied.

Staff has attached a copy of the Public Hearing Notice, Narrative Statement, Preliminary Development Plan, Survey, and Tree Stand Delineation for further consideration.

- Attachments:
- Public Hearing Notice
 - Project Narrative
 - Preliminary Development Plan
 - Survey
 - Tree Stand Delineation



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 July 12, 2021 at 7:00 p.m. in the Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, MO 63017.

Said Hearing will be as follows:

P.Z. 05-2021 Chesterfield Airport Service (17909 & 17947 Chesterfield Airport Rd.): A request for a zoning change from "M3" Planned Industrial District and "PI" Planned Industrial District to "PI" Planned Industrial District for a tract of land totaling 1.005 acres located north of the intersection of Chesterfield Airport Road and Capi Drive (17V520082, 17V520071).

PROPERTY DESCRIPTION

A tract of land being located in U.S. Survey 150 and being part of Lots 1 and 2 of Subdivision of Richard H. Stevens Farm, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri

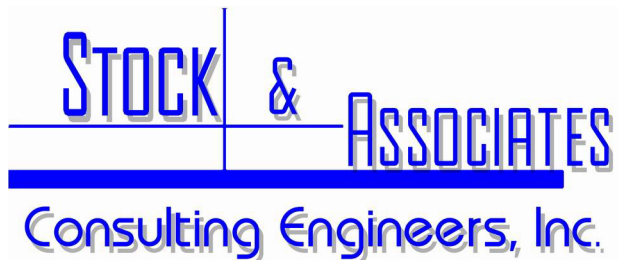
For a list of the requested uses, contact the Planner.



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 Planner Natalie Nye at 636-537-4738 or nnye@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.





PROJECT NARRATIVE

A Rezoning Request for 17909 & 17947 Chesterfield Airport Road

Date: June 21, 2021

(Stock Project No. 221-6951)

On behalf of the owner under contract, “Enterprise Leasing Company of STL, LLC”, Stock & Associates Consulting Engineers Inc. respectfully requests the City of Chesterfield’s consideration in rezoning a comprised ±1.005 Acre tract of land located at 17909 (0.565 Acs.) & 17947 (0.440 Acs.) Chesterfield Airport Road from a “M3” Planned Industrial District (St. Louis County Ord. 13,562) & “PI” Planned Industrial District (City of Chesterfield Ord. 2346) to a “PI” Planned Industrial District. The existing 5,278 s.f. building on 17909 Chesterfield Airport Road will be used in place and retrofitted to accommodate Enterprise Dealership for car & box truck rentals with internal car wash for their rental vehicles. The existing parking lot will be used in place and will be designated as visitor and ready rental vehicle parking. The 0.44 Ac. of 17947 Chesterfield Airport Road would be used for outdoor storage. This area will be used to storage rental cars and box trucks, no visitor parking.

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

Requested Permitted Uses:

OFFICE

1. Office-Dental
2. Office-General
3. Office-Medical

COMMERCIAL/SALES

4. Automobile Dealership
5. Automotive Detailing Shop
6. Automotive Retail Supply

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

May 11, 2021

PROJECT NARRATIVE – REZONING REQUEST

Page 2

7. Motorcycle, ATV, and similar Vehicles Dealership
8. Plumbing, electrical, air conditional, and heating equipment sales, warehousing and repair facility
9. Recreational Vehicle Dealership
10. Restaurant – Sit Down
11. Restaurant – Fast Food

SERVICE/INDUSTRIAL

12. Automobile Storage
13. Car Wash
14. Car Wash, Industrial
15. Car Wash, Self-Service
16. Commercial Service Facility
17. Financial Institution, no drive-thru
18. Financial Institution, drive-thru
19. Industrial Sales, Service, and Storage
20. Manufacturing, fabrication, assembly, processing, or packing, except explosives or flammable gases or liquids
21. Motorcycle, ATV, and similar moto vehicle storage
22. Oil Change Facility
23. Professional and technical service facility
24. Recreational vehicle storage
25. Research laboratory and facility
26. Trucks, trailers, construction equipment, and agricultural equipment outdoor storage
27. Trucks, trailers, construction equipment, and agricultural equipment sales, rental, and leasing.
28. Vehicle repair and service facility
29. Warehouse, wholesale or storage
30. Yard for storage of contractors' equipment, materials and supplies

PRELIMINARY DEVELOPMENT PLAN

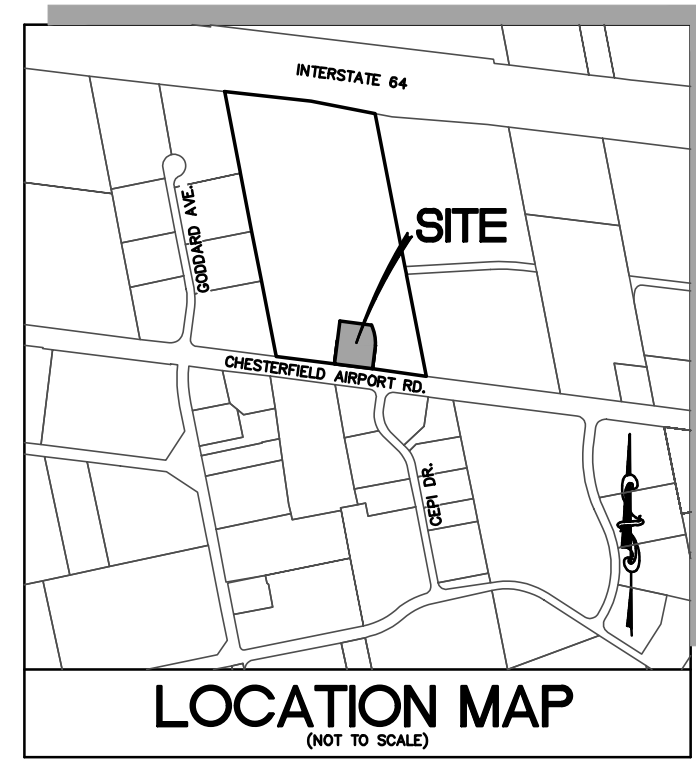
OF
A TRACT OF LAND BEING LOCATED IN U.S. SURVEY 150 AND BEING PART OF LOTS 1 AND 2 OF
SUBDIVISION OF RICHARD H. STEVENS FARM,
TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

