

## Planning Commission Staff Report

**Meeting Date:** October 11, 2021

**From:** Natalie Nye, Planner

**Location:** 17909 & 17947 Chesterfield Airport Road

**Description:** **P.Z. 05-2021 Chesterfield Airport Service (17909 & 17947 Chesterfield Airport Road):** 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 has also been submitted which will modify the parcel to be a total of 1.005 acres and the requested zoning will be a new “PI” Planned Industrial District to accommodate an Enterprise Rental Car service operation.



*Figure 1: Subject Site Aerial*

A Public Hearing was held for this project at the July 12, 2021 Planning Commission meeting, during which multiple issues were raised by the Commission. The applicant has since provided an updated proposal and a response letter regarding these issues for Planning Commission’s consideration.

**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

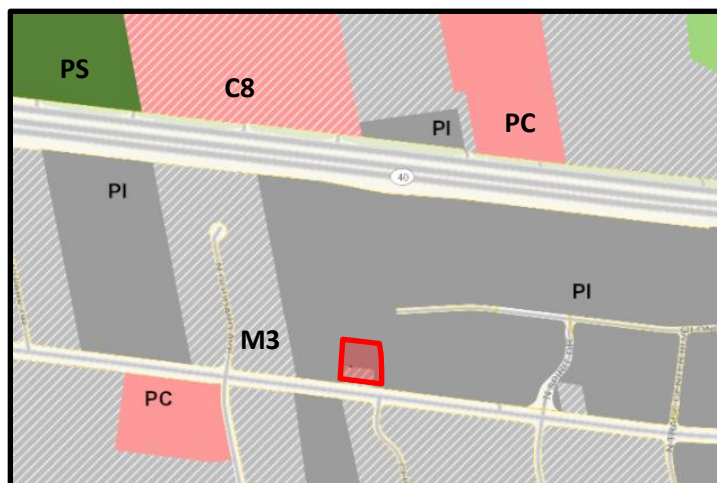


Figure 2: Zoning Map

## **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.

## **PUBLIC HEARING**

A Public Hearing was held on July 12, 2021 in which three (3) issues were raised by Planning Commission. In light of these issues, the applicant has since provided an updated proposal to the City and has provided a response to each issue raised during the Public Hearing. Each of these issues will be discussed in the section below.

## **ISSUES RAISED**

### **Issue #1—Uses**

Issue: Planning Commission expressed that not all of the proposed uses would be necessary to the applicant’s request and directed Staff to work with the applicant to refine the requested uses and eliminate those that may not be applicable.

Applicant Response: The applicant has since removed the following uses from the project narrative:

- |   |  |
|---|--|
| a. Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facility | h. Manufacturing, fabrication, assembly, processing, or packing, except explosives or flammable gases or liquids |
| b. Recreational vehicle dealership  | i. Professional and technical service facility   |
| c. Restaurant – sit down  | j. Recreational vehicle storage  |
| d. Restaurant – fast food   | k. Warehouse, wholesale, or storage  |
| e. Commercial service facility  | l. Yard for storage of contractors’ equipment, materials, and supplies   |
| f. Financial Institution, drive-thru  |  |
| g. Industrial sales, service, and storage   |  |

**Issue #2—Access**

Issue: Planning Commission expressed concern that the proposed site did not have cross access to the proposed road Sentrus Place. Once the neighboring development of Sentrus Drive is developed, a roadway will be constructed along the eastern boundary of the subject property. Access to this future roadway should be accommodated in the Preliminary Development Plan.

Applicant Response: The applicant has revised the Preliminary Development Plan to ensure access to the future roadway. A cross access easement is now shown on the plan that aligns with the Sentrus Place approved Concept Plan.

*Staff has included language detailing the access requirement in the Draft Attachment “A” language for Planning Commission’s consideration.*

**Issue #3—Gasoline Storage and Dispensing**

Issue: The Planning Commission inquired if gasoline will be stored on site and used for Enterprise vehicles.

Applicant Response: The applicant has amended the project narrative.

*The proposed use of gasoline is an accessory use to the primary use on the site. No language regarding gasoline storage or dispensing is in the draft Attachment “A” language.*

**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:	
<b>Office</b> <ul style="list-style-type: none"><li>• Office - dental</li><li>• Office - general</li><li>• Office - medical</li></ul>	<b>Service/Industrial</b> <ul style="list-style-type: none"><li>• Automobile storage</li><li>• Car wash</li><li>• Car wash, industrial</li><li>• Car wash, self-service</li><li>• Financial Institution, no drive-thru</li><li>• Motorcycle, ATV, and similar motor vehicle storage</li><li>• Oil change facility</li><li>• Research laboratory and facility</li></ul>
<b>Commercial</b> <ul style="list-style-type: none"><li>• Automobile dealership</li><li>• Automotive detailing shop</li><li>• Automotive retail supply</li><li>• Motorcycle, ATV, and similar vehicles dealership</li></ul>	

	<ul style="list-style-type: none"><li>• Trucks, trailers, construction equipment and agricultural equipment outdoor storage</li><li>• Trucks, trailers, construction equipment and agricultural equipment sales, rental and leasing</li><li>• Vehicle repair and service facility</li></ul>
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**PRELIMINARY DEVELOPMENT 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. At that time the access drive from Chesterfield Airport Road will be closed.

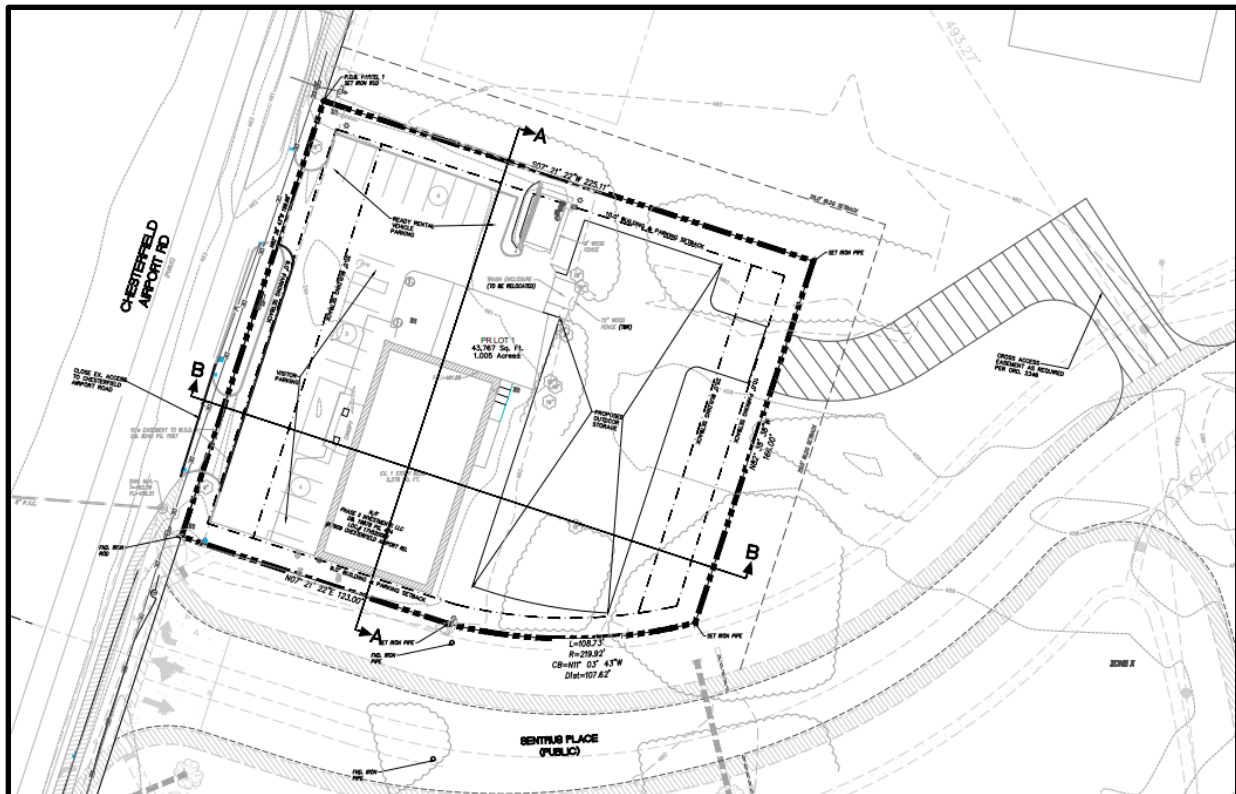


Figure 3: Preliminary Development Plan

Staff has completed its review and has no further comments regarding this petition. A copy of the draft Attachment "A", Project Narrative, Applicant Issues Response Letter, Preliminary Development Plan and Survey are attached to this report for further consideration.