ABBREVIATIONS

ATG	- ADJUST TO GRADE
B.C.	- BACK OF CURB
C.O.	- CLEANOUT
DB	- DEED BOOK
E	- ELECTRIC
ELEV.	- ELEVATION
EX.	- EXISTING
F.C.	- FACE OF CURB
FL	- FLOWLINE
FT.	- FEET
FND.	- FOUND
G	- GAS
H.W.	- HIGH WATER
LFB	- LOW FLOW BLOCKED
M.H.	- MANHOLE
N/W	- NOW OR FORMERLY
P.B.	- PLAT BOOK
PG.	- PAGE
PR.	- PROPOSED
P.V.C.	- POLYVINYL CHLORIDE PIPE
R.C.P.	- REINFORCED CONCRETE PIPE
R/W	- RIGHT-OF-WAY
SQ.	- SQUARE
T	- TELEPHONE CABLE
T.B.A.	- TO BE ABANDONED
T.B.R.	- TO BE REMOVED
T.B.R.&R.	- TO BE REMOVED AND REPLACED
TYP.	- TYPICALLY
U.I.P.	- USE IN PLACE
U.O.N.	- UNLESS OTHERWISE NOTED
V.C.P.	- VITRIFIED CLAY PIPE
W	- WATER
(86'W)	- RIGHT-OF-WAY WIDTH

LEGEND

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



GRAPHIC SCALE



PERTINENT DATA

OWNER: PHASE II INVESTMENTS LLC
 OWNER UNDER CONTRACT: ENTERPRISE HOLDINGS
 SITE ADDRESS: 17909 & 17947 CHESTERFIELD AIRPORT ROAD
 CHESTERFIELD, MISSOURI 63005
 LOT AREA: 24,600 S.F. or ±0.565 Ac. (17909)
 19,187 S.F. or ±0.440 Ac. (17947)
 EXISTING ZONING: *M3* (STLCO ORD. 13,562) & *PI*(ORD. 2346)
 PROPOSED ZONING: *PI* PLANNED INDUSTRIAL DISTRICT
 LOCATOR NO: 17V520082 & 17V520071
 WUNNENBERG'S: PG. 20, GRID 18H
 FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT
 SCHOOL DISTRICT: ROCKWOOD
 SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
 MISSOURI RIVER
 WATER SHED: 2918900145K, FEB 4, 2015
 FEMA MAP: AMEREN UE
 ELECTRIC COMPANY: SPIRE INC
 PHONE COMPANY: AT&T
 WATER COMPANY: MISSOURI AMERICAN WATER COMPANY

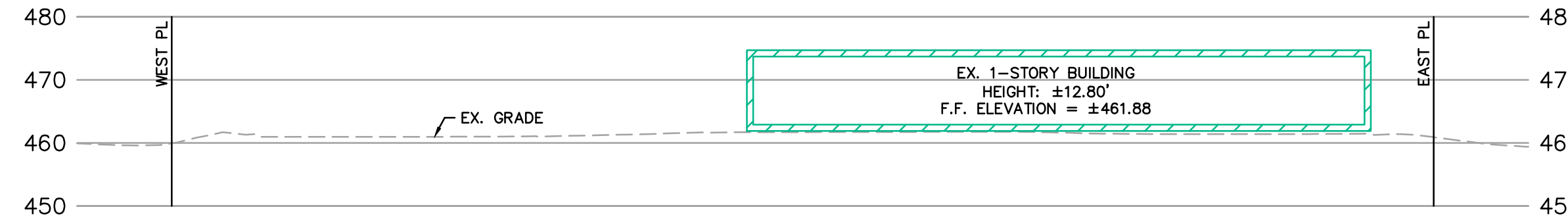
GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
- 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.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- GRADING AND STORM WATER PER M.S.D., M.DOT, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH CHESTERFIELD LEVEE DISTRICT.
- STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
- SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT AND ALL ITS SUPPLEMENTAL PROVISIONS AND ADDENDUMS.
- SIGNAGE APPROVAL IS A SEPARATE PROCESS.
- THE CONTROLLING REGULATORY FLOODPLAIN ELEVATION FOR THIS SITE IS THE 100-YEAR HIGH WATER ELEVATION OF 457.00 IN ACCORDANCE WITH THE CHESTERFIELD VALLEY STORMWATER MASTER PLAN.

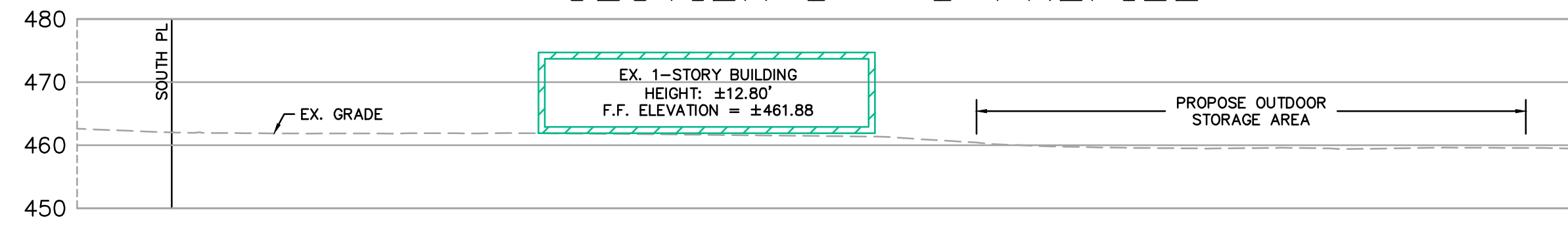
ST. LOUIS COUNTY STANDARD NOTES

- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- NO SLOPES WITHIN ST. 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.
- ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
- ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
- ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR EDGE OF PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
- ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE "ST. LOUIS COUNTY" AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
- PRIOR TO "SPECIAL USE PERMIT" ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.