Attachments:      Draft Attachment "A"  
                         Project Narrative  
                         Issues Response Letter  
                         Preliminary Development Plan  
                         Survey

## 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 “PI” District shall be:
  - a. Automobile Dealership
  - b. Automobile Detailing Shop
  - c. Automobile Retail Supply
  - d. Automobile Storage
  - e. Car Wash
  - f. Car Wash, Industrial
  - g. Car Wash, Self-Service
  - h. Financial Institution, No Drive-Thru
  - i. Motorcycle, ATV, and Similar Motor Vehicles Dealership
  - j. Motorcycle, ATV, and Similar Motor Vehicles Storage
  - k. Office – Dental
  - l. Office – General
  - m. Office – Medical
  - n. Oil Change Facility
  - o. Research Laboratory and Facility
  - p. Trucks, Trailers, Construction Equipment and Agricultural Equipment Outdoor Storage
  - q. Trucks, Trailers, Construction Equipment and Agricultural Equipment Sales, Rental, and Leasing

- r. Vehicle Repair and Service Facility
- 2. Hours of Operation.
  - a. Hours of operation for this “PI”—Planned Industrial District shall not be restricted.
- 3. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City Code.

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

- 1. Height
  - a. The maximum height of the building, exclusive of roof screening, shall not exceed thirty feet (30’).
- 2. Building Requirements
  - a. A minimum of 35% open space is required for this development.
  - b. This development shall have a maximum F.A.R. of 0.55.

## **C. SETBACKS**

### **1. Structure Setbacks**

No building or structure, other than: a fence no taller than eight feet (8’) in height, a freestanding project identification sign, light standards, or flag poles will be located within the following setbacks:

- a. Thirty feet (30’) from the right-of-way of Chesterfield Airport Road on the south boundary of the Planned Industrial (“PI”) District.
- b. Ten feet (10’) from the west boundary of the Planned Industrial “PI” District.
- c. Twenty-five feet (25’) from the north boundary of the “PI” District.
- d. Nine feet (9’) from the east boundary of the “PI” District.

### **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. Nine feet (9’) from the right-of-way of Chesterfield Airport Road on the south boundary of the Planned Industrial (“PI”) District to accommodate existing conditions of the site. Future redevelopment of the site will require thirty feet (30’) from the right-of-way of Chesterfield Airport Road on the south boundary of the Planned Industrial (“PI”) District.



- b. Ten feet (10') from the west boundary of the Planned Industrial "PI" District.
- c. Ten feet (10') from the south boundary of the "PI" District.
- d. Nine feet (9') from the east boundary of the "PI" District.

#### **D. PARKING AND LOADING REQUIREMENTS**

- 1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
- 2. No construction related parking shall be permitted within right of way or on any existing roadways. All construction related parking shall be confined to the development.
- 3. Parking lots shall not be used as streets.
- 4. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

#### **E. LANDSCAPE AND TREE REQUIREMENTS**

- 1. Nine feet (9') of a landscape buffer is required from the right-of-way of Chesterfield Airport Road on the south boundary of the Planned Industrial ("PI") District to accommodate the existing site conditions. Future redevelopment of the site requires thirty feet (30') of a landscape buffer as required per City of Chesterfield Code.
- 2. The development shall adhere to all other the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.

#### **F. SIGN REQUIREMENTS**

- 1. 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. 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.

#### **G. LIGHT REQUIREMENTS**

Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

## **H. ARCHITECTURAL**

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

## **I. ACCESS/ACCESS MANAGEMENT**

1. Access to St. Louis County road right-of-way and improvements within County road right-of-way shall be as directed by St. Louis County Department of Transportation and the City of Chesterfield.
2. Access to the development shall be as shown on the Preliminary Development Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield, the Missouri Department of Transportation and St. Louis County Department of Transportation, as applicable.
3. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the agency in control of the right of way off which the access is proposed.
4. One existing curb cut on Chesterfield-Airport Road shall be closed prior to MZA approval. Access to the site from Chesterfield-Airport Road shall be limited to one curb cut until the future Sentrus Place road is constructed. Once Sentrus Place is constructed, the second access to Chesterfield-Airport Road shall be closed and site access will be via Sentrus Place only. The location of the driveway connection to Sentrus Place shall meet City of Chesterfield access management standards.
5. Cross access easements shall be provided to the properties to the north and to the west.
6. Provide access to the future roadway to the east of the subject property as shown on the Preliminary Development Plan. Access shall be constructed once the Sentrus Place public street is in place. Once the required connection is made, the existing access off of Chesterfield Airport Road shall be removed.

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

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the agency in control of the right of way off of which the entrance is constructed. No gate installation will be permitted on public right of way.
2. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.
3. Provide street connections to the adjoining properties as directed by the City of Chesterfield. Stub street signage, in conformance with Article 04-09 of the Unified Development Code of the City of Chesterfield, shall be posted within 30 days of the street pavement being placed.
4. Provide a 5-foot-wide sidewalk, conforming to ADA standards, along all frontages of the site. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way controlled by another agency, if permitted by that agency or on private property within a 6-foot-wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.
5. Obtain approvals from the City of Chesterfield and the Missouri Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
6. Additional right-of-way and road improvements shall be provided, as required by the Missouri Department of Transportation and the City of Chesterfield.

## **K. TRAFFIC STUDY**

1. Provide a traffic study as directed by the City of Chesterfield and/or St. Louis County. 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, for the proposed entrance onto Chesterfield Airport 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 Missouri Department of Transportation.

## **L. POWER OF REVIEW**

The development shall adhere to the Power of Review Requirements of the City of Chesterfield Code.

## **M. 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 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 and the Metropolitan St. Louis Sewer District. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential developments or issuance of building permits exceeding sixty (60%) of the approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on all Site Development Plans.
3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
4. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
5. The lowest opening of all structures shall be set at least one (1) foot higher than the one hundred (100) year high water elevation in detention/retention facilities. All structures shall be set at least 30 feet horizontally from the limits of the one hundred (100) year high water.
6. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.
7. The developer shall be responsible for construction of any required storm water improvements per the Chesterfield Valley Master Storm Water Plan, as applicable, and shall coordinate with the owners of the properties affected by construction of the required improvements. In the event that the ultimate required improvements cannot be constructed concurrently with this development, the developer shall provide interim drainage facilities and establish sufficient escrows as guarantee of future construction of the required improvements, including removal of interim facilities. Interim facilities shall be sized to handle runoff from the 100-year, 24-hour storm event as produced by the Master Storm Water Plan model. The interim facilities shall provide positive drainage and may include a temporary pump station, if necessary. Interim