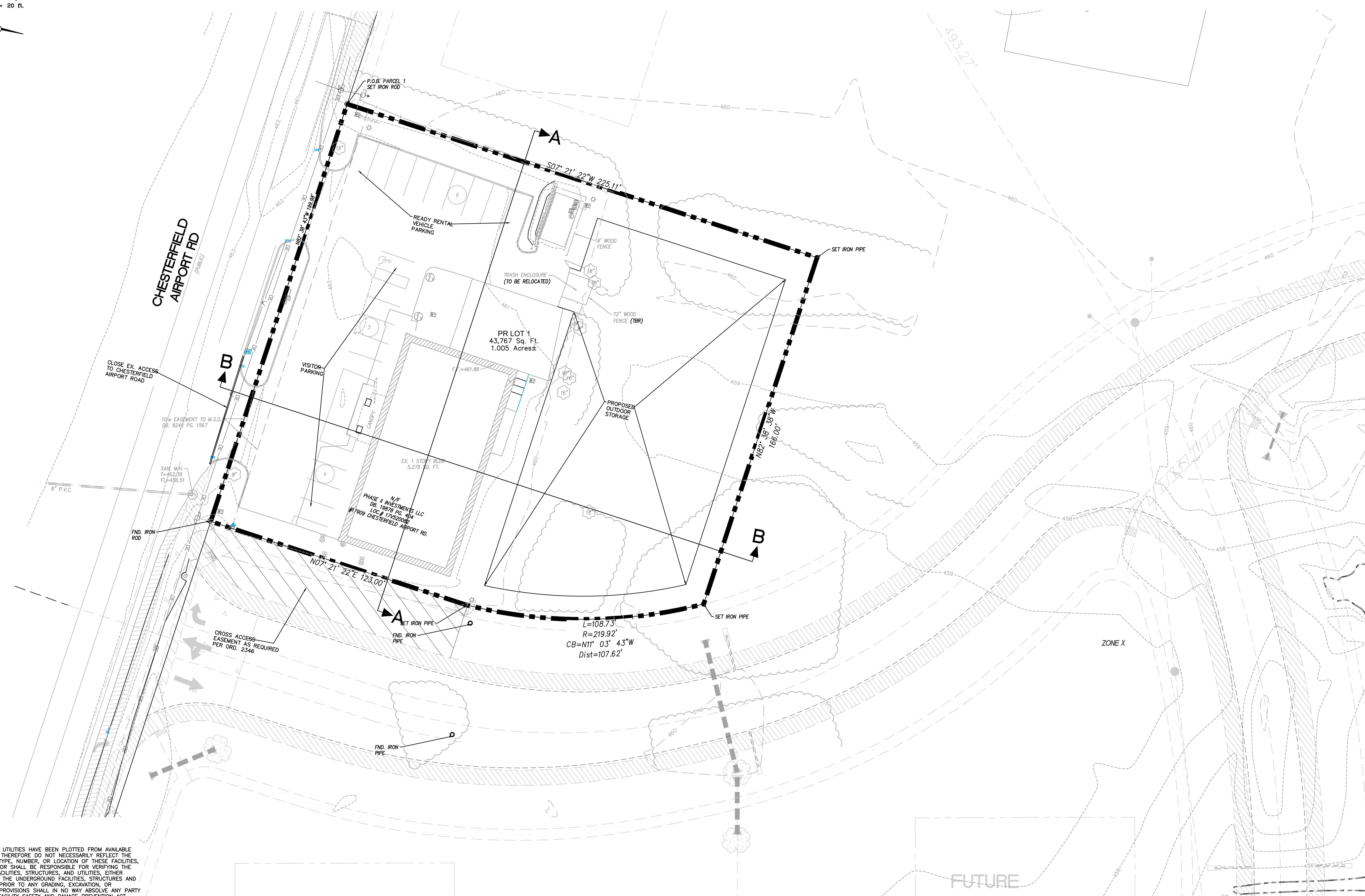
SECTION A - A PROFILE



SECTION B - B PROFILE



SECTIONS
SCALE: HORIZ. 1" = 20'
VERT. 1" = 20'



CONTRACTOR'S INSURANCE REQUIREMENTS

PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE "RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITY", SECTION 10.090 (ADDENDUM).

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.

ST. LOUIS COUNTY BENCHMARK

BENCHMARK
12-171 (466.06) "STANDARD ALUMINUM DISK" STAMPED
±0.00 1990. "DISK IS SET IN THE NORTHWEST CORNER
OF CHESTERFIELD AIRPORT ROAD AND GARAGE DRIVE."

PREPARED FOR:

ENTERPRISE LEASING
COMPANY OF STL, LLC
10144 PAGE AVE.
ST. LOUIS, MO. 63132
SU. ATTN: MR. ANDREW STOKES

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 WITH COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

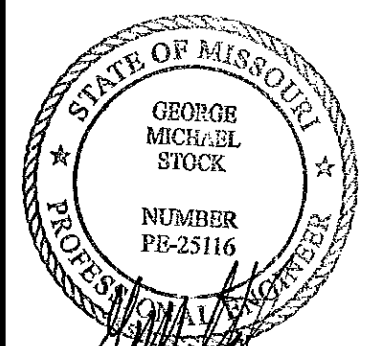
PREPARED BY:



PRELIMINARY DEVELOPMENT PLAN FOR:

17909 & 17947 CHESTERFIELD AIRPORT ROAD

CHESTERFIELD, MISSOURI 63005



GEORGE M. STOKES
E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 020991

REVISIONS:
1. 2021-06-21 CITY
2. 2021-06-29 PC PACKET

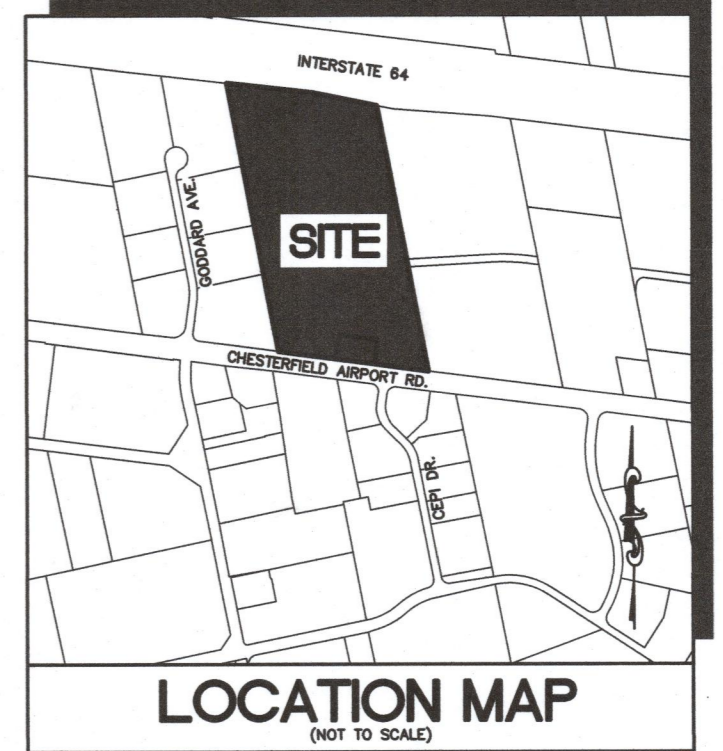
DRAWN BY:	CK-G	CHECKED BY:	GM-S
DATE:	5/5/21	JOB NO.:	221-6951
M.S.D. #:		BASE MAP #:	17V5
S.L.C. MAT #:		MAT SUP. #:	
M.D.N.R. #:			

SHEET TITLE:
PRELIMINARY
DEVELOPMENT PLAN

SHEET NO.:
C1.0

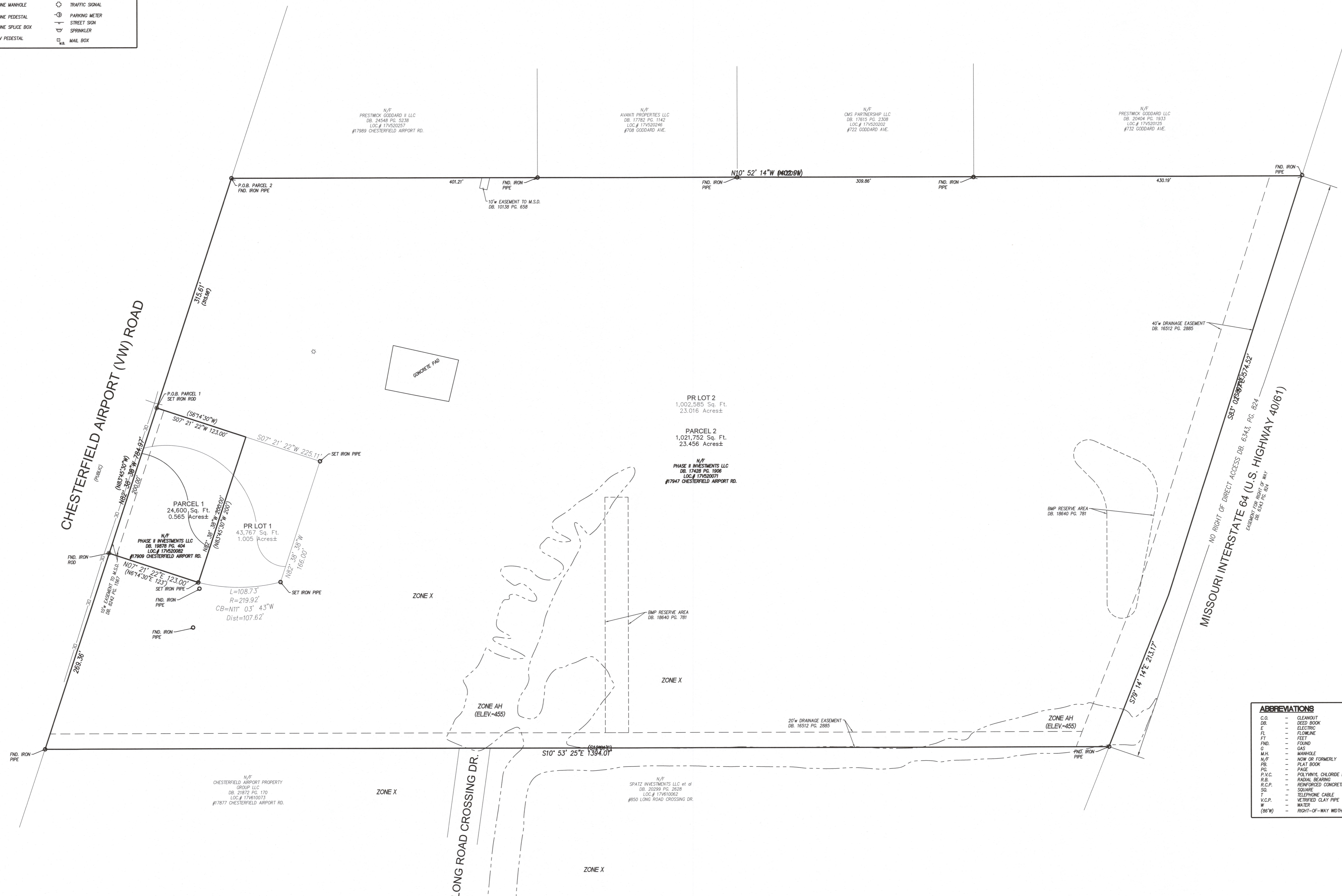
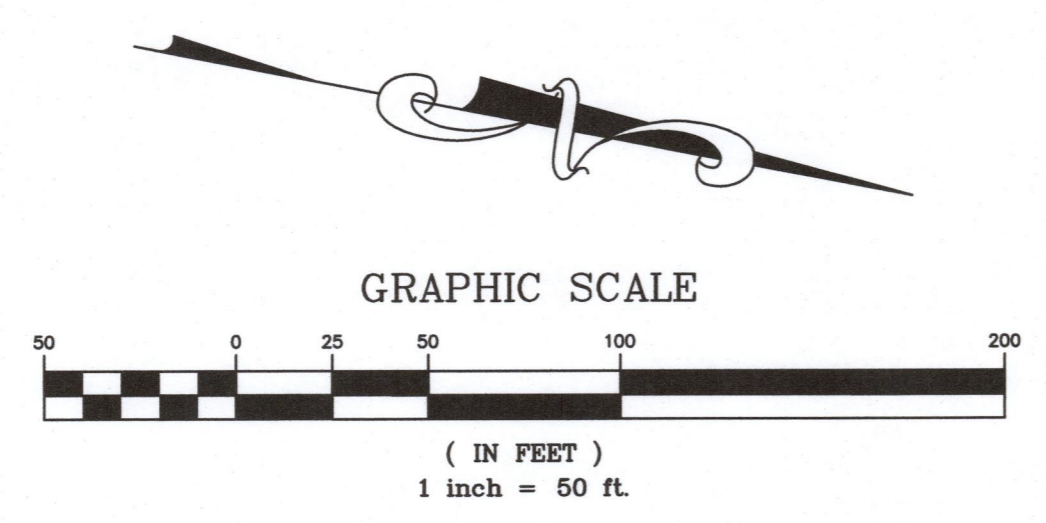
ALTA/NSPS LAND TITLE SURVEY

OF
A TRACT OF LAND BEING LOCATED IN U.S. SURVEY 150 AND BEING PART OF LOTS 1 AND 2 OF
SUBDIVISION OF RICHARD H. STEVENS FARM,
TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
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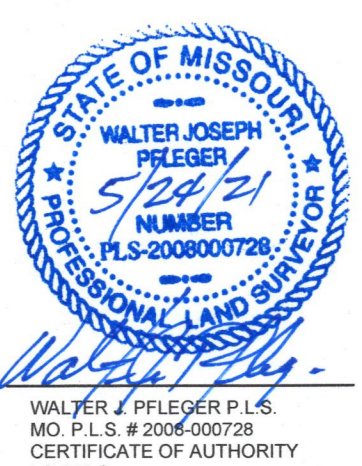
LEGEND

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



PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63016 PH: (636) 550-5100 FAX: (636) 550-0300
e-mail: general@stockassoc.com
Web: www.stockassoc.com

ALTA/NSPS LAND TITLE SURVEY
ENTERPRISE HOLDINGS
17909 & 17947 CHESTERFIELD AIRPORT RD.