- facilities shall be removed promptly after the permanent storm water improvements are constructed.
8. The developer may elect to propose alternate geometry, size and/or type of storm water improvements that are functionally equivalent to the required improvements per the Chesterfield Valley Master Storm Water Plan. Functional equivalence is said to be achieved when, as determined by the Public Works Director, the alternate proposal provides the same hydraulic function, connectivity, and system-wide benefits without adversely affecting any of the following: water surface profiles at any location outside the development; future capital expenditures; maintenance obligations; equipment needs; frequency of maintenance; and probability of malfunction. The City will consider, but is not obligated to accept, the developer's alternate plans. If the Public Works Director determines that the developer's proposal may be functionally equivalent to the Chesterfield Valley Master Storm Water Plan improvements, hydraulic routing calculations will be performed to make a final determination of functional equivalence. The Director will consider the developer's proposal, but is not obligated to have the hydraulic analysis performed if any of the other criteria regarding functional equivalence will not be met. The hydraulic routing calculations regarding functional equivalence may be performed by a consultant retained by the City of Chesterfield. The developer shall be responsible for all costs related to consideration of an alternate proposal, which shall include any costs related to work performed by the consultant.
  9. The developer shall provide all necessary Chesterfield Valley Storm Water Easements to accommodate future construction of the Chesterfield Valley Master Storm Water Plan improvements, and depict any and all Chesterfield Valley Master Storm Water Plan improvements on the Site Development Plan(s) and Improvement Plans. Maintenance of the required storm water improvements shall be the responsibility of the property owner unless otherwise noted.
  10. All Chesterfield Valley Master Storm Water Plan improvements, as applicable, shall be operational prior to the paving of any driveways or parking areas unless otherwise approved.

#### **N. SANITARY SEWER**

1. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.

#### **O. GEOTECHNICAL REPORT**

Prior to Site Development Plan approval, the developer shall provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the City of Chesterfield. 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.

## **P. MISCELLANEOUS**

1. Outdoor storage shall be fully screened.
2. All utilities will be installed underground.
3. An opportunity for recycling will be provided in accordance with City Code.
4. 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 Saint Louis County Department of Highways and Traffic. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
5. 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.
6. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.
7. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Study and Floodplain Development Permit/Application to the City of Chesterfield and the City of Wildwood for approval. The Floodplain Study must be approved by the City of Chesterfield prior to the approval of the Site Development Plan, as directed. The Floodplain Development Permit must be approved prior to the approval of a grading permit or improvement plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency. The

LOMR must be issued by FEMA prior to the final release of any escrow held by the City of Chesterfield for improvements in the development. Elevation Certificates will be required for any structures within the Special Flood Hazard Area or the Supplemental Protection Area. All new roads within and adjacent to this site shall be constructed at least one (1) foot above the base flood elevation of the Special Flood Hazard Area. Improvements to existing roadways shall be required as necessary to provide at least one access route to each lot that is at least one (1) foot above the base flood elevation. Consult Article 5 of the Unified Development Code for specific requirements for specific requirements.

## **II. GENERAL CRITERIA**

### **A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS**

The Site Development Plan shall include, but not be limited to, the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide open space percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is a separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.

14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

### **III. TRUST FUND CONTRIBUTION**

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

#### **A. ROADS**

This contribution shall not extend an amount established by multiplying the required parking spaces by the following rate schedule:



<u>Type of Development</u>	<u>Required Contribution</u>
General Retail	\$2,331.45/parking space

(Parking spaces as required by the City of Chesterfield Code.)

If types of development proposed differ from those listed, rates shall be provided by the Saint 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 Saint Louis County Department of Transportation and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

Road Improvement Traffic Generation Assessment contributions shall be deposited with Saint Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. If development phasing is anticipated, the developer shall provide the Traffic Generation Assessment contribution prior to the issuance of building permits for each phase of development. Funds shall be payable to Treasurer, Saint Louis County.

As this development is located within a trust fund area established by Saint 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.

## **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 \$937.69 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 Saint Louis County Department of Transportation. The deposit shall be made before Saint Louis County approval of the Site Development Plan or Concept Plan unless otherwise directed by the Saint Louis County Department of Transportation. Funds shall be payable to Treasurer, Saint 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 \$2,975.08 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 Saint Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. Funds shall be payable to Treasurer, Saint Louis County.

#### **D. SANITARY SEWER**

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

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

The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2022 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 Saint Louis County Department of Transportation.

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

#### **IV. RECORDING**

Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

#### **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.

DRAFT



## PROJECT NARRATIVE

### **A Rezoning Request for 17909 & 17947 Chesterfield Airport Road**

Date: October 5, 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  $\pm 1.005$  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. Gasoline will be stored in an above ground tank and dispensed on site to facilitate getting vehicles rental ready, gasoline is solely for Enterprise operation and not available for the public. 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.

#### **Design Criteria Request:**

Floor Area, Height, and Building Requirements:

1. Height
  - a. The maximum height for all buildings and structures shall be thirty (30.0) feet.
2. Density
  - a. Maximum floor area ratio (F.A.R.) of fifty-five hundredths (0.55)
  - b. Open Space: a minimum open space of thirty-five percent (35%) for this PI District

**257 Chesterfield Business Parkway, St. Louis, MO 63005**  
**636.530.9100 – Main | 636.530.9130 – Fax**  
**[www.stockassoc.com](http://www.stockassoc.com) | [general@stockassoc.com](mailto:general@stockassoc.com)**

Setbacks

1. Structure Setbacks

No building or structure, other than: a freestanding project identification sign, boundary and retaining walls, light standards, flag poles or fences will be located within the following setbacks:

- a. Thirty (30) feet from Chesterfield Airport Road right-of-way
- b. Ten (10) feet from west boundary of this Planned Industrial District
- c. Twenty-five (25) feet from north boundary of this Planned Industrial District
- d. Nine (9) feet from east boundary of this Planned Industrial District

2. Parking Setbacks

No parking stall, loading space, internal driveway, or roadway, except points of ingress and egress, will be located within the following setbacks:

- a. Nine (9) feet from Chesterfield Airport Road right-of-way
- b. Ten (10) feet from west boundary of this Planned Industrial District
- c. Ten (10) feet from north boundary of this Planned Industrial District
- d. Nine (9) feet from east boundary of this Planned Industrial District

**Requested Permitted Uses:**

**OFFICE**

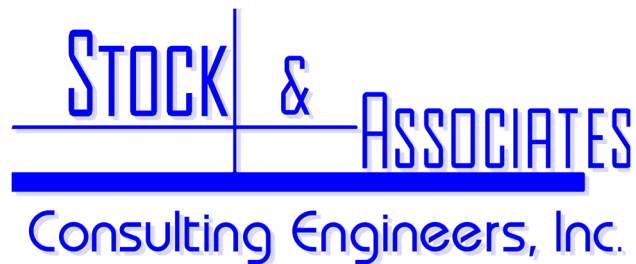
1. Office-Dental
2. Office-General
3. Office-Medical

**COMMERCIAL/SALES**

4. Automobile Dealership
5. Automotive Detailing Shop
6. Automotive Retail Supply
7. Motorcycle, ATV, and similar Vehicles Dealership

**SERVICE/INDUSTRIAL**

8. Automobile Storage
9. Car Wash
10. Car Wash, Industrial
11. Car Wash, Self-Service
12. Financial Institution, no drive-thru
13. Motorcycle, ATV, and similar moto vehicle storage
14. Oil Change Facility
15. Research laboratory and facility
16. Trucks, trailers, construction equipment, and agricultural equipment outdoor storage
17. Trucks, trailers, construction equipment, and agricultural equipment sales, rental, and leasing.
18. Vehicle repair and service facility



September 9, 2021

**Via Email: ([cdietz@chesterfield.mo.us](mailto:cdietz@chesterfield.mo.us))**

City of Chesterfield  
690 Chesterfield Parkway W  
Chesterfield, MO 63017

Attention: Ms. Natalie Nye- Planner

Re: P.Z. 05-2021 Chesterfield Airport Service (Enterprise) – Change in Zoning  
(Stock Project No. 221-6951)

Dear Natalie,

We are pleased to offer the following written responses to your departmental letter, dated 7/14/2021

**Issues #1 – Cross Access**

1. **Issue**—Consider revising the Preliminary Site Plan to accommodate future access to Sentrus Place.  
**Applicant Response:** Future access to Sentrus Place has been added to Preliminary Development Plan.

**Issues #2 – Uses**

2. **Issue**—Consider reducing the number of proposed permitted uses in order to increase compatibility with the site location. Staff suggests removing the restaurant uses and removing or placing conditions to mitigate any negative impact of the dealership uses.  
**Applicant Response:** Reduced list of requested permitted uses is included in the updated project narrative. The Applicant has removed 12 of the originally requested 30 uses.

**Issues #3 – Gasoline**

3. **Issue**—Verify if gasoline dispensing or storage is proposed as an accessory to the proposed Enterprise use.  
**Applicant Response:** Gasoline will be stored and dispensed on site to facilitate Enterprise operations. Fuel is for Enterprise rental vehicles and is not available for public use. Gasoline will be storage in an above ground tank. The project narrative has been revised to incorporate the use of gasoline on site as an accessory to the Enterprise use.

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

Sincerely,

*Kate Stock Gitto*

Kate Stock Gitto, P.E. – Project Manager

CC: Mr. George M. Stock, P.E. – President  
Mr. Andrew Stokes – Enterprise Leasing Company of STL, LLC

# PRELIMINARY DEVELOPMENT PLAN

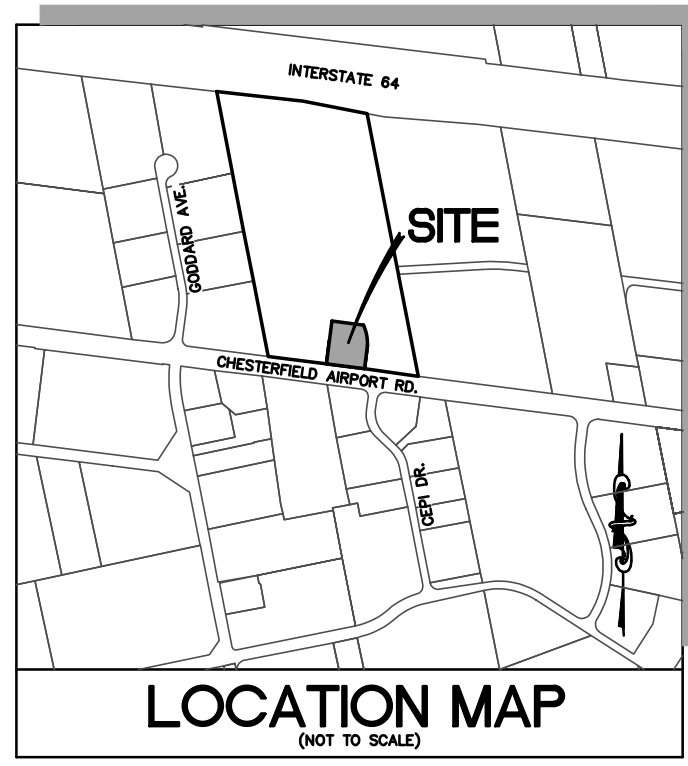
OF  
A TRACT OF LAND BEING LOCATED IN U.S. SURVEY 150 AND BEING PART OF LOTS 1 AND 2 OF  
SUBDIVISION OF RICHARD H. STEVENS FARM,  
TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

## ABBREVIATIONS

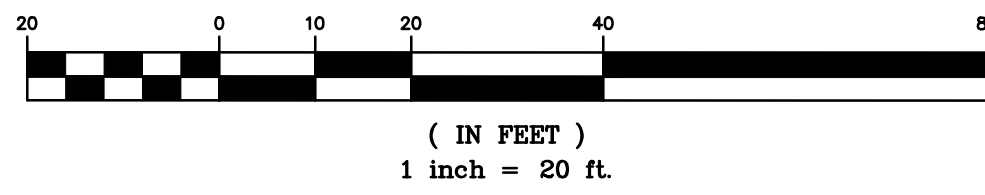
ATG	-	ADJUST TO GRADE
B.C.	-	BACK OF CURB
C.O.	-	CLEANOUT
DB	-	DEED BOOK
E	-	ELECTRIC
ELEV.	-	ELEVATION
EX.	-	EXISTING
F.C.	-	FACE OF CURB
FL	-	FLOWLINE
FT.	-	FEET
FND.	-	FOUND
G	-	GAS
H.W.	-	HIGH WATER
LFB	-	LOW FLOW BLOCKED
M.H.	-	MANHOLE
N.W.F.	-	NOW OR FORMERLY
P.B.	-	PLAT BOOK
PG.	-	PAGE
PR.	-	PROPOSED
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  
PG. 20, GRID 18H  
FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT  
SCHOOL DISTRICT: ROCKWOOD METROPOLITAN ST. LOUIS SEWER DIST.  
SEWER DISTRICT: MISSOURI RIVER  
WATER SHED: MISSOURI RIVER  
FEMA MAP: 29189C0145K, FEB 4, 2015  
ELECTRIC COMPANY: AMEREN UE  
GAS COMPANY: SPIRE INC  
PHONE COMPANY: AT&T  
WATER COMPANY: MISSOURI AMERICAN WATER COMPANY

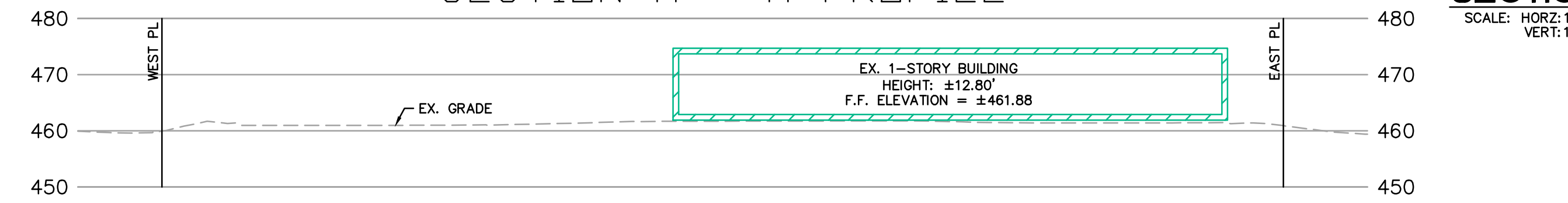
## GENERAL NOTES

- 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., MCDOT, 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.

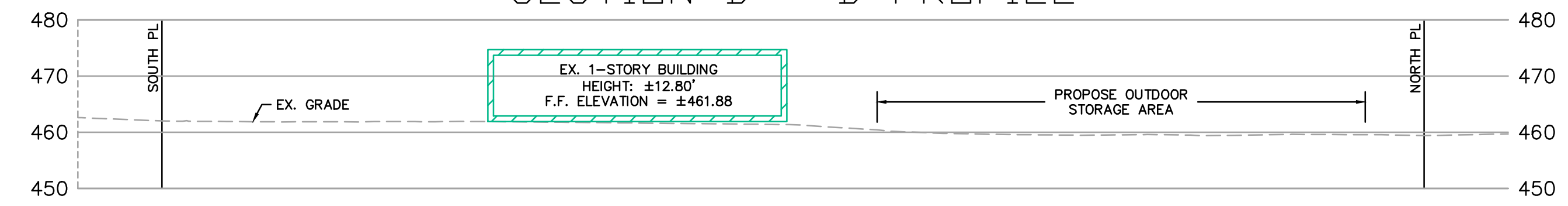
## ST. LOUIS COUNTY STANDARD NOTES

- 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 ESROW OR A SPECIAL ESROW 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



## F.A.R. CALCULATION

MAXIMUM FLOOR AREA RATIO (F.A.R.) OF 0.55

## OPEN SPACE:

MINIMUM 35.0% OPEN SPACE

## HEIGHT:

A MAXIMUM HEIGHT OF 30.0'