REVISIONS:

1	0000/0000-
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ABBREVIATIONS

C.O.	CLEANOUT
DB.	DEED BOOK
E.	ELECTRIC
FL.	FLOWLINE
FT.	FEET
FND.	FOUND
G.	GAS
M.H.	MANHOLE
N/F.	NOW OR FORMERLY
P.B.	PLAT BOOK
P.C.	SPACE
P.V.C.	POLYVINYL CHLORIDE PIPE
R.B.	RADIAL BEARING
R.C.P.	REINFORCED CONCRETE PIPE
SQ.	SQUARE
T.	TELEPHONE CABLE
V.C.P.	VETRIFIED CLAY PIPE
W.	WATER
(86'W)	RIGHT-OF-WAY WIDTH

PREPARED FOR:
ENTERPRISE HOLDINGS
10144 PAGE AVE.
ST. LOUIS, MO. 63132
ATTN: MR. ANDREW STOKES

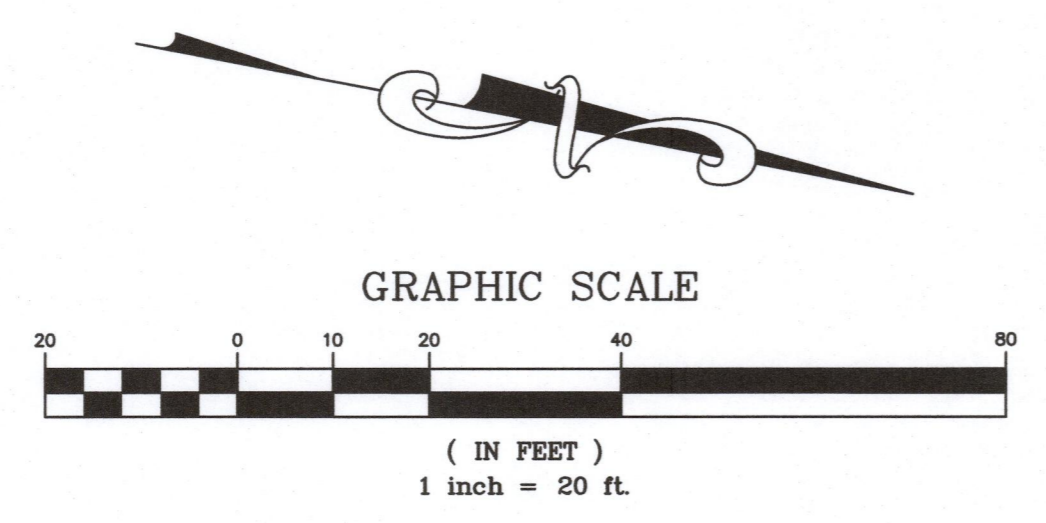
DRAWN BY: J.K. CHECKED BY: W.J.P.
DATE: 4/8/21 JOB NO: 221-6951
M.S.D. P # BASE MAP #
S.L.C. HAT # HAT SUP. #
M.D.A.R. #
SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY
SHEET NO.:
SHEET #1

ALTA/NSPS LAND TITLE SURVEY

OF
A TRACT OF LAND BEING LOCATED IN U.S. SURVEY 150 AND BEING PART OF LOTS 1 AND 2 OF
SUBDIVISION OF RICHARD H. STEVENS FARM,
TOWNSHIP 45 NORTH, RANGE 3 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 SPLICE BOX
	GAS DRP
	GAS METER
	GAS VALVE
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	TELEPHONE SPLICE BOX
	CABLE TV PEDESTAL
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	WATER MANHOLE
	WATER METER
	WATER VALVE
	POST INDICATOR VALVE
	CLEAN OUT
	STORM MANHOLE
	STORMWATER INLET
	GRATED STORMWATER INLET
	SANITARY MANHOLE
	TREE
	BUSH
	TRAFFIC SIGNAL
	PARKING METER
	STREET SIGN
	SPRINKLER
	MAIL BOX



- Notes:
- Stock and Associates Consulting Engineers, Inc. used exclusively First American Title Insurance Company, Commitment No. NCS-105976-STLCO, with an effective date of March 17, 2021 at 8:00 a.m. for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.
 - Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple, and title thereto is at the effective date thereof vested in:

Phase II Investments, LLC, a Missouri limited liability company
 - Title Commitment No. NCS-105976-STLCO with Schedule B-Section 2 exceptions:

(a) Item No. 10. Easement granted to the Metropolitan St. Louis Sewer District, according to instrument recorded in Book 8242, Page 1567. (Parcel 1) "SHOWN"

(b) Item No. 11. Dedication of sewer easements granted to The Metropolitan St. Louis Sewer District by the instrument recorded in Book 9733, Page 232. (Parcel 1) "NOT SHOWN" Not platable.

(c) Item No. 12. Easement to the State of Missouri contained in Cause No. 200860 Circuit Court of St. Louis County, a copy of which is recorded in Book 6343, Page 824. (Parcel 2) "SHOWN"

(d) Item No. 13. Limitation of rights of direct access by the instrument recorded in Book 6343, Page 824. (Parcel 2) "SHOWN"

(e) Item No. 14. Easement granted to the Metropolitan St. Louis Sewer District, according to instrument recorded in Book 10138, Page 658. (Parcel 2) "SHOWN"

(f) Item No. 15. Easement granted Monarch-Chesterfield Levee District according to instrument recorded in Book 10519, Page 1859. (Parcel 2) "NOT SHOWN" Does not affect.

(g) Item No. 16. Easement granted to City of Chesterfield for Storm Water Easements by the instrument recorded in Book 16512, Page 2885. (Parcel 2) "SHOWN"

(h) Item No. 17. Terms and provisions of the Maintenance Agreement with The Metropolitan St. Louis Sewer District according to the instrument recorded in Book 18640, Page 781. (Parcel 2) "SHOWN"