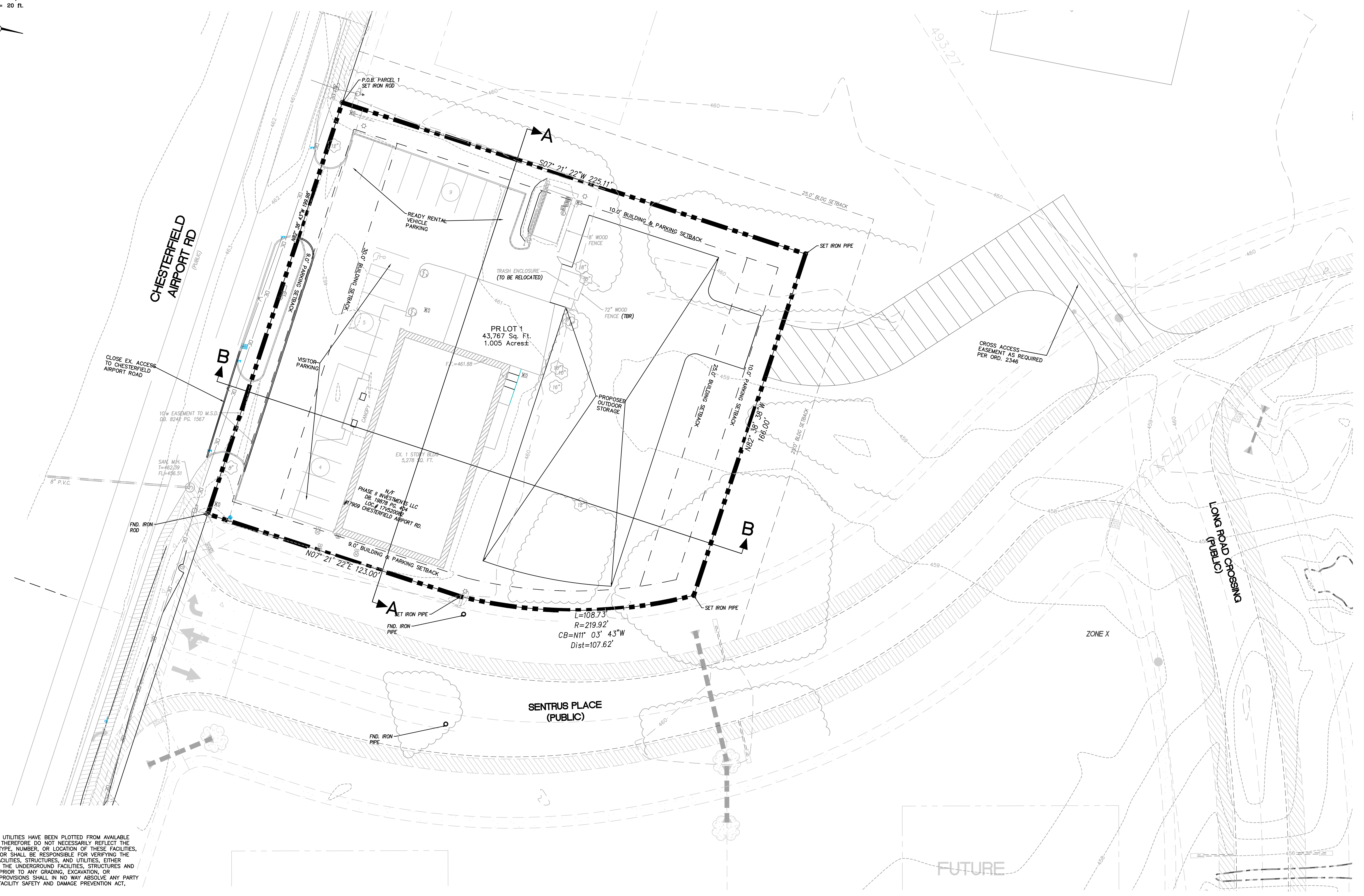
## BUILDING AND PARKING SETBACKS

### STRUCTURE SETBACKS:

- THIRTY (30) FEET FROM CHESTERFIELD AIRPORT ROAD RIGHT-OF-WAY
- TEN (10) FEET FROM WEST BOUNDARY OF THIS PLANNED INDUSTRIAL DISTRICT
- TWENTY-FIVE (25) FEET FROM NORTH BOUNDARY OF THIS PLANNED INDUSTRIAL DISTRICT
- NINE (9) FEET FROM THE EAST BOUNDARY OF THIS PLANNED INDUSTRIAL DISTRICT

### PARKING SETBACKS:

- NINE (9) FEET FROM CHESTERFIELD AIRPORT ROAD RIGHT-OF-WAY
- TEN (10) FEET FROM WEST BOUNDARY OF THIS PLANNED INDUSTRIAL DISTRICT
- TEN (10) FEET FROM FROM NORTH BOUNDARY OF THIS PLANNED INDUSTRIAL DISTRICT
- NINE (9) FEET FROM FROM EAST BOUNDARY OF THIS PLANNED INDUSTRIAL DISTRICT



## 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."

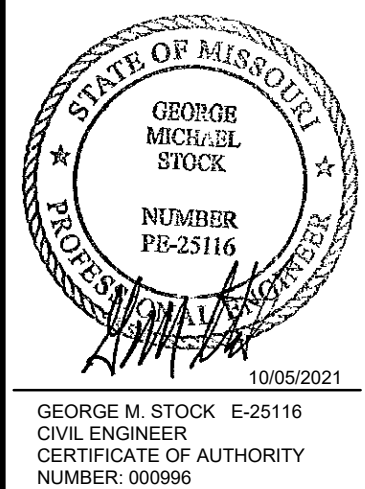
## PREPARED FOR:

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:  
**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.  
257 Chesterfield Business Parkway  
St. Louis, MO. 63105 PH: (636) 530-9300  
5301-9301 FAX: (636) 530-9300  
e-mail: general@stockassoc.com  
Web: www.stockassoc.com

PRELIMINARY DEVELOPMENT PLAN FOR:  
**17909 & 17947 CHESTERFIELD AIRPORT ROAD**  
CHESTERFIELD, MISSOURI 63005

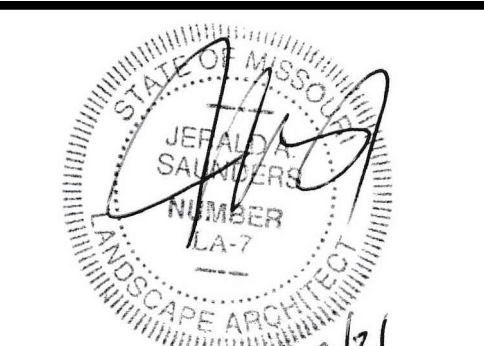


REVISIONS:

1.	2021-06-21	CITY
2.	2021-06-29	PC PACKET
3.	2021-09-09	CITY
4.	2021-10-05	CITY

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**



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

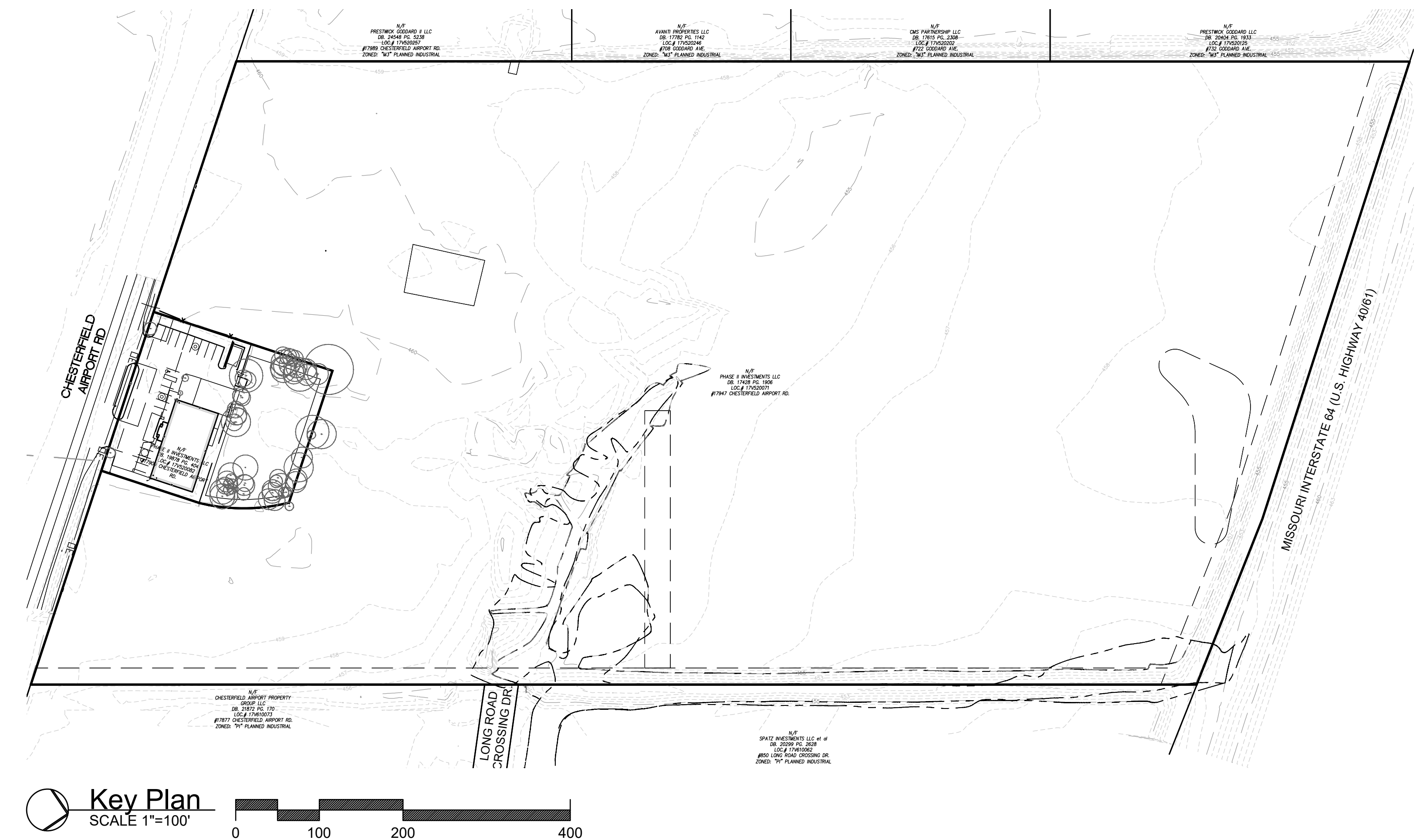
**Lot Area** (Site Address 17909) = 24,600 s.f. (0.565 acres)  
**Lot Area** (Site Address 17947) = 19,167 s.f. (0.440 acres)  
**Individual Tree Area** = 10,258 s.f. (0.235 acres)  
**Total Existing Tree Canopy Area** = 10,258 s.f. (0.235 acres)

**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

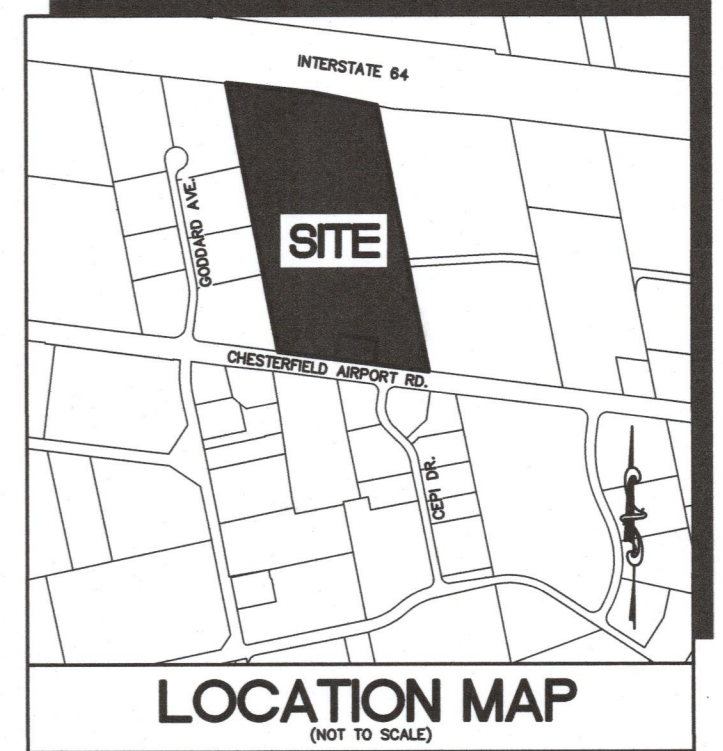
**LOOMIS ASSOCIATES**  
 landscape architects + planners  
 7909 Airport 40 Park Drive, Chesterfield, Missouri 63005  
 t. 636.519.8668  
 www.loomis-associates.com  
 Loomis Associates, Inc.  
 Missouri State Certificate of Authority # LAC #000019

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



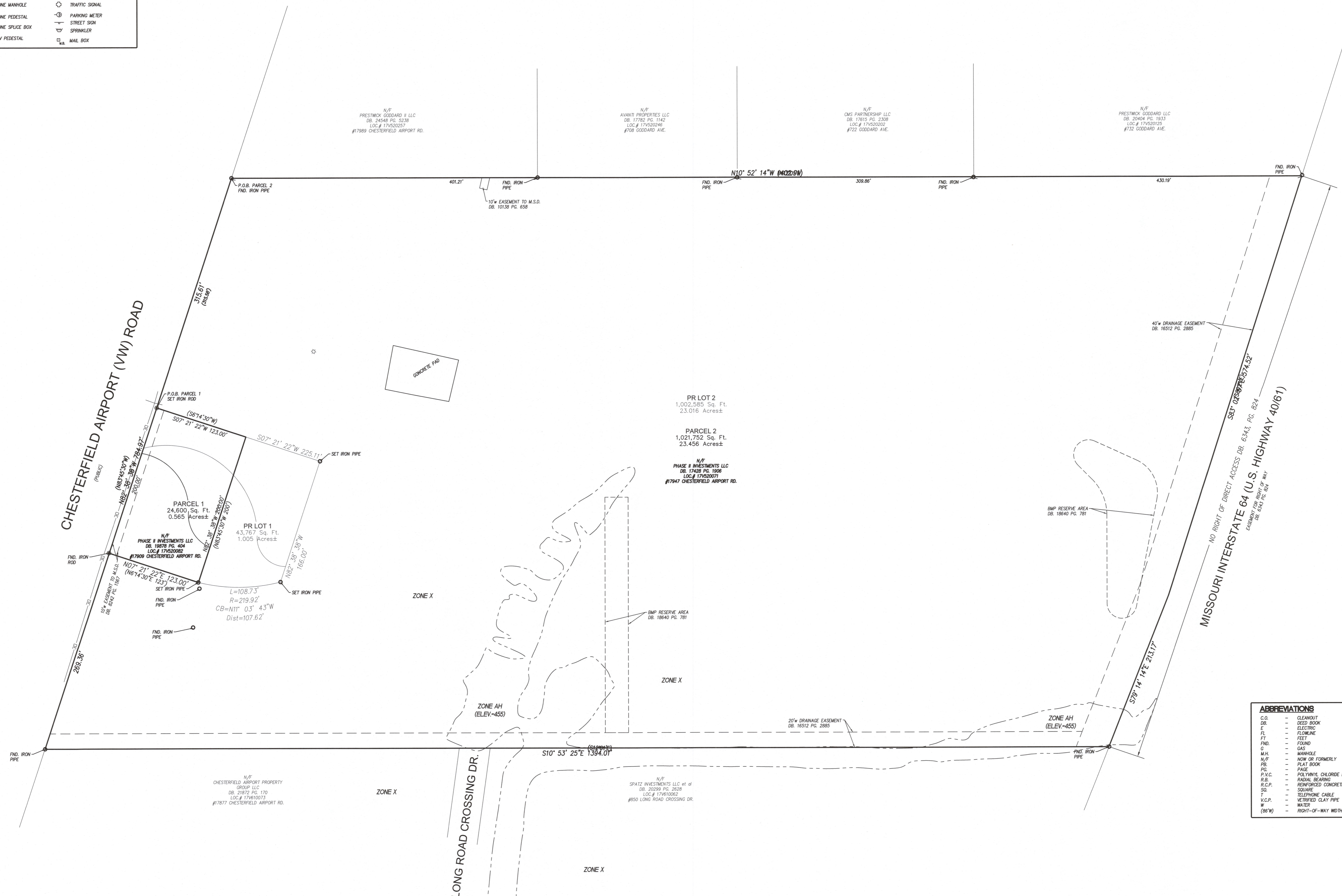
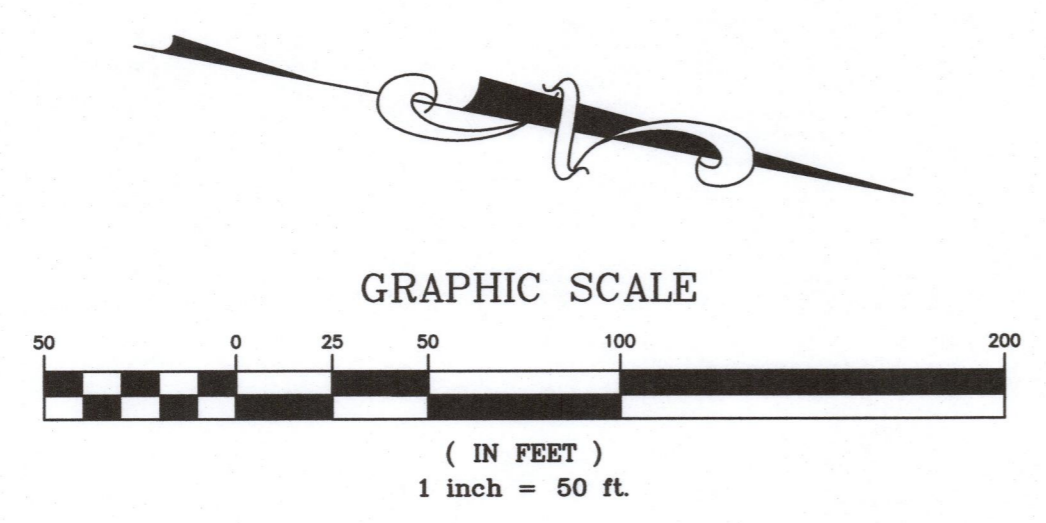
# ALTA/NSPS LAND TITLE SURVEY

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



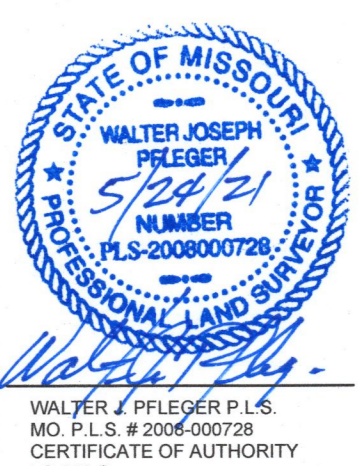
**LEGEND**

	BENCH MARK		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:

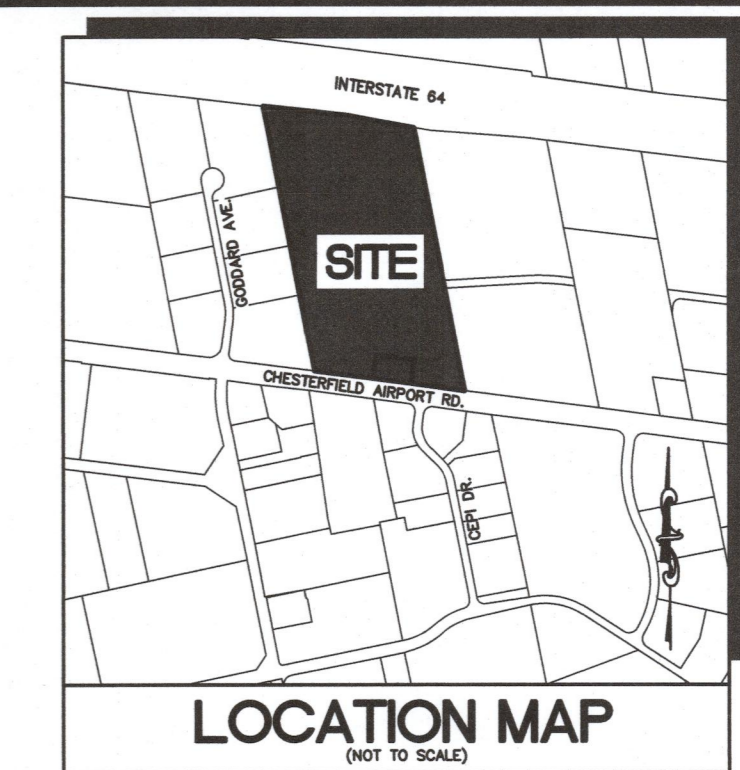
1	0000/0000-
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DRAWN BY: J.K. CHECKED BY: W.J.P.  
DATE: 4/8/21 JOB NO: 221-6951  
M.S.D. P. #: BASE MAP #  
S.L.C. HAT # HAT SUP. #  
M.D.A.R. #  
SHEET TITLE:  
ALTA/NSPS LAND TITLE SURVEY  
SHEET NO.:  
**SHEET #1**