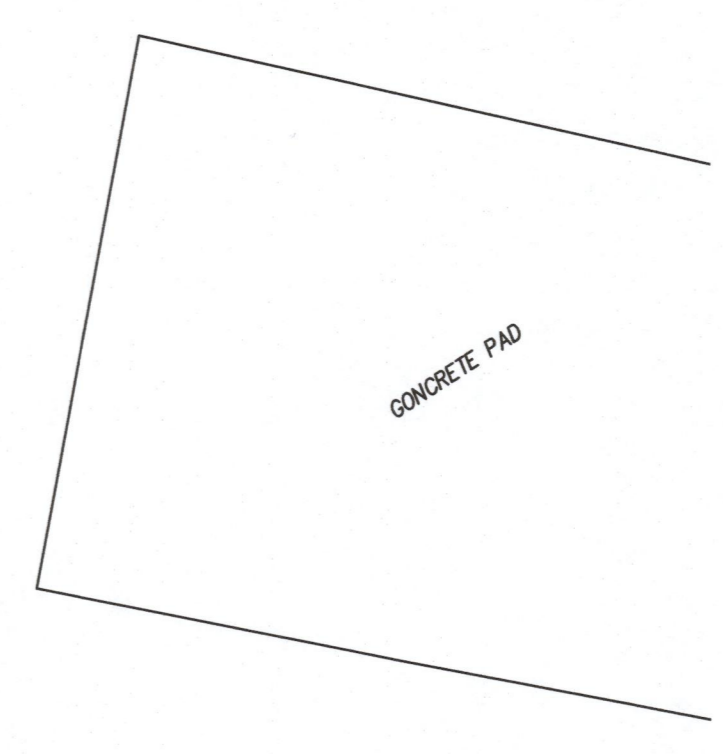
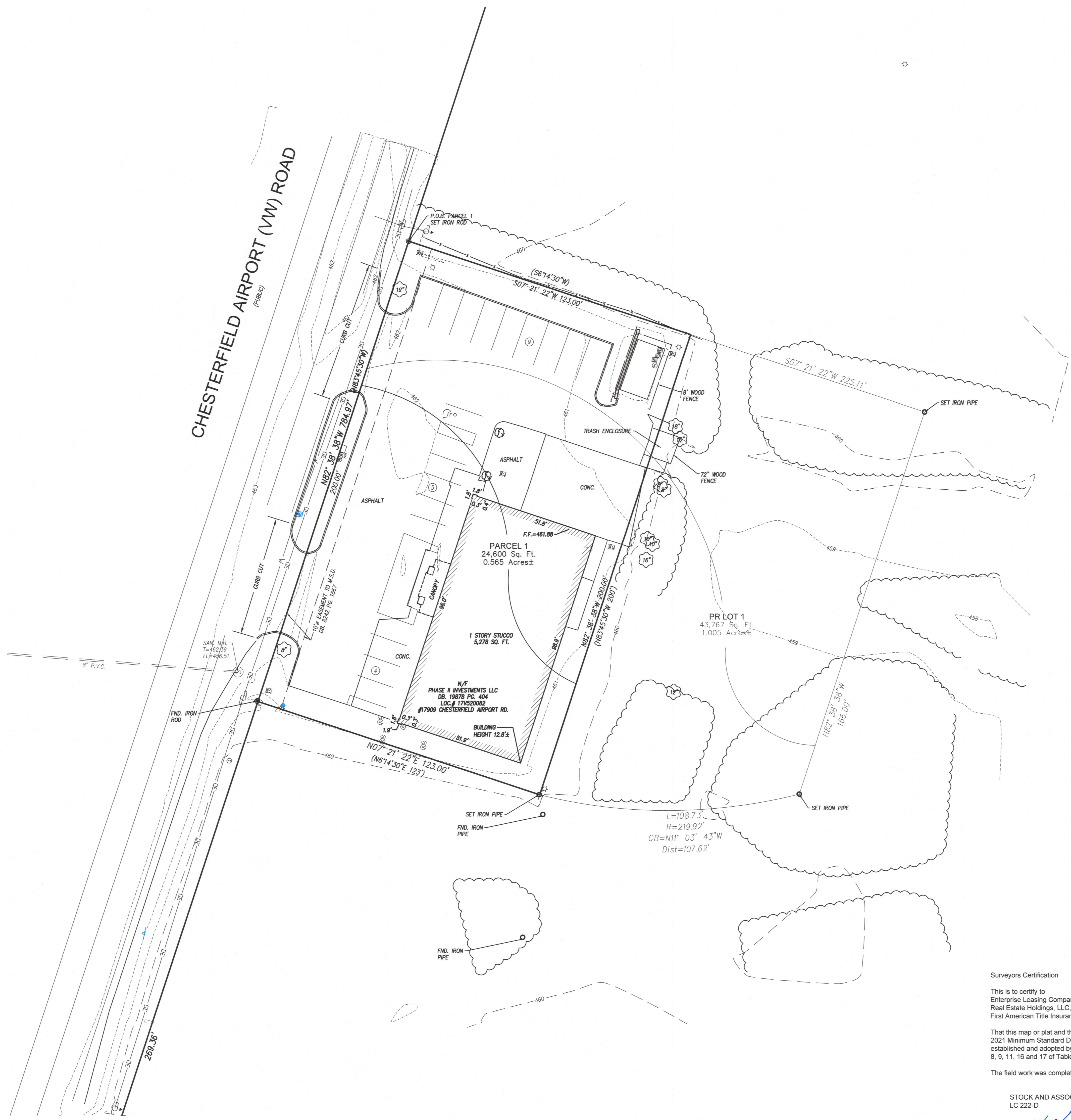
(i) Item No. 18. Terms and provisions of the Site Development Concept Plan according to the instrument recorded in Plat Book 356, Page 210. "NOT SHOWN" Not survey related.

(j) Item No. 19. Terms and provisions of the Site Development Section Plan according to the instrument recorded in Plat Book 356, Page 216. "NOT SHOWN" Not survey related.

(k) Item No. 20. Terms and provisions of the Amended Site Development Plan according to the instrument recorded in Plat Book 363, Page 537. "NOT SHOWN" Not survey related.

(l) Item No. 21. Terms and provisions of the 2nd Amended Site Development Plan according to the instrument recorded in Plat Book 364, Page 289. "NOT SHOWN" Not survey related.

CHESTERFIELD AIRPORT (VW) ROAD
(PUBLIC)



GENERAL NOTES:

- 17909 Chesterfield Airport Rd. is Zoned M3 Planned District and 17947 Chesterfield Airport Rd. is Zoned PI Planned Industrial District Ord #2346

Note: The above zoning provided by the City of Chesterfield and to verify the client should obtain a zoning endorsement from their title company.
- Subject property lies within Flood Zone Shaded X (Area with reduced risk due to levee) and Zone AH (Base flood elevations determined: Elev. +455) according to the National Flood Insurance Rate Map Number 29189C0145K with an effective date of 02/04/2015.
- There are 18 regular and 1 handicapped parking stalls onsite. (Parcel 1)
- Utilities shown hereon are shown from record and/or survey information. Any location, size and type information should be considered as approximate only. It is the Contractors responsibility to call Dig-Rite to verify utility locations.
- The subject property(ies) described in the above commitment are contiguous to each other and the adjoining properties, without any gaps, gores or overlaps.
- Square footage of the building has been calculated from dimensions approximately 5 foot above grade for the first floor only.
- Basis of bearings adopted from Plat Book 352, Page 232 of the St. Louis County Records, along the West line of Long Road Crossing.
- There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- There are no known proposed changes in street right of way lines, and there was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- Subject property has direct access to Chesterfield Airport Road
- Subject property abuts Chesterfield Airport Road with no gaps or gores

ZONE X

PARCEL 1:
A TRACT OF LAND IN U.S. SURVEY 150 AND BEING PART OF LOTS 1 AND 2 OF SUBDIVISION OF RICHARD H. STEVENS FARM, TOWNSHIP 45 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF CHESTERFIELD AIRPORT ROAD 315.58 FEET EAST OF THE EAST LINE OF PROPERTY NOW OR FORMERLY OF BERTHA FOX BY DEED RECORDED IN BOOK 5721 PAGE 250; THENCE CONTINUING EASTWARDLY ALONG THE NORTH LINE OF CHESTERFIELD AIRPORT ROAD (FORMERLY U.S. HIGHWAY #40), 200 FEET TO A POINT; SAID POINT BEING 299.36 FEET WEST OF THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO MUK ROTRAKARN ET AL. BY DEED RECORDED IN BOOK 7138 PAGE 672 OF THE LOUISIANA RECORDS; THENCE LEAVING SAID ROAD LINE RUNNING NORTH 6 DEGREES 14 MINUTES 30 SECONDS EAST 123 FEET TO A POINT; THENCE NORTH 83 DEGREES 45 MINUTES 30 SECONDS WEST 200 FEET TO A POINT; THENCE SOUTH 09 DEGREES 14 MINUTES 30 SECONDS WEST 123 FEET TO THE NORTH LINE OF CHESTERFIELD AIRPORT ROAD THE POINT OF BEGINNING.

PARCEL 2:
A TRACT OF LAND IN U.S. SURVEY 150 AND BEING PART OF LOTS 1 AND 2 OF SUBDIVISION OF RICHARD H. STEVENS FARM, TOWNSHIP 45 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF CHESTERFIELD AIRPORT ROAD AND THE EAST LINE OF PROPERTY NOW OR FORMERLY OF BERTHA FOX BY INSTRUMENT RECORDED IN BOOK 5721 PAGE 250 THENCE NORTH 12 DEGREES 01 MINUTES WEST ALONG HIGHWAY EAST LINE 1402.91 FEET TO A POINT IN THE SOUTH LINE OF U.S. HIGHWAY ROUTE 40, THENCE SOUTH 84 DEGREES 10 MINUTES 34 SECONDS EAST ALONG THE SOUTH LINE OF HIGHWAY 40 571.94 FEET TO A POINT AND CONTINUING ALONG HIGHWAY 40 SOUTH 80 DEGREES 51 MINUTES 49 SECONDS EAST 213.17 FEET THENCE LEAVING SAID SOUTH LINE OF HIGHWAY 40 SOUTH 12 DEGREES 01 MINUTES EAST 1384.01 FEET TO A POINT IN THE NORTH LINE OF CHESTERFIELD AIRPORT ROAD, THENCE NORTH 83 DEGREES 45 MINUTES 30 SECONDS WEST 200 FEET TO A POINT, THENCE LEAVING SAID ROAD LINE NORTH 6 DEGREES 14 MINUTES 30 SECONDS EAST, 123 FEET TO A POINT, THENCE NORTH 83 DEGREES 45 MINUTES 30 SECONDS WEST 200 FEET TO A POINT, THENCE SOUTH 09 DEGREES 14 MINUTES 30 SECONDS WEST 123 FEET TO A POINT IN THE NORTH LINE OF CHESTERFIELD AIRPORT ROAD, THENCE ALONG SAID ROAD NORTH 83 DEGREES 45 MINUTES 30 SECONDS WEST 315.58 FEET TO THE PLACE OF BEGINNING, ACCORDING TO THE SURVEY BY DIVERSIFIED DEVELOPMENT DESIGN AND ASSOCIATES DURING NOVEMBER 1976.

Surveyors Certification

This is to certify to Enterprise Leasing Company of STL, LLC, a Delaware limited liability company Pingree 2000 Real Estate Holdings, LLC, a Missouri limited liability company First American Title Insurance Company

That this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 6(b), 7(a), 7(b1), 7(c), 8, 9, 11, 16 and 17 of Table A thereof.

The field work was completed during March 2021.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC 222-D

By: *Walter J. Prigger*
Walter J. Prigger, Missouri P.L.S. No. 2008-000728

ABBREVIATIONS	
C.O.	CLEANOUT
DB.	DEED BOOK
EL.	ELECTRIC
FL.	FLOWLINE
FT.	FEET
FRD.	FIRE
G.	GAS
M.H.	MANHOLE
N.F.	NOW OR FORMERLY
PB.	PLAT BOOK
PC.	PAGE
P.V.C.	POLYVINYL CHLORIDE PIPE
R.B.	RADIAL BEARING
R.C.P.	REINFORCED CONCRETE PIPE
SO.	SQUARE
T.	TELEPHONE CABLE
V.C.P.	VERIFIED CLAY PIPE
W.	WATER
(86'W)	RIGHT-OF-WAY WIDTH

ST. LOUIS COUNTY BENCHMARK

BENCHMARK
12-171 (460.06) "STANDARD ALUMINUM DISK" STAMPED SL-38, 1990. DISK IS SET IN THE NORTHWEST CORNER OF CHESTERFIELD AIRPORT ROAD AND CAPRICE DRIVE.

PREPARED FOR
ENTERPRISE HOLDINGS
10144 PAGE AVE.
ST. LOUIS, MO. 63132
ATTN: MR. ANDREW STOKES

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63016 PH: (636) 530-9100 FAX: (636) 530-3100
e-mail: general@stockeng.com
Web: www.stockeng.com

ALTA/NSPS LAND TITLE SURVEY
ENTERPRISE HOLDINGS
17909 & 17947 CHESTERFIELD AIRPORT RD.



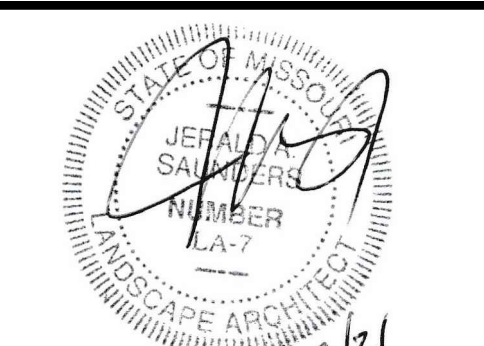
REVISIONS:

1	00000000
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DRAWN BY:	J.K.	CHECKED BY:	W.J.P.
DATE:	4/8/21	JOB NO.:	21-0951
M.S.D. P.#:		BASE MAP #:	
S.L.C. HAT #:		HAT SLP. #:	
MDNR. #:			

SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY

SHEET NO.:
SHEET #2



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

17909 & 17947 CHESTERFIELD AIRPORT ROAD

CHESTERFIELD, MISSOURI 63005



Tree Stand Delineation
SCALE 1"=20'