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

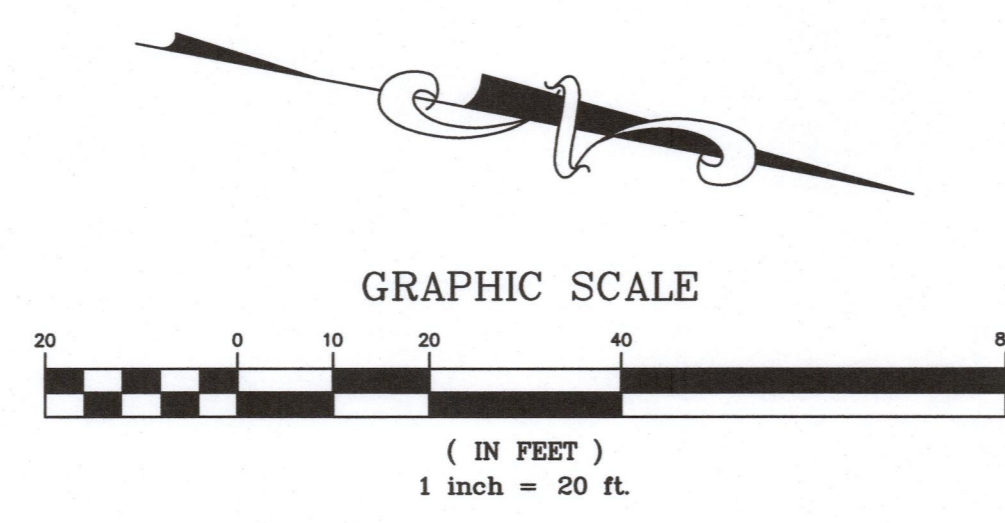
# ALTA/NSPS LAND TITLE SURVEY

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



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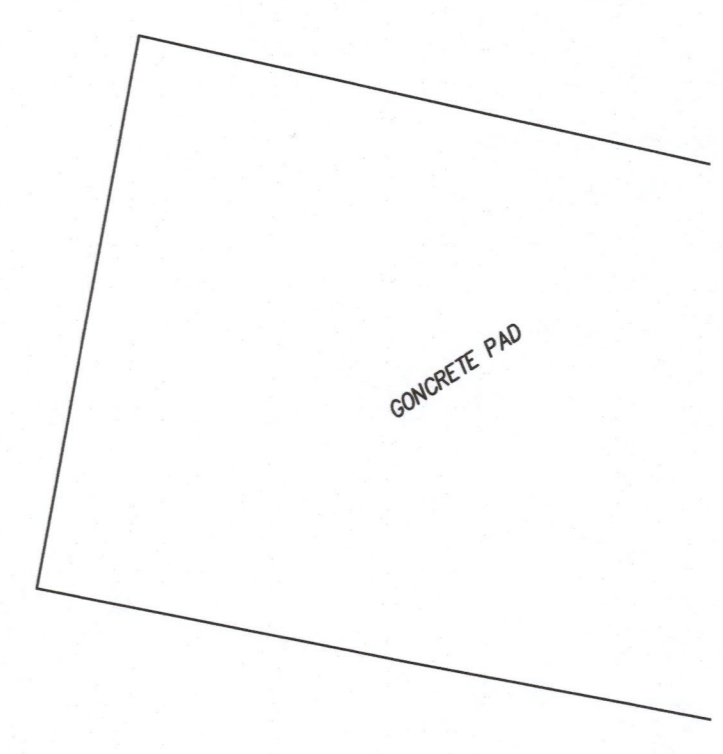
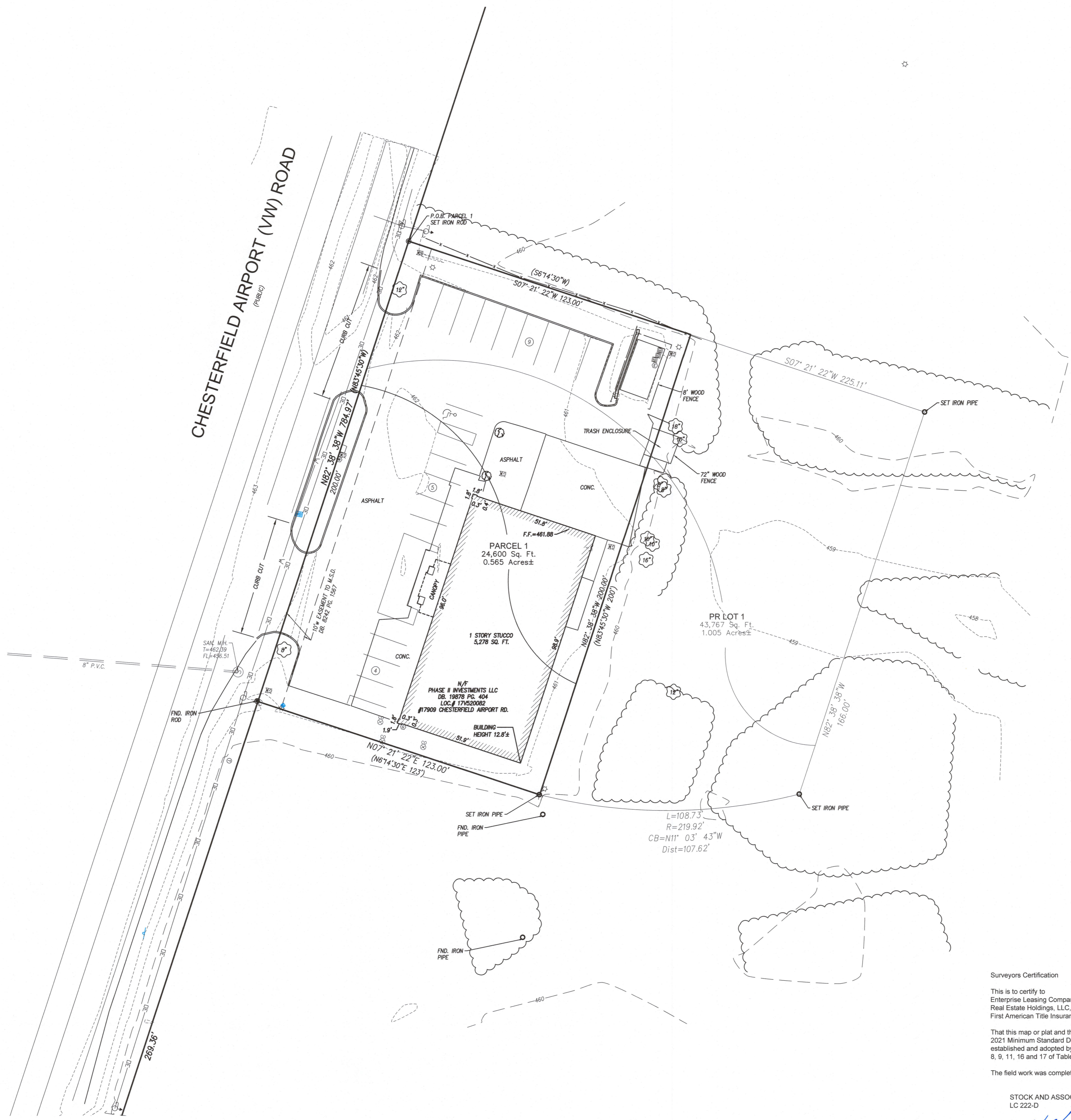
LEGEND	
	BENCH MARK
	FOUND IRON ROD
	FOUND IRON PIPE
	RIGHT OF WAY MARKER
	UTILITY POLE
	SUPPORT POLE
	UTILITY POLE WITH LIGHT
	LIGHT STANDARD
	ELECTRIC METER
	ELECTRIC MANHOLE
	ELECTRIC PEDESTAL
	ELECTRIC SPLICE BOX
	GAS DRP
	GAS METER
	GAS VALVE
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	TELEPHONE SPLICE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



- Notes:
- (1) Stock and Associates Consulting Engineers, Inc. used exclusively First American Title Insurance Company, Commitment No. NCS-1059976-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.
  - (2) 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
  - (3) Title Commitment No. NCS-1059976-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.

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 FICK 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 FICK BY INSTRUMENT RECORDED IN BOOK 5721 PAGE 250; THENCE NORTH 12 DEGREES 01 MINUTES WEST ALONG RICKS 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 1394.01 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.



### GENERAL NOTES:

- 1) 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.
- 2) 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.
- 3) There are 18 regular and 1 handicapped parking stalls onsite. (Parcel 1)
- 4) 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.
- 5) The subject property(ies) described in the above commitment are contiguous to each other and the adjoining properties, without any gaps, gores or overlaps.
- 6) Square footage of the building has been calculated from dimensions approximately 5 foot above grade for the first floor only.
- 7) Basis of bearings adopted from Plat Book 352, Page 232 of the St. Louis County Records, along the West line of Long Road Crossing.
- 8) There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- 9) 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.
- 10) Subject property has direct access to Chesterfield Airport Road
- 11) Subject property abuts Chesterfield Airport Road with no gaps or gores

ZONE X

### 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
D.B.	DEED BOOK
E.	ELECTRIC
F.L.	FLOWLINE
FT.	FEET
FRD.	FIRE
G.	GAS
M.H.	MANHOLE
N.F.	NOW OR FORMERLY
P.B.	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.

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



WALTER J. PRIGGER P.L.S.  
NO. P.L.S. # 2008-000728  
CERTIFICATE OF AUTHORITY  
LC222-D

### 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 S.U.P. #:	
W.D.N.R. #:			

SHEET TITLE:  
ALTA/NSPS LAND TITLE SURVEY

SHEET NO.:  
**SHEET #2**

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