ID	Tree Name	DBH	Canopy Diameter	Condition Rating	Comment
1	Pear	14	12	1	Half dead
2	Pear	14	16	2	
3	Arborvitae	8	8	1	
4	Arborvitae	8	5	2	
5	Cottonwood	18	40	2	
6	Cottonwood	10	20	2	
7	Bradford Pear	6	20	1	
8	Cottonwood	8	20	2	
9	Cottonwood	8	20	2	
10	Willow	7	20	2	
11	Willow	10	25	2	
12	Willow	10	20	2	
13	Cottonwood	16	35	2	
14	Cottonwood	9	20	2	
15	Cottonwood	24	60	3	
16	Cottonwood	11	20	2	
17	Cottonwood	11	20	2	
18	Cottonwood	10	20	2	
19	Cottonwood	12	20	2	
20	Cottonwood	6	10	2	
21	Cottonwood	13	30	2	
22	Cottonwood	13	30	2	
23	Cottonwood	9	25	2	
24	Cottonwood	8	20	2	
25	Cottonwood	13	30	2	
26	Cottonwood	15	30	2	
27	Cottonwood	6	12	2	
28	Cottonwood	7	12	2	
29	Cottonwood	8	12	2	
30	Cottonwood	8	12	2	
31	Cottonwood	8	12	2	
32	Cottonwood	12	25	2	
33	Cottonwood	6	15	2	
34	Sycamore	7	25	1	
35	Cottonwood	7	20	1	
36	Cottonwood	9	25	2	
37	Cottonwood	8	25	2	
38	Cottonwood	9	25	2	
39	Cottonwood	8	25	2	
40	Cottonwood	10	30	2	
41	Cottonwood	6	15	2	
42	Cottonwood	8	20	2	
43	Cottonwood	10	25	2	
44	Cottonwood	11	35	2	Twin 9+11
45	Cottonwood	8	25	2	
46	Cottonwood	11	25	2	
47	Cottonwood	6	12	2	
48	Cottonwood	6	12	2	
49	Cottonwood	12	40	2	
50	Cottonwood	6	10	2	
51	Cottonwood	12	35	2	
52	Cottonwood	15	40	2	
53	Cottonwood	15	25	2	
54	Cottonwood	10	25	2	
55	Cottonwood	12	25	2	
56	Cottonwood	15	25	2	
57	Cottonwood	15	30	2	
58	Cottonwood	12	30	2	
59	Cottonwood	18	25	2	
60	Cottonwood	10	25	2	
61	Cottonwood	6	25	2	
62	Cottonwood	8	25	2	
63	Mulberry	8	25	2	

Tree Condition Rating:
Excellent 4
Good 3
Fair 2
Poor 1
Dead 0

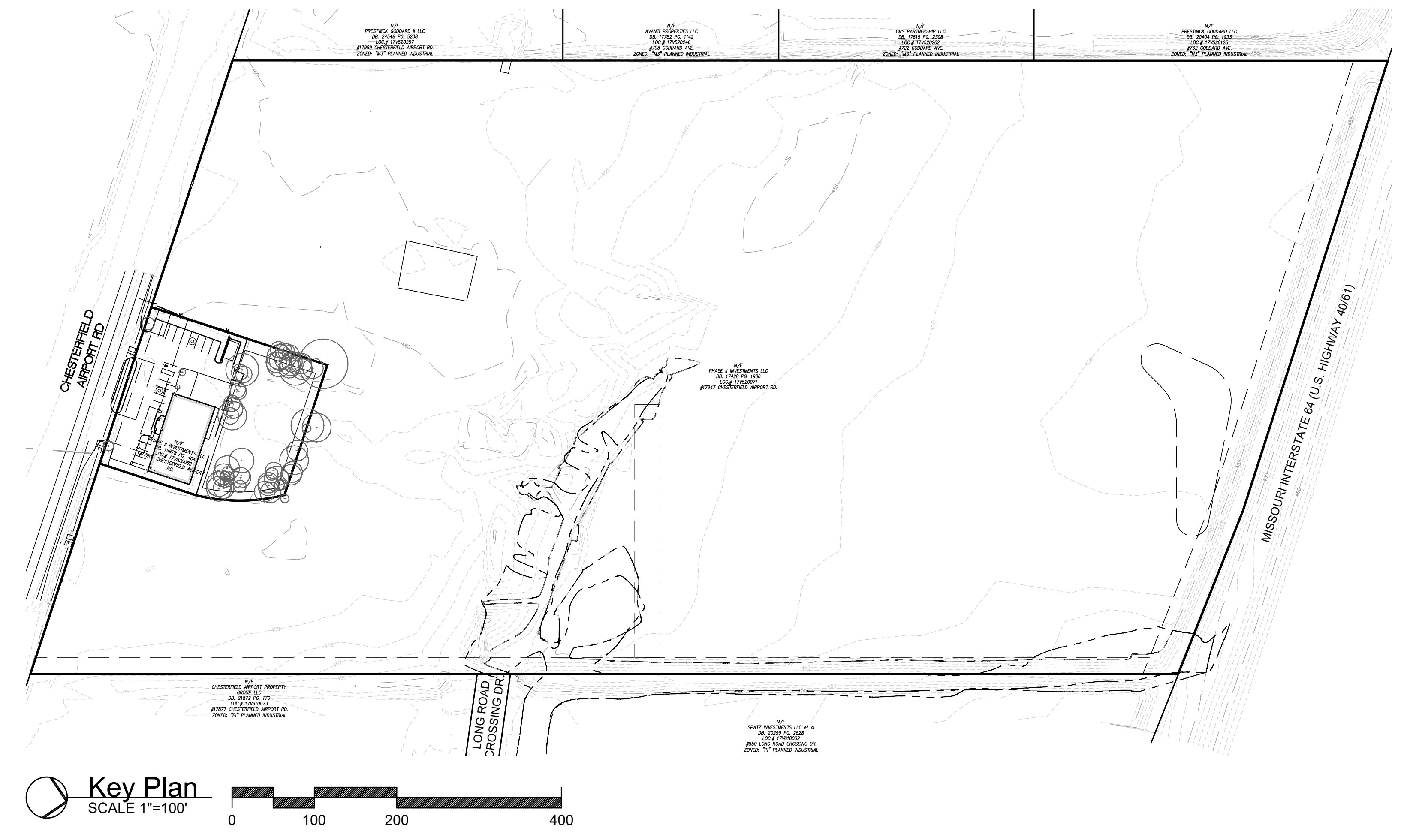
Lot Area (Site Address 17909) = 24,600 s.f. (0.565 acres)
Lot Area (Site Address 17947) = 19,167 s.f. (0.440 acres)
Individual Tree Area = 10,258 s.f. (0.235 acres)
Total Existing Tree Canopy Area = 10,258 s.f. (0.235 acres)

Tree Stand Delineation Narrative
The Tree Stand Delineation map was completed by field inspection. The existing trees are primarily Cottonwood and are overgrown first succession trees not to be considered a resource. There are also some invasive Pear trees and bush honeysuckle. There are no Monarch, state champion, or rare trees found onsite.

Legend

Symbol	Description
	Existing individual trees (shaded trees denote tree canopy area)

Tree Stand Delineation Prepared under direction of:
Kristin Provine
Certified Arborist MW-6075A
Kristin Provine



Key Plan
SCALE 1"=100'

Revisions:

Date	Description	No.

Drawn: KP
Checked: RS

LOOMIS ASSOCIATES
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www.loomis-associates.com

Loomis Associates, Inc.
Missouri State Certificate of Authority # LAC #000019

Sheet Title:	Tree Stand Delineation
Sheet No.:	TSD
Date:	5/17/21
Job #:	813.